

Tamworth Borough Local Plan Sustainability Appraisal

Appendix F

Detailed Policy Appraisals

August 2026

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F.1 Introduction

F.1.1 The purpose of this appendix

- Tamworth Borough Council has drafted a range of policies to be included in the Pre-Submission Local Plan
- Policies have been identified which cover a range of topics including those which will address the amount, type and location of new development to meet the needs of local residents over the plan period, tackling climate change, ensuring high-quality design principles, improving accessibility and conserving the natural environment.
- This appendix provides an assessment of **63 policies**, including 9 strategic ones. The Council has also drafted a 'Vision' and 'Objectives' for the emerging TBLP, which have been evaluated in Chapter 6 of the main report.
- Each policy appraised in this report has been assessed for its likely impacts on each SA Objective of the SA Framework (see Appendix D) and is in accordance with the methodology set out in Chapter 4 of the main report.
- Recommendations have been identified where relevant to improve the sustainability of the draft policy directions as they continue to be shaped and developed.
- A summary of the SA findings for all policy directions considered at this stage is presented in Table F.1.1.

Table F.1.1: Summary of SA Assessments for Regulation 19 Pre-Submission Local Plan Policies

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
SP1	++	++	++	+	+	+	++	-/?	?	?	?	0	?	?	?	+/-	-/?
SP2	0	0	0	++	++	0	+	+	0	++	++	+	++	0	0	+	+
SP3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SP4	0	0	++	+	0	++	+	-/?	+/-	0	?	+/-	-	+/-	+/-	+/-	-/?
HO1	0	+	+	+	0	++	0	0	0	0	0	0	0	0	0	+	0
HO2	0	0	+	0	0	+	+	?	0	0	0	0	0	0	?	+	0
HO3	0	0	0	0	+	++	0	0	0	0	0	0	0	0	0	0	0
HO4	0	0	+	++	+	++	+	0	0	0	0	0	0	0	+	0	0
HO5	0	0	0	+	+	+	0	0	0	0	0	0	+	+	+	0	+
SP5	+	+	0	0	0	0	?	-/?	-	0	-/?	-	-	0	-	-	-/?
EM1	++	++	+	0	0	0	+	0	0	0	0	0	0	0	0	+	0
EM2	+	+	+	+	0	0	+	0	0	0	0	0	0	0	0	0	0
EM3	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EM4	++	++	+	+	+	0	+	+	+	0	0	0	+	++	+	+	+
SP6	+	+	+	+	+	0	+	+/?	0	+	0	0	0	+/-	+	+	+
TC1	++	+	++	+	+	0	+	0	0	0	0	0	0	+/-	+	+	0
TC2	++	+	++	+	+	+	+	0	0	0	0	0	0	+/-	+	+	0
TC3	++	+	+	+	++	++	+	0	0	0	0	0	0	+/-	++	++	0
TC4	++	+	+	+	++	++	+	0	0	0	0	0	0	+/?	++	++	0
TC5	++	+	+	+	+	0	+	+/-	0	+/-	0	0	0	0	+	+	0

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Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
TC6	+	+	++	+	++	0	++	+	0	+	0	0	0	0	0	0	0
HC1	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0
HC2	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0
HC3	0	0	+	+	+	0	+	0	0	0	0	0	0	0	0	0	0
HC4	0	0	+	+	+	0	+	0	0	0	0	0	0	0	+	0	0
HC5	0	0	+	+	+	0	0	0	0	0	0	0	0	0	+	0	0
HC6	0	0	+	++	+	0	+	0	0	0	0	0	0	0	+	0	0
HC7	0	0	+	++	+	0	+	0	0	0	0	0	+	0	0	0	0
HC8	0	0	++	++	0	0	++	?	?	0	0	+	+	++	0	0	0
HC9	0	0	+	++	++	0	+	0	0	+	0	0	0	0	++	0	0
HC10	0	0	0	+	+	0	0	0	0	0	0	0	+	+	+	0	0
HC11	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0
SP7	0	0	0	0	+	0	0	0	0	0	0	0	0	++	+	+	+
HE1	0	0	0	0	+	0	0	0	0	+	0	0	0	++	+	+	+
HE2	0	0	0	0	+	0	0	0	0	0	0	0	0	+	+	0	0
HE3	0	0	0	0	+	0	0	0	0	0	0	0	0	++	+	0	0
SP8	0	0	+	++	++	0	+	0	0	0	+	0	+	+	++	+	0
DE1	0	0	+	+	++	0	0	0	0	0	+	0	0	++	++	+	0
DE2	0	0	+	0	+	0	+	0	0	0	+	0	+	0	++	+	0
DE3	0	0	0	+	+	+	0	0	0	+	0	0	0	0	+	+	0
DE4	0	0	+	+	+	+	0	0	0	0	0	0	0	0	+	+	0

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Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
DE5	0	0	0	+	+	+	0	0	0	0	0	0	0	0	+	0	0
DE6	0	0	+	+	+	0	0	+	0	0	0	0	0	0	+	+	0
DE7	0	0	+	+	+	0	0	0	0	0	0	0	0	+	+	0	0
DE8	0	0	+	0	+	0	0	+	0	0	0	0	0	+	+	0	0
FL1	0	0	0	+	++	0	0	0	+	0	++	++	0	0	0	0	0
FL2	0	0	0	+	++	0	0	0	0	0	++	++	0	0	0	0	0
FL3	0	0	+	+	0	0	0	0	++	0	+	+	+	0	+	0	0
FL4	0	0	+/?	+/?	++	0	0	0	+/?	0	++	++	+/?	0	+/?	0	0
NE1	0	0	+	++	++	0	++	+	+	+	+	+	++	0	+	0	0
NE2	0	0	0	+	+	0	0	+	+	0	0	0	++	0	+	0	0
NE3	0	0	0	0	0	0	0	0	0	0	0	0	++	0	+	0	0
NE4	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0	0
NE5	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0	0
NE6	0	0	0	+	+	0	0	+	0	+	+	+	++	0	+	0	0
EP1	0	0	0	++	++	0	0	++	+	0	0	0	0	0	+	0	0
EP2	0	0	0	++	+	0	0	0	++	0	0	0	0	0	0	+	0
EP3	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	+	0
SP9	0	0	++	++	++	0	++	+	0	++	0	0	0	0	0	0	0
TA1	0	0	0	+	+	0	++	+	0	+	0	0	0	0	+	0	0
TA2	0	0	+	+	++	0	+	0	0	0	0	0	0	0	0	0	0
TA3	+	0	0	+	+	0	+	+	0	+	0	0	0	0	+	0	0

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Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
IO1	+	0	+	+	+	+	0	0	0	0	+	0	0	0	0	0	0
IO2	+	0	+	+	+	+	+	0	0	0	0	0	0	0	0	0	0

F.2 A Spatial Strategy for Tamworth

F.2.1. Strategic Policy SP1: A Spatial Strategy for Tamworth

Strategic Policy SP1: A Spatial Strategy for Tamworth

1. From 2022 to 2043 a minimum of 3,945 new homes and 39,200sqm of employment floorspace will be delivered within the borough along with supporting infrastructure and facilities. Proposals for new development that demonstrate that they will contribute towards the local plan's economic, social and environmental objectives will be approved without delay, in line with the presumption in favour of sustainable development.
2. The town centre will be the preferred location for retail development and other main town centre uses in line with national planning policy. 2,700 sqm of new comparison goods floorspace will be delivered within the borough by 2034, with a further 800 sqm being delivered by 2043, subject to an updated assessment being undertaken. Whilst there is no identified need for convenience retail floorspace over the plan period, this will also be kept under review.

Strategy for meeting housing needs

3. Over the plan period, a minimum of 1,920 new homes will be built on allocated sites in Tamworth towards an overall target of 8,608 as identified by the National Planning Policy Framework. Delivery on these sites will be maximised as far as is sustainably possible to ensure that the land identified for housing is being used in the most efficient and effective way.
4. 42.1Ha of land will be removed from the Green Belt to help deliver 856 of those new homes. Development within the Green Belt will be required to comply with the 'golden rules' set out in national planning policy.
5. Another 595 new homes are also expected to be built on additional sites that have not been specifically allocated for housing around the borough before 2043. These developments will form an important part of housing delivery and will be approved where they comply with the policies set out in the plan.
6. The council will continue to work with the neighbouring councils and those within the wider Greater Birmingham and Black Country Housing Market Area to try to identify ways in which they can help to deliver some of Tamworth's remaining 4,663 unmet housing need over the plan period.

Strategy for meeting employment needs

7. The existing network of employment sites within the borough will be protected and a flexible approach will be taken to their future development to secure their long-term future and allow for new economic opportunities.

8. At least 39,200sqm of new employment floorspace will be delivered over the plan period. This development will be focussed on the allocated employment site, with any additional development focussed within the existing employment areas.

Strategy for meeting retail needs

9. A minimum of 2,700 sqm of new comparison retail floor space will be delivered between 2022 and 2043. The town centre will be the primary focus for new retail leisure and tourism development complimented by appropriate residential development to create a vibrant town centre community. Regeneration of the town centre will be focused on the two regeneration opportunity sites at the former Gungate Precinct and the Ankerside Shopping Centre.

Table F.2.1: Summary of Likely Significant Effects of Strategic Policy SP1

Strategic Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
SP1	++	++	++	+	+	+	++	-/?	?	?	?	0	?	?	?	+/-	-/?

Temporal and Permanence

Likely positive effects for economic growth, employment, access to services, sustainable travel, health, neighbourhood quality and housing delivery are long-term. Operational impacts on pollution and waste are also long-term, while construction-related effects are temporary. Loss of Green Belt land will be permanent and long-term. Uncertain effects for water, climate, biodiversity, heritage and landscape may be temporary or permanent, depending on the design and mitigation of individual proposals.

Scale

Likely effects occur at both the neighbourhood and borough scale.

Assumptions

The appraisal assumes that development will broadly follow the quantum and distribution set out in the policy. It also assumes that accessible locations may support more sustainable travel patterns.

Uncertainties

Uncertainty arises because SP1 does not specify the design, layout or mitigation of individual proposals. Likely effects for SAO9, SAO10, SAO11, SAO13, SAO14 and SAO15 are uncertain and may vary by site.

Potential Mitigation

Mixed effects are to a degree inevitable for a strategy that proposes growth and development, but negative impacts can be mitigated or moderated through the wider policies of the TBLP, including those addressing pollution, waste, natural resources and environmental quality.

Opportunities for Enhancement

No opportunities for enhancement have been identified.

Commentary of Likely Significant Effects

Strategic Policy SP1 sets out the spatial strategy for development in Tamworth for the plan period, including the delivery of 3,945 new homes, 39,200 sqm of employment floorspace, new comparison retail floorspace and supporting infrastructure. These components provide clear mechanisms for supporting economic activity and employment within the borough, resulting in a major positive effects for SAO1 and SAO2. The delivery of 3,945 homes makes a measurable contribution to identified housing needs within Tamworth. However, this represents only part of the overall requirement, and a substantial level of need remains unmet. The effect on SAO6 is therefore anticipated to be minor positive.

Directing retail, leisure and town centre uses to the town centre, alongside regeneration of the former Gungate Precinct and Ankerside Shopping Centre, is expected to strengthen access to services and facilities. This is expected to have a major positive effect on SAO3. The focus on accessible locations and maximising delivery on allocated sites will support healthy, inclusive communities and neighbourhood quality, resulting in minor positive effects for SAO4 and SAO5.

Prioritising the town centre and existing centres for new development, and focusing employment growth within established employment areas, is expected to support more sustainable travel patterns. Concentrating development in locations with good public transport accessibility and opportunities for walking and cycling is expected to reduce reliance on private car in some areas. This results in a major positive effect on SAO7, which is strengthened by the borough's compact, urban form.

The scale of development proposed in Strategic Policy SP1 will likely lead to increased emissions, noise and light pollution, and higher levels of waste associated with construction and occupation. Although the strategy focuses development in accessible locations and supports regeneration, which may influence travel behaviour and operational impacts, the direction and extent of such benefits cannot be determined at this stage. The growth proposed therefore results in mixed minor negative and uncertain effects for SAO8 and SAO17.

The strategy is likely to have a positive effect on efficient land use by maximising delivery on allocated sites and focusing development within established urban areas, including the town centre, together with other measures such as supporting the reuse of existing employment areas. However, the release of 42.1ha of Green Belt to deliver 856 homes also introduces a minor negative effect. The overall effect is therefore likely mixed.

Likely effects on several SA objectives (SAO9, SAO10, SAO11, SAO13, SAO14 and SAO15) are uncertain, as the strategy does not specify measures that would determine the direction of effects. Outcomes will depend on the location, design and mitigation of individual proposals.

F.3 Climate Change

F.3.1. Strategic Policy SP2: Climate Change

Strategic Policy SP2: Climate Change

Strategic policy SP2: Climate change

1. Where appropriate, proportionate to the scale, nature and location of the development, proposals will be expected to demonstrate how climate change mitigation has been embedded into the design, construction and lifetime operations of the development. Proposals should also demonstrate how climate change adaptation has been addressed, including minimising risk of overheating, water scarcity and flooding. This can be done through:
 - a) Efficient use of land: development should promote the efficient and effective use of land, prioritising locations well served by local public transport services and infrastructure to minimise the need to travel and reduce emissions associated with car dependency.
 - b) Sustainable design and construction: development should incorporate appropriate sustainable design principles, including layout and orientation to maximise natural daylight, minimise overheating risk and reduce energy demand. Proposals should demonstrate the use of construction materials and methods that minimise embodied carbon where feasible, including the re-use of materials and low-carbon products.
 - c) Green infrastructure, landscaping and nature-based solutions: development should integrate high-quality green infrastructure, including landscaping and tree planting, to provide shade, reduce temperatures, support biodiversity and contribute to carbon sequestration.
 - d) Energy efficiency: development should maximise energy and water efficiency, with particular emphasis on fabric-first approaches that reduce energy demand at source. New development should meet or exceed the energy performance standards set out in Building Regulations Part L which require significant reductions in carbon emissions compared to previous standards.
 - e) Water efficiency: proposals should demonstrate water efficiency measures, including low-flow fittings and, where appropriate, rainwater harvesting and greywater reuse, to reduce pressure on water resources.
 - f) Renewable and low carbon energy generation: development should support and, where feasible, incorporate opportunities for on-site renewable and low carbon energy generation, such as solar photovoltaics, heat pumps and other appropriate technologies. Proposals that contribute to local energy resilience and reduce reliance

on fossil fuels will be supported, provided that environmental, heritage and amenity impacts are appropriately addressed.

- g) Waste management and resource efficiency: all development should minimise waste generation and maximise reuse and recycling. Where appropriate, development proposals must be supported by Site Waste Management Plans and incorporate suitably located on-site waste and recycling facilities. The Council will work collaboratively with neighbouring authorities across Staffordshire to support the provision, safeguarding and effective operation of waste management, treatment and disposal facilities, in accordance with the Staffordshire County Council Waste Local Plan.

Table F.3.1: Summary of Likely Significant Effects of Strategic Policy SP2

Strategic Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
SP2	0	0	0	++	++	0	+	+	0	++	++	+	++	0	0	+	+

Temporal and Permanence

The majority of positive effects associated with SP2 are expected to be long-term and permanent, reflecting sustained improvements in energy and water efficiency, climate resilience and biodiversity. Benefits relating to reduced emissions and enhanced adaptation will persist throughout the lifetime of development. Positive effects for biodiversity, health and wellbeing and place quality are similarly long-term, with some measures delivering permanent gains where green infrastructure and nature-based solutions are secured.

Scale

Likely effects occur at both the neighbourhood and borough scale.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

The policy is procedural and already aligned with national Green Belt policy. No changes would materially enhance performance against the SA Framework.

Commentary of Likely Significant Effects

Strategic Policy SP2 establishes a comprehensive framework for embedding climate change mitigation and adaptation across new development. The policy requires proposals to demonstrate how energy and water efficiency, sustainable design and construction, nature-based solutions, and low-carbon energy generation have been incorporated proportionately to the scale and nature of development. These measures are expected to generate a major

positive effect on reducing greenhouse gas emissions and supporting the transition to a net zero borough (SAO10).

The policy places significant emphasis on climate resilience, requiring development to address overheating, water scarcity and flood risk. Measures relating to layout, orientation, green infrastructure, landscaping and water efficiency are anticipated to deliver a major positive effect on adapting to climate change (SAO11), with a minor positive effect on reducing surface water flood risk (SAO12) through reduced run-off and increased shading and cooling.

Requirements to integrate high-quality green infrastructure, landscaping and nature-based solutions are expected to support biodiversity, habitat quality and ecological resilience. These measures are anticipated to result in a major positive effect on safeguarding and enhancing biodiversity (SAO13).

Measures to minimise overheating, improve environmental comfort, reduce emission and integrate green infrastructure are likely to contribute to healthier and more resilient environments. These outcomes are expected to generate major positive effects on health and wellbeing (SAO4) and on creating safe and attractive places (SAO5).

By prioritising development in locations well served by public transport, Strategic Policy SP2 supports reduced car dependency and encourages sustainable travel choices. This is expected to result in a minor positive effect on promoting sustainable travel modes (SAO7) and a minor positive effect on reducing air pollution (SAO8) through lower transport-related emissions.

Requirements for efficient land use, material reuse, low-carbon construction methods, waste minimisation and improved recycling infrastructure are anticipated to generate minor positive effects on the efficient use of land and resources (SAO16) and on supporting the circular economy (SAO17).

F.4 Green Belt

F.4.1. Strategic Policy SP3: Green Belt

Strategic Policy SP3: Green Belt

1. Development proposals within the Green Belt will be determined in accordance with national planning policy on Green Belt. Proposals for development will generally not be supported unless they meet the exceptions set out in national policy.

Table F.4.1: Summary of Likely Significant Effects of Strategic Policy SP3

Strategic Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
SP3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Temporal and Permanence The policy is procedural and refers directly to national Green Belt policy. As it does not introduce new mechanisms or change the baseline, no temporal or permanent effects are anticipated.																	
Scale No likely effects are identified.																	
Assumptions None.																	
Uncertainties None.																	
Potential Mitigation No mitigation required.																	
Opportunities for Enhancement The policy is procedural and already aligned with national Green Belt policy. No changes would materially enhance performance against the SA Framework.																	

Commentary on Likely Significant Effects

Strategic Policy SP3 restates that development within the Green Belt will be determined in accordance with national planning policy. As national Green Belt policy already applies irrespective of the local plan, the policy does not introduce new mechanisms or alter the baseline position. No significant effects are therefore anticipated.

F.5 Housing

F.5.1. Strategic Policy SP4: Housing Allocations

Strategic Policy SP4: Housing Allocations

See Pre-Submission Draft Local Plan (Regulation 19) for full proposed policy.

Table F.5.1: Summary of Likely Significant Effects of Strategic Policy SP4

Strategic Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
SP4	0	0	++	+	0	++	+	-/?	+/-	0	?	+/-	-	+/-	+/-	+/-	-/?

Temporal and Permanence

Effects will arise in the short term during construction and become permanent once development is built out.

Scale

Effects occur at the local scale around individual allocations, with some borough-wide implications where multiple sites collectively influence landscape, biodiversity, transport and resource use.

Assumptions

None.

Uncertainties

Uncertainty relates to design, layout, drainage, biodiversity and climate adaptation responses, which will be guided by the wider policies of the local plan at the planning application stage rather than through SP4.

Potential Mitigation

No mitigation is required within SP4. Any site-specific mitigation needed to address potential adverse effects will be managed through the wider policies of the local plan when proposals come forward.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Strategic Policy SP4 allocates a range of sites across the borough to contribute to meeting Tamworth's housing requirement.

The majority of allocations are located within established urban areas, where development has greater potential to integrate with the existing townscape and enhance local character. Several allocations are situated on previously undeveloped land, including two Green Belt sites, where development would introduce permanent change to currently open areas. These

contrasting influences are anticipated to generate a mixed minor positive and minor negative effect on landscape and townscape (SAO15).

The allocation of brownfield, greenfield and Green Belt land also leads to mixed minor positive minor negative effects on the efficient use of land (SAO16) and on soils and the water environment (SAO9).

A number of allocations are located within Tamworth's historic core, where development has potential to affect the significance and setting of heritage assets, including listed buildings and conservation areas. Opportunities may also arise for heritage-led regeneration and sensitive design that conserves or enhances the historic environment. These contrasting outcomes are anticipated to generate a mixed minor positive and minor negative effect on the historic environment (SAO14).

Residential development will generate greenhouse gas emissions through construction and occupation. However, Strategic Policy SPP4 locates the majority of allocated sites within sustainable distances of public transport links, healthcare facilities and open spaces, supporting reduced car dependency and healthier travel behaviour. These characteristics are expected to result in a minor positive effect on promoting sustainable travel (SAO7) and a minor positive effect on health and wellbeing (SAO4). Two allocations along Ashby Road are more peripheral and less well connected in sustainable travel terms, moderating performance in this part of the borough. On balance, a negligible impact is identified for climate change mitigation (SAO11).

An increase in exposure to and production of pollution, as well as increased waste generation, is likely given the quantum of residential growth allocated under Strategic Policy SP4. The accessible location of many sites may help moderate transport-related emissions and operational impacts, although the extent of such benefits cannot be determined at this stage. A mixed minor negative and uncertain impact has therefore been identified for pollution (SAO8) and waste (SAO17).

Several allocations lie in areas with differing flood risk and drainage characteristics, resulting in mixed minor positive and minor negative effects on flood risk (SAO12). Effects on climate adaptation depend on site-specific constraints relating to overheating, drainage and water management, which cannot be determined from the policy alone. Performance is therefore uncertain (SAO11).

The inclusion of greenfield and Green Belt allocations are likely to result in habitat loss and reduced ecological connectivity, while brownfield development may offer opportunities for environmental improvement. On balance, a minor negative effect on biodiversity (SAO13) is anticipated.

The allocated sites for residential use in the Pre-Submission Local Plan have been assessed individually in the SA process in Appendix G.

F.5.2. Policy HO1: Housing Mix

Policy HO1: Housing Mix

1. All residential development of 10 or more new dwellings (gross) will be required to provide a mix of different sized homes to meet local need. The mix should be informed by the latest Housing and Economic Development Needs Assessment or other more up to date information where available.
2. Developments of 3 to 9 dwellings should provide a mix of sizes where possible. Where it would not be appropriate to provide a mix of sizes, the focus should be on 2 or 3-bed homes to meet need, unless an alternative mix can be justified with reference to appropriate evidence.
3. Where a mix of sizes would not be possible or appropriate, such as where housing is provided through a conversion or change of use of an existing building, proposals will be supported where the mix is appropriately justified with reference to the specific circumstances and market conditions.

Table F.5.2: Summary of Likely Significant Effects of Policy HO1

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
HO1	0	+	+	+	0	++	0	0	0	0	0	0	0	0	0	+	0

Temporal and Permanence

Likely effects are long term. Once built, the dwelling mix on a site is fixed, meaning the effects are permanent.

Scale

Site and neighbourhood level.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy HO1 requires residential development to provide an appropriate mix of dwelling sizes informed by up-to-date evidence of local need. Ensuring that schemes deliver a balanced range of homes, including two- and three- bedroom properties where smaller sites cannot feasibly provide a full mix, will help support the availability of suitable housing for different household types. This results in a likely major positive effect on housing (SAO6).

The policy's approach to securing an appropriate size mix also has implications for living conditions and access. By helping ensure that households can occupy homes of an appropriate size, Policy HO1 supports good internal living conditions and reduces the potential for overcrowding, contributing to a minor positive effect on health and wellbeing (SAO4). Maintaining a varied supply of dwelling sizes across different development types also improves the ability of households with differing requirements to access suitable accommodation, resulting in a minor positive effect on SAO3.

A housing stock that reflects identified size needs helps ensure workers can access homes of an appropriate size, which is likely to result in a minor positive effect for employment (SAO2).

Requiring a mix of dwelling sizes that reflects identified need helps avoid unbalanced or unjustified size outputs. This supports a more effective pattern of residential development and ensures that land is used efficiently, resulting in a likely minor positive effect on SAO16.

F.5.3. Policy HO2: Housing Density

Policy HO2: Housing Density

1. Residential developments should look to optimise the density of sites through a design-led approach, taking account of the context and sustainability of a site.
2. Generally, where viable and appropriate to the local context and character:
 - a) Development within the town centre boundary should achieve a density of at least 40 dwellings per hectare
 - b) Development outside the town centre boundary should achieve a density of at least 30 dwellings per hectare
3. Development not achieving these densities will need to be justified with reference to appropriate evidence and/or the specific local character and context of the site.
4. Mixed use developments incorporating a residential element will be expected to optimise the density of the housing element recognising that the density requirement wouldn't always apply to the whole of the development site.

Table F.5.3: Summary of Likely Significant Effects of Policy HO2

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
HO2	0	0	+	0	0	+	+	?	0	0	0	0	0	0	?	+	0

Temporal and Permanence

Likely positive effects are long-term and permanent, reflecting the enduring nature of built form and site capacity.

Scale

Neighbourhood and borough.

Assumptions

None.

Uncertainties

- The likely effect on SAO15 will depend on the detailed design, scale and massing of future higher-density proposals, which cannot be confirmed at the plan-making stage.
- The likely effect on SAO8 will depend on layout, proximity to sensitive receptors and cumulative activity, which will only be known once schemes are progressed.

Potential Mitigation

The potential for uncertain effects has been identified in respect of townscape (SAO15) and pollution (SAO8), reflecting matters that will only be resolved once detailed design, layout and massing are available at the planning application stage. Mitigation is not considered necessary within the local plan itself, as future proposals will be guided by Policy HO2's design-led approach alongside the wider design, character, amenity and environmental protection policies of the emerging plan. These policies will provide the appropriate mechanisms to manage any site-specific impacts arising from higher-density development.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy HO2 requires residential development to optimise density through a design led approach that responds to local context and sustainability considerations. Setting minimum density expectations of 40 dwellings per hectare within the town centre and 30 dwellings per hectare elsewhere, where viable and appropriate, will help ensure that land is used efficiently and that development makes effective use of available sites. A minor positive impact is therefore identified in relation to SAO16.

Higher densities, where appropriate to context, can support the provision of additional homes and ensure that sites contribute effectively to meeting identified housing needs. A minor positive impact is therefore identified for SAO6.

Directing higher densities to town centre locations has potential to improve access to services, facilities and employment opportunities, which is likely to support minor positive effects on accessibility (SAO3) and sustainable travel (SAO7).

Likely effects on townscape and landscape (SAO15) are considered uncertain. Higher-density development has potential to place pressure on local character where scale and massing are not sensitively designed. Policy HO2 promotes a design-led approach and allows lower densities where justified by local context, which is supportive of positive townscape outcomes. However, the extent of any effect will depend on detailed design, layout and relationship of future proposals with their surroundings, which cannot be determined at this stage.

Higher-density development may also lead to increased concentrations of activity, with potential implications for noise, air quality and general environmental conditions. Wider policies in the plan relating to environmental protection and amenity will help manage these issues, but the scale and nature of any effects will depend on the detailed design, layout and proximity of future development to sensitive receptors. As these matters cannot be confirmed until later stages, the overall effect on pollution (SAO8) is uncertain.

F.5.4. Policy HO3: Affordable Housing

Policy HO3: Affordable Housing

1. Unless demonstrated to be unviable through an independent assessment by a suitably qualified person, residential development of 10 or more new dwellings (gross) will be required to provide a minimum percentage of the dwelling as affordable homes as follows:
 - a) All brownfield sites – Nil
 - b) Greenfield sites in the Lower Value Zone – Nil
 - c) Greenfield sites in the Medium Value Zone – 10%
 - d) Greenfield sites in the High Value Zone – 25%
2. Developments of 10 or more new dwellings (gross) within the Green Belt or allocated sites 18/007 and 20/090 will be required to deliver a minimum of 25% of the dwellings as affordable housing.
3. Developments will be required to provide a mix of affordable housing tenures where possible, including a minimum of 75% as homes for affordable rent.
4. The affordable homes will be expected to be delivered on-site. Off-site delivery or a financial contribution in lieu of actual provision will only be considered in exceptional circumstances where it can be robustly demonstrated that on-site provision would not be feasible or appropriate.
5. Affordable housing is to be fully integrated in the development and to be designed and built to the same standard as market housing.
6. Developments that are 100% affordable housing will be supported where they comply with the wider policies of the plan and would not result in an unacceptable impact on other infrastructure that can't be appropriately mitigated.

Table F.5.4: Summary of Likely Significant Effects of Policy HO3

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
HO3	0	0	0	0	+	++	0	0	0	0	0	0	0	0	0	0	0

Temporal and Permanence

Likely effects are expected to be long-term and permanent. The delivery and integration of affordable housing will influence neighbourhood composition and housing availability throughout the lifetime of new developments.

Scale

Neighbourhood and borough.

Assumptions

None.

Uncertainties

Uncertainty relates to the scale of affordable housing delivered, which may vary where viability constraints are independently demonstrated. This affects the magnitude, but not the direction, of the identified effects.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy HO3 strengthens the delivery of affordable housing across the borough by requiring defined proportions of affordable homes on qualifying residential developments, including higher requirements for Green Belt sites and specific allocations. The policy ensures that affordable homes are provided consistently, with a clear mix of tenures and expectations for on-site delivery. Support for 100% affordable housing schemes, where wider plan policies are met and infrastructure impacts can be mitigated, further reinforces the policy's role in meeting identified needs. These provisions are anticipated to have a major positive impact on housing (SAO6).

Requiring affordable homes to be integrated within developments and designed to the same standard as market housing will help ensure that new neighbourhoods are cohesive and visually well-balanced. This reduces the potential for social segregation and supports overall place quality, resulting in a minor positive effect on SAO5.

F.5.5. Policy HO4: Older Persons and Other Specialist Forms of Accommodation

Policy HO4: Older Persons and Other Specialist Forms of Accommodation

1. Proposals for new or expanded specialist care and supported living accommodation will be supported where it meets an identified need.
2. Where appropriate to the type of accommodation, proposals will be required to:
 - a) be located with good access to local facilities and services including public transport, shops, and healthcare facilities;
 - b) be located so that it will contribute positively to the creation and/or maintenance of mixed and balanced communities;
 - c) be appropriate for the location in terms of form, scale and design;
 - d) be designed, including the design of any individual units of accommodation, to be capable of meeting the specialist accommodation support and care needs of the occupier;
 - e) Include the provision of suitable open space/grounds that can be used by residents;
 - f) include pick-up and drop off facilities close to the principal entrance, that are able to accommodate specialist transport vehicles, including emergency vehicles; and
 - g) provide space for the storage of mobility scooters to aid mobility.
3. Proposals that would result in the loss of existing residential accommodation that provides specialist care and supported living will be resisted unless:
 - a) It can be demonstrated that there is no longer an identified need for the facility;
 - b) The needs will be met elsewhere in the borough, close to the existing building or in a more suitable location for the type of accommodation; or
 - c) The proposal would result in replacement provision of equal or better quantity or quality.

Table F.5.5: Summary of Likely Significant Effects of Policy HO4

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
HO4	0	0	+	++	+	++	+	0	0	0	0	0	0	0	+	0	0

Temporal and Permanence

Likely effects are expected to be long-term and permanent. Specialist housing delivered under the policy will provide enduring improvements to housing access, wellbeing, accessibility and neighbourhood quality throughout the lifetime of developments.

Scale

Site and neighbourhood level, reflecting how individual schemes influence accessibility, wellbeing, amenity and community integration within their immediate surroundings.

Assumptions

None.

Uncertainties

The scale of specialist accommodation may vary depending on identified need and the number of proposals brought forward, which means the magnitude of effects cannot be confirmed at this stage. The direction of effects is not expected to change.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy HO4 supports the delivery of specialist care and supported living accommodation where this meets an identified need, helping ensure that older people and residents requiring specific support can access appropriate and high-quality accommodation across the borough. By enabling provision that responds directly to specialist needs, the policy contributes to meeting the housing needs of all residents, supporting a major positive effect on housing (SAO6).

Requiring specialist accommodation to be located with good access to local facilities, services and public transport helps ensure that residents can reach essential amenities conveniently and maintain independence. This supports improved mobility and access to healthcare, shops and community facilities, resulting in minor positive effects on accessibility (SAO3) and sustainable travel (SAO7). These locational expectations also play an important role in supporting health and wellbeing, as the ability to move around safely and reach services easily is key to quality of life. A major positive effect on health and wellbeing (SOA4) is also identified.

Requirements for accommodation to be integrated within mixed communities, designed appropriately for its setting and capable of meeting specialist care needs help ensure that new development contributes positively to neighbourhood quality. These provisions support safe, inclusive and well-balanced environments and ensure that specialist accommodation responds effectively to the needs of its occupiers, resulting in minor positive effects on SAO5.

Expectations around appropriate form, scale and design also help ensure that specialist accommodation fits sensitively within its surroundings, supporting minor positive effects on SAO15.

F.5.6. Policy HO5: Gypsies and Travellers, and Travelling Showpeople

Policy HO5: Gypsies and Travellers, and Travelling Showpeople

1. Proposals for development to meet the needs of Gypsies and Travellers, and Travelling Showpeople will be permitted where they comply with up-to-date national policy and guidance (including the Planning Policy for Traveller Sites), and where:
 - a) The intended occupants of the site comply with the definition of Gypsies and Travellers or Travelling Showpeople;
 - b) The site would have a safe and suitable access to the public highway, and provide adequate space for parking and for turning of vehicles within the site;
 - c) The development of the site minimises the potential impact on the surrounding land uses, landscape, environment, heritage assets and biodiversity;
 - d) The site is well designed and provides suitable landscaping, boundary treatments and amenity space;
 - e) Measures for the adequate storage and disposal of waste and foul effluent would be provided on site.

Table F.5.6: Summary of Likely Significant Effects of Policy HO5

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
HO5	0	0	0	+	+	+	0	0	0	0	0	0	+	+	+	0	+

Temporal and Permanence

Likely effects are expected to be long-term and permanent.

Scale

The policy's mechanisms operate on specific sites and their immediate surroundings.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy HO5 provides a procedural framework for assessing any proposals for Gypsy, Traveller and Travelling Showpeople accommodation that may come forward. Its criteria ensure that any proposals are considered appropriately, supporting a minor positive effect on SAO6. Although this is not a delivery policy and does not allocate sites, it still positively supports meeting need should proposals arise.

Requirements for appropriate storage and disposal of waste and foul effluent, together with the provision of amenity space and safe access, help maintain safe and healthy living conditions. These mechanisms support a minor positive effect on health and wellbeing (SAO4).

Criteria requiring proposals to minimise impacts on surrounding land uses, landscape, heritage assets and biodiversity help ensure that development is sensitively located and avoids unacceptable environmental or amenity impacts. These expectations support minor positive effects on SAO13, SAO14 and SAO15 accordingly. Requirements for suitable landscaping, boundary treatments and amenity space further support safe, inclusive and well-designed environments, resulting in a minor positive effect on SAO5.

Provision for the adequate on-site storage and disposal of waste and foul effluent supports a minor positive effect on SAO17.

As the policy does not allocate sites or direct development to particular locations, potential negative or mixed effects relating to development pressures are assumed neutral.

F.6 Economy and Employment

F.6.1. Strategic Policy SP5: Employment Allocations

Policy SP5: Employment Allocations

See Pre-Submission Draft Local Plan (Regulation 19) for full proposed policy

Table F.6.1: Summary of Likely Significant Effects of Strategic Policy SP5

Strategic Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
SP5	+	+	0	0	0	0	?	-/?	-	0	-/?	-	-	0	-	-	-/?

Temporal and Permanence

The majority of likely effects are long-term and permanent. Construction-phase emissions and waste are likely to be short term and temporary.

Scale

Likely effects are localised to the site and immediate surroundings.

Assumptions

The appraisal assumes a modest quantum of employment development consistent with the scale of the single allocation.

Uncertainties

Uncertainties mainly relate to sustainable travel, where the extent of improved links depends on future design not specified in this policy. Operational emissions and waste also vary with end uses. Flood risk outcomes depend on mitigation.

Potential Mitigation

No additional mitigation is required within the policy itself. Detailed matters relating to potential adverse effects are likely manageable through the wider development management policies of the plan.

Opportunities for Enhancement

No enhancement measures are identified .

Commentary of Likely Significant Effects

Strategic Policy SP5 allocates a single site for employment development, establishing the principal of use and supporting associated economic activity (SAO1) and a potential small increase in local job opportunities (SAO2). The quantum and location of development would result in the permanent loss of greenfield land (SAO16), giving rise to minor adverse effects on soils (SAO9), biodiversity (SAO13) and landscape (SAO15), alongside construction and operational waste generation (SAO17). Employment uses may also contribute to emissions (SAO8), although the scale of development means effects are likely to be limited and dependent on design and operation. High-level effects also reflect inherent site characteristics, including limited existing sustainable travel options but credible potential for

improved links (SAO7). The site is located in a higher flood-risk area (SAO12), with detailed considerations addressed in the specific site appraisal. Overall, the likely effects of Strategic Policy SP5 are small-scale and localised, with site-specific appraisal contained in Appendix G.

F.6.2 Policy EM1: Existing Employment Areas

Policy EM1: Existing Employment Areas

1. The existing network of employment areas, as outlined on the policies map, will be the preferred location for employment development and will be protected for that purpose.
2. Proposals for employment development within the existing employment areas will be supported where they contribute to the identified need for employment floorspace. Opportunities for existing businesses to expand and grow will be supported where they are appropriate and in accordance with the wider policies of the plan.
3. Proposals that would result in a net loss of employment floorspace will be resisted unless it can be demonstrated that it would not undermine the importance and vitality of the employment area, or it can be demonstrated that the alternative use would benefit the economy of the town or other strategic objectives of the plan.
4. Opportunities to improve the employment offer within the borough through regeneration/renewal of existing employment areas will be supported where they would provide an equal or increased employment floorspace, or would provide for an employment need that is not currently provided for within the borough.

Table F.6.2: Summary of Likely Significant Effects of Policy EM1

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
EM1	++	++	+	0	0	0	+	0	0	0	0	0	0	0	0	+	0

Temporal and Permanence

Likely effects are long-term and permanent. Safeguarding employment areas and supporting their renewal and expansion provides enduring economic and land-use benefits.

Scale

Effects occur at the site level, with borough-wide aggregation where multiple employment areas are retained, renewed or expanded.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.

Commentary of Likely Significant Effects

Policy EM1 provides a clear and proactive framework for safeguarding the borough's existing employment land while enabling appropriate growth, expansion and renewal. By protecting the established network. By protecting the established network of employment areas and supporting development that contributes to identified employment floorspace needs, the policy plays a key role in maintaining the borough's economic resilience and ensuring that key employment assets remain available to support long-term prosperity. This approach is strongly aligned with the sustainability objectives relating to economic growth (SAO1) and employment opportunities (SAO2), where major positive effects are anticipated.

Retaining a network of employment areas across the borough also supports minor positive effects on access to services and employment (SAO3). By focusing employment opportunities within established locations and supporting the expansion of existing businesses, the policy helps reduce the need for longer-distance commuting and supports shorter, more sustainable journeys. This is anticipated to have a minor positive effect on sustainable travel patterns (SAO7).

A minor positive effect on efficient use of land (SAO16) is also identified. Supporting regeneration and renewal of existing employment areas, where this maintains or increases employment floorspace or meets an identified employment need, encourages more effective use of previously developed land.

F.6.3. Policy EM2: Employment Uses Outside of Existing Employment Areas

Policy EM2:

Employment Uses Outside of Existing Employment Areas

1. Proposals for new employment development outside of allocated employment sites or existing employment areas will be supported where the proposal demonstrates it would be:
 - a) Accessible to public transport;
 - b) Compatible with surrounding uses;
 - c) Unlikely to have an adverse impact on amenity and character of surrounding area;
 - d) Supported by necessary infrastructure; and
 - e) Able to meet the requirements of all other policies where applicable.

Table F.6.3: Summary of Likely Significant Effects of Policy EM2

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
EM2	+	+	+	+	0	0	+	0	0	0	0	0	0	0	0	0	0

Temporal and Permanence

Likely effects are long-term. The criteria will influence the location and acceptability of employment development throughout the plan period, but do not themselves secure physical permanent change.

Scale

Effects occur at the site level, with modest borough-wide aggregation where multiple proposals meet the criteria.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.

Commentary of Likely Significant Effects

Policy EM2 establishes clear criteria for considering employment proposals outside of allocated employment sites or strategic employment areas. By allowing such development only where it can be appropriately accessed, integrated and supported, the policy provides a structured framework that manages potential impacts while enabling flexibility for the local economy. Minor positive effects are identified for economic growth (SAO1) and employment opportunities (SAO2). Although the policy does not actively promote new employment development, it enables suitable proposals to come forward in locations that meet defined criteria, supporting economic resilience and local job creation where appropriate.

A minor positive effect on accessibility (SAO3) and sustainable travel (SAO7) is also identified. The requirement for proposals to demonstrate public transport accessibility ensures that new employment uses are not isolated, and while only an element of wider sustainable travel connectivity, it is likely to modestly support more sustainable travel patterns.

Requiring compatibility with surrounding uses and avoiding adverse effects on amenity contributes positively to health and wellbeing (SAO4). This reflects the role of the criteria in preventing inappropriate development that could undermine local environmental quality or create conflicts with sensitive uses.

F.6.4 Policy EM3: Non-Employment Uses in Employment Areas

Policy EM3: Non-Employment Uses in Employment Areas

1. Proposals for a non-employment use within an existing employment area will be assessed on a case-by-case basis and will only be supported where:
 - a) They support the wider use of the employment area for that purpose, such as a café that serves people working in the area;
 - b) They are ancillary to an existing appropriate use, such as office space or trade counters where they remain ancillary to a storage use; or
 - c) They are an alternative use (for example a gym) where it can be justified that there is no suitable alternative location within the borough, that it would not undermine the employment area, and the safety of users would be maintained.

Table F.6.4: Summary of Likely Significant Effects of Policy EM3

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
EM3	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Temporal and Permanence

Likely effects are long-term. The criteria will guide decision-making throughout the plan period, but the policy itself does not secure physical permanent change.

Scale

Effects are limited to individual employment areas and do not extend borough-wide.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.

Commentary of Likely Significant Effects

Policy EM3 provides a focused framework for considering non-employment uses within existing employment areas. Allowing limited supporting uses such as cafes, ancillary office space, or trade counters, is expected to generate minor positive effects for economic growth (SAO1) and employment opportunities (SAO2) by enabling complementary activity without undermining the primary role of these areas.

The policy is tightly defined and applies only to a narrow set of ancillary or complementary proposals within established employment areas. As a result, its sustainability effects are limited in scope. Requiring proposals to demonstrate that alternative uses would not undermine the employment area, and that user safety would be maintained, provides a modest safeguard for local environmental quality, but does not generate additional positive effects beyond those identified.

F.6.5 Policy EM4: Strengthening the Visitor Economy

Policy EM4: Strengthening the Visitor Economy

1. The town centre will be the primary focus for new cultural, leisure and visitor-related development. Proposals that strengthen the role of the town centre as a vibrant, mixed-use destination will be supported including:
 - a) the reuse of vacant and underutilised buildings for cultural, creative or experiential uses;
 - b) development that strengthens the evening and family-friendly economy, increases visitor dwell time, local expenditure or year-round activity;
 - c) improvements to the public realm, wayfinding and accessibility between key destinations, including the Castle, Assembly Rooms, Castle Grounds, St Editha's Church and Ventura; and
 - d) high-quality food, drink and leisure uses where they make a positive contribution to vitality and viability.
2. Proposals for new or enhanced visitor attractions, cultural venues and leisure facilities will be supported where they:
 - a) demonstrate a clearly identified need or market opportunity;
 - b) provide high-quality design and inclusive access; and
 - c) do not give rise to unacceptable impacts on residential amenity or town centre vitality and viability.

Heritage-led Tourism and Place-making

3. Development affecting heritage assets must conserve and, where appropriate, enhance their significance, while supporting their contribution to the visitor economy. The council will support:
 - a) heritage-based tourism initiatives, including trails, interpretation and digital engagement;
 - b) sensitive development that enhances the setting of Tamworth Castle, the historic town centre and conservation areas; and

c) proposals that secure the viable long-term use of heritage assets.

4. Development that would harm the significance of heritage assets or undermine their role in the visitor economy will not be supported.

Waterside and Nature-based Tourism

5. Proposals for recreation and tourism associated with water environments, including Tamworth's rivers and canals, or with nature-based tourism, will be supported where:
- they do not give rise to unacceptable impacts on water quality, the carrying capacity of the watercourse, amenity, landscape character, navigation, biodiversity value or the surrounding environment; and
 - they are integrated with the existing footpath, cycleway and public transport network, and any highway access or parking issues are satisfactorily addressed.

Table F.6.5: Summary of Likely Significant Effects of Policy EM4

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
EM4	++	++	+	+	+	0	+	+	+	0	0	0	+	++	+	+	+

Temporal and Permanence

Likely effects are predominantly long term, reflecting the ongoing role of visitor-related development in supporting economic growth, employment, town centre vitality, sustainable travel and access to cultural, leisure and recreational activity. Permanent effects arise where the policy secures enduring changes to heritage significance, public realm quality, the viable long-term use of heritage assets, the reuse of vacant buildings, and the protection of landscape and biodiversity within waterside and nature-based tourism proposals. Short-term effects may occur during construction or early operation of new attractions, although temporary amenity impacts are avoided through the policy's criteria.

Scale

Effects primarily occur in the town centre, but also across the wider borough. Individual proposals will generate site-specific effects where they improve access, amenity, heritage settings or environmental quality.

Assumptions

- Visitor demand for cultural, leisure, heritage and nature-based activities will continue at a level that allows proposals supported by the policy to come forward.
- Town centre buildings and heritage assets are capable of viable reuse where supported by policy.
- Sustainable travel access can realistically be achieved for new visitor attractions outside the town centre.

Uncertainties

- Market conditions may affect the viability and timing of new attractions, cultural venues and leisure facilities.

- Environmental impacts of waterside and nature-based tourism remain partly uncertain until detailed proposals are known.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.

Commentary of Likely Significant Effects

Policy EM4 sets out the Council's approach to supporting growth, diversification and resilience within Tamworth's visitor economy. By enabling development that enhances cultural, leisure, heritage and recreational activity, increases visitor dwell time and supports local employment and supply-chain opportunities, the policy generates major positive effects on economic growth (SAO1) and employment (SAO2).

Strengthening the town centre as the primary focus for culture, leisure and visitor-related development, including the reuse of vacant buildings and improvements to public realm and wayfinding, supports minor positive effects on access to services (SAO3), health and wellbeing (SAO4), quality of place (SAO5) and efficient use of land (SAO16). The reuse of vacant and underutilised buildings for cultural, creative or experiential uses is likely to have a minor positive effect on SAO17.

Requiring proposals to be accessible by sustainable modes and integrating waterside and nature-based tourism with footpaths, cycleways and public transport supports minor positive effects on sustainable travel (SAO7). Criteria relating to amenity, environmental quality, water quality, carrying capacity and biodiversity generate minor positive effects on pollution (SAO8), water and soil quality (SAO9) and biodiversity (SAO13).

The heritage-led tourism section provides a strong basis for conserving and enhancing heritage significance while supporting viable long-term use, resulting in a major positive effect on the historic environment (SAO14). Protecting landscape character within waterside and nature-based tourism proposals generates a minor positive effect on landscape character (SAO15).

F.7 Town Centre and Retail

F.7.1 Strategic Policy SP6: Retail, Centres and Regeneration

Strategic Policy SP6: Retail, Centres and Regeneration

Strategic Policy SP6: Retail, centres and regeneration

1. Tamworth's network of centres, as defined on the Policies Map, will be supported and strengthened as the focus for retail, leisure, cultural, commercial and community activity. Development proposals must contribute positively to the vitality, viability, resilience and regeneration of centres across Tamworth.
2. Where relevant, development proposals will be expected to:
 - a) support and reinforce the borough's hierarchy of centres and direct main town centre uses to the most accessible and sustainable locations;
 - b) prioritise investment, regeneration and growth within Tamworth Town Centre and designated Neighbourhood Centres;
 - c) support the vitality and viability of centres through the provision of a diverse range of retail, leisure, employment, residential, cultural and community uses;
 - d) promote the regeneration, redevelopment and reuse of underutilised land and buildings, particularly within regeneration opportunity areas and previously developed land;
 - e) enhance the quality, accessibility, connectivity and attractiveness of centres, including the public realm and movement between centres and surrounding neighbourhoods;
 - f) support mixed-use development that contributes towards the long-term resilience and adaptability of centres;
 - g) resist inappropriate out-of-centre retail and leisure development where it would undermine the vitality and viability of existing centres;
 - h) support community-led regeneration initiatives that improve local identity, social wellbeing and access to services, and
 - i) contribute positively towards sustainable patterns of development consistent with the spatial strategy of the local plan.
3. Development proposals should demonstrate how they have responded positively to the role, function and character of the relevant centre or regeneration opportunity area.
4. The council will support proposals that diversify and modernise centres where they contribute positively towards economic resilience, regeneration, placemaking and community wellbeing.

5. Development proposals should be designed so as not to prejudice the comprehensive regeneration, redevelopment or future growth opportunities of adjoining land, centres or wider regeneration opportunity areas.

Table F.7.1: Summary of Likely Significant Effects of Strategic Policy SP6

Strategic Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
SP6	+	+	+	+	+	0	+	+/?	0	+	0	0	0	+/-	+	+	+

Temporal and Permanence

The majority of positive effects are expected to be long term and permanent. For SAO8, the mixed effect mainly relates to potential changes in activity, servicing and traffic within centres. Any adverse effects could arise temporarily in the short term, but may also persist in the longer term depending on the scale and nature of development. The permanence of any potential negative effects is therefore uncertain, although they are generally capable of being mitigated through local plan policies. For SAO14, the mixed effect reflects both the potential for long term positive change and the potential for long term or permanent negative effects where redevelopment adversely affects historic fabric or setting. Any negative risks are generally capable of being managed through local plan policies.

Scale

Effects are primarily local and centre-specific, with some benefits extending to borough level where regeneration, accessibility and sustainable travel patterns influence wider movement and activity.

Assumptions

Centres will continue to function as the primary focus for main town centre uses.

Uncertainties

The scale, form and design quality of future proposals cannot be known at this stage, but it is assumed that they will be appropriately managed by the wider policies of the local plan.

Potential Mitigation

The potential for mixed and uncertain effects has been identified in respect of SAO8 and SAO14, reflecting matters that will only be resolved once detailed design, layout, servicing and massing are available at the planning application stage. Mitigation is not required within Strategic Policy SP6 itself, as future proposals will be guided by the wider policies of the local plan. These policies provide the mechanisms needed to manage any site-specific impacts arising from regeneration and intensification within centres.

Opportunities for Enhancement

No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.

Commentary of Likely Significant Effects

Strategic Policy SP6 sets out the Council's approach to supporting and strengthening its network of centres as the focus for retail, leisure, cultural, commercial and community activity. By reinforcing the borough's hierarchy of centres and directing main town centre uses to the

most accessible and sustainable locations, the policy is expected to support economic activity and footfall. This is likely to result in a minor positive effect for economic growth (SAO1) and associated employment opportunities (SAO2).

The policy supports a diverse mix of uses within centres, including retail, leisure, employment, residential, cultural and community uses. Concentrating these uses in accessible locations is likely to strengthen access to services and facilities, resulting in a minor positive effect for SAO3. Enhancing the quality, accessibility, connectivity and attractiveness of centres, including movement between centres and surrounding neighbourhoods, is expected to support safer, more inclusive and well-connected environments. This is likely to generate minor positive effects for SAO4 and SAO5 accordingly.

The policy promotes regeneration, redevelopment and reuse of underutilised land and buildings, particularly within regeneration opportunity areas and previously developed land. This is expected to support efficient land use, generating a minor positive effect for SAO16 and SAO17. Supporting community-led regeneration initiatives that improve local identity, social wellbeing and access to services is also likely to contribute positively to community cohesion and placemaking.

Directing development to accessible centres and resisting inappropriate out-of-centre development will help support sustainable travel patterns. Improved connectivity and movement between centres and neighbourhoods is likely to strengthen opportunities for walking, cycling and public transport use, resulting in minor positive effects for SAO7. These mechanisms may also support reduced emissions from private car use, generating a positive yet uncertain effect for pollution (SAO8), as regeneration and intensification within centres may increase activity, servicing and traffic in some locations, creating uncertainty regarding the overall effect. These uncertainties are generally capable of being managed through the wider suite of design, transport and environmental policies in the plan.

The town centre is the historic core of Tamworth, and directing regeneration, redevelopment and reuse into this area has potential to enhance or better reveal the significance of heritage assets through improved public realm and reuse of historic buildings. However, intensification and redevelopment also carry potential risks to heritage significance and setting, the extent of which will depend on detailed proposals. These risks are generally capable of being managed through the wider suite of heritage and design policies in the plan, which will ensure that development responds appropriately to significance. A mixed effect is therefore identified for SAO14.

F.7.2 Policy TC1: The Hierarchy of Centres

Policy TC1: The Hierarchy of Centres

1. The Town Centre, as defined on the Policies Map, will be the primary focus for retail, leisure and other main town centre uses.

2. Neighbourhood Centres, as defined on the Policies Map, will be supported as accessible locations for shops, services and other uses that meet the day-to-day needs of local communities.
3. Development proposals for main town centre uses will be directed to the most appropriate locations in accordance with a town centre first approach.
4. Development within centres will be supported where proposals:
 - a) are appropriate in scale and function to the role of the centre; and
 - b) support the vitality and viability of that centre.
5. The Primary Shopping Area for Tamworth Town Centre is defined on the Policies Map and will be the primary focus for retail development, as set out in Policy TC2.

Table F.7.2: Summary of Likely Significant Effects of Policy TC1

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
TC1	++	+	++	+	+	0	+	0	0	0	0	0	0	+/-	+	+	0

Temporal and Permanence

Positive effects for economic activity, access to services and centre vitality are mainly medium-term and long-term, reflecting gradual and sustained changes in how centres function. Benefits for townscape and efficient land use are long-term, arising from ongoing development and reuse within centres. Effects on heritage are mixed, with potential for long-term or permanent enhancement where significance is better revealed, and potential for long-term or permanent harm where redevelopment adversely affects historic fabric or setting.

Scale

Effects are primarily local and centre-specific, with some benefits extending to borough level where the hierarchy influences wider movement, accessibility and service distribution.

Assumptions

- Although opportunities for sustainable travel vary between centres, it is assumed that all centres identified in Policy TC1 occupy generally accessible urban locations.
- It is assumed that current accessibility levels of the town centre and neighbourhood centres remain unchanged, as TC1 does not introduce new transport or infrastructure measures.

Uncertainties

The scale and nature of effect on SAO14 depend on detailed design, layout and massing.

Potential Mitigation

The potential for mixed effects has been identified in respect of the historic environment, reflecting matters that will only be resolved once more detailed information is available at the planning application stage. Mitigation is not required within Policy TC1 itself, as future proposals will be guided by the wider heritage and design policies of the local plan. These policies provide the appropriate mechanisms to manage any site-specific impacts arising

from redevelopment or intensification within centres, ensuring that potential long-term or permanent risks to heritage significance can be effectively addressed.

Opportunities for Enhancement

No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.

Commentary of Likely Significant Effects

Policy TC1 provides a clear and robust framework for supporting the vitality and viability of Tamworth's network of centres by directing retail, leisure and other main town centre uses to the town centre, and by supporting neighbourhood centres as accessible locations for day-to-day shops and services. This approach reinforces the effective use of existing centres and helps maintain a balanced distribution of uses across the borough, the positive effects of which are enhanced by Tamworth's compact urban nature. By clarifying the role of each tier and supporting development that is appropriate in scale and function, the policy strengthens the overall hierarchy and supports a coherent spatial structure.

Strengthening the role of the town centre and neighbourhood centres is likely to generate a major positive effect for economic growth (SAO1). A clearer and centre-focused hierarchy provides certainty for investment and directs main town centre uses to the most viable and accessible locations. Concentrating development within established centres also supports a range of employment opportunities, resulting in a minor positive effect on employment (SAO2).

There is also a likely significant positive effect on access to services (SAO3). The policy ensures that a broad range of main town centre uses are focused within the town centre, while neighbourhood centres continue to serve walkable catchments and meet day-to-day needs. These outcomes support minor positive effects for health and wellbeing (SAO4) and vibrant and inclusive neighbourhoods (SAO5), as well-used centres can facilitate social interaction and provide accessible focal points for community activity.

Directing main town centre uses to the most appropriate locations within the hierarchy is likely to generate a minor positive effect for sustainable travel (SAO7). While levels of sustainable access vary between individual centres, the overall approach still focuses activity in locations that are generally more accessible than dispersed alternatives.

The effects of Policy TC1 on the historic environment (SAO14) are likely mixed, reflecting the potential for development within the town centre to either enhance or detract from historic character depending on the nature of future proposals. However, the wider suite of historic environment policies in the plan will be effective in managing these effects, ensuring that new development responds appropriately to heritage significance and, in many cases, actively encourages proposals that enhance the historic core rather than simply mitigating harm.

A minor positive effect for townscape (SAO15) is likely, as supporting development that is appropriate in scale and function helps maintain coherent patterns of activity and centre character. Policy TC1 also supports a minor positive effect for the efficient use of land (SAO16) by directing development to established centres with existing infrastructure and activity.

F.7.3. Policy TC2: Development in the Town Centre

Policy TC2: Development in the Town Centre

1. Development within Tamworth Town Centre will be supported where it contributes to a diverse, active and well-functioning centre.
2. Proposals will be supported where they:
 - a) enhance the vitality, viability and attractiveness of the Town Centre;
 - b) contribute to a mix of uses, including retail, leisure, food and drink, cultural, community, employment and residential uses;
 - c) contribute to increased activity and footfall;
 - d) create active frontages and high-quality public realm; or
 - e) improve connectivity, accessibility and movement within the Town Centre and between key destinations.
3. The Primary Shopping Area, as defined on the Policies Map, will be the focus for retail development within the Town Centre.
4. Proposals for non-retail uses within the Primary Shopping Area will be supported where they:
 - a) support the vitality and function of the Town Centre; and
 - b) do not result in an over-concentration of non-retail uses that would undermine the retail function of the area
5. Development proposals should make effective use of land and support the continued regeneration and diversification of the Town Centre in response to changing retail and leisure patterns.

Table F.7.3: Summary of Likely Significant Effects of Policy TC2

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
TC2	++	+	++	+	+	+	+	0	0	0	0	0	0	+/-	+	+	0

Temporal and Permanence

Likely positive effects for economic activity, access to services, centre vitality, public realm and sustainable travel are mainly medium and long term. Townscape and efficient land use benefits are long term. Heritage effects are mixed, with potential for long-term or permanent enhancements and long-term or permanent harm depending on detailed proposals.

Scale

Effects are primarily local and centre-specific, with some positive effects extending to the borough level through improved connectivity, movement and regeneration.

Assumptions

None.

Uncertainties

- The scale and nature of effect on SAO14 depend on detailed design, layout and massing.
- The timing and coordination of regeneration sites may influence when benefits materialise.

Potential Mitigation

The potential for mixed effects has been identified in respect of the historic environment, reflecting matters that will only be resolved once more detailed information is available at the planning application stage. Mitigation is not required within Policy TC2 itself, as future proposals will be guided by the wider heritage and design policies of the local plan. These policies provide the appropriate mechanisms to manage any site-specific impacts arising from redevelopment or intensification within centres, ensuring that potential long-term or permanent risks to heritage significance can be effectively addressed.

Opportunities for Enhancement

No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.

Commentary of Likely Significant Effects

Policy TC2 supports development that strengthens the vitality and viability of Tamworth town centre, by promoting a broader mix of uses, increasing activity throughout the day and evening, improving connectivity between key destinations, and delivering active frontages and high-quality public realm. These measures collectively reinforce the town centre's role as a diverse and well-functioning centre and support its continued improvement.

A major positive effect on economic growth (SAO1) is likely, as the policy promotes increased activity, footfall and investment through a wide mix of uses and the regeneration of key opportunity sites. A minor positive effect on employment (SAO2) is likely, with the policy enabling conditions for retaining and creating jobs across a range of uses.

A significant positive effect on access to services (SAO3) is likely, with retail, leisure, cultural, community and other key uses focused within a central and accessible location, supported by improved connectivity between the town centre and major destinations. A minor positive effect on sustainable travel (SAO7) is likely, as the policy explicitly requires improved connectivity, accessibility and movement within the town centre and enhanced walking and cycling connections between key destinations. A minor positive effect is anticipated for SAO4 and SOA5, with improved public realm, active frontages and a diverse mix of uses supporting healthier patterns of use and opportunities for social interaction.

A minor positive effect on townscape (SAO15) is likely, as the policy requires active frontages, high-quality public realm and a more legible and outward-facing environment. The effects of Policy TC2 on the historic environment (SAO14) are likely mixed, reflecting the potential for development within the town centre to either enhance or detract from historic character depending on the nature of future proposals. However, the wider suite of historic environment

policies in the plan will be effective in managing these effects, ensuring that new development responds appropriately to heritage significance and, in many cases, actively encourages proposals that enhance the historic core rather than simply mitigating harm.

A minor positive effect on housing is anticipated, as the policy supports residential development within the wider mix of town centre uses. A further minor positive effect on the efficient use of land (SAO16) is also anticipated, with the policy supporting the regeneration of key sites across the town centre.

F.7.4 Policy TC3: Gungate Regeneration Opportunity

Policy TC3: Gungate Regeneration Opportunity

1. The Gungate Regeneration Opportunity Area, as identified on the Policies Map, is allocated as a key mixed-use regeneration opportunity within the town centre.
2. Development proposals should be supported by a masterplan and/or design code prepared in accordance with policy DE2 (Masterplanning and design codes), demonstrating how the requirements of this policy will be delivered.
3. Development proposals will be supported where they deliver a comprehensive and coordinated regeneration scheme that:
 - a) contributes positively to the vitality, viability and function of the town centre;
 - b) supports the diversification of the town centre through a mix of complementary uses;
 - c) improves connectivity, accessibility and movement within the town centre and between surrounding destinations; and
 - d) makes efficient use of a prominent and underutilised site.
4. A broad mix of uses will be supported within the Gungate area, including:
 - a) at least 150 dwellings, with specialist accommodation for older people particularly encouraged;
 - b) convenience retail provision;
 - c) leisure, food and drink, community and cultural uses;
 - d) employment and flexible commercial uses; and
 - e) other town centre uses appropriate to the role and location of the site.
5. Development proposals should not comprise predominantly retail-led development and should demonstrate how the proposed mix of uses contributes to a diverse and resilient town centre offer.
6. Proposals should:
 - a) create active frontages and high-quality public realm;

- b) enhance permeability and legibility through the site;
 - c) strengthen connections with the Primary Shopping Area, Ankerside and surrounding parts of the Town Centre; and
 - d) respond positively to the setting of nearby heritage assets and the character of the surrounding area.
7. Development within the Gungate Regeneration Opportunity Area should be coordinated with the regeneration of Ankerside and wider town centre investment priorities to support the long-term regeneration of Tamworth town centre.

Table F.7.4: Summary of Likely Significant Effects of Policy TC3

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
TC3	++	+	+	+	++	++	+	0	0	0	0	0	0	+/-	++	++	0

Temporal and Permanence

Likely positive effects are predominantly long term, as regeneration of the Gungate site will influence town centre activity, connectivity, housing delivery and townscape quality throughout the lifetime of development. Improvements to permeability, legibility and public realm are also long term, with elements becoming permanent once fixed. Effects on heritage are mixed, with potential for long-term or permanent enhancement where setting is improved, and potential for long-term or potential harm where detailed design or massing adversely effects historic fabric or character.

Scale

Effects are primarily local, focused on the Gungate site and its immediate town centre context. Improvements to connectivity, activity and public realm extend benefits across the wider town centre, with some borough-level influence where regeneration strengthens overall accessibility and economic performance.

Assumptions

None.

Uncertainties

- The scale and nature of effect on SAO14 depend on detailed design, layout and massing.
- The timing and coordination of regeneration sites may influence when benefits materialise.

Potential Mitigation

The potential for mixed effects has been identified in respect of the historic environment, reflecting matters that will only be resolved once more detailed information is available at the planning application stage. Mitigation is not required within Policy TC3 itself, as future proposals will be guided by the wider heritage and design policies of the local plan. These policies provide the appropriate mechanisms to manage any site-specific impacts arising from redevelopment or intensification within centres, ensuring that potential long-term or permanent risks to heritage significance can be effectively addressed.

Opportunities for Enhancement

No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.

Commentary of Likely Significant Effects

Policy TC3 allocates the Gungate area as a key mixed-use regeneration opportunity within Tamworth Town Centre and establishes a coordinated framework for its redevelopment. The policy sets clear expectations for a comprehensive scheme that strengthens the vitality, viability and function of the town centre, support diversification, and improve connectivity and movement. These requirements provide a strong foundation for regeneration and generate positive effects across a wide range of sustainability objectives.

The coordinated redevelopment of this prominent and underutilised site, as set out in the policy, is expected to deliver notable improvements to the physical environment. The policy's requirements for active frontages, high-quality public realm, improved permeability and legibility, and a positive response to the setting of nearby heritage assets will help to enhance townscape quality (SAO15) and support a more cohesive and attractive town centre environment. Effects on the historic environment (SAO14) are mixed, reflecting the potential for redevelopment to either enhance or detract from the surrounding historic core depending on detailed design, layout and massing. However, both Policy TC3 and the wider heritage and design policies in the local plan provide effective mechanisms to manage these risks.

The policy supports a broad mix of complementary uses, including at least 150 dwellings. This mix is likely to bring new activity to the site and support diversification within the town centre economy, resulting in likely strong positive effects on economic growth (SAO1) and employment opportunities (SAO2). The residential requirements provides a clear positive contribution to housing delivery (SAO6).

The town centre location, combined with the policy's emphasis on improving connectivity and accessibility, supports more sustainable travel patterns and strengthens positive effects on SAO7. By encouraging a mix of community, cultural and leisure uses in a highly accessible location, positive effects are also anticipated on SAO3. Enhancements to public realm and active frontages are likely to support wellbeing and social interaction, contributing positively to SAO4.

Redevelopment of previously developed land promotes efficient land use (SAO16) and opportunities for urban greening within new public realm may delivery minor benefits for biodiversity (SAO13), although these will depend on detailed design.

F.7.5 Policy TC4: Ankerside Regeneration Opportunity

Policy TC4: Ankerside Regeneration Opportunity

1. The Ankerside Regeneration Opportunity Area, as identified on the Policies Map, is allocated as a key mixed-use regeneration opportunity within Tamworth Town Centre.

2. Development proposals should be supported by a masterplan and/or design code prepared in accordance with policy DE2 (Masterplanning and design codes), demonstrating how the requirements of this policy will be delivered.
3. Development proposals will be supported where they deliver a comprehensive and coordinated regeneration scheme that:
 - a) enhances the vitality, viability and attractiveness of the town centre;
 - b) supports the long-term diversification and modernisation of the town centre offer;
 - c) strengthens the role of the town centre as a destination for retail, leisure, food and drink, cultural and community activity;
 - d) creates a more active, outward-facing and accessible environment.
4. Development proposals should provide a broad mix of uses, including:
 - a) at least 250 dwellings as part of a mixed use scheme;
 - b) the re-provision and modernisation of retail floorspace where appropriate;
 - c) food and drink, leisure and entertainment uses;
 - d) employment, commercial and flexible town centre uses; and
 - e) other complementary uses appropriate to the role and function of the town centre.
5. Development proposals should:
 - a) improve permeability, legibility and accessibility within the site and between the site and surrounding areas;
 - b) strengthen connections between the Town Centre, Ventura Retail Park, Castle Grounds, the railway station and surrounding leisure destinations;
 - c) create active frontages and high-quality public realm;
 - d) make positive use of the site's riverside setting; and
 - e) enhance the relationship between the town centre and Tamworth Castle as a key heritage and visitor destination.
6. Proposals should demonstrate how the redevelopment of the site will be delivered in a coordinated manner, including consideration of:
 - a) phasing and continuity of trading;
 - b) engagement with existing occupiers and businesses; and
 - c) opportunities for relocation within the Town Centre where appropriate.
7. Development proposals should support the delivery of the Town Centre Strategy Framework and be coordinated with the regeneration of the Gungate Regeneration Opportunity Area and wider town centre investment priorities.

Table F.7.5: Summary of Likely Significant Effects of Policy TC4

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
TC4	++	+	+	+	++	++	+	0	0	0	0	0	0	+/?	++	++	0

Temporal and Permanence

Likely positive effects are predominantly long term, as regeneration of the Ankerside site will influence town centre activity, connectivity, housing delivery and townscape quality throughout the lifetime of development. Improvements to permeability, legibility and public realm are also long term, with elements becoming permanent once fixed. Effects on heritage are minor positive but uncertain, with any benefits likely to be long term and potentially permanent, although the precise nature and magnitude of these effects will depend on the scale and design of future proposals.

Scale

Effects are primarily local, focused on the Ankerside site and its immediate context. Improvements to connectivity, activity and public realm extend benefits across the wider town centre, with some borough-level influence where regeneration strengthens overall accessibility and economic performance.

Assumptions

None.

Uncertainties

- The scale of effect on SAO14 depend on detailed design, layout and massing.
- The timing and coordination of regeneration sites may influence when benefits materialise.

Potential Mitigation

No additional mitigation is required within Policy TC4. The requirement to enhance the relationship with Tamworth Castle establishes a clear positive pathway for heritage outcomes. Any uncertainty relates only to the extent of the positive effect, which will depend on detailed design, layout and massing at the planning application stage. Wider heritage, design and townscape policies will guide future proposals and ensure development responds appropriately to significance, providing proportionate mechanisms to address any site-specific matters that arise through detailed design.

Opportunities for Enhancement

No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.

Commentary of Likely Significant Effects

Policy TC4 allocates the Ankerside area as a key mixed-use regeneration opportunity within Tamworth Town Centre and establishes a coordinated framework for its redevelopment. Redevelopment of a previously developed site such as Ankerside promotes an efficient use of land (SAO16). The policy sets clear expectations for a comprehensive scheme that enhances the vitality, viability and attractiveness of the town centre, supports long-term diversification and modernisation of the town centre. These requirements provide a strong basis for

regeneration and are likely to generate positive effects across a wide range of sustainability objectives.

The coordinated redevelopment of this prominent town centre site is expected to deliver notable improvements to the physical environment. Requirements to improve permeability, legibility and accessibility, strengthen connections to Ventura Retail Park, Castle Grounds, the railway station surrounding leisure destinations, and create active frontages and high-quality public realm will help to enhance townscape quality (SAO15) and support a more attractive and outward-facing environment. The policy's expectation that redevelopment will make a positive use of the riverside setting further contributes to townscape improvements. The requirement for redevelopment to enhance the relationship between the town centre and Tamworth Castle provides a clear positive effect on the historic environment (SAO14). As the site is visible from the Castle Grounds, the detailed impact on its setting will depend on the scale and design of future proposals, meaning some uncertainty remains. The wider suite of heritage policies will help ensure that any development responds appropriately to the significance and setting of designated assets.

The policy supports a broad mix of complementary uses, including approximately 250 dwellings. This mix is likely to bring significant new activity to the site and support diversification within the town centre economy, resulting in positive effects on economic growth (SAO1) and employment opportunities (SAO2). The inclusion of approximately 250 dwellings represents a substantial contribution to housing delivery (SAO6).

The town centre location, combined with the policy's emphasis on improving connectivity and accessibility, supports more sustainable travel patterns and strengthens positive effects on SAO7. By encouraging a mix of community, cultural and leisure uses in a highly accessible location, positive effects are also anticipated on SAO3. Enhancements to public realm and active frontages are likely to support wellbeing and social interaction, contributing positively to SAO4.

F.7.6 Policy TC5: Main Town Centre Uses Outside Centres

Policy TC5: Main Town Centre Uses Outside Centres

Sequential approach

1. Proposals for main town centre uses located outside defined centres will be required to demonstrate compliance with the sequential approach, giving preference first to sites within the Town Centre, then to edge-of-centre locations, and only then to out-of-centre locations where suitable and available sites are not identified in more central locations.
2. The scope and application of the sequential test should be proportionate to the scale and nature of the proposal.
3. Small-scale development intended to serve a local or operational need may not be required to demonstrate compliance with the sequential approach where it is clearly ancillary in function and would not undermine the role of designated centres.

Impact on centres

4. Development proposals for main town centre uses outside defined centres involving more than 250 sq.m gross floorspace will be required to submit a proportionate retail impact assessment demonstrating that the proposal would not result in a significant adverse impact on the vitality and viability of the Town Centre or Neighbourhood Centres

Out-of-Centre Retail Areas

5. Proposals within existing out-of-centre retail areas (as marked on the Policies Map), including retail parks, will be supported where they:
 - a) are appropriate in scale and function, and
 - b) do not undermine the vitality and viability of the Town Centre or Neighbourhood Centres
6. Development should support improved connectivity between out-of-centre retail areas, the Town Centre and surrounding neighbourhoods, including walking, cycling and public realm links where necessary.

Small-scale development to meet local need

7. Proposals for retail or service units outside designated centres will be considered on their merits and will be supported where they:
 - a) are small in scale, having regard to their role, function and location, and will normally comprise no more than 250 sq.m gross floorspace
 - b) serve a local or operational need, and
 - c) do not undermine the role and function of the Town Centre or Neighbourhood Centres, taking into account surrounding context and existing provision

Trade counters

8. Proposals for trade counter uses within employment areas will be considered in accordance with the relevant employment policies. Where ancillary retail elements are proposed, regard will be had to their impact on the vitality and viability of designated centres.

Table F.7.6: Summary of Likely Significant Effects of Policy TC5

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
TC5	++	+	+	+	+	0	+	+/-	0	+/-	0	0	0	0	+	+	0

Temporal and Permanence

Effects are long term, reflecting the continued use of its mechanisms over the plan period. These effects are not anticipated to be permanent, as they depend on future proposals and how they are assessed.

Scale

Effects are primarily borough wide.

Assumptions

None.

Uncertainties

Mixed effects for SAO8 and SAO10 reflect uncertainty around future travel behaviour and the relative attractiveness of out-of-centre locations.

Potential Mitigation

No additional mitigation is required within Policy TC5. Mixed effects for air quality and climate mitigation arise from the potential traffic associated with out-of-centre proposals. These matters are appropriately managed through the wider suite of policies relating to sustainable travel and environmental protection.

Opportunities for Enhancement

No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.

Commentary of Likely Significant Effects

Policy TC5 establishes a centre-first framework for main town centre uses by requiring proposals outside defined centres to follow the sequential approach and, where relevant, provide proportionate retail impact assessments. It also includes criteria for development within out-of-centre retail areas, supports improved connectivity between these areas and the town centre, and sets out how small-scale proposals serving a local or operational need will be considered. These measures help maintain a clear retail hierarchy and support more sustainable patterns of activity across the borough.

By reinforcing the role of designated centres and safeguarding their vitality and viability, the direction delivers a significant positive effect for economic growth (SAO1). It is also likely to give rise to a minor positive effect for employment (SAO2), reflecting the potential of centre-based development to support a range of jobs. Directing main town centre uses to accessible locations, alongside improved connections between out-of-centre retail areas, the town centre and surrounding neighbourhoods, is likely to generate a minor positive effect for accessibility (SAO3).

The policy's emphasis on maintaining the function and attractiveness of centres contributes to minor positive effects for health and wellbeing (SAO4) and for quality of place (SAO5), as well-connected and well-used centres can support social interaction and active travel. Concentrating development in the most accessible locations and supporting improved walking and cycling links between retail areas is likely to generate a minor positive effect for sustainable travel (SAO7).

Likely effects on air quality (SAO8) are anticipated as likely mixed. The centre-first approach may reduce car-based travel overall, while out-of-centre development could still generate traffic and associated emissions. A similar mixed effect is identified for climate mitigation (SAO10).

A minor positive effect on townscape quality (SAO15) is identified, whilst the sequential approach also supports a minor positive effect for the efficient use of land (SAO16) by encouraging development in locations with existing infrastructure and established patterns of activity.

F.7.7 Policy TC6: Development in Neighbourhood Centres

Policy TC6: Development in Neighbourhood Centres

1. Development within Neighbourhood Centres, as defined on the Policies Map, will be supported where it reinforces their role as accessible hubs for shops and services serving local communities.
2. Proposals will be supported where they:
 - a) maintain or enhance the vitality and viability of the Neighbourhood Centre;
 - b) provide or retain convenience retail and supporting services that meet day-to-day needs; and
 - c) are of a scale and function appropriate to the role of the centre.
3. The loss of shops and services will only be supported where:
 - a) the proposal would not undermine the overall function of the centre; and
 - b) the use provides an alternative service that meets local needs or supports the role of the centre.
4. Development should support accessibility by walking, wheeling, cycling and public transport and contribute to the continued use of Neighbourhood Centres.

Table F.7.7: Summary of Likely Significant Effects of Policy TC6

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
TC6	+	+	++	+	++	0	++	+	0	+	0	0	0	0	0	0	0

Temporal and Permanence

Effects are long-term and permanent, reflecting the ongoing role of neighbourhood centres and the enduring nature of supporting local access, vitality and viability. Travel-related effects arise in the short to medium term as behaviours respond to improved local availability of services.

Scale

Effects are local and neighbourhood-scale.

Assumptions

Neighbourhood centres continue to function as focal points for day-to-day services.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.

Commentary of Likely Significant Effects

Policy TC6 will help sustain the role of Tamworth's neighbourhood centres by supporting development that maintains their vitality, viability and continued function as accessible hubs for shops and services serving local communities. By focusing on the retention and provision of convenience retail and supporting services that meet day-to-day needs, and ensuring proposals are of a scale and function appropriate to the role of each centre, the policy provides a clear basis for supporting the everyday needs of residents within their local area.

By supporting the availability of essential shops and services close to where people live, the policy is likely to generate a major positive effect on accessibility to facilities (SAO3). Maintaining vitality and viability contributes positively to the continued use and functioning of neighbourhood centres (SAO5). The emphasis on meeting day-to-day needs locally reduces the need for longer journeys to access basic services, resulting in a positive effect on sustainable travel patterns (SAO7). The requirement for development to support accessibility by walking, wheeling, cycling and public transport further strengthens these outcomes and encourages healthier, more sustainable movement choices. Improved access to day-to-day services within neighbourhood centres is also likely to generate a minor positive effect on health and wellbeing (SAO4). Associated effects on air quality (SAO8) and climate mitigation (SAO10) are assessed as minor positive, as supporting local access to services and active travel options may help reduce longer car-based trips.

The policy's support for appropriate development and for the continued vitality of shops and services is likely to generate minor positive effects on economic growth (SAO1) and employment (SAO2), reflecting the localised economic role of neighbourhood centres. The criteria for managing the loss of shops and services ensure that proposals do not undermine the overall function of the centre and only proceed where alternative services meet local needs, which further supports these economic and social benefits.

F.8 Healthy Communities

F.8.1 Policy HC1: Development Affecting Existing Community Facilities and Public Service Infrastructure

Policy HC1: Development Affecting Existing Community Facilities and Public Service Infrastructure

1. Proposals that would result in the loss of an existing community facility or public service infrastructure will be refused unless one or more of the following exceptions apply:
 - a) evidence can be provided that there is an existing facility of the same type within a reasonable distance of the one to be lost which can accommodate any additional demand;
 - b) it can be clearly demonstrated that there is no longer a need or demand for the facility to remain;
 - c) evidence can be provided that the facility is no longer viable and that all reasonable steps have been taken to retain it;
 - d) the loss would be replaced by an equal or better provision of the same type; or
 - e) the loss would be replaced by an alternative community facility or public service infrastructure to meet an identified local need.

Table F.8.1: Summary of Likely Significant Effects of Policy HC1

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
HC1	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0

Temporal and Permanence

Likely effects are long-term. Safeguarding community facilities supports ongoing access to services and social infrastructure. Where the policy prevents the loss of valued facilities, the benefits may be permanent, particularly where facilities form part of established neighbourhood provision. Short-term effects are limited, as the policy primarily influences decisions on loss rather than new development.

Scale

Effects occur across the borough, wherever community facilities or public service infrastructure exist, with site-specific effects where proposals would otherwise result in loss.

Assumptions

- Community facilities continue to play an active role in meeting local needs, meaning their loss would have a tangible effect on access to services and wellbeing.
- Alternative provision, where proposed, is capable of meeting the same or identified local need.

Uncertainties

- The quality and accessibility of alternative provision may vary and cannot be fully predicted at this stage.
- The extent to which facilities contribute to health and wellbeing depends on their specific function and user groups.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary on Likely Significant Effects

Policy HC1 sets out the Council's approach to managing proposals that would result in the loss of existing community facilities or public service infrastructure. By requiring clear evidence of need, viability or alternative provision before any loss is permitted, the policy provides a strong basis for safeguarding essential social infrastructure. Retaining these facilities is likely to generate minor positive effects on access to services (SAO3), as the policy helps ensure that important local provision is not removed without robust justification. The continued availability of community facilities also supports minor positive effects on health and wellbeing (SAO4), reflecting their role in enabling social interaction, community support and access to services that contribute to inclusive and resilient neighbourhoods. A minor positive effect on quality of place (SAO5) is also identified, as the policy helps maintain the social infrastructure that underpins well-functioning communities.

F.8.2 Policy HC2: Community Facilities, Public Service Infrastructure and New Development

Policy HC2:

Community Facilities, Public Service Infrastructure and New Development

1. Proposed development for housing, employment, or other uses that would result in significant numbers of people living, working, or visiting the area should ensure that appropriate community facilities and public service infrastructure are available to meet the needs arising from the development.
2. Infrastructure needs should be identified through up to date evidence, including the Infrastructure Delivery Plan or relevant strategies.
3. Where existing community facilities and public service infrastructure are insufficient to meet the needs arising from development, provision to meet the needs should be made either:
 - a) on-site; or

- b) through proportionate contributions towards off-site provision or improvements to existing facilities.
4. The nature and extent of provision or contributions will be proportionate to the scale, nature and viability of the development, where appropriate.
5. Planning conditions and/or obligations will be used to ensure that the right community facilities and public service infrastructure are delivered at the appropriate point in time.

Table F.8.2: Summary of Likely Significant Effects of Policy HC2

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
HC2	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0

Temporal and Permanence

Likely effects are long-term. Securing community facilities and public service infrastructure supports ongoing access to services for future residents, workers and visitors. Where new facilities are delivered, the benefits may be permanent. Short-term effects relate to the construction and early operation of new facilities or expanded facilities, including temporary increases in activity and minor construction-related impacts such as noise or dust. These short-term effects are not significant in SA terms and are insufficient to alter the anticipated neutral score for pollution.

Scale

Effects arise at the site level and borough level.

Assumptions

- Infrastructure needs can be reliably identified through up-to-date evidence such as the Infrastructure Delivery Plan, enabling the policy to secure appropriate provision.
- New or improved facilities will be accessible to the users of the development.

Uncertainties

The contribution of individual facilities to health and wellbeing varies by type and user group.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy HC2 sets out a coordinated approach to ensuring that new development is supported by the community facilities and public service infrastructure required to meet the needs arising from significant increases in residents, workers or visitors. By requiring needs to be identified through up-to-date evidence, and securing on-site provision or proportionate contributions

where existing facilities are insufficient. This approach is expected to have a minor positive effect on access to services (SAO3), as it helps maintain adequate levels of provision and ensures that new development does not place undue pressure on existing facilities.

The requirement for timely delivery of facilities through planning conditions or obligations supports minor positive effects on health and wellbeing (SAO4). Access to community spaces, support services and social infrastructure contributes to inclusive and well-functioning neighbourhoods, and the policy helps ensure that these elements are available when needed. A minor positive effect on quality of place (SAO5) is also identified, reflecting the role of coordinated infrastructure delivery in supporting the creation of resilient and well-served environments.

F.8.3 Policy HC3: New and Improved Community Facilities and Public Service Infrastructure

Policy HC3:

New and Improved Community Facilities and Public Service Infrastructure

1. Proposals for new, extended, or improved community facilities and public service infrastructure will be supported where they:
 - a) respond to an identified need, supported by robust and proportionate evidence; and
 - b) are accessible by walking, cycling and public transport.
2. Proposals involving the construction of, or change of use to, a shop or service that would normally constitute a 'main town centre use' will be considered in accordance with policy TC5. Where it can be demonstrated that the proposal is intended to meet a local need, the sequential test will not normally be required.

Table F.8.3: Summary of Likely Significant Effects of Policy HC3

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
HC3	0	0	+	+	+	0	+	0	0	0	0	0	0	0	0	0	0

Temporal and Permanence

Likely effects are long-term. New or improved community facilities and locally focused services provide ongoing access to amenities that support neighbourhood functioning. Where facilities become established components of local provision, the benefits may be permanent. Short-term effects relate to construction and initial operation, including temporary noise, dust and activity. These relate to pollution but are not significant in SA terms and do not alter the neutral score for that objective.

Scale

Effects arise at the site level and borough level.

Assumptions

None.

Uncertainties

- The scale and nature of future proposals may vary, influencing the extent to which new facilities strengthen local provision.
- The contribution of individual facilities to health and wellbeing differs by type and user group.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy HC3 supports the delivery of new, extended or improved community facilities and public service infrastructure where proposals respond to an identified need and are accessible by sustainable modes. The requirement for robust and proportionate evidence ensures that new provision is directed to locations where it will address identified gaps, while the emphasis on accessibility by walking, cycling and public transport strengthens the role of facilities in serving local communities. This is expected to generate a minor positive effect on access to services (SAO3).

The policy is also anticipated to have a minor positive effect on health and wellbeing (SAO4). Community facilities and locally focused services contribute to social interaction, community cohesion and access to support services. By enabling new provision where a need is identified, Policy HC3 helps maintain and enhance the social infrastructure that supports healthy and inclusive neighbourhoods.

The requirement for sustainable access is likely to result in a minor positive effect on sustainable travel (SAO7), as locating facilities where they can be reached by active modes and public transport encourages patterns of movement that reduce reliance on private vehicles. Allowing appropriate small-scale shops and services intended to meet a local need proceed without the sequential test introduces flexibility that may broaden access to essential amenities, particularly in areas that are currently underserved. This contributes to a minor positive effect on quality of place (SAO5).

F.8.4 Policy HC4: Glascote Heath and Stonydelph (Pride in Place)

Policy HC4:

Glascote Heath and Stonydelph (Pride in Place)

1. Development proposals within the Glascote Heath and Stonydelph Pride in Place area (as defined on the Policies Map) will be supported where they contribute positively to community-led regeneration and the long-term improvement of the area. Proposals that

seek to link the Pride in Place area to adjacent residential areas, will also be supported, to ensure that the regenerative benefits of the Pride in Place funding is cohesive.

2. Where appropriate, proposals should:
 - a) support neighbourhood centres and improve access to local services;
 - b) improve the quality, safety and attractiveness of the local environment;
 - c) support local businesses, community facilities and public service infrastructure;
 - d) improve connectivity and accessibility, including walking, wheeling, cycling and public realm improvements where appropriate;
 - e) contribute positively to community wellbeing and social inclusion.
3. Development proposals should have regard to locally identified priorities and investment programmes, including those identified through the Pride in Place programme and associated regeneration initiatives, where relevant.
4. Development proposals should demonstrate how they have responded to local context and engaged with the community, where proportionate to the scale and nature of development.

Table F.8.4: Summary of Likely Significant Effects of Policy HC4

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
HC4	0	0	+	+	+	0	+	0	0	0	0	0	0	0	+	0	0

Temporal and Permanence

Likely effects are long-term. Regeneration activity, improved neighbourhood centres and enhanced connectivity contribute to sustained improvements in local conditions and access to services. Where environmental and public realm improvements become established features of the area, the benefits may be permanent. Short-term effects relate to construction activity associated with regeneration projects, including temporary noise, dust and disruption. These relate to pollution but are not significant in SA terms and do not alter the neutral score for that objective.

Scale

Effects occur within Glascote Heath and Stonydelph, with site-specific effects also likely.

Assumptions

None.

Uncertainties

The scale and nature of regeneration proposals may vary, influencing the extent to which positive effects on access, wellbeing and quality of place are realised.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy HC4 establishes a framework to support long-term, community-led regeneration in Glascote Heath and Stonydelph, focusing on improving local conditions, strengthening neighbourhood centres and enhancing access to services. By supporting development that contributes positively to locally identified priorities and the long-term improvement of the area, the policy provides a clear basis for addressing neighbourhood-level challenges and reinforcing the role of local facilities and services. This is expected to generate a minor positive effect on access to services (SAO3), as the policy encourages development that improves the availability and accessibility of local amenities.

The policy is also anticipated to have a minor positive effect on health and wellbeing (SAO4). Measures to improve the quality, safety and attractiveness of the local environment, support community facilities, and strengthen social inclusion contribute to healthier and more resilient neighbourhoods. The emphasis on improving connectivity and accessibility, including walking, wheeling and cycling, is likely to result in a minor positive effect on sustainable travel (SAO7).

Enhancements to neighbourhood centres, public realm and local services also support a minor positive effect on quality of place (SAO5), and a localised minor positive effect on townscape (SAO15) reflecting the policy's role in shaping more attractive, functional and cohesive environments.

F.8.5 Policy HC5: Existing Open Space, Sport, Leisure and Recreation Facilities

Policy HC5:

Existing Open Space, Sport, Leisure and Recreation Facilities

1. Existing open space, sport, leisure and recreation facilities will be protected and enhanced to support healthy, inclusive, and active communities.
2. Proposals to improve, modernise or enhance existing open space, sport, leisure and recreation facilities will be supported where they accord with the wider objectives and policies in this plan.
3. Development proposals that would result in the loss, reduction or deterioration of existing open space, sport, leisure or recreation facilities will only be supported where one of more of the following apply:
 - a) a robust and up to date assessment demonstrates that the facility or open space is surplus to current and future requirements;

- b) equivalent or better replacement provision, in terms of quantity, quality, and accessibility is secured in a suitable and convenient location for the community it serves;
 - c) the proposal would deliver greater overall community benefits that outweigh the loss;
 - d) it has been demonstrated that the facility or open space is no longer capable of serving its intended purpose, and there is no realistic prospect of it continuing in its current use.
4. Where proposals affect existing open space, applicants must also demonstrate that they would not result in unacceptable harm to the wider network of open spaces and green infrastructure.

Table F.8.5: Summary of Likely Significant Effects of Policy HC5

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
HC5	0	0	+	+	+	0	0	0	0	0	0	0	0	0	+	0	0

Temporal and Permanence

Likely effects are long term. The protection and enhancement of open spaces and sport, leisure and recreation facilities influences the availability and quality of these assets over time. Where facilities or open spaces are retained or improved, the effects are permanent. Where replacement provision is secured, effects are long term but dependent on delivery, as benefits arise only once new facilities or spaces are operational.

Scale

Effects occur locally, but there is also the potential for borough-wide effects.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy HC5 establishes a clear framework for safeguarding and enhancing the borough's existing open spaces and sport, leisure and recreation facilities. By preventing the loss of these assets unless justified through robust evidence, equivalent replacement provision or demonstrable wider community benefit, the policy maintains the continuity of spaces and

facilities that support everyday activity, recreation and community use. Through this protection, Policy HC5 is anticipated to generate a minor positive effect on accessibility (SAO3), as communities retain convenient access to facilities and open spaces that serve a broad range of recreational and social needs.

Protecting and improving open spaces and recreational facilities also strengthens opportunities for exercise, play, relaxation and engagement with the natural environment. These opportunities are central to physical and mental health, and the policy's emphasis on retaining and enhancing such assets is therefore assessed as likely to deliver a minor positive effect on health and wellbeing (SAO4).

Retaining facilities and spaces that serve a community function help sustain the social infrastructure that supports local interaction and participation. This contributes to neighbourhood quality, cohesion and identity. Accordingly, a minor positive effect on safe and attractive places (SAO5) is identified. The policy also requires proposals to avoid unacceptable harm to the wider network of open spaces and green infrastructure. This ensures that development does not undermine the strategic functions or connectivity of the wider network, reinforcing Policy HC5's contribution to maintaining high-quality and well-connected networks.

A minor positive effect on landscape and townscape quality (SAO15) may also arise, particularly where open spaces contribute to local character.

F.8.6 Policy HC6: Open Space, Sport and Recreation Provision in New Development

Policy HC6:

Open Space, Sport and Recreation Provision in New Development

1. All new minor residential development will be expected to be within 480 metres walking distance of existing open space as defined on the Policies Map. Developments that do not achieve this will need to demonstrate that sufficient alternative provision exists, or can be created as part of the development.
2. Major residential development will be expected to provide open space to meet the additional demand generated by the development. Open space should normally be provided at a rate of 2.43Ha per 1,000 population. The anticipated population arising from development should be submitted as part of the application. Where this information is not provided, the council will assume an occupancy rate of 1.5 persons per bedroom.
3. New open space provision will normally be delivered on-site so that spaces are meaningful, functional and accessible. Off-site provision or a financial contribution to off-site provision will only be supported where on-site provision can be demonstrated not to be feasible and off-site provision would deliver greater benefit to the community.
4. Major residential development will be required to contribute towards meeting additional demand for sport and recreation facilities generated by the development. This will normally be secured through financial contributions towards the provision, enhancement or

expansion of existing facilities, unless the scale, nature or location of the development justifies on-site provision. The type and level of provision or contribution will be informed by the council's evidence base.

Table F.8.6: Summary of Likely Significant Effects of Policy HC6

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
HC6	0	0	+	++	+	0	+	0	0	0	0	0	0	0	+	0	0

Temporal and Permanence

Likely effects are long-term, reflecting the enduring influence of securing accessible and integrated open space and recreational facilities as part of new residential development. Where new provision is delivered on-site, the likely effects are permanent. Where financial contributions are used to enhance existing facilities, likely effects are long-term but dependent on delivery, arising once improvements are implemented.

Scale

Effects are site-specific, with potential for borough-wide effects.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy HC6 ensures that new residential development is supported by accessible and appropriately scaled open space, alongside proportionate contributions towards sport, leisure and recreation facilities. By setting clear expectations for both minor and major development, the policy helps align growth with the provision of spaces that support everyday activity, informal recreation and wider community use. This approach is expected to generate a minor positive effect on accessibility (SAO3), as residents are more likely to have open space within easy walking distance of their homes.

Requiring major residential development to provide new open space at a defined standard ensures that growth is accompanied by meaningful, functional and accessible provision. Strengthened opportunities for physical activity, outdoor recreation and engagement with the natural environment are therefore likely to result in a major positive effect on health and wellbeing (SAO4). Prioritising on-site delivery, and only supporting off-site alternatives where

they demonstrably provide greater community benefit, helps integrate open space into new developments and supports its everyday use.

Policy HC7 also requires major development to contribute towards meeting additional demand for sport and recreation facilities. Securing new provision or financial contributions towards the enhancement or expansion of existing facilities helps ensure that growth does not place pressure on existing assets and supports the continued availability of spaces that serve a community function. This is likely to generate a minor positive effect on safe and attractive places (SAO5), as strengthened provision contributes to neighbourhood quality, cohesion and inclusive participation.

Ensuring that open space is located within walking distance further supports a minor positive effect on sustainable travel (SAO7), as proximity encourages walking for everyday recreation and reduces reliance on car travel. The integration of open space within major developments may also contribute positively to localised townscape quality, resulting in a minor positive effect on landscape and townscape (SAO15).

F.8.7 Policy HC7: New and Improved Open Space, Sport and Recreation Provision

Policy HC7:

New and Improved Open Space, Sport and Recreation Provision

1. Proposals for new or improved open space, sport and recreation provision will be supported where they:
 - a) are informed by the council's evidence base (including the Playing Pitch Strategy and Infrastructure Delivery Plan) and other relevant evidence, where appropriate; or
 - b) respond to an identified current or future need, particularly where access to existing provision is limited.
2. New or improved open space, sport and recreation provision, whether provided as a standalone development or as part of a wider development proposal should, where appropriate:
 - a) be safe, inclusive and accessible to people of all ages and abilities;
 - b) be integrated into the surrounding development and public realm;
 - c) support multifunctional use, including recreation, biodiversity and climate resilience;
 - d) be well connected to walking, wheeling, cycling and public transport networks; and
 - e) be supported by appropriate arrangements for long-term management and maintenance that do not place unreasonable or disproportionate costs on residents.

Table F.8.7: Summary of Likely Significant Effects of Policy HC7

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
HC7	0	0	+	++	+	0	+	0	0	0	0	0	+	0	0	0	0
Temporal and Permanence Likely effects are long-term, reflecting the enduring nature of new and improved open space, sport and recreation provision on accessibility, health and environmental quality. Where provision is delivered and maintained effectively, likely effects are permanent, as facilities continue to support recreational, social and environmental benefits over time.																	
Scale Effects are site-specific, with the potential to extend across the borough.																	
Assumptions None.																	
Uncertainties None.																	
Potential Mitigation No mitigation required.																	
Opportunities for Enhancement No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.																	

Commentary of Likely Significant Effects

Policy HC7 supports new and improved open space, sport and recreation provision where it responds to identified current or future need, particularly in areas with limited access to existing facilities. By steering provision towards locations with clear gaps, the policy broadens opportunities for physical activity and recreation across the borough. This is expected to generate a minor positive effect on accessibility (SAO3). Provision that is safe, inclusive and accessible strengthens participation across all age groups and abilities, and when integrated into surrounding development and the public realm, is likely to deliver a major positive effect on health and wellbeing (SAO4).

Expectations around multifunctional design mean that new or improved spaces can support recreation alongside biodiversity, which contributes positively to SAO13. Requiring facilities to be well connected to walking, wheeling, cycling and public transport helps integrate them into sustainable movement patterns, supporting a minor positive effect on sustainable travel (SAO7).

By promoting provision that is inclusive, well-connected and supported by appropriate long-term management arrangements, Policy HC7 reinforces the role of open space, sport and recreation facilities as shared community assets. This contributes to neighbourhood quality and cohesion, resulting in a minor positive effect on SAO5.

F.8.8 Policy HC8: Tamworth Leisure Quarter

Policy HC8: Tamworth Leisure Quarter

1. Tamworth Leisure Quarter, comprising Tamworth Football Club, the Snowdome, Namco Funscape and part of the Castle Grounds, is identified on the Policies Map as a destination for sport, leisure and culture in the Borough.
2. Development proposals within the Leisure Quarter will be supported where they contribute to its co-ordinated growth, including the improvement, expansion or intensification of existing sport and leisure facilities. Proposals should show how they relate to the wider Leisure Quarter and should not prejudice neighbouring sites improving or expanding in the future.
3. Complementary uses within the Leisure Quarter, including food and drink, will be determined in accordance with other relevant policies of this Plan. In particular, proposals for main town centre uses will be directed in accordance with Policy TC5 and the wider hierarchy of centres set out in Policy TC1.
4. Development proposals should:
 - a) prioritise walking, cycling and public transport over the car, and strengthen links between the Leisure Quarter, the Town Centre and the railway station;
 - b) conserve and enhance the setting of Tamworth Castle and the Castle Grounds;
 - c) protect and enhance the area's ecology and manage flood risk and drainage, including at Borrowpit Lakes and along the River Anker corridor; and
 - d) strengthen the relationship between the Leisure Quarter and the Town Centre, supporting linked trips and the Town Centre's role as the Borough's principal focus for retail, leisure and visitor activity.

Table F.8.8: Summary of Likely Significant Effects of Policy HC8

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
HC8	0	0	++	++	0	0	++	?	?	0	0	+	+	++	0	0	0

Temporal and Permanence

Likely positive effects are long-term and permanent where improvements to facilities, connections and heritage settings are maintained. Benefits for biodiversity and flood risk are long-term. Construction-related pollution effects may be short-term and temporary, with operational impacts uncertain.

Scale

Effects are site-specific, focused on the Leisure Quarter, Castle Grounds, Borrowpit Lakes and the River Anker corridor. Improvements to walking, cycling and public transport links have the potential to extend benefits more widely across the borough by strengthening connections to the town centre and railway station.

Assumptions

None.

Uncertainties

Uncertainties relate to the scale, type and design of future leisure proposals, which are not defined in the policy.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy HC8 supports the coordinated improvement, expansion and intensification of sport, leisure and cultural facilities within the identified Leisure Quarter. By strengthening links between the Leisure Quarter, the Town Centre and the railway station, and by prioritising walking, cycling and public transport, the policy provides a clear mechanism for improving access to leisure and cultural facilities. This is expected to generate a major positive effect on SAO3.

Enhancement of sport and leisure facilities directly supports opportunities for physical activity and recreation, resulting in a major positive effect on SAO4. Requirements to conserve and enhance the setting of Tamworth Castle and the Castle Grounds provide a strong mechanism for safeguarding heritage significance, generating a major positive effect on SAO14.

Prioritising active and sustainable travel modes is likely to deliver a major positive effect on SAO7, reflecting the policy's explicit focus on reducing car dependency and strengthening connections to key destinations. Protection and enhancement of ecology within the Leisure Quarter, including Borrowpit Lakes and the River Anker corridor, is expected to generate a minor positive effect on SAO13. Requirements to manage flood risk and drainage in these areas provide a mechanism for reducing vulnerability to flooding, resulting in a minor positive effect on SAO12.

The intensification of leisure uses may increase activity, noise and lighting, but the scale and nature of future proposals are not defined within the policy. As such, effects on air, noise and water pollution cannot be determined at this stage, resulting in uncertain effects on SAO8 and SAO9.

F.8.9 Policy HC9: Public Realm

Policy HC9: Public Realm

1. Development proposals must ensure that public spaces and routes are designed to be inclusive, accessible and easy to use for people of all ages and abilities and that they are safe, secure and comfortable to use at all times of day, helping to prevent crime and disorder and reduce the fear of crime and promote healthy, active and inclusive communities.
2. Where appropriate, development proposals must create high quality, attractive, inclusive and human-scale public spaces that contribute positively to the character, identity, functionality, accessibility and safety of the area.
3. Development proposals should ensure that, where appropriate, streets and public spaces:
 - a) **movement and legibility** – are legible, well-connected and easy to navigate, providing coherent routes that prioritise pedestrians, wheeling and cycling;
 - b) **inclusive access** – provide safe, convenient and accessible environments for people of all ages and abilities, including children, older people and other vulnerable users;
 - c) **active frontages** – include active frontages and positive building interfaces that support activity, natural surveillance and public safety;
 - d) **social interaction** – provide opportunities for social interaction, recreation, play and informal activity that support healthy communities;
 - e) **landscaping and greening** – incorporate high quality hard and soft landscaping, including street trees where appropriate;
 - f) **sustainable drainage and green infrastructure** – integrate sustainable drainage and green infrastructure where feasible;
 - g) **street furniture and lighting** – include seating, lighting, wayfinding and other street furniture where appropriate; and
 - h) **safety and surveillance** – avoid concealed, inactive or poorly overlooked spaces that could contribute to crime, anti-social behaviour or fear of crime.
4. Development proposals should be informed by recognised principles of crime prevention and community safety, including Secured by Design or equivalent standards where appropriate.
5. Public spaces should be durable, easy to maintain and capable of adapting to changing needs over time, including accommodating temporary or flexible uses where appropriate.

6. Development proposals must ensure that parking, servicing, plant and other operational areas do not dominate streets or public spaces or detract from the quality and character of the public realm.

Table F.8.9: Summary of Likely Significant Effects of Policy HC9

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
HC9	0	0	+	++	++	0	+	0	0	+	0	0	0	0	++	0	0

Temporal and Permanence

Likely effects are long-term. Improvements to public realm quality, accessibility, legibility and safety are embedded within built form and movement networks. These effects are permanent, reflecting the enduring nature of public realm design and layout once implemented.

Scale

Effects are site-specific, with the potential to extend across the borough.

Assumptions

Integrating of active travel measures is feasible within site layouts, enabling the prioritisation of walking, wheeling and cycling to be realised.

Uncertainties

Scale of benefits depends on the extent to which development proposals come forward in areas where public realm improvements can materially influence accessibility, safety and movement.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy HC9 is expected to deliver substantial improvements to the quality, safety and inclusiveness of streets and public spaces. By strengthening connectivity and supporting more coherent and legible movement networks, the policy helps create environments that are easier to navigate and more comfortable to use. This is likely to have a minor positive effect on accessibility (SAO3), particularly for those travelling on foot, by cycle or by wheeling. The emphasis on active modes also contributes to a minor positive effect on sustainable travel (SAO7), reflecting the policy's role in encouraging everyday movement by low-carbon modes. These shifts support a minor positive effect on climate mitigation (SAO10) through the potential for reduced transport emissions.

The policy's focus on creating well-designed, attractive and inclusive public spaces contributes strongly to improved health and wellbeing (SAO4). Environments that support activity, social interaction and reduced fear of crime can help people feel more comfortable and confident using streets and public spaces. Policy HC9 also strengthens the safety and overall quality of the public realm. Measures that improve natural surveillance and reduce opportunities for crime and anti-social behaviour help ensure that streets and spaces feel secure and welcoming, resulting in major positive effects on SAO5.

Enhancing the quality and inclusiveness of public spaces contributes positively to local character and townscape. High-quality public realm and well-considered landscaping help strengthen identity and distinctiveness, as well as aid in improving the overall appearance and functionality of streets and spaces. These improvements are anticipated to generate major positive effects on landscape and townscape quality (SAO15).

F.8.10 Policy HC10: Safeguarding Burial Space

Policy HC10: Safeguarding Burial Space

1. Existing municipal burial grounds and cemeteries, and the land marked as safeguarded for burial space on the Policies Map will be protected to ensure that sufficient land is available to meet the long-term burial and cremation needs of Tamworth's communities.
Development that would result in the loss of existing burial space, compromise its future use, or prejudice the delivery of identified future burial provision will not be supported unless equivalent or better provision is made.
2. Development proposals must:
 - a) safeguard existing burial grounds to avoid loss, reduction or fragmentation, including associated facilities; and
 - b) protect the setting of existing and proposed burial grounds, ensuring that development does not adversely impact their tranquillity, function, landscape character, biodiversity value, heritage significance or future operation.
3. New burial provision should be accessible, inclusive and designed to meet the needs of all faiths and communities.
4. New burial space will need to be designed to incorporate appropriate buffers, landscaping and design measures to safeguard privacy and quiet reflection.
5. Where development is expected to generate additional demand for burial and cremation services, proportionate contributions towards meeting future needs may be sought through land provision or financial contributions, where justified and in accordance with Policy IO2.

Table F.8.10: Summary of Likely Significant Effects of Policy HC10

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
HC9	0	0	0	+	+	0	0	0	0	0	0	0	+	+	+	0	0

Temporal and Permanence

Likely effects are long term. The policy seeks to protect existing burial grounds and ensures that land remains available to meet future burial and cremation needs.

Scale

Effects are site-specific, with the potential to extend across the borough.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy HC10 protects existing burial grounds and cemeteries and ensures that sufficient land is available to meet long-term burial and cremation needs, preventing loss, fragmentation or compromise of existing or future provision. Requirements to safeguard tranquillity, landscape character, biodiversity value and heritage significance mean the policy supports minor positive effects on biodiversity (SAO13), heritage (SAO14) and landscape (SAO15). Expectations for accessible, inclusive provision that meets the needs of all faiths and communities contribute to a minor positive effect on health and wellbeing (SAO4), while buffers, landscaping and privacy measures support a minor positive effect on quality of place (SAO5).

F.8.11 Policy HC111: Hot Food Takeaways
Policy HC11:
Hot Food Takeaways

1. Development proposals for hot food takeaways or fast-food outlets will not be supported where they:
 - a) are in close proximity to a school or other facility regularly used by children and young people, unless located within the Town Centre or within a Neighbourhood Centre; or

- b) would result in an over-concentration of such uses particularly where this would have an unacceptable impact on local health, pollution, or anti-social behaviour.

Table F.8.11: Summary of Likely Significant Effects of Policy HC11

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
HC10	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0

Temporal and Permanence

Likely effects are long-term. The policy restricts the location and concentration of hot food takeaways in order to manage potential impacts on health, amenity and local environmental quality over time.

Scale

Effects are local, arising around schools and neighbourhoods where concentrations of takeaways are managed. Effects have borough-wide relevance because the policy applies across Tamworth.

Assumptions

Evidence on over-concentration is significantly robust to support consistent decision-making.

Uncertainties

Scale of benefits depends on the number and nature of proposals affected by the policy.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy HC11 manages the location and concentration of hot food takeaways to reduce their potential impacts on health, amenity and local environmental quality. Restricting proposals in close proximity to schools and other facilities used by children and young people, except where located within the town centre or neighbourhood centres, helps limit exposure to unhealthy food environments during the school day and is expected to have a positive effect on health and wellbeing (SAO4). Preventing new takeaways where they would lead to an over-concentration of such uses, particularly where evidence indicates unacceptable impacts on health, pollution or anti-social behaviour, supports safer and more attractive local

environments and results in a minor positive effect on quality of place (SAO5). While the policy references pollution, the relationship is indirect.

F.9 Heritage

F.9.1 Strategic Policy SP7: Securing the Conservation and Enhancement of Heritage Assets

Strategic Policy SP7:

Securing the Conservation and Enhancement of Heritage Assets

1. Development proposals should look to take opportunities to enhance the setting and understanding of the historic environment. Applications that have the potential to affect a heritage asset should ensure that the asset, including its setting, are conserved and enhanced in a manner appropriate to their significance.
2. Flexibility will be applied in how heritage assets can be used, ensuring that any appropriate use is not restricted unnecessarily.
3. Proposals that would bring back into use vacant historic buildings or better utilise under-used historic buildings will be supported. Proposals which help to secure the conservation and safeguard the significance of assets on the heritage at risk register will also be supported.
4. Heritage assets should be actively integrated within the urban environment where possible, and serve the most effective purpose for the community whilst retaining their historic character.
5. Where a development proposal would result in the loss of the whole or part of a heritage asset (whether designated or not):
 - a) the development won't be supported without steps being taken to make sure that the new development will go ahead after the loss has occurred; and
 - b) the applicant will be required to make an appropriate record of the asset before it is lost.
6. Proposals for development that has the potential to impact heritage assets will be required to provide a statement that describe the significance of any heritage assets affected, including any contribution made by their setting.

Table F.9.1: Summary of Likely Significant Effects of Policy SP7

Strategic Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
SP7	0	0	0	0	+	0	0	0	0	0	0	0	0	++	+	+	+

Temporal and Permanence

Likely positive effects for SAO5, SAO14 and SAO15 are expected to be long-term and permanent, reflecting sustained conservation, enhancement and viable reuse of heritage assets. Likely positive effects for SAO16 and SAO7 are also long-term, arising from the

continued reuse of existing historic buildings. Any short-term effects associated with construction activity would be temporary and are not significant in the context of the policy's likely effects.

Scale

Likely effects are primarily local and site-specific, with some benefits extending to the immediate neighbourhood or borough level where heritage assets contribute to wider townscape character.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy SP7 provides a comprehensive framework for the conservation, enhancement and effective long-term management of Tamworth's heritage assets. The policy requires development proposals to assess and describe the significance of affected heritage assets, including their settings, and ensures that assets are conserved and enhanced in a manner proportionate to their significance. The policy also supports the reuse of vacant or underused historic buildings and encourages flexibility in securing viable long-term uses, helping to safeguard heritage assets and reduce the number of buildings at risk.

Through the integration of heritage assets within the urban environment, the policy contributes positively to local distinctiveness and townscape quality. Requirements relating to setting, character and the retention of historic fabric will help to ensure that heritage assets continue to play a meaningful role in shaping the identity of the borough. Where the loss of a heritage asset is unavoidable, the policy ensures that appropriate recording is undertaken, providing a permanent contribution to understanding of the historic environment. Overall, a major positive effect on the historic environment (SAO14) is anticipated.

By reinforcing local distinctiveness and supporting high-quality townscape, the policy is likely to have a minor positive effect on landscape and townscape quality (SAO15) and on creating attractive places (SAO5). The reuse of existing historic buildings contributes to the efficient use of land and resources (SAO16) and supports circular economy principles (SAO17), resulting in minor positive effects on these objectives.

F.9.2 Policy HE1: Proposals Affecting Designated Heritage Assets

Policy HE1: Proposals Affecting Designated Heritage Assets

1. When considering the potential effect of a development proposal on a designated heritage asset, substantial weight will be given to the asset's conservation.
2. Development proposals that would have a positive effect on designated heritage assets will be supported.
3. Where a development proposal has the potential to harm a designated heritage asset or its setting, the impact of the effect will be weighed against the public benefits of the proposal. Important public benefits can include such things as securing the long-term re-use of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.
4. Development proposals that would cause substantial harm to (or the total loss of the significance of) a designated heritage asset will be refused unless it can be demonstrated that the development is needed to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:
 - a) the nature of the heritage asset would otherwise prevent all reasonable uses of the site;
 - b) no suitable use can be found that will enable its conservation;
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the asset back into use.

Table F.9.2: Summary of Likely Significant Effects of Policy HE1

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
HE1	0	0	0	0	+	0	0	0	0	+	0	0	0	++	+	+	+

Temporal and Permanence

Most positive effects are expected to be long-term and permanent, reflecting the sustained conservation of designated heritage assets, the avoidance of harm, and the continued viability of their reuse. Long-term effects also apply to objectives relating to place quality, townscape and climate mitigation.

Scale

Likely effects are local and site-specific, with some benefits extending to the immediate neighbourhood or borough level where designated heritage assets contribute to wider townscape character.

Assumptions

None.

Uncertainties

The extent to which energy-efficiency or low-carbon heating measures can be accommodated within designated heritage assets will vary depending on the characteristics of individual buildings. The reuse of heritage assets is highly dependent on viability and market conditions.

Potential Mitigation

There are no significant adverse effects associated with this policy, and therefore no mitigation is required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary on Likely Significant Effects

Tamworth contains a diverse range of designated heritage assets that contribute strongly to local character and a sense of place. Policy HE1 establishes a clear and robust framework for managing development affecting these assets. By giving substantial weight to their conservation and supporting proposals that would have a positive effect on designated heritage assets, the policy provides strong protection for the borough's historic environment. The requirement to weigh any harm against demonstrable public benefits, and the clear tests that must be met before substantial harm or total loss can be justified, ensure that designated heritage assets are safeguarded over the long term. A major positive effect on the historic environment (SAO14) is therefore identified.

The policy's focus on conserving heritage assets and protecting their settings is expected to contribute positively to local distinctiveness and townscape quality. Ensuring that development does not cause unjustified harm to the significance or setting of designated heritage assets will help maintain the contribution these assets make to local identity and the character of surrounding townscape. This is likely to support the creation of attractive places and reinforce the quality of the local environment. As a result, minor positive effects are identified for SAO5 and SAO15.

Policy HE1 also supports the reuse of vacant or underused historic buildings where this secures their long-term conservation. This directly encourages the continued use of existing built fabric, contributing to the efficient use of land (SAO16) and supporting circular economy principles (SAO17). These represent minor positive effects.

The policy identifies that public benefits can include enabling energy-efficiency improvements and low-carbon heating measures within heritage assets. Where such measures can be sensitively accommodated, this provides a pathway for a minor positive effect on climate change mitigation (SAO10). Opportunities will vary depending on the characteristics of individual assets, so this effect remains modest.

F.9.3 Policy HE2: Proposals Affecting Non-Designated Heritage Assets

Policy HE2:

Proposals Affecting Non-Designated Heritage Assets

1. Development proposals affecting non-designated heritage assets will be supported where they would have a positive impact, or would not have a negative impact on the heritage asset.
2. Where a development proposal has the potential to cause harm to (or the total loss of the significance of) a non-designated heritage asset, it will only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset.

Table F.9.3: Summary of Likely Significant Effects of Policy HE2

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
HE2	0	0	0	0	+	0	0	0	0	0	0	0	0	+	+	0	0

Temporal and Permanence

Most positive effects are anticipated to be long-term and permanent. Long-term effects also apply to place quality.

Scale

Likely effects are local and site-specific, with some benefits extending to the immediate neighbourhood where non-designated heritage assets contribute to local character and townscape quality.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

There are no significant adverse effects associated with this policy, and therefore no mitigation is required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy HE2 provides a proportionate approach to managing development affecting non-designated heritage assets. By supporting proposals that have a positive impact, or no negative impact, on these locally valued buildings and places, the policy helps to safeguard elements of the borough's historic fabric that contribute to local character. The requirement that any harm or loss must be outweighed by the benefits of the proposal, taking account of

the scale and harm and the significance of the asset, ensures that non-designated heritage assets are meaningfully considered in decision-making. A minor positive effect on the historic environment (SAO14) is therefore likely.

Protecting non-designated heritage assets is also expected to reinforce local distinctiveness and contribute positively to townscape quality, particularly where such assets play a role in defining neighbourhood identity. A minor positive effect on landscape and townscape quality (SAO15) is therefore anticipated.

By supporting proposals that maintain or enhance non-designated heritage assets, the policy provides a minor positive effect on SAO5.

F.9.4 Policy HE3: Conservation Areas

Policy HE3: Conservation Areas

1. Development in or affecting a conservation area will be supported where it would contribute to the preservation, enhancement, or help reveal the significance of the area or its setting.
2. Development proposals should:
 - a) take account of the area's special architectural or historic interest (as identified as part of the relevant conservation area appraisal and management plan) in the design and use of development; and
 - b) retain and, where possible, restore buildings and other features which make a positive contribution to the character or appearance of the conservation area.
3. Where a proposal would result in substantial harm to the significance of a conservation area or its setting, permission will be refused unless it can be demonstrated that there would be substantial public benefits that outweigh that harm.
4. Where a development proposal would result in the loss of a building or other element which contributes to the character or appearance of a conservation area, its importance to the conservation area will be taken into account in determining whether the loss would result in substantial harm to the conservation area as a whole.

Table F.9.4: Summary of Likely Significant Effects of Policy HE3

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
HE3	0	0	0	0	+	0	0	0	0	0	0	0	0	++	+	0	0

Temporal and Permanence

Most positive effects are anticipated to be long-term and permanent. Long-term effects also apply to place quality.

Scale

Likely effects are local and site-specific, with some benefits extending to the immediate neighbourhood where conservation areas contribute to wider townscape quality.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

There are no significant adverse effects associated with this policy, and therefore no mitigation is required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Tamworth contains seven conservation areas, each with a distinct architectural and historic character that contributes strongly to the borough's sense of place. Policy HE3 provides a clear and proportionate framework for managing development within or affecting these areas. By supporting proposals that preserve, enhance, or reveal the significance of conservation areas and their settings, the policy helps to safeguard their special architectural and historic interest. The requirement for development to take account of the qualities identified in Conservation Area Appraisals and Management Plans, and to retain or restore features that make a positive contribution, ensures that change responds sensitively to established character. A major positive effect on the historic environment (SAO14) is therefore identified.

The policy's emphasis on retaining and restoring historic buildings and features that contribute positively to the character or appearance of conservation areas is expected to reinforce local distinctiveness and support high-quality townscape. Ensuring that development does not result in unjustified harm to the significance of conservation areas or their settings will help maintain the visual qualities and identity of these areas. A minor positive effect on SAO15 is therefore identified.

By requiring development to preserve, enhance or better reveal the significance of conservation areas and to retain or restore features that contribute positively to their character, the policy is likely to generate a minor positive effect on SAO5.

F.10 Design, Placemaking and the Built Environment

F.10.1 Strategic Policy SP8: Design, Placemaking and the Built Environment

Strategic Policy SP8: **Design, Placemaking and the Built Environment**

1. Development proposals must contribute positively to the creation of high quality, sustainable and distinctive places across Tamworth.
2. Development proposals will be expected, where appropriate, to:
 - a) respond positively to the character, identity and distinctiveness of the borough and its different places;
 - b) reinforce local character and create a strong sense of place through high quality, context-led and design-led development;
 - c) support the regeneration and enhancement of the Town Centre, Neighbourhood Centres, Regeneration Opportunity Areas, and previously developed land;
 - d) make efficient and effective use of land while protecting the character, amenity and environmental quality of surrounding areas;
 - e) create safe, inclusive and accessible environments that promote health, wellbeing and social interaction, support natural surveillance and help reduce opportunities for crime, anti-social behaviour and the fear of crime;
 - f) improve connectivity within and between neighbourhoods, centres, green spaces and transport facilities;
 - g) integrate blue and green infrastructure and support climate-resilient development;
 - h) protect and enhance the Borough's historic environment and landscape character; and
 - i) contribute positively to the quality, functionality and long-term resilience of the public realm and built environment.
3. Development proposals should demonstrate how site context, constraints and opportunities have informed the evolution of the design.
4. The council will support innovative and contemporary design approaches where they are well considered, respond positively to local context and contribute towards high quality and sustainable placemaking.
5. Development proposals should be designed so as not to prejudice the comprehensive development or regeneration of adjoining land or wider areas.

Table F.10.1: Summary of Likely Significant Effects of Strategic Policy SP8

Strategic Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
SP8	0	0	+	++	++	0	+	0	0	0	+	0	+	+	++	+	0

Temporal and Permanence

Likely effects are anticipated to be long-term. High-quality, context-led design, improved public realm, enhanced movement networks and integrated blue and green infrastructure will influence townscape quality, accessibility, environmental conditions and neighbourhood cohesion throughout the lifetime of development. Climate-resilient design and multifunctional GI are also expected to generate enduring benefits, including cooling, filtration and reduced surface water run-off.

Scale

Local and borough level.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

Development under Strategic Policy SP8 is expected to generate a minor positive effect on the historic environment (SAO14), as the policy requires development to protect and enhance heritage assets and contribute positively to local character and distinctiveness. However, this outcome could be strengthened through clearer wording that explicitly refers to the heritage assets and their settings, ensuring that the relationship between design quality and the conservation of significance is fully articulated.

Commentary of Likely Significant Effects

Strategic Policy SP8 sets out comprehensive design and placemaking requirements to ensure development contributes to high-quality, sustainable and distinctive places across Tamworth. The policy emphasises context-led and design-led development, requiring proposals to respond positively to the borough's character, identity and distinctiveness. These expectations are likely to support townscape quality, reinforce local character and strengthen the sense of place, generating major positive effects for SAO15.

Development under Strategic Policy SP8 is expected to generate a minor positive effect on the historic environment (SAO14), as the policy requires development to protect and enhance heritage assets and contribute positively to local character and distinctiveness. However, this outcome could be strengthened through clearer wording that explicitly refers to the heritage assets and their settings, ensuring that the relationship between design quality and the conservation of significance is fully articulated.

The policy also includes measures to create safe, inclusive and accessible environments that promote health, wellbeing and social interaction. Expectations for natural surveillance, reduced opportunities for crime and high-quality public realm are likely to support safer, more cohesive neighbourhoods, generating major positive effects for both SAO4 and SAO5.

Requirements to improve connectivity within and between neighbourhoods, centres, green spaces and transport facilities will help strengthen movement networks and support active travel, resulting in minor positive effects for accessibility (SAO3) and sustainable travel (SAO7).

SP8 identifies the importance of integrating green and blue infrastructure and supporting climate-resilient development. These measures can support adaptation to climate impacts, generating minor positive effects for SAO11. While green and blue infrastructure may also support ecological networks and habitat opportunities, the mechanism is modest, resulting in minor positive effects for SAO13.

The policy also requires development to make efficient and effective use of land while protecting character, amenity and environmental quality. These expectations are likely to support well-considered development patterns and optimise land use, generating minor positive effects for SAO16.

F.10.2 Policy DE1: Delivering High-Quality Design and Respecting Local Distinctiveness

Policy DE1:

Delivering High-Quality Design and Respecting Local Distinctiveness

1. Development proposals must demonstrate a clear understanding of the site and its surroundings and show how this has informed the evolution of the design.
2. Development proposals must demonstrate how the relevant national policy, local plan policies and relevant Annexes have informed the proposal.
3. Development proposals should incorporate high quality design which contributes positively to local distinctiveness by demonstrating a clear understanding of:
 - a) **history and heritage** – the history and evolution of the place;
 - b) **views and context** – significant views to and from the site and the surrounding context;
 - c) **character and features** – prevailing character and built and natural features of interest; and
 - d) **landscape and topography** – landscape setting, landform and topography.
4. Innovative design approaches, including the use of modern materials and construction techniques, will be supported where they reinforce or enhance local character.

5. Development proposals are expected to demonstrate high quality design from the earliest stages of the design process and throughout the evolution of the scheme, including the following aspects of design:
 - a) **layout** – making effective use of land, including the arrangement of streets, routes, spaces and buildings, urban grain, plot sizes, building lines and rhythms, whilst ensuring that the layout does not prejudice future development opportunities on neighbouring sites;
 - b) **form and scale** – the height, bulk, massing, proportions, profile and roofscapes of buildings and spaces;
 - c) **appearance** – façade composition, materials, windows and colour;
 - d) **landscape** – topography and hard and soft landscaping;
 - e) **detailing** – architectural detailing and material junctions that contribute to craftsmanship and visual quality;
 - f) **inclusive access** – ensuring buildings, spaces and routes are accessible and usable for people of all ages and abilities; and
 - g) **sustainable and climate-responsive design** – consideration of layout, orientation, landscaping and materials to support environmental performance, climate resilience and adaptation.
6. The design quality of approved schemes should be maintained through to completion. Amendments that would reduce the quality of the approved design will not normally be supported, including through material or non-material amendment submissions.
7. Development proposals should achieve appropriate residential densities, in accordance with policy HO2, through a design-led approach that takes into account:
 - a) the site size, characteristics and location;
 - b) the urban grain of the area and appropriate building forms, heights and sizes for the site; and
 - c) the context and local character of the area

Table F.10.2: Summary of Likely Significant Effects of Policy DE1

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
DE1	0	0	+	+	++	0	0	0	0	0	+	0	0	++	++	+	0

Temporal and Permanence

Likely effects are long term, as high-quality, context-responsive design influences the character and functionality of places throughout the lifetime of development. Where design

quality is maintained through to completion, the effects are permanent, contributing to lasting improvements in townscape, accessibility and environmental performance.

Scale

Effects are site-specific, with design and character improvements delivered through individual schemes. Their accumulation will deliver borough wide effects.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy DE1 requires development proposals to demonstrate a clear understanding of the site and its surroundings, including its history, character, landscape setting, views and topography. Designing in response to these elements will help conserve and enhance the significance of heritage assets and their settings, resulting in a major positive effect on SAO14. A strong contextual approach also reinforces local distinctiveness and supports high-quality townscape, leading to a major positive effect on landscape and townscape (SAO15).

The policy requires proposals to incorporate high-quality design across layout, form, scale, appearance, detailing and landscaping. Well-considered design that reflects local character and built form will help create visually coherent and attractive environments, supporting a major positive effect on safe and attractive environments (SAO5). Expectations around maintaining design quality through to completion further reinforce this outcome by ensuring that approved schemes deliver the standard of design originally assessed.

Requirements for inclusive access ensure that buildings, spaces and routes are useable for people of all ages and abilities. This will help support equitable access to everyday environments and contribute to a minor positive effect on accessibility (SAO3) and wellbeing (SAO4).

The policy also requires consideration of sustainable and climate-responsive design, including layout, orientation, landscaping and materials that support environmental performance, climate resilience and adaptation. These measures will help improve resilience to future climatic conditions, resulting in a minor positive effect on climate adaptation (SAO11).

By requiring a design-led approach to achieving appropriate residential densities, the policy ensures that density responds to site characteristics, urban grain and local character. This will help secure efficient use of land in a manner that respects context, supporting a minor positive effect in SAO16.

F.10.3 Policy DE2: Masterplanning and Design Codes

Policy DE2: Masterplanning and Design Codes

1. Development proposals for large scale major applications and Regeneration Opportunity Areas must be supported by a masterplan and/or design code to secure a coordinated, comprehensive and high-quality approach to development.
2. Masterplans and design codes should establish clear design principles and spatial frameworks for the development of a site or area, including, where appropriate:
 - a) movement and connectivity;
 - b) land use and spatial structure;
 - c) public realm and landscape;
 - d) building form, scale and design principles;
 - e) blue and green infrastructure;
 - f) sustainability and climate resilience measures;
 - g) infrastructure delivery and phasing; and
 - h) integration with surrounding development and neighbouring areas.
3. The level of detail and scope of any masterplan or design code should be proportionate to the scale, complexity and significance of the site or area concerned.
4. Where required, masterplans and design codes should be prepared and agreed prior to, or alongside, the submission of relevant planning applications.
5. Development proposals, including reserved matters applications and subsequent phases of development, will be expected to demonstrate compliance with any approved masterplan or design code.

Table F.10.3: Summary of Likely Significant Effects of Policy DE2

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
DE2	0	0	+	0	+	0	+	0	0	0	+	0	+	0	++	+	0

Temporal and Permanence

Likely effects are long term, as masterplans and design codes shape the form, structure and quality of development throughout its delivery and occupation. Where compliance is maintained across all phases, the likely effects are permanent.

Scale

Effects are site-specific. Their accumulation will deliver borough wide effects.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy DE2 requires large-scale major applications, Regeneration Opportunity Areas and Sustainable Urban Extension sites to be supported by a masterplan and/or design code. Securing a coordinated and comprehensive approach to development will help establish clear design expectations from the outset, resulting in a major positive effect on SAO15. A structured spatial framework that guides building form, scale, public realm and integration with surrounding areas will reinforce local distinctiveness and support coherent townscape outcomes.

Masterplans and design codes are expected to set out principles for movement and connectivity. Establishing these requirements early in the design process will help ensure that new development is accessible by a range of routes and modes, supporting a minor positive effect on accessibility (SAO3). Clear movement frameworks can also encourage walking, cycling and public transport use where appropriate, contributing to a minor positive effect on sustainable travel (SAO7).

The policy requires masterplans and design codes to address public realm, landscape and integration with neighbouring areas. A coordinated approach to these elements will help create safe, attractive and well-connected environments, resulting in a minor positive effect on SAO5. By shaping coherent and legible place that support everyday use and social interaction, these measures also contribute to a minor positive effect on SAO4.

Requirements for sustainability and climate-resilience measures within masterplans and design codes will help ensure that development incorporates features that improve resilience to future climatic conditions. These measures support a minor positive effects on climate adaptation (SAO11) by embedding climate-responsive design principles into the structure of new development.

The policy also requires consideration of blue and green infrastructure. Incorporating these elements into masterplans and design codes will help support habitat creation and ecological connectivity, resulting in a minor positive effect on biodiversity (SAO13).

By requiring masterplans and design codes to set out land use and spatial structure, the policy helps ensure that development makes efficient use of land through coordinated

planning of layout, density and spatial organisation. This will support a minor positive effect on SAO16.

F.10.4 Policy DE3: Design Standards for New Housing (including conversions and subdivision)

Policy DE3:

Design Standards for New Housing (including conversions and subdivision)

1. New residential development, including new build housing, conversions and subdivisions, must deliver high quality, functional and accessible homes that provide a good standard of residential amenity for future occupiers.
2. All new residential development must meet the following requirements:
 - a) internal space - compliance with the most up-to-date nationally described space standard, having regard to Annexe B: Residential Design Standards;
 - b) living conditions – provision of high-quality living conditions for future occupiers, having regard to policy EP1, the Amenity Standards Annexe and Annexe B: Residential Design Standards;
 - c) amenity space – provision of high quality private and/or communal amenity space for future occupiers, in accordance with Annexe B: Residential Design Standards;
 - d) housing mix – provision of an appropriate mix of dwelling sizes, having regard to Policy HO1 (Housing Mix);
 - e) energy efficiency – achieve high standards of energy efficiency and contribute to the achievement of net zero carbon emissions, in accordance with Policy SP2;
 - f) accessibility - development must provide a high standard of accessibility, as follows:
 - i. all new dwellings must meet Building Regulations requirement M4(2) (accessible and adaptable dwellings), unless provided in accordance with M4(3)
 - ii. on developments of 20 or more dwellings, at least 5% of dwellings must meet Building Regulations requirement M4(3) (wheelchair user dwellings). Where provided as market housing, these should be wheelchair adaptable dwellings. Where the Council is responsible for nomination or allocation, dwellings should be wheelchair accessible; and
 - g) parking and servicing – provision of appropriate and well-integrated parking, servicing, refuse and recycling arrangements.
3. Proposals involving the conversion or subdivision of existing buildings will only be supported where:
 - a) character and appearance - the proposal respects the form, structure, character and setting of the existing building;

- b) alterations and extension – any extensions or external alterations respond positively to the character and appearance of the building and surrounding area; and
- c) intensification – the proposal would not result in the over-intensification of the site or harm the character, function or amenity of the surrounding area.

Table F.10.4: Summary of Likely Significant Effects of Policy DE3

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
DE3	0	0	0	+	+	+	0	0	0	+	0	0	0	0	+	+	0

Temporal and Permanence

Likely effects are long term, as the quality, accessibility, amenity provision and energy performance of new homes influence residential environments throughout their lifetime. Where high standards of internal space, living conditions, accessibility and energy efficiency are secured at construction, the effects are permanent, supporting lasting improvements in housing quality, wellbeing, climate mitigation and townscape character.

Scale

Effects occur at the site level, where individual housing schemes apply DE3's standards for space, amenity, accessibility, energy efficiency and character-respecting conversions. These improvements to housing quality and residential environments add up across multiple schemes, leading to likely borough-wide effects.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy DE3 requires new residential development, including new build housing, conversions and subdivisions, to deliver high-quality, functional and accessible homes that provide a good standard of residential amenity for future occupiers. Requiring compliance with nationally described space standards and high-quality living conditions ensures that new homes meet recognised benchmarks for internal space, comfort and useability. This results in a minor positive effect on high-quality housing (SAO6).

The policy requires the provision of high-quality private or communal amenity space and expects living conditions to be supported by appropriate design standards. These measures

will help promote good levels of residential amenity and support the mental and physical wellbeing of future occupiers, resulting in a minor positive effect on SAO4.

Requirements for accessible and adaptable dwellings, including M4(2) compliance for all new homes and M4(3) wheelchair user dwellings on larger schemes, will help ensure that new housing is usable by people of all ages and abilities.

The policy also requires high standards of energy efficiency and contributions toward net zero carbon emissions. Embedding these requirements within new residential development will help reduce emissions associated with energy use, resulting in a minor positive effect on climate mitigation (SAO10).

By requiring high-quality design, appropriate amenity space, well-integrated parking and servicing, and conversions or extensions that respect the character and appearance of existing buildings, the policy helps support safe, attractive and coherent residential environments. These measures will contribute to a minor positive effect on SAO5.

The policy also requires that conversions and subdivisions respect the form, structure, character and setting of existing buildings, and that intensification does not harm the character or function of the surrounding area. This will help reinforce local distinctiveness and townscape quality, resulting in a minor positive effect on SAO15.

By requiring a design-led approach to layout, density and the subdivision of existing buildings, the policy helps ensure efficient use of land, resulting in a minor positive effect on SAO16.

F.10.5 Policy DE4: Residential Infill/Backland Development

Policy DE4: Residential Infill/Backland Development

1. Residential infill and backland development will be supported where proposals can be accommodated without harm to the character, appearance or amenity of the surrounding area.
2. Proposals must demonstrate that:
 - a) character and layout – the development responds positively to the character, grain and pattern of development in the surrounding area;
 - b) scale and appearance – the form, scale, massing and appearance of the development are appropriate to the site and its context;
 - c) site capacity – the site is capable of accommodating the proposed development without resulting in unacceptable intensification of the site, including in relation to layout, spacing, access, parking, servicing and the provision of private or communal amenity space;

- d) amenity – the development is designed to provide a high standard of amenity for existing and future occupiers through appropriate levels of privacy, outlook, daylight and separation, having regard to policy EP1 and the Amenity Standards Annexe;
- e) access and movement – safe and suitable access, servicing and circulation arrangements can be achieved without harm to highway safety, residential amenity or the character of the area. Backland development proposals should provide safe, legible and well-designed access arrangements that avoid long, narrow or poorly overlooked access routes; and
- f) landscape and boundaries – appropriate landscaping and boundary treatments are incorporated to ensure that development integrates positively with its surroundings and retains important gaps, spaces and landscape features that contribute to local character.

Table F.10.5: Summary of Likely Significant Effects of Policy DE4

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
DE4	0	0	+	+	+	+	0	0	0	0	0	0	0	0	+	+	0

Temporal and Permanence

Likely effects are long term, as the character, amenity and access arrangements of infill and backland development influence residential environments throughout their lifetime. Where high standards of design, amenity and access are secured at the point of development, effects are permanent, supporting lasting improvements in townscape quality, residential amenity and efficient land use.

Scale

Effects arise at the site level, where individual infill and backland schemes apply DE4's requirements. These positive effects accumulate across multiple small sites, resulting in borough wide effects.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy DE4 supports residential infill and backland development where proposals can be accommodated without harm to the character, appearance or amenity of the surrounding area. Requiring development to respond positively to the grain, pattern and character of nearby buildings will help reinforce local distinctiveness and support coherent townscape outcomes, resulting in a minor positive effect on SAO15.

The policy requires appropriate form, scale, massing and appearance, ensuring that new development fits sensitively within its context. These measures will help create visually coherent and attractive residential environments, contributing to a minor positive effect on SAO5.

Requirements relating to site capacity ensure that development does not result in unacceptable intensification, and that layout, spacing, access, parking, servicing and amenity space are all appropriate to the site. Ensuring that sites are capable of accommodating development without over-intensification will support a minor positive effect on efficient use of land (SAO16).

The policy also requires a high standard of amenity for existing and future occupiers, including appropriate levels of privacy, outlook, daylight and separation. These measures will help support good residential living conditions and contribute to minor positive effects on health and wellbeing (SAO4) and housing (SAO6).

Requirements for safe and suitable access, servicing and circulation arrangements will help ensure that infill and backland development is well connected and accessible. Providing safe, legible and well-designed access routes will support a minor positive effect on accessibility (SAO3).

F.10.6 Policy DE5: Existing Buildings – Extensions and Alterations

Policy DE5: Existing Buildings – Extensions and Alterations

1. Proposals for the extension, alteration or addition to existing residential buildings will be supported where they are well-designed and would not result in harm to the character, appearance or amenity of the building, its surroundings or neighbouring occupiers.
2. Where appropriate, development proposals must demonstrate that:
 - a) design and character – the proposal responds positively to the scale, form, proportions, materials, detailing and architectural features of the existing building and surrounding area;
 - b) scale and massing – the proposal remains proportionate to and relates appropriately to the built form, in terms of scale and appearance of the property and surrounding area, taking account of previous extensions and alterations and having regard to Annexe B: Residential Design Standards. Extensions should normally be designed to appear subordinate to the host building, including through appropriate set-backs, set-downs

or other design measures, unless it can be demonstrated that an alternative approach would achieve a high quality design outcome;

- c) amenity – the development would not result in unacceptable impacts on the amenity of existing or future occupiers, including in relation to overlooking, loss of light, overbearing impacts or loss of privacy, having regard to Policy EP1 and the Amenity Standards Annex;
- d) garden space – the proposal would retain an appropriate level of private amenity space having regard to Annex B: Residential Design Standards; and
- e) street scene – the proposal would not result in harm to the character or appearance of the wider street scene or surrounding area.

Table F.10.6: Summary of Likely Significant Effects of Policy DE5

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
DE5	0	0	0	+	+	+	0	0	0	0	0	0	0	0	+	0	0

Temporal and Permanence

Likely effects are long term, as design quality and amenity protection influence residential environments throughout the life of the building. Where high standards are secured at the point of development, the effects are permanent, supporting lasting improvements in townscape quality and residential amenity.

Scale

Effects occur at the individual site and neighbourhood scale.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy DE5 supports extensions and alterations to existing residential buildings where proposals are well-designed and do not harm the character, appearance or amenity of the building or surrounding area. Requiring development to respond positively to the scale, form, proportions, materials and detailing of the host building will help maintain coherent townscape and reinforce local distinctiveness, resulting in a minor positive effect on SAO15.

Ensuring extensions remain proportionate and appear subordinate to the host building will help maintain visually coherent and attractive residential environments, supporting a minor positive effect on SAO5. The requirement that proposals do not harm the wider street scene further strengthens this outcome by ensuring that alterations integrate sensitively with neighbourhood character.

The policy requires proposals to avoid unacceptable impacts on amenity, including overlooking, loss of light, overbearing effects and loss of privacy. Protecting these aspects of residential amenity will support wellbeing and good living conditions, resulting in minor positive effects on health and wellbeing (SAO4) and housing (SAO6). Retaining appropriate private amenity space ensures that extensions do not compromise outdoor space for occupiers, reinforcing these benefits.

F.10.7 Policy DE6: Non-Residential and Employment Development

Policy DE6: Non-Residential and Employment Development

1. Non-residential and employment development should be designed to support operational requirements while contributing positively to the character, appearance, functionality and amenity of the surrounding area.
2. Development proposals for employment, industrial, storage and distribution uses, as well as community, education, healthcare, leisure and other non-residential uses, must be designed to ensure that their layout and operation reflect their functional requirements while protecting the character, appearance and amenity of the surrounding area.
3. Where appropriate, proposals must demonstrate the following:
 - a) site layout and movement – provision of a clear, legible and functional site layout that incorporates safe, efficient and inclusive access, servicing and internal circulation arrangements for all users;
 - b) buildings and external areas – buildings, parking, servicing, plant, storage and other operational areas are designed and located to minimise visual prominence and integrate positively with the surrounding area, including through the careful siting and screening of operational infrastructure;
 - c) landscaping and boundaries – incorporation of appropriate landscaping, boundary treatments and screening to mitigate visual impacts and support the integration of development with its surroundings;
 - d) amenity – external plant, lighting, storage, servicing and operational activities are designed and located to minimise impacts on neighbouring occupiers, having regard to Policy EP1 and the Amenity Standards Annexe, including guidance relating to noise, disturbance, lighting, servicing and external operations

- e) external spaces – where appropriate to the nature and scale of the development, provision of usable, accessible and well-designed external spaces that support the function of the development and the wellbeing of users

Table F.10.7: Summary of Likely Significant Effects of Policy DE6

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
DE6	0	0	+	+	+	0	0	+	0	0	0	0	0	0	+	+	0

Temporal and Permanence

Likely effects are long term, as site layout, access arrangements, landscaping and amenity protection influence non-residential environments throughout their operational life. Where high standards are secured at development stage, the likely effects are permanent, supporting lasting improvements in townscape quality, accessibility and amenity.

Scale

Localised effects, confined to the site and its immediate surroundings.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy DE6 requires non-residential and employment development to support operational requirements while contributing positively to the character, appearance, functionality and amenity of the surrounding area. Ensuring that buildings, plant, storage and other operational areas are carefully sited and screened to minimise visual prominence will help integrate development within its surroundings, resulting in a minor positive effect on SAO5.

The policy requires clear, legible and functional site layouts that incorporate safe, efficient and inclusive access, servicing and internal circulation arrangements. These measures will help ensure that non-residential development is accessible and easy to navigate for all users, supporting a minor positive effect on accessibility (SAO3).

Appropriate landscaping, boundary treatments and screening are required to mitigate visual impacts and support the integration of development with its surroundings. Combined with the

careful siting of operational areas, these measures contribute to a minor positive effect on SAO5.

The policy also requires external plant, lighting, storage, servicing and operational activities to be designed and located to minimise impacts on neighbouring occupiers. Protecting amenity in relation to noise, disturbance and lighting will support wellbeing for both users and neighbours, resulting in a minor positive effect on SAO4. Where appropriate, the provision of usable, accessible and well-designed external spaces further reinforces these amenity benefits.

By requiring functional, well-planned layouts that avoid inefficient operational footprints, the policy supports the efficient use of land, resulting in a minor positive effect on SAO16.

A minor positive effect on SAO8 is also identified, reflecting the policy's explicit requirements to minimise noise and lighting impacts from external operations.

F.10.8 Policy DE7: Shopfront Design and Security

Policy DE7: Shopfront Design and Security

1. Shopfronts and associated security measures should contribute positively to the character, appearance and vitality of centres and streets.
2. New shopfronts and alterations to existing shopfronts must be designed to a high quality and respond positively to the character and appearance of the host building and surrounding street scene, preserving or enhancing heritage assets where relevant.
3. Development proposals must demonstrate how they respond to the principles set out in the Annex C: Shopfront, Advertisements and Signage.
4. Existing shopfronts and architectural features that contribute positively to the character or historic interest of a building or street should be retained and restored where possible.
5. Security measures must be designed so that they do not harm the character or appearance of the building or street scene. Solid external shutters that obscure shopfronts will not normally be supported unless appropriately justified.

Table F.10.8: Summary of Likely Significant Effects of Policy DE7

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
DE7	0	0	+	+	+	0	0	0	0	0	0	0	0	+	+	0	0

Temporal and Permanence

Likely effects are long term, as shopfront design and security measures influence the character, vitality and perceived safety of centres throughout their use. Where high-quality

and context-responsive design is secured, the likely effects are permanent, supporting lasting improvements in townscape quality, accessibility and wellbeing.

Scale

Localised effects, centring around the specific site and wider street context (including town centre).

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy DE7 requires shopfronts and associated security measures to contribute positively to the character, appearance and vitality of centres and streets. Ensuring that new and altered shopfronts respond positively to the host building and surrounding street scene, and that architectural features contributing to local character are retained and restored where possible, will help reinforce local distinctiveness and support coherent townscape outcomes, resulting in a minor positive effect on landscape and townscape quality (SAO15).

The policy also requires shopfronts to preserve or enhance heritage assets where relevant. Given that Tamworth town centre is the borough's historic core, ensuring that shopfronts respect historic architectural features and avoid visually intrusive alterations will support a minor positive effect on SAO14.

High-quality design and sensitive security measures that avoid harm to the character or appearance of buildings and streets, including avoiding solid external shutters, will help maintain active frontages and safe, welcoming environments, contributing to a minor positive effect on SAO5.

By maintaining visually open and well-designed frontages and avoiding visually harsh security treatments, the policy supports comfortable and appealing environments for users, resulting in a minor positive effect on SAO4.

Following the principles in the accompanying Design Annexe, including legibility and accessible entrances, will help ensure that shopfronts are easy to use and navigate for all users, supporting a minor positive effect on accessibility (SAO3).

F.10.9 Policy DE8: Advertisements, Signs and Illumination

Policy DE8: Advertisements, Signs and Illumination

1. Advertisements, signs and illumination associated with all types of development should be designed and positioned so that they contribute positively to the character, appearance and functionality of buildings, streets and wider areas.
2. Advertisements, signs and other forms of commercial display, including those associated with retail, commercial and employment uses, must be designed and positioned so that they respond positively to the character and appearance of the host building and surrounding area, and preserve or enhance heritage assets and their settings where relevant.
3. Proposals will be expected to:
 - a) be proportionate to the scale, function and architectural features of the host building, and not dominate or detract from the building or surrounding area;
 - b) be located on the principal frontage of the premises where appropriate, and positioned so as not to obscure architectural features or disrupt the composition of the building;
 - c) avoid excessive or poorly coordinated signage that would result in visual clutter, including the proliferation of multiple signs of differing sizes, types or styles on a single building or site;
 - d) ensure that illumination is discreet, energy efficient and appropriate to the character of the area, avoiding excessive brightness, glare or light pollution; and
 - e) ensure that hanging and projecting signs are appropriately scaled and positioned so that they respect the proportions of the building and do not impede pedestrian movement or create hazards.
4. In the Town Centre and conservation areas, advertisements should be of a high-quality design that reflects the character, scale and architectural detailing of the building and surrounding street scene.
5. In employment areas, retail parks and other large-scale commercial developments, signage should be coordinated across the site and designed to minimise visual clutter, with particular regard to cumulative impacts and wider views.
6. Internally illuminated box signs and other visually intrusive forms of advertisement will not normally be supported where they would harm the character or appearance of the building or surrounding area.
7. Development proposals must demonstrate how they respond to the guidance set out in Annexe C: Shopfronts, Advertisements and Signage.

Table F.10.9: Summary of Likely Significant Effects of Policy DE8

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
DE8	0	0	+	0	+	0	0	+	0	0	0	0	0	+	+	0	0
Temporal and Permanence Likely effects are long term, as signage and illumination influence townscape, heritage settings and amenity throughout their use. Where high-quality, proportionate and context-responsive design is secured, likely effects are permanent.																	
Scale Localised effects, centring around the specific site and wider street context (including town centre).																	
Assumptions None.																	
Uncertainties None.																	
Potential Mitigation No mitigation required.																	
Opportunities for Enhancement No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.																	

Commentary of Likely Significant Effects

Policy DE8 requires advertisements, signs and illumination to be proportionate, coordinated and sensitive to the character and appearance of buildings and streets. Ensuring signage does not dominate host buildings, avoids visual clutter and respects architectural composition will help maintain coherent townscape, resulting in a minor positive effect on SAO15.

In the town centre and conservation areas, advertisements must preserve or enhance heritage assets and their settings. High-quality, appropriately scaled signage that reflects historic architectural detailing, together with the avoidance of visually intrusive box signs, will support a minor positive effect on the historic environment (SAO14).

Measures to avoid excessive or poorly coordinated signage, ensure projecting signs do not impede pedestrian movement, and coordinate signage across larger commercial sites will help maintain safe, attractive and legible streets. These requirements reinforce each other and support a minor positive effect on SAO5 and SAO3.

Illumination must be discreet, energy-efficient and appropriate to local character, avoiding excessive brightness, glare or light pollution. These controls help minimise amenity impacts associated with lighting and result in a minor positive effect on SAO8.

F.11 Flooding

F.11.1 Policy FL1: The Sequential Test and Exception Test

Policy FL1: The Sequential Test and Exception Test

1. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. A sequential test will be required for all relevant proposed development, in accordance with National policy and guidance.
2. Proposed development will not be permitted if a sequential test shows that there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.
3. If a sequential test shows it is not possible for the development to be located in areas with a lower risk of flooding, an exception test may need to be applied.
4. The exception test should be informed by a site-specific flood risk assessment and will need to demonstrate that:
 - a) The development would provide wider sustainability benefits to the community that outweigh the flood risk; and
 - b) The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
5. Proposed development requiring an exception test will only be permitted where it can be demonstrated that both of the above criteria can be met.

Table F.11.1: Summary of Likely Effects of Policy FL1

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
FL1	0	0	0	+	++	0	0	0	+	0	++	++	0	0	0	0	0

Temporal and Permanence

Likely effects are long-term and permanent.

Scale

Effects occur at the borough-wide scale as the policy applies to all development proposals. Some effects operate at the local scale (site-specific FRAs) and extend to the regional scale where flood-risk management interacts with wider catchment behaviour.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.

Commentary of Likely Significant Effects

Policy FL1 provides a clear framework for reducing flood risk by ensuring development is directed to the areas of lowest vulnerability wherever reasonably available. This is expected to deliver a major positive effect for flood risk (SAO12), as it reduces the likelihood of new development being exposed to flooding and ensures proposals in areas of potential risk are supported by proportionate, site-specific assessments. Requiring flood risk assessments to demonstrate that development and associated elements would not be located in areas at risk, including future risk, further strengthens this effect and supports effective management of cumulative impacts across the borough.

The policy also establishes a robust mechanism for managing proposals where lower-risk locations are not available. By requiring the exception test to demonstrate wider sustainability benefits and to show that development will be safe for its lifetime without increasing flood risk elsewhere, and where possible reducing overall risk, the policy supports a major positive effect on adapting to the effects of climate change (SAO11).

By reducing the potential for residents, buildings and spaces to be affected by flooding, the policy contributes to improved safety and community resilience. This is expected to lead to major positive effects on creating safer and more resilient places (SAO5). The policy also supports a minor positive effect on health and wellbeing (SAO4), as reduced exposure to flood hazards contributes to improved physical and mental health.

F.11.2 Policy FL2: Ensuring Development is Safe from Flooding

Policy FL2: Ensuring Development is Safe from Flooding

1. Development proposals within flood zones 2, 3a, or 3b will be refused if the proposed use is incompatible with the risk of flooding (as set out in national planning policy and guidance).
2. Proposed development in a location known to be at risk from any form of flooding, now or in the future, will be refused unless all of the following conditions are met:
 - a) the most vulnerable development is located in areas of lowest flood risk within the site, unless there are overriding reasons which justify a different arrangement;
 - b) the development will be safe throughout its lifetime taking account of the vulnerability of its users;

- c) any risk can be safely managed, and safe access and escape routes are included where appropriate, as part of an agreed emergency plan;
 - d) the development is appropriately flood resistant and resilient so that it could be quickly brought back into use without significant refurbishment in the event of a flood; and
 - e) it can be demonstrated that flood risk will not be increased elsewhere within the borough as a result of the development going ahead.
3. To inform the assessment of flood risk, development proposals in all flood zones will need to comply with national guidance on the scale of scope of the assessment required.

Table F.11.2: Summary of Likely Effects of Policy FL2

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
FL2	0	0	0	+	++	0	0	0	0	0	++	++	0	0	0	0	0

Temporal and Permanence

Effects are long-term and permanent.

Scale

Effects occur at the borough-wide scale as the policy applies to all development proposals. Some effects operate at the local scale (site-specific FRAs) and extend to the regional scale where flood-risk management interacts with wider catchment behaviour.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.

Commentary of Likely Significant Effects

Policy FL2 provides a clear approach to managing flood risk by preventing incompatible development in higher-risk flood zones and by requiring proposals in any location at risk of flooding to demonstrate that they will be safe, resilient and will not increase flood risk elsewhere. This is expected to result in a major positive effect on minimising current and future flood risk (SAO12), as the policy ensures that development is only permitted where vulnerability is appropriately managed and where safe access, escape routes and flood-resilient design can be achieved.

The requirement for development to be safe for its lifetime, supported by appropriate flood-resistant and resilient measures and effective emergency planning, ensures that proposals can respond and adapt to flood-related risks. This supports a major positive effect on adapting to the effects of climate change (SAO11).

By reducing the likelihood and consequences of flooding for new development and ensuring safe access where needed, the policy contributes positively to community safety and resilience. This is expected to lead to a minor positive effect on wellbeing (SAO4) and a major positive effect on creating safer and more resilient places (SAO5).

F.11.3 Policy FL3: Sustainable Drainage Systems, Watercourses and Water Quality

Policy FL3: Sustainable Drainage Systems, Watercourses and Water Quality

1. Proposals affecting drainage on or near to the site should incorporate sustainable drainage systems to reduce runoff and flow rates of surface water.
2. The drainage system should be of a scale and nature proportionate to the development and be designed in accordance with relevant national standards and advice from the Lead Local Flood Authority where appropriate.
3. Proposals that take the opportunity to provide multifunctional benefits, such as facilitating improvements in water quality and biodiversity, or improving public amenity, will be supported.
4. Maintenance arrangements must be in place to ensure an acceptable standard of operation for the lifetime of the development.
5. Development proposals that would enclose an existing watercourse will not be supported unless it can be demonstrated that there are exceptional circumstances to do so.

Water Quality

6. Proposals will be supported that seek opportunities for de-culverting, river restoration, naturalisation of watercourses, reconnection of rivers with their floodplains, natural flood management and appropriate undeveloped buffer zones alongside rivers and watercourses.
7. Development will only be permitted where it can be demonstrated that it will not have an adverse impact on surface or ground water quality. This should include the requirements of the Water Framework Directive and Habitats Regulations. Development proposals should, where appropriate, demonstrate that:
 - a) adequate arrangements are made for the disposal of foul sewage, trade effluent and surface water to prevent a risk from pollution;
 - b) there is sufficient wate and foul drainage infrastructure capacity to meet the additional requirements arising from a development;

- c) measures to reduce demand such as the use of grey water recycling and rainwater harvesting are incorporated into the development;
- d) foul and surface water run-off are separated.

Table F.11.3: Summary of Likely Effects of Policy FL3

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
FL3	0	0	+	+	0	0	0	0	++	0	+	+	+	0	+	0	0

Temporal and Permanence

Effects are long-term and permanent, as SuDS, restored watercourses, buffer zones and water-quality measures operate throughout the lifetime of development.

Scale

Effects occur at the local scale (site-specific SuDS and watercourse interventions) and the borough-wide scale through cumulative improvements to drainage and water quality. Some effects may extend to the regional scale where river restoration and natural flood management interact with wider catchment systems.

Assumptions

Maintenance arrangements are secured and effective for the lifetime of the development.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.

Commentary of Likely Significant Effects

Policy FL3 supports the sustainable management of surface water by requiring development to incorporate drainage solutions that reduce runoff and manage flow rates. This is expected to deliver a minor positive effect for flood risk (SAO12), as SuDS help limit surface water flooding and manage local drainage pressures. Securing maintenance arrangements for the lifetime of the development supports the continued effectiveness of these measures.

By reducing runoff, slowing flow rates and supporting natural drainage processes, the policy also contributes to climate adaptation. These measures help manage the increased intensity and frequency of rainfall events expected under future climate scenarios, leading to a minor positive effect for SAO11.

By encouraging drainage systems that provide wider benefits, including improvements to water quality, biodiversity and public amenity, the policy is likely to lead to minor positive effects for biodiversity (SAO13) and landscape character (SAO15), with major positive effects

anticipated for water quality (SAO9). Measures such as de-culverting, river restoration, naturalisation of watercourses, reconnection with floodplains and provision of undeveloped buffer zones further support natural river processes and are likely to enhance ecological networks.

The requirement for development to avoid adverse impacts on surface and groundwater quality, including compliance with the Water Framework Directive and Habitats Regulations, supports a minor positive effect on health and wellbeing (SAO4) by reducing pollution risks. Opportunities for SuDs to improve public amenity may also support minor positive effects for access to recreation (SAO3).

F.11.4 Policy FL4: Flood Mitigation Infrastructure

Policy FL4: Flood Mitigation Infrastructure

1. The delivery of engineering works to improve flood prevention will be supported.
2. Proposals will be required to:
 - a) Keep disruption to a minimum by planning works with other agencies and partners to ensure that impacts can be managed and co-ordinated; and
 - b) Prepare a detailed communications plan to ensure that communities are kept informed of progress
3. Proposals will need to consider and incorporate, where feasible, improvements to:
 - a) habitats and biodiversity;
 - b) recreation opportunities;
 - c) links to Tamworth's blue and green Infrastructure; and
 - d) connectivity to and within the flood plain for existing communities.
4. Development must not prejudice the operation, maintenance, repair, replacement or future improvement of flood risk management infrastructure.
5. Proposals that seek to use engineering works to artificially raise land levels within the flood plain will only be supported if they are also supported by the Environment Agency.
6. Financial contributions or other appropriate mitigation may be required where new off-site flood risk management infrastructure would be required to make new development acceptable or where development creates additional pressure on that infrastructure.

Table F.11.4: Summary of Likely Effects of Policy FL4

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
FL4	0	0	+/?	+/?	++	0	0	0	+/?	0	++	++	+/?	0	+/?	0	0

Temporal and Permanence

Effects are long-term and permanent. Wider benefits for biodiversity, soils and water, recreation, landscape and connectivity are short to medium term as schemes are implemented, becoming long-term where natural processes establish. For these wider benefits, the scale and permanence are uncertain, as they depend on the type, scale and location of infrastructure delivered.

Scale

Core flood-risk benefits occur at the borough-wide scale, with some influence at the regional scale where infrastructure interacts with wider catchment systems. Wider benefits occur at the local scale and may extend to the borough-wide scale where multifunctional enhancements are feasible, although this is uncertain at this stage.

Assumptions

Opportunities for biodiversity, soils and water, recreation and connectivity improvements are feasible within site constraints.

Uncertainties

The type, scale and location of infrastructure is unknown at this stage, which will determine the magnitude of wider effects.

Potential Mitigation

No additional mitigation is required within Policy FL4. Uncertainties relating to wider benefits can be appropriately managed through early engagement with the Environment Agency and Lead Flood Authority.

Opportunities for Enhancement

No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.

Commentary of Likely Significant Effects

Policy FL4 supports the delivery of engineering works that improve flood prevention, which is expected to have a major positive effect on minimising flood risk (SAO12). By ensuring that development does not compromise existing or future flood-risk management infrastructure, and by requiring Environment Agency support where land-raising within the floodplain is proposed, the policy strengthens long-term resilience to flood events and supports a major positive effect on adapting to climate change (SAO11). These mechanisms also contribute to creating safer and more resilient places, resulting in a major positive effect for community resilience (SAO5).

The policy encourages flood-risk management schemes to incorporate wider benefits where feasible, including enhancements to habitats, biodiversity, recreation, blue-green infrastructure and connectivity within the floodplain. Where these opportunities can be realised, minor positive effects are likely for biodiversity (SAO13), access to recreation (SAO3), landscape character (SAO15) and health and wellbeing (SAO4). Opportunities to improve natural drainage processes and reduce erosion may also support minor positive effects for soils and water (SAO9).

The extent and scale of these wider benefits is uncertain and will largely depend on whether flood mitigation infrastructure comes forward, and on the specific type (hard or soft engineering), scale and location of individual schemes. Some schemes may offer substantial

opportunities for multifunctional enhancements, while others may be more limited in scope, resulting in positive but variable effects.

F.12 Protecting the Natural Environment

F.12.1 Policy NE1: Blue and Green Infrastructure Requirements

Policy NE1: Blue and Green Infrastructure Requirements

1. Major development proposals will be required to explore opportunities to:
 - a) integrate into the existing blue and green infrastructure network rather than treating green space as a residual land use;
 - b) maintain, enhance and, where possible, create new links between blue and green infrastructure features such as those set out below. Links should be created both on-site and, where possible, with nearby blue/green infrastructure features; and
 - c) utilise potential multifunctional benefits of blue/green infrastructure features.
2. The features referred to in 1 b) include:
 - a) International and nationally important sites for nature conservation;
 - b) Other sites of strategic/local importance for nature conservation;
 - c) Rivers, canals, and all other water bodies, such as streams, wetlands and ponds, their riparian corridors/floodplains and areas immediately adjacent to such features;
 - d) Individual trees, hedgerows and woodland, including areas of tree planting;
 - e) Green/open recreational or amenity space, including parks, playing pitches, and cemeteries;
 - f) Community growing space, such as orchards and allotments;
 - g) Green features within the built environment, including street trees, verges, green roofs, landscape buffers and gardens;
 - h) Sustainable Drainage Systems (SuDs);
 - i) Flood alleviation schemes, including storage lagoons;
 - j) Wildlife corridors, including hedgerows, ditches, and verges;
 - k) Public rights of way and cycle ways; and
 - l) Disused quarries.
3. New green infrastructure should be in keeping with the existing landscape character of the development sites, including its habitat type and species selection.
4. Where practical and appropriate in design terms taking into account site context developments should incorporate innovative green infrastructure into the design of buildings such as green roofs and green walls.
5. All blue and green infrastructure delivered through development must be supported, where appropriate, by clear, secure and deliverable long-term management arrangements, secured through planning conditions or legal agreement.

Table F.12.1: Summary of Likely Significant Effects of Policy NE1

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
NE1	0	0	+	++	++	0	++	+	+	+	+	+	++	0	+	0	0

Temporal and Permanence

Likely effects are long-term and permanent. Connected blue-green networks, habitat corridors, SuDS features and associated planting provide enduring ecological, environmental and social benefits once established.

Scale

Effects arise at the site level, with benefits delivered through the provision of connected, multifunctional blue-green infrastructure. Where several developments contribute to these networks, the effects may aggregate modestly across the borough.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

This is a protective policy that requires adverse impacts to be avoided or minimised and does not introduce any mechanisms that could generate negative effects. No mitigation is therefore necessary.

Opportunities for Enhancement

The policy could more explicitly recognise the role of blue infrastructure within the wider blue-green network and encourage development to incorporate or enhance water-related features where appropriate to site context. This could maximise positive effects on water and soil quality (SAO9), climate change adaptation (SAO11) and flood risk (SAO12).

Commentary of Likely Significant Effects

Policy NE1 sets out the Council's approach to delivering connected, multifunctional blue-green infrastructure across Tamworth. Strengthening links along rivers, canals, rights of way and ecological corridors, and avoiding fragmentation of habitats and active travel routes, will reinforce ecological connectivity and support resilient habitat networks, likely generating a major positive effect on biodiversity (SAO13).

The requirement for green spaces to form coherent networks of linear and larger features will improve access to informal recreation and support active travel. These mechanisms are beneficial but modest in scale, resulting in a minor positive effect on access to recreation (SAO3).

Strengthening links along rights of way and avoiding fragmentation of active travel routes will reinforce continuous movement corridors across different areas. The requirement for green spaces to form connected networks of linear features further supports walking and cycling. These provisions are expected to generate a major positive effect on SAO7.

The policy supports healthier environments by requiring connected green spaces, multifunctional open space and opportunities for informal recreation. Strengthening links along rights of way and ecological corridors will support active travel, while the incorporation of community growing spaces such as orchards and allotments directly contributes to healthy communities. A major positive effect on health and wellbeing (SAO4) is therefore identified.

Integrating open space, landscaping and habitat features into multifunctional areas will support improved air quality and cooling, generating a minor positive effect on pollution (SAO8). The policy also requires SuDS and water-related corridors to form part of the blue-green network, supporting better water management and runoff quality and resulting in a likely minor positive effect on water and soil quality (SAO9). These blue elements also contribute to climate resilience and surface-water management, generating minor positive effects on climate change mitigation (SAO10) and adaptation (SAO11), as well as flood risk (SAO12). While blue infrastructure is present, a clearer emphasis on blue components could further strengthen these effects.

Ensuring that new blue-green infrastructure reflects existing landscape character, including habitat type and species selection, will likely reinforce local distinctiveness and contribute to cohesive, well-designed places. This provisions are expected to generate a minor positive effect on SAO15 and a major positive effect on SAO5.

F.12.2 Policy NE2: National and Local Sites of Importance for Biodiversity

Policy NE2: National and Local Sites of Importance for Biodiversity

1. Development should follow the mitigation hierarchy to first avoid, then mitigate, and where necessary compensate for loss or harm to biodiversity.
2. Where loss or harm either directly or indirectly to a European site, national or locally designated site cannot be avoided, or adequately mitigated, as a last resort compensation for the loss/harm must be agreed.
3. Development will be refused if loss or significant harm cannot be avoided, adequately mitigated or compensated for.
4. For irreplaceable habitats (such as ancient woodland and ancient or veteran trees); development that would cause the loss or deterioration of these habitats will be refused, unless there are wholly exceptional reasons and a suitable compensation strategy is in place.

National Sites

5. Proposals that are likely to have an adverse effect on a national site (alone or in combination) will not normally be permitted, except where the benefits of the development in that location clearly outweigh both the impact on the site and any broader impacts on the wider network of national sites.

6. Proposals considered likely to have a significant effect on a nationally protected site will be required to assess the impact by means of an Environmental Impact Assessment.

Local Sites - including Local Nature Reserves and Local Wildlife Sites

7. Development resulting in the loss or significant harm to a local site, or habitats or species supported by local sites, whether directly or indirectly, will only be supported if it can be demonstrated that there is a need for development in that location and the benefit of the development outweighs the loss or harm.
8. Development proposals likely to have a significant impact on local sites will be required to assess the impact by means of an Ecological Impact Assessment.

Table F.12.2: Summary of Likely Significant Effects of Policy NE2

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
NE2	0	0	0	+	+	0	0	+	+	0	0	0	++	0	+	0	0

Temporal and Permanence

Likely effects are long-term and permanent. Protection of designated sites, irreplaceable habitats and the wider ecological network prevents permanent loss and ensures ecological integrity is maintained over time. Requirements to avoid, mitigate or compensate for harm operate throughout the lifetime of development and continue to provide enduring benefits once implemented. No temporary effects are identified.

Scale

Effects occur at the site level, with modest borough-wide aggregation where multiple designated sites are protected.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

This is a protective policy that prevents adverse effects. No mitigation is therefore necessary.

Opportunities for Enhancement

No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.

Commentary of Likely Significant Effects

Policy NE2 provides robust protection for Tamworth's nationally and locally designated biodiversity sites, irreplaceable habitats and the wider ecological network. By requiring development to follow the mitigation hierarchy and establishing a clear presumption against proposals that would result in loss or significant harm to designated sites or irreplaceable

habitats, the policy safeguards sensitive ecological assets and prevents deterioration of their integrity and function. These provisions are expected to have a major positive effect on biodiversity (SAO13).

The policy also requires consideration of adverse impacts such as recreational pressure, air quality and water quality. These requirements are likely to support minor positive effects on SAO8 and SAO9 by ensuring that development avoids or minimises pollution-related harm to designated sites. Protection of valued natural features may also support minor positive effects on SAO15 where ecological assets contribute to landscape quality. By preventing harm to biodiversity and maintaining high-quality natural environments, the policy is also anticipated to have a minor positive effect on health and wellbeing (SAO4).

Safeguarding designated sites and irreplaceable habitats may also contribute modestly to the quality and attractiveness of places, resulting in a minor positive effect on SAO5. This reflects the role that protected natural features play in supporting the character and environmental quality of Tamworth.

F.12.3 Policy NE3: Geodiversity

Policy NE3: Geodiversity

1. Dosthill Church Quarry is a Local Geological Site (LoGS) containing key geological features that should be protected.
2. Any development that has the potential to negatively impact the geological features of the LoGS will not be permitted unless it can be demonstrated that suitable mitigation measures are in place.
3. Where harm cannot be avoided or mitigated, proposals will be refused unless strong justification can be provided that the public benefits of the proposal would outweigh the harm to, or loss of, the geological features.
4. Proposals that would provide opportunities to improve public access to, or understanding of, the geological interest of the LoGS will be supported.

Table F.12.3: Summary of Likely Significant Effects of Policy NE3

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
NE3	0	0	0	0	0	0	0	0	0	0	0	0	++	0	+	0	0

Temporal and Permanence

Likely effects are long-term and permanent. Geological features are inherently irreplaceable, and the policy's protection prevents irreversible loss. The avoidance, mitigation and justification requirements apply throughout the lifetime of development and

ensure that the LoGS retains its geological interest over time. No temporary effects are identified.

Scale

Effects occur at the local level, focused on the Dosthill Quarry LoGS.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.

Commentary of Likely Significant Effects

Policy NE3 provides targeted protection for the geological features of the Dosthill Church Quarry Local Geological Site. By restricting development that would harm the geological interest of the LoGS and requiring suitable mitigation where impacts cannot be avoided, the policy ensures that the site's defining geological characteristics are retained. This approach is expected to have a major positive effect on biodiversity (SAO13), reflecting the policy's role in safeguarding geodiversity and preventing deterioration of an important geological asset.

The policy also supports proposals that would improve public access to, or understanding of, the geological interest of the LoGS. While these benefits are not significant in SA terms, the continued protection of geological features contributes to minor positive effects on SAO15, as the quarry's geological form and visual qualities are an established component of local distinctiveness.

F.12.4 Policy NE4: Biodiversity Net Gain

Policy NE4:

Biodiversity Net Gain

1. In accordance with national legislation, development must deliver a minimum of 10% Biodiversity Net Gain, measured using the most recent statutory biodiversity metric, unless an exemption applies.
2. The council will encourage higher BNG outcomes from development where the opportunity exists.
3. The delivery of BNG on-site will be preferred, unless it can be demonstrated that this is not feasible or would undermine site viability.

4. Where off-site units are proposed, they must be secured prior to commencement. The council would encourage consideration for off-site provision in the following ways:
 - a) Sites identified in the most up to date Local Nature Recovery Strategy or equivalent document;
 - b) Sites identified as part of the council's green infrastructure network (see policy NE2) including wildlife sites and nature reserves;
 - c) Habitat corridors such as rivers or canals;
 - d) Council owned land safeguarded for future habitat creation to encourage BNG delivery and identified on the Policies Map.
5. Off-site BNG will be secured through a section 106 agreement or Conservation Covenant for a minimum of 30 years, with a requirement for periodic monitoring reports to demonstrate that habitat creation and enhancement measures are being delivered and maintained.

Table F.12.4: Summary of Likely Significant Effects of Policy NE4

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
NE4	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0	0

Temporal and Permanence

Likely effects are long-term and permanent. BNG habitats must be secured and managed for a minimum of thirty years, and the monitoring framework ensures that habitat creation and enhancement measures are maintained throughout this period. No temporary effects are identified.

Scale

Effects occur at the site level, with modest borough-wide aggregation where multiple developments deliver BNG.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.

Commentary of Likely Significant Effects

Policy NE4 confirms that qualifying development in Tamworth must deliver at least ten percent Biodiversity Net Gain (BNG) in accordance with national legislation and the statutory biodiversity metric. By establishing clear expectations for how BNG should be delivered, secured and monitored, the policy ensures that development contributes directly to measurable habitat creation and enhancement. This is anticipated to generate a major positive impact on SAO13, as the policy secures long-term ecological improvements through both on-site provision and appropriately located off-site units.

The policy's approach to off-site delivery, including the use of sites identified in the Local Nature Recovery Strategy, the borough's green infrastructure network, wildlife sites, nature reserves and key habitat corridors, reinforces the ecological value of BNG delivery. These elements strengthen the contribution of BNG to the wider ecological network but do not introduce additional significant effects beyond the core biodiversity benefit.

F.12.5 Policy NE5: No Net Loss for Development not Subject to Mandatory BNG

Policy NE5:

No Net Loss for Development Not Subject to Mandatory BNG

1. Proposals that are not subject to statutory Biodiversity Net Gain requirements must demonstrate that there is no net loss of biodiversity as a result of the development. This will be assessed using a proportionate approach appropriate to the scale and nature of the development.
2. Proposals that are not able to demonstrate no net loss of biodiversity without an appropriate justification will be refused.

Proportionate Assessment

3. Applicants must provide evidence showing the existing biodiversity value of the site and how the proposal will avoid, minimise, and mitigate impacts. The biodiversity no net loss annexes on householder and non-householder development provide guidance on the application of this policy.

Minimum Requirements

4. All proposals must follow the standard mitigation hierarchy: avoid harm first, then minimise it, then mitigate it, and only compensate as a last resort.
5. Biodiversity outcomes should be delivered on-site unless it is demonstrated that this is not practicable.
6. Off-site measures or compensation will only be accepted where they secure equivalent biodiversity value and where avoidance of harm and on-site mitigation have been demonstrated to be unachievable.

Management and monitoring

7. Where habitat creation or enhancement is proposed, applicants must provide a proportionate management plan to ensure the long-term success of biodiversity measures.

Table F.12.5: Summary of Likely Significant Effects of Policy NE5

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
NE5	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0	0
Temporal and Permanence Likely effects are long-term. Habitat creation, enhancement and retention measures secured through the policy are expected to deliver lasting ecological improvements.																	
Scale Effects occur at the site level, with modest borough-wide aggregation where multiple developments deliver no-net-loss outcomes.																	
Assumptions None.																	
Uncertainties None.																	
Potential Mitigation No mitigation required.																	
Opportunities for Enhancement No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.																	

Commentary of Likely Significant Effects

Policy NE5 establishes a proportionate framework for ensuring that development does not result in a net loss of biodiversity. By requiring applicants to evidence existing biodiversity value, follow the mitigation hierarchy and retain or replace habitats of value where feasible, the policy secures a consistent process for managing biodiversity impacts. This is anticipated to generate a major positive impact on SAO13.

The policy's requirements for on-site enhancement, like-for-like or better replacement of lost habitats, and proportionate long-term management plans strengthen the ecological value of development. These elements reinforce the biodiversity benefit but do not introduce additional significant effects on other sustainability objectives.

F.12.6 Policy NE6: Trees

Policy NE6: Trees

1. The council will require the retention and protection of existing trees, veteran trees, ancient trees, woodlands and important landscape features. Where appropriate, applications must show how trees, shrubs and other vegetation have been incorporated to deliver amenity, environmental and biodiversity benefits.
2. Development that would result in the loss or deterioration of irreplaceable habitat, including ancient woodland will be resisted.
3. Development that would damage or remove trees of amenity or townscape value, including veteran trees, will be refused unless it can be appropriately demonstrated that they are dead, dying, dangerous, causing significant structural damage, or are of very limited value and cannot reasonably be retained.
4. Where removal of trees can't be avoided, replacement planting will be required on-site. Where this is not possible, an off-site contribution may be required in line with CAVAT (Capital Asset Value for Amenity Trees).
5. When designing new development:
 - a) layouts should secure a suitable relationship between trees and new or existing development, avoiding pressure for future pruning or removal;
 - b) tree planting to be incorporated from the outset, using species suited to the site and allowing sufficient space for mature growth. Native species will be encouraged where appropriate; and
 - c) existing trees must be protected during development in accordance with British Standard 5837.
6. The council will use Tree Preservation Orders or planning conditions where necessary to secure the retention of trees that contribute to local amenity or townscape.
7. Consent for works to protected trees, including those covered by Tree Preservation Orders or in Conservation Areas, will only be granted where pruning follows good arboriculture practice, felling is supported by appropriate arboriculture or structural evidence, and adequate replacement planting is proposed.

Table F.12.6: Summary of Likely Significant Effects of Policy NE6

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
NE6	0	0	0	+	+	0	0	+	0	+	+	+	++	0	+	0	0

Temporal and Permanence

Likely effects are long-term and permanent. Protecting existing trees and securing well-designed new planting is expected to deliver lasting ecological, landscape and environmental benefits.

Scale

Effects occur at the site level, with modest borough-wide aggregation where multiple developments retail or enhance tree cover.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.

Commentary of Likely Significant Effects

Policy NE6 provides a robust framework for protecting and enhancing trees, woodlands and irreplaceable habitats across Tamworth. By securing the long-term retention of important trees and ensuring that new planting is well designed and appropriately located, the policy strengthens ecological networks and supports resilient habitats. A major positive impact on biodiversity (SAO13) is therefore identified.

Protecting trees and woodland will help maintain and reinforce the borough's landscape and townscape qualities, supporting distinctive character and visual amenity. This is expected to generate minor positive effects on landscape and townscape quality (SAO15) and quality of place (SAO5).

The presence of trees within development will contribute to improved environmental conditions by supporting carbon reduction, natural cooling and better air quality. These outcomes are likely to generate minor positive effects on climate change (SAO10), climate change adaptation (SAO11) and air pollution (SAO8). Greener environments and improved air quality will also support a minor positive effect on health and wellbeing (SAO4).

Tree cover within development can help moderate surface water run-off and support infiltration, particularly in urban areas, resulting in a minor positive effect on flood risk (SAO12).

F.13 Environmental Protection and Amenity

F.13.1 Policy EP1: Safeguarding Amenity and Managing the Impacts of Development

Policy EP1: **Safeguarding Amenity and Managing the Impacts of Development**

1. Development proposals must safeguard the amenity of existing and future occupiers and ensure that unacceptable environmental or operational impacts are avoided or appropriately mitigated.
2. Development proposals must avoid or minimise adverse impacts relating to:
 - a) privacy and overlooking;
 - b) daylight and sunlight;
 - c) enclosure and overbearing impacts;
 - d) noise, vibration and disturbance;
 - e) artificial light pollution;
 - f) odour, dust and fumes;
 - g) crime and fear of crime;
 - h) land contamination;
 - i) air quality; and
 - j) water quality.
3. Development proposals must assess the direct, indirect and cumulative impacts of development on the amenity of existing and future occupiers, neighbouring land uses and environmental quality, and demonstrate how any adverse impacts will be avoided, minimised or appropriately mitigated.
4. Development proposals should be informed by the guidance set out in Annexe A: Amenity Standards. Where proposals depart from the guidance, applicants must demonstrate that a high standard of amenity will nevertheless be achieved and that no unacceptable impacts would arise.
5. Development proposals that would generate significant construction or operational impacts, including HGV movements, servicing activity, noise, vibration, dust, fumes or disturbance, must demonstrate how such impacts will be avoided, minimised or appropriately mitigated. Where appropriate, proposals should be supported by a Construction Management Plan addressing matters including noise, dust, traffic, waste management, hours of operation and site safety.
6. Development proposals that incorporate measures which reduce existing levels of pollution or deliver wider environmental improvements will be supported.

7. Development proposals that would result in unacceptable impacts on amenity or environmental quality that cannot be satisfactorily avoided, minimised or mitigated will be refused.

Table F.13.1: Summary of Likely Significant Effects of Policy EP1

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
EP1	0	0	0	++	++	0	0	++	+	0	0	0	0	0	+	0	0

Temporal and Permanence

Likely effects are a mix of temporary and long-term permanent effects. Temporary effects relate to the construction-stage impacts that are limited through construction management requirements. Long-term and permanent effects arise from measures that safeguard amenity, manage pollution risks and protect water quality, which continue to operate for as long as the development is occupied and environmental quality is maintained.

Scale

Effects are likely to be at the local scale, including site and neighbourhood. Cumulative benefits aggregate to borough-wide improvements in environmental quality.

Assumptions

None.

Uncertainties

Minor uncertainty regarding the effectiveness of mitigation where impacts depend on site-specific design, operational practices or enforcement.

Potential Mitigation

This is a protective policy that requires adverse impacts to be avoided or minimised and does not introduce any mechanisms that could generate negative effects. No mitigation is therefore necessary.

Opportunities for Enhancement

No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.

Commentary of Likely Significant Effects

Policy EP1 sets out the Council's approach to ensuring development maintains high standards of amenity and environmental quality. The policy requires proposals to avoid or minimise adverse impacts and demonstrate that acceptable conditions can be achieved. By addressing key determinants of amenity, including noise, light, air quality, disturbance, privacy and daylight, the policy is expected to have a major positive effect on health and wellbeing (SAO4).

The policy also provides a clear basis for creating safe and attractive places. Requirements relating to crime and fear of crime, overbearing impacts, artificial light and environmental

quality are likely to have a major positive effect on SAO5, by ensuring that development contributes to well-functioning, comfortable and secure environments.

The policy contains comprehensive provisions for managing pollution risks, including air, light and noise pollution, odour, dust, fumes, land contamination and water quality. These requirements are likely to have positive effects on SAO8 and SAO9 by ensuring that development avoids or minimises pollution sources and does not lead to deterioration in environmental conditions. Measures that reduce existing pollution or improve environmental quality will reinforce these benefits.

The requirement to assess direct, indirect and cumulative impacts will help ensure that development does not result in unacceptable effects on occupiers or neighbouring uses. Opportunities to enhance environmental conditions may support minor positive effects for landscape character (SAO15) where improvements influence the quality of the built environment. Requirements for construction management will help limit temporary impacts but are not expected to generate additional significant sustainability effects.

F.13.2 Policy EP2: Pollution, Ground Conditions and Contamination

Policy EP2: Pollution, Ground Conditions and Contamination

1. Development must ensure that land is suitable for its proposed use, taking account of ground conditions, land instability, contamination, and risks to human health, property, and the environment. Proposals that cannot demonstrate that the land is safe, stable and capable of supporting development will be refused.
2. Development proposals will be supported where they:
 - a) demonstrate that land is suitable for development by providing proportionate site investigations, risk assessments and remediation strategies where contamination, land instability or poor ground conditions are known or suspected;
 - b) ensure that development does not result in unacceptable risks to human health, controlled waters, property, or the natural environment;
 - c) secure appropriate remediation and mitigation measures that make the land safe and suitable for its intended use, and does not cause unacceptable impacts elsewhere;
 - d) ensure that remediation is completed before occupation where relevant, unless phased delivery is justified and agreed;
 - e) avoid creating new contamination or instability risks and ensure construction practices minimise disturbance, pollution pathways and risks to neighbouring land;
 - f) protect sensitive uses by avoiding placing vulnerable uses (such as housing, schools, hospitals or play areas) on or adjacent to land affected by contamination or instability unless risks can be fully mitigated; and

- g) consider cumulative and off-site impacts on surrounding land, groundwater, surface water, habitats and infrastructure.

Table F.13.2: Summary of Likely Significant Effects of Policy EP2

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
EP2	0	0	0	++	+	0	0	0	++	0	0	0	0	0	0	+	0

Temporal and Permanence

Likely effects are long-term and permanent. Remediation of contamination, land stability interventions and measures to prevent pollution pathways provide enduring improvements to land condition and controlled waters once implemented. These requirements apply throughout the preparation and use of development and continue to operate for as long as the land remains in use. No temporary effects are identified.

Scale

Effects are likely to be at the local scale, including site and neighbourhood. Cumulative benefits aggregate to borough-wide improvements in environmental quality.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

This is a protective policy that prevents adverse effects. No mitigation is therefore necessary.

Opportunities for Enhancement

No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.

Commentary of Likely Significant Effects

Policy EP2 requires development to demonstrate that land is safe, stable and suitable for its intended use. By ensuring that ground conditions, contamination and land instability are fully assessed and appropriately remediated, the policy reduces exposure to harmful substances and physical hazards. As such, a major positive effect on health and wellbeing (SAO4) is likely. These effects are expected to endure over the long term once remediation is secured.

The policy also contributes to creating safe places by ensuring that vulnerable uses are not placed on or adjacent to land affected by contamination or instability unless risks can be fully mitigated. These provisions support a minor positive effect on SAO5 by reducing environmental hazards that could undermine perceptions of safety or amenity.

The policy establishes a clear basis for managing soil and water pollution. Securing appropriate remediation, preventing new pollution pathways, protecting sensitive uses and considering cumulative and off-site impacts will help prevent deterioration of controlled waters

and may support improvements where existing issues are present. Through these measures, Policy EP2 is anticipated to generate a major positive effect on SAO9.

By making contaminated or unstable land safe and capable of supporting development, the policy also enables the productive reuse of sites that may otherwise remain under-used, resulting in a minor positive effect on the efficient use of land (SAO16).

F.13.3 Policy EP3: Safeguarding Minerals and Soils

Policy EP3: Safeguarding Minerals and Soils

Safeguarding Minerals

1. The council will ensure that development safeguards mineral resources, protects existing minerals infrastructure, and promotes the sustainable use of soils in accordance with the national policy and the Staffordshire Minerals Local Plan.
2. Development proposals will be supported where they:
 - a) do not adversely affect existing minerals extraction sites, processing facilities, transport infrastructure, or land allocated for future mineral use; and
 - b) demonstrate that proposals within or adjacent to Minerals Safeguarding Areas (MSAs) will not sterilise mineral resources of local or national importance.
3. Where non-mineral development is proposed within an MSA, applicants must assess the feasibility of prior extraction of the mineral resource and proposals will only be permitted where:
 - a) prior extraction has been carried out;
 - b) prior extraction is not viable or practicable; or
 - c) the need for the development outweighs the value of the mineral resource.
4. The council will consult the Minerals Planning Authority, on all applications likely to affect MSAs, mineral infrastructure, or mineral allocations.

Protecting the best and most versatile agricultural land

5. Development proposals should prioritise development on lower-quality agricultural land (Grades 3b, 4 and 5) over Best and Most Versatile (BMV) land (Grades 1, 2 and 3a).
6. Development on BMV land will only be supported where:
 - a) no reasonable alternative sites exist; and
 - b) the benefits of the development clearly outweigh the loss of high-quality soils.

Safeguarding soil quality and function

7. Development proposals should ensure that:

- a) soils are conserved, reused and managed sustainably during construction and operation; and
- b) green infrastructure, landscaping and sustainable drainage are incorporated in a way that protects soil health to avoid unnecessary soil sealing.

Table F.13.3: Summary of Likely Significant Effects of Policy EP3

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
EP3	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	+	0

Temporal and Permanence

Effects from Policy EP3 arise from ongoing minerals safeguarding and the continued protection and sustainable management of soils. Requirements relating to prior extraction, the safeguarding of mineral infrastructure, and the conservation and reuse of soils apply throughout the development process and operate for as long as these resources remain in use. No temporary effects are identified.

Scale

Effects occur at the local level and may aggregate modestly across the borough where multiple sites are affected.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are required. The policy already performs well against the relevant objectives of the SA Framework.

Commentary of Likely Significant Effects

Policy EP3 provides a clear framework for safeguarding mineral resources, protects existing minerals infrastructure and ensuring that development does not lead to the unnecessary sterilisation of viable mineral deposits. These measures strengthen minerals safeguarding and support the efficient use of land and mineral resources, resulting in a minor positive effect on SAO16.

The policy also directs development towards lower-quality agricultural land where feasible and restricts development on Best and Most Versatile land unless clear justification is provided. In a predominantly urban borough with only limited areas of higher-quality agricultural land, this approach helps protect finite soil resources and maintain soil function. Requirements to conserve, reuse and manage soils sustainably, and to integrate soils into

green infrastructure, landscaping and sustainable drainage, further reinforces soil protection. These provisions generate a minor positive effect on SAO9.

F.14 Sustainable Transport and Active Travel

F.14.1 Strategic Policy SP9: Sustainable Transport and Active Travel

Strategic Policy SP9: Sustainable Transport and Active Travel

1. The council will promote sustainable transport and active travel as a central element of growth and place-making in Tamworth. Development, where possible, must contribute to a transport system that is safe, inclusive, low-carbon and supports healthy and well-connected communities.
2. Where appropriate proposals for new development will be expected to demonstrate that they:
 - a) are located in an accessible and sustainable location, supporting safe and convenient access to employment, education, services, public transport and supporting walkable neighbourhoods;
 - b) will reduce reliance on private vehicles by minimising car-based travel and designing layouts that discourage unnecessary car movements and prioritise active and sustainable modes of transport;
 - c) will provide direct, safe walking and cycling routes that are well-lit, accessible to all users and integrated into wider networks;
 - d) will improve access to reliable public transport by providing connections to travel hubs, bus stops and railway stations;
 - e) will contribute to reduced carbon emissions and improve air quality by incorporating measures such as EV charging, modal shift, and green infrastructure into proposals;
 - f) support well-connected, healthy neighbourhoods by designing places that encourage physical activity, social integration and independent mobility for all ages and ability in an environment that is safe, attractive and designed for people first;
 - g) can protect and enhance existing Public Rights of Way wherever possible, and where diversions are unavoidable, provide enhanced, more direct or safer alternatives that improve connectivity and accessibility, integrating into green corridors and wider active travel networks where possible.

Table F.14.1: Summary of Likely Significant Effects of Strategic Policy SP9

Strategic Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
SP9	0	0	++	++	++	0	++	+	0	++	0	0	0	0	0	0	0

Temporal and Permanence

Likely effects are expected to be long-term.

Scale

Neighbourhood and borough level.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Strategic Policy SP9 sets out a strategic approach to reducing the need to travel and promoting sustainable and active modes of transport across Tamworth. Given the borough's compact and predominantly urban form, improvements to active travel, walkable neighbourhoods and public transport access are likely to translate into meaningful changes in everyday movement patterns. By requiring development to be located in accessible places and expecting proposals to demonstrate safe, convenient access to employment, education and services, Strategic Policy SP9 is anticipated to strengthen local accessibility. These mechanisms will help to support healthier patterns of movement and improve access to key facilities, resulting in major positive effects on accessibility (SAO3) and health and wellbeing (SAO4).

The policy requires layouts that minimise car-based travel and prioritise active and sustainable modes. Given the borough's small geography, these expectations are likely to encourage a degree of modal shift and potentially reduce reliance on private cars. As such, major positive effects are anticipated for sustainable travel (SAO7).

By requiring measures such as EV charging, improved active travel networks and layouts that support reduced car-based travel, Strategic Policy SP9 is expected to help reduce transport-related emissions and improve air quality. These overarching mechanisms are likely to support the reduction of adverse environmental conditions, resulting in a minor positive effect on air, light and noise pollution (SAO8) and a major positive effect on climate mitigation (SAO10).

Expectations for safe, well-lit and inclusive walking and cycling routes, alongside people-first design principles, are likely to improve the overall quality and attractiveness of new development. These mechanisms are anticipated to support safer, more cohesive neighbourhoods and are expected to generate major positive effects on SAO5.

F.14.2 Policy TA1: Managing Car Use

Policy TA1: Managing Car Use

1. Development will be supported where it is designed to minimise reliance on private car use and to ensure that streets and neighbourhoods prioritise people over vehicles.
2. Development proposals will be supported where they:
 - a) provide appropriate secure bicycle storage meeting or exceeding national design standards;
 - b) provide changing, shower and locker facilities in employment development to encourage active travel to work (where appropriate);
 - c) provide parking in accordance with the council's parking standards set out in the parking standards annex;
 - d) demonstrate that parking provision does not undermine sustainable transport objectives; and
 - e) integrate parking into the design of development so that:
 - i. car parking does not create car dominated environments;
 - ii. pedestrians and cycle movement, high-quality public realm and safe inclusive street design is considered;
 - iii. landscaping, boundary treatments and layout minimise the visual impact of parking; and
 - iv. EV charging is incorporated into parking areas to support the move towards lower emissions vehicles.

Table F.14.2: Summary of Likely Significant Effects of Policy TA1

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
TA1	0	0	0	+	+	0	++	+	0	+	0	0	0	0	+	0	0

Temporal and Permanence

Likely effects are expected to be long-term. The design and movement principles embedded in new development will influence travel behaviour, public realm quality and emissions throughout the lifetime of the development.

Scale

Likely effects occur at the neighbourhood level.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy TA1 sets out the Council's approach to managing car use in new development, with a strong emphasis on reducing reliance on private vehicles and supporting more sustainable patterns of movement. Requirements for secure cycle storage, changing and shower facilities in employment development, and parking standards that prioritise sustainable travel in accessible locations all strengthen conditions for walking and cycling. These mechanisms are anticipated to deliver a major positive effect on sustainable travel (SAO7).

The policy's focus on designing streets and neighbourhoods that prioritise people over vehicles, together with expectations for high-quality public realm, safe and inclusive street design, and the integration of parking so that it does not dominate the environment, supports more attractive and legible places. These mechanisms are anticipated to have a minor positive effect on SAO5.

By encouraging active travel and reducing reliance on private car use, the policy helps promote healthier travel choices and more active lifestyles. This is expected to generate a minor positive effect on health and wellbeing (SAO4).

Requiring EV charging infrastructure within parking areas supports the transition towards lower-emission vehicles. This contributes to reducing transport-related emissions and is anticipated to have minor positive effects on pollution (SAO8) and climate mitigation (SAO10).

The integration of parking into development layouts, together with landscaping and boundary treatments that minimise visual impact, is expected to support a minor positive effect on SAO15.

F.14.3 Policy TA2: Impact on the Transport Network and Highways Safety

Policy TA2:

Impact on the Transport Network and Highways Safety

1. Development must ensure that safe and suitable access can be achieved for all users and that the transport impacts of development are appropriately assessed and mitigated. Proposals that would result in an unacceptable impact on highway safety or, after mitigation, a severe residual cumulative impact on the transport network will be refused.

2. All development that would generate significant amounts of vehicle movements relative to its location, scale or function will be required to:
 - a) submit a transport statement/assessment demonstrating how the development will avoid or mitigate adverse impacts on the transport network; and
 - b) include a travel plan, where appropriate, setting out measures to reduce car dependence and promote sustainable travel.
3. To ensure safe and suitable access for all, developments need to demonstrate that access arrangements are safe, inclusive and appropriate for pedestrians, wheelchair users, cyclists, public transport users and vehicles.
4. To avoid unacceptable impacts on highway safety developments will need to:
 - a) demonstrate that they will not create or exacerbate safety risks for any road user; and
 - b) incorporate design measures that reduce vehicle speeds, improve visibility, and support safe movement within and around the site.
5. Developments should prevent severe residual cumulative impacts on the transport network by:
 - a) identifying the cumulative effect of the development in combination with committed schemes; and
 - b) provide mitigation that is deliverable, proportionate and effective in addressing impacts.

Table F.14.3: Summary of Likely Significant Effects of Policy TA2

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
TA2	0	0	+	+	++	0	+	0	0	0	0	0	0	0	0	0	0

Temporal and Permanence

Likely effects are expected to be long-term.

Scale

Likely effects occur at the neighbourhood level.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy TA2 requires development to ensure that safe and suitable access can be achieved for all users and that transport impacts are properly assessed and mitigated. By placing a clear obligation on applicants to demonstrate how adverse transport effects will be avoided or addressed, the policy strengthens the conditions for movement that is safe, inclusive and efficient. These requirements are expected to positively support accessibility (SAO3) by improving how people reach key destinations through safer and more inclusive access arrangements.

Expectations for development to demonstrate that it will not create or exacerbate safety risks, and to incorporate design measures that reduce vehicle speeds, improve visibility and support safe movement within and around sites, are likely to enhance street safety and reduce collision risk. Accordingly, these mechanisms contribute to a minor positive effect on SAO4 and a major positive effect on SAO5.

Expectations for transport assessments, travel plans and inclusive access arrangements strengthen conditions for walking, cycling and public transport use. These mechanisms are anticipated to generate a minor positive effect on sustainable travel (SAO7).

F.14.4 Policy TA3: Freight, Servicing and Logistics

Policy TA3: Freight, Servicing and Logistics

1. Development must support the efficient, safe and sustainable movement of freight and servicing activity. Proposals should demonstrate how they minimise impacts on the highway network, reduce emissions, and avoid conflicts with residential areas and sensitive uses.
2. Proposals for freight, logistics, distribution and last-mile delivery facilities will be supported where they:
 - a) are located in areas with good access to the highway network; and
 - b) avoid unacceptable impacts on air quality, noise, vibration and residential amenity;
3. To reduce congestion and emissions, the Council will support parcel lockers/pick up and drop off points, cargo bike logistics facilities in town and local centres and low-emission last-mile delivery hubs.

4. Where development would require regular deliveries or servicing, those facilities will be required to be designed in a way that would not compromise safety, amenity or local character. This includes:
 - a) providing safe, unobtrusive loading areas;
 - b) reducing conflicts between delivery vehicles, pedestrians, cyclists and public transport;
 - c) providing off-street loading, turning and waiting areas; and
 - d) taking measures to reduce peak-hour deliveries.
5. Proposals for new or expanded distribution centres will be supported where they provide sufficient lorry parking to cater for their anticipated use.

Table F.14.4: Summary of Likely Significant Effects of Policy TA3

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
TA3	+	0	0	+	+	0	+	+	0	+	0	0	0	0	+	0	0

Temporal and Permanence

Likely effects are anticipated to be long-term.

Scale

Likely effects occur at the neighbourhood scale.

Assumptions

None.

Uncertainties

None.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy TA3 provides a clear framework for ensuring that freight, servicing and logistics activity is safely and appropriately accommodated within new development. By requiring proposals to minimise conflicts between freight vehicles and people moving on foot, by bike or by public transport, and to avoid unacceptable impacts on residential amenity, the policy helps reduce the likelihood of collision and disturbance. These measures are expected to deliver minor positive effects for wellbeing (SAO4) and safety (SAO5).

The policy's support for cleaner and lower-impact delivery options, including cargo-bike logistics, parcel lockers and low-emission last-mile delivery hubs, is likely to help reduce emissions associated with freight activity. These mechanisms are anticipated to generate minor positive effects for air quality (SAO8) and climate mitigation (SAO10), while also contributing to minor positive effects on sustainable travel (SAO7) by supporting low-carbon delivery modes and reducing congestion.

Requirements for safe, unobtrusive loading areas, off-street turning and waiting space, and siting freight uses within allocated employment land or existing industrial areas helps ensure that freight activity is appropriately contained and does not erode local character. This is likely to provide a minor, yet localised, positive effect on SAO15.

By requiring efficient freight movement and appropriate siting of logistics uses, the policy provides a minor positive effect on SAO1.

F.15 Infrastructure and Obligations

F.15.1 Policy IO1: Infrastructure Delivery

Policy IO1: Infrastructure Delivery

1. Proposals should demonstrate a comprehensive and future-proofed approach to the delivery of development and infrastructure that mitigates the cumulative impact of development.
2. Where appropriate, development proposals should:
 - a) contribute appropriately and proportionately towards required infrastructure, having regard to the latest IDP, at a rate and scale sufficient to support the growth identified in the local plan;
 - b) connect to area-wide infrastructure and enable future connections; and
 - c) be appropriately designed so that it complements and does not unduly restrict development on adjacent or connected sites.
3. Developers will be expected to participate in early pre-application engagement with the council and infrastructure service providers to discuss their requirements.
4. Development contributions will be sought where needs arise, in line with the policy requirements of the plan.
5. Where necessary planning conditions will be used to ensure that development is not occupied ahead of the delivery of any necessary infrastructure upgrades.
6. Proposals for residential and employment uses should demonstrate that provision is made for high-speed internet infrastructure as part of the application.

Table F.15.1: Summary of Likely Significant Effects of Policy IO1

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
IO1	+	0	+	+	+	+	0	0	0	0	+	0	0	0	0	0	0

Temporal and Permanence

Likely effects are expected to be long term and permanent. Infrastructure delivered under Policy IO1 will continue to support development throughout its lifetime.

Scale

Likely effects occur at both the neighbourhood and borough scale.

Assumptions

None.

Uncertainties

The timing and coordination of infrastructure delivery depends on external parties.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy IO1 sets out the overarching requirement for development in Tamworth to demonstrate a coordinated, proportionate and future-proofed approach to infrastructure delivery. The policy requires proposals to contribute appropriately towards the infrastructure needed to support the level of growth identified in the local plan, and prevents occupation ahead of necessary upgrades. As such, there is potential for minor positive effects on both economic (SAO1) and housing (SAO6) growth, as timely and sufficient infrastructure provision is essential to supporting new homes and employment development.

The policy also aims to ensure that development connects effectively to area-wide infrastructure and enables future connections. This coordinated approach is likely to result in minor positive effects for accessibility (SAO3), by helping ensure that new development is well integrated with essential services and movement systems.

By requiring infrastructure delivery that mitigates cumulative impacts and avoids occupation before essential upgrades are in place, the policy helps reduce the risk of environments that are under-served or unsafe. These measures are expected to deliver minor positive effects for SAO4 and SAO5 accordingly.

The requirement for a future-proofed approach to infrastructure delivery also supports long-term resilience, providing a minor positive effect for climate adaptation (SAO11) by ensuring that infrastructure can accommodate changing needs over time.

F.15.2 Policy IO2: Development Contributions

Policy IO2: Development Contributions

1. The council will secure the infrastructure necessary to support the growth outlined in this plan, ensure sustainable development, meet the needs of development and, where necessary, mitigate the impacts of development by:
 - a) securing appropriate on-site enabling and development works;
 - b) charging the Community Infrastructure Levy on developments as required by any charging schedules in operation for the area within which the development is located;

- c) securing planning obligations to provide affordable housing and mitigate the impacts of the development;
- d) securing off-site highway works, including provision for cycling and walking, where necessary; and
- e) working with relevant service providers to identify and secure infrastructure funding or financing mechanisms.

Table F.15.2: Summary of Likely Significant Effects of Policy IO2

Policy	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17
IO2	+	0	+	+	+	+	+	0	0	0	0	0	0	0	0	0	0

Temporal and Permanence

Likely effects are expected to be long term and permanent. Infrastructure secured through contributions and enabling works supports development throughout its lifetime.

Scale

Likely effects occur at both the neighbourhood and borough scale.

Assumptions

None.

Uncertainties

The timing and coordination of infrastructure delivery depends on external parties.

Potential Mitigation

No mitigation required.

Opportunities for Enhancement

No enhancement measures are identified. The policy already performs well against the relevant SA Objectives and no additional measures would materially change the assessment.

Commentary of Likely Significant Effects

Policy IO2 sets out how the Council will secure the infrastructure necessary to support planned growth, mitigate development impacts and ensure sustainable development through on-site works, planning obligations, CIL charges, off-site improvements and partnership working with service providers.

Securing on-site enabling works, planning obligations and CIL contributions provides a mechanism for delivering the infrastructure required to support new development. This enables planned growth to function effectively, resulting in minor positive effects on SAO1.

Contributions that maintain service and network capacity improve access to facilities, which is likely to lead to a minor positive effect on accessibility (SAO3).

Planning obligations used to mitigate development impacts help maintain the capacity of health, social and community infrastructure. This supports well-functioning neighbourhoods and results in a minor positive effect for health and wellbeing (SAO4).

On-site enabling works and off-site highway improvements provide a mechanism for securing safe and appropriate access arrangements. This is anticipated to generate minor positive effects for SAO5.

Securing off-site highways works, including provision for cycling and walking, directly supports active travel infrastructure. This strengthens opportunities for sustainable movement and delivers minor positive effects for SAO7.