

Tamworth Borough Local Plan Sustainability Appraisal

Appendix G

Detailed Site Assessments

August 2026

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G.1 Introduction

G.1.1 The purpose of this appendix

- The following appendix sets out the methodology used to assess the residential and employment allocations proposed as part of the Pre-Submission Local Plan. It also presents the detailed appraisal of each site against the 17 SA Objectives in Appendix D.

G.2 Appraisal Assumptions

G.2.1 Distances for Services and Facilities

- A number of appraisal assumptions refer to accessibility from allocations to services and facilities. There are a number of pieces of research that give a variety of recommended distances for walking. The Chartered Institution of Highways and Transportation (CIHT) categorises distances into ‘desirable’, ‘acceptable’ and ‘preferred maximum’, depending on the location and the purpose of the trip.

Table G.2.1: CIHT Walking Distances

	Town Centres (m)	Commuting, School and Sight-Seeing (m)	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1,000	800
Preferred Maximum	800	2,000	1,200

- For the purposes of this appraisal, all distances are measured as the straight-line distance from the edge of the allocation to the receptor in question.
- It is recognised that many journeys to services and facilities will not be made in a straight line. When applying the CIHT distances for the appraisal of sites, a 10% buffer has therefore been applied to reflect the likely difference between theoretical and realistic travel distances. This is considered a reasonable approach, and professional judgement will be used when applying these distances. This includes instances where specific access constraints exist, such as physical barriers.
- In line with Table G.2.1, the distances used in the appraisal will vary depending on the type of service or facility which is the end destination and the mode of transport. The following distances, adjusted in accordance with the buffer, are therefore assumed:
 - A 720m distance for Tamworth town centre, as well as its supporting network of local centres.
 - A 450m distance to a bus stop, as it is assumed that many people are unlikely to be prepared to walk much further and then catch a bus to their destination.
 - A 1,800m distance to a train station, as it is assumed that people will be willing to walk further to reach a node that offers longer-distance journeys.
 - A 450m distance to cycle routes, on the assumption that links to cycle routes are likely to use road carriageways.

G.2.2 Other Distances

- A number of SA Objectives require the assessment of distances between each site and other relevant receptors that inform likely sustainability implications, including ecological sites, heritage assets and watercourses.
- Thresholds and assumptions regarding these distances are defined in the relevant topic-specific methodologies, which are set out in Section G.3.

G.2.3 Sites with Planning Permission

- Several proposed residential allocations have either planning permission or an extant resolution to grant permission. These include:
 - (a) 18/033: Former Co-Op Filling Station, Bonehill Road
Granted planning permission (0206/2021) in 2024 for eleven dwellings.
 - (b) 22/094: Land South of Ashby Road
Resolution to grant planning permission (0018/2025) for up to 200 dwellings, on-site facilities and public open space, subject to the completion of a Section 106 Agreement.
 - (c) 23/515: Former Tamworth College, Croft Street
Granted outline planning permission (0363/2023) in 2025 for up to 123 dwellings, an 80-bed care home and public open space.
- Permitted sites are included in the SA for completeness and to ensure consistent appraisal across all proposed allocations. They are assessed proportionately, without repeating detailed work undertaken through the planning process.
- While many sustainability matters have already been assessed through the planning process, the SA provides a proportionate, high-level review to record the site's baseline performance against the SA objectives. This ensures that all sites, permitted or otherwise, are considered on a consistent basis within the plan-making context.
- Where planning permission secures mitigation that addresses an identified SA issue, this is noted as evidence that mitigated is feasible and likely to be delivered. However, the SA scoring reflects the sites inherent characteristics, and effect scores are retained accordingly.

G.3 Site Appraisal Methodology

- The following section sets out the methodology used in the SA Report for the appraisal of sites.
- For each SA objective, specific assessment criteria have been defined and have been applied to the site-level appraisals set out in Section G.4. This section also identifies the SA objectives that have been scoped out of site appraisals at this stage.
- Assumptions and limitations relevant to the particular topic areas are noted and should be taken into account when interpreting the assessment findings.

C.3.1 SAO1: Economy

Assessing the impact on employment uses and economic growth

- Where redevelopment of a site would involve the loss of an employment use which is currently active, a negative effect is anticipated. Consideration has been given to the likely scale of the loss and scored accordingly.
- In instances where the current employment use has already been re-provided elsewhere within the borough, or redevelopment of the site would depend on the ability to re-provide the use elsewhere within the borough, scores will be adjusted accordingly.
- Where the land was previously in economic use, but is currently vacant, the likely effects of its redevelopment on SAO1 have been assessed as negligible (0).
- Where the current baseline is unknown, for example the extent or the extent or intensity of active use, a degree of uncertainty will exist. This will be particularly relevant for the borough's stock of agricultural land.
- Where redevelopment of the site would be for employment purposes, sites have been scored positively. Consideration has been given to the likely scale of the gain and scored accordingly.
- Regeneration sites are assumed to score positively due to their likely effects on the town centre economy. A degree of uncertainty (?) reflects the exact nature of uses not being known until a later stage.

C.3.2 SAO2: Employment

SAO2 has been screened out of the assessment at this stage.

- It is assumed that all employment allocations have the potential to generate new employment opportunities by virtue of their proposed use. However, in the absence of detailed proposals, the nature and value of these opportunities cannot be meaningfully differentiated at this stage of the assessment. For residential allocations, the location of development is not expected to materially influence the quantity and quality of employment opportunities.
- Accordingly, the effects of all of the sites on this SA objective will be assessed as negligible **(0)**.

C.3.3 SAO3: Accessibility

Assessing accessibility to locations that offer a range of local services and facilities

- The following proximity-based criteria will be applied consistently to all sites as the standard approach for assessing accessibility. At this stage of assessment, all proximities will be measured in a straight line from the closest edge of the site.
- During the appraisal process, if any site-specific factors emerge (such as major physical barriers to access) that would significantly present the standard criteria from providing an accurate reflection of sustainability performance, these circumstances will be clearly recorded and scores adjusted accordingly.
- In addition to this, there may be other factors relevant to SAO3 which cannot necessarily be quantified by proximity. To ensure consistent assessment, the scoring assumptions regarding these additional considerations are discussed below.

Proximity-based criteria for residential sites:

- **Major positive (++) score:** The site is located within 720m of a centre and a key employment area.
- **Minor positive (+) score:** The site is located within 720m of either a centre or a key employment area.
- **Minor negative (-) score:** The site is not located within 720m of either a centre or a key employment area.
- **Major negative (--) score:** The site is not located within 720m of either a centre or a key employment area.

Additional considerations and assumptions:

- Distances are based on CIHT evidence.
- The location of residential development sites will influence the achievement of this objective by determining how easily residents would be able to access a range of local services and facilities.
- Tamworth's current hierarchy of centres provides an indication of where a range of services and facilities are concentrated. This includes Tamworth town centre and its supporting network of local centres. It is recognised that these locations are not the exclusive locations for local provision, however proximity to these areas is considered to provide a comparable assessment of accessibility to a wider number of services and facilities.
- Proximity to education facilities has not been assessed at this stage of the appraisal, with further capacity and modelling information required to truly determine likely effect. If this becomes available, this will be incorporated in a later stage of plan-making.
- Tamworth is also supported by a network of key employment areas, which are designated in the current local plan.
- Where development of a site would involve the delivery of a large scheme, it has been assumed that it could potentially incorporate the provision of new services. However, at this stage it is also assumed that the extent or specifics of delivery, and as such the relative benefits, is uncertain (?).

C.3.4 SAO4: Health

Assessing accessibility to places and spaces that support better health

- The following proximity-based criteria will be applied consistently to all sites as the standard approach for assessing health impacts. At this stage of assessment, all proximities will be measured in a straight line from the closest edge of the site.
- During the appraisal process, if any site-specific factors emerge (such as major physical barriers to access) that would significantly present the standard criteria from providing an accurate reflection of sustainability performance, these circumstances will be clearly recorded and scores adjusted accordingly.
- In addition to this, there may be other factors relevant to SAO4 which cannot necessarily be quantified by proximity. To ensure consistent assessment, the scoring assumptions regarding these additional considerations are discussed below.

Proximity-based approach for residential sites:

- **Major positive (++) score:** The site is located within 720m of a healthcare facility, 720m of an area of open space, sports and recreation facility, and 450m from at least one public right of way.
- **Minor positive (+) score:** The site is located within 720m of either a healthcare facility, 720m of an area of open space, sports and recreation facility, or 450m from at least one public right of way.
- **Minor negative (-) score:** The site is located more than 720m from a healthcare facility, 720m from an area of open space, sport and recreation facility, and more than 450m from a public right of way.

Proximity-based approach for employment sites:

- **Major positive (++) effect:** The site is within 720m walking distance of an area of open space, sport and recreation, and 450m of at least one public right of way.
- **Minor positive (+) effect:** The site is either within 720m walking distance of an area of open space, sport and recreation, or 450m of at least one public right of way.
- **Minor negative (-) effect:** The site is more than 720m walking distance of an area of open space, sport and recreation and more than 450m of at least one public right of way

Additional considerations and assumptions:

- Distances are based on CIHT assumptions.
- Residential sites that are within walking distance of existing healthcare facilities and areas or features which promote physical activity (such as open spaces or sports and recreation facilities) will ensure that residents have good access to healthcare services and are provided with opportunities for healthy lifestyle choices.
- This is also applicable to employment sites, which will ensure that employees have access to these types of places and spaces outside of working hours and during breaktimes. A separate approach has been produced to reflect the lower importance placed on healthcare facilities, as it is assumed that employees who do not live within the borough will access healthcare facilities elsewhere.
- If sites come forward within an area of open space or a site which currently accommodates an outdoor sports facility, it is recognised that this use may be lost as a result of development. Where sites contain such features, a significant negative (--) effect will be recorded. In such circumstances, sites may therefore be recorded as having an overall mixed effect.
- If a site is likely to incorporate new healthcare facilities, open space or sports facilities, this will be scored in accordance with the proximity-based approach outlined above. It should be noted that the degree or nature of this provision is inherently unknown at this stage.

- Public rights of way (PRoW) can vary widely in length, function and the destinations they connect. Where applicable, the appraisal will consider not just the distance to the nearest PRoW, but the actual level of connectivity and degree of likely impact it would have upon health.
- If a number of sites are allocated in close proximity of one another, this could lead to existing healthcare facilities becoming overcrowded. If at any point information becomes available regarding the capacity of existing healthcare facilities, this will be taken into account in the SA process where relevant.

C.3.5 SAO5: Quality of Life

SAO5 has been screened out of the assessment at this stage.

- The effects of all site allocations on safety and community cohesion will largely be determined by detailed proposals, including the arrangement and design of buildings, public realm and open spaces. The perception of safety, particularly at night, will additionally be influenced by lighting.
- These measures will be addressed at the planning application stage and do not form part of this assessment. Accordingly, the effects of all the sites on this SA objective will be assessed as negligible **(0)**.
- The proximity of allocations to services and facilities may help to address issues of social interaction and community cohesion. However, these issues are considered under SAO3 and SAO4.

C.3.6 SAO6: Housing

Assessing the impact on housing stock and delivery

- The following threshold-based criteria will be applied consistently to all sites as the standard approach for assessing impacts on housing stock and delivery.
- In addition to this, there may be other factors relevant to SAO6 which cannot necessarily be quantified into thresholds. To ensure consistent assessment, the assumptions regarding these additional considerations are discussed below.

Threshold-based approach for all uses:

- **Major positive (++) effect:** Site has the capacity to deliver a significant net gain in housing (of ten dwellings or more).

- **Minor positive (+) effect:** Site has the capacity to deliver a minor net gain in housing (of between one and nine dwellings).
- **Mixed minor positive and minor negative (+/-) effect:** It is uncertain whether development of the proposed site would result in a net change in housing provision or insufficient information is available.
- **Neutral/negligible (0) effect:** Development of the site would not impact housing provision. This includes any employment sites.
- **Minor negative (-) effect:** Development of the site would likely result in a minor net decrease in housing (of between one and nine dwellings).
- **Major negative (--) effect:** Development of the site would likely result in a significant net decrease in housing (of ten dwellings or more).

Additional considerations and assumptions:

- At this stage of plan-making, it is assumed that all residential-led development will have a positive effect on achieving this objective due to the nature of development.
- Thresholds for a 'significant' and 'minor' net gain in housing have been set in consideration of Tamworth's context. This includes the limited supply of available and suitable land, its constrained geography, and the significant housing need increase generated by the revised standard method.
- The above approach considers the impact of the anticipated capacity and use of each site. The more detailed elements of SAO6 relating to achieving quality and an inclusive/adaptable mix will be addressed at the planning application stage and secured through the relevant policies of the plan. Where a site already benefits from planning permission, any available information on these matters will be noted within the appraisal.

C.3.7 SAO7: Sustainable Travel

Assessing accessibility of the site by sustainable travel modes

- The following proximity-based criteria will be applied consistently to all sites as the standard approach for assessing sustainable travel. At this stage of assessment, all proximities will be measured in a straight line from the closest edge of the site.
- During the appraisal process, if any site-specific factors emerge (such as major physical barriers to access) that would significantly present the standard criteria from providing an accurate reflection of sustainability performance, these circumstances will be clearly recorded and scores adjusted accordingly.

- In addition to this, there may be other factors relevant to SAO7 which cannot necessarily be quantified by proximity. To ensure consistent assessment, the scoring assumptions regarding these additional considerations are discussed below.

Proximity-based approach for all uses:

- **Major positive (++) effect:** Site is within 1.8km of a railway station and within 450m of a bus stop and/or cycle route and/or public right of way.
- **Minor positive (+) effect:** Site is more than 1.8km from a railway station but within 450m of a bus stop and/or cycle route and/or public right of way.
- **Minor negative (-) effect:** Site is more than 1.8km from a railway station and more than 450m from a bus stop, cycle route and public right of way

Additional considerations and assumptions:

- Distances are based on CIHT evidence.
- The proximity of residential and employment sites to public transport links and sustainable travel routes will affect the extent to which residents and workers are able to make use of non-car-based modes of transport to access their needs, such as services, facilities and job opportunities. It is noted that the actual use of sustainable transport modes will depend on people's behaviour.
- It is possible that new transport links, such as bus routes or cycle paths, may be provided as part of larger-scale development but this cannot be assumed.
- Where there are significant barriers to being able to access a transport node or route within a reasonable distance, such as the need to cross a major highway or railway line, this will be reflected in the appraisal.
- It is assumed that people would generally be willing to travel further to access a railway station than a bus stop. It is also recognised that many cyclists will travel on roads as well as dedicated cycle routes, and the extent that people choose to do so will depend on factors such as the availability of cycle storage facilities at their end destination, which are not determined by the location of sites. How safe or appealing particular roads are for cyclists can also not be determined at this stage. However, the proximity of sites to existing cycle routes can be taken as an indicator of how likely people are to cycle to and from a development site.

C.3.8 SAO8: Air, Light and Noise Pollution

SAO8 has been screened out of the assessment at this stage.

- The impact of a site on light and noise pollution will depend largely on the design and layout of any scheme that comes forward, which it is not possible to assess at this stage.
- In respect of air quality, Tamworth does not have any Air Quality Management Areas (AQMAs).
- It is assumed that development proposals would result in an increase in traffic and thus traffic-related air pollution. Both existing and future site end users would be exposed to this change in air quality, and this is likely to contribute towards cumulative effects on air quality. At this stage of the assessment, it is uncertain the extent to which each site could potentially increase air pollution in the immediate wider area, particularly as a result of transport-related pollutants. Effects on sustainable transport use are considered separately under SA objective 7.
- On account of the above, all sites will have a negligible **(0)** impact on this objective.

C.3.9 SAO9: Soils and Water Pollution

SAO9 (i) Assessing the impact on watercourses and water quality

- The following proximity-based criteria will be applied consistently to all sites as the standard approach for assessing impacts on watercourse quality. At this stage of assessment, all proximities will be measured in a straight line from the closest edge of the site.
- During the appraisal process, if any site-specific factors emerge that would significantly present the standard criteria from providing an accurate reflection of sustainability performance, these circumstances will be clearly recorded and scores adjusted accordingly.
- In addition to this, there may be other factors relevant to SAO9 which cannot necessarily be quantified by proximity. To ensure consistent assessment, the scoring assumptions regarding these additional considerations are discussed below.

Proximity-based approach for all uses:

- **Neutral/negligible (0) effect:** Site is located over 200m from a watercourse.
- **Minor negative (-) effect:** Site is located within 200m of a watercourse.

Additional considerations and assumptions:

- The pollution indicators for soil and water include receptors of pollution that might affect future levels of environmental pollution. Any distances included are estimates

to assist with the aim of flagging up issues for consideration in more detail later in the plan-making process.

- The context of the separation between the site and the watercourse will be considered, and sites scored accordingly where relevant.
- There are no Source Protection Zones (SPZs) within Tamworth. The nearest SPZ lies to the west of the borough on Tamworth Road, with only a marginal extent of its Zone 3 catchment extending into Tamworth's northwestern tip. As this limited coverage does not intersect with any sites under consideration, its influence on the appraisal is negligible. A specific assessment approach for SPZs has therefore not been included.

SAO9 (ii) Assessing the impact on ground conditions, including soils

Broad approach for all uses:

- **Minor positive but uncertain (+/?) effect:** The site is located on land which is highly likely to be contaminated and it is likely that development will remediate the site.
- **Neutral/negligible (0) effect:** The site is not located on land which is likely to be contaminated and therefore opportunities for remediation are unlikely to exist.

Additional considerations and assumptions:

- Redevelopment offers a positive opportunity to remediate potentially contaminated sites.
- Land contamination is generally associated with previous commercial use. Sites are assumed to have likely positive effects where the existing use gives rise to potential contamination and could potentially be remediated. In all cases, a degree of uncertainty (?) exists as the exact baseline is unknown.
- Generally, no likely significant effects are anticipated on greenfield sites (0). Potential for contamination and subsequent remediation is considered unlikely, but these will be assessed on a case-by-case basis.
- In some instances, a site may be classified as brownfield, but the use of the site is not anticipated to give rise to risks of contamination (0). In all cases, a degree of uncertainty (?) will exist as the exact baseline is ultimately unknown.
- Adverse impacts are expected for sites where development would result in a net loss of agriculturally valuable soils. The impact of sites on agricultural land is assessed in SAO16.

C.3.10 SAO10: Minimising Contributions to Climate Change

SAO10 has been screened out of the assessment at this stage.

- Whilst new development will inevitably lead to an increase in greenhouse gas emissions, the location of individual sites will not have a direct effect on the causes of climate change. Instead, effects will largely depend on the detailed proposals for sites, including their construction and design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The extent to which the location of sites would facilitate the use of sustainable modes of transport in place of cars is considered separately under SAO7.
- The likely effects of all sites on this objective are therefore negligible **(0)**.

C.3.11 SAO11: Adaptation to Climate Change

SAO11 has been screened out of the assessment at this stage.

- The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effects of sites on flood risk in the borough is considered separately under SAO12.
- The likely effects of all sites on this objective are therefore negligible **(0)**.

C.3.12 SAO12: Flood Risk

Assessing flood risk vulnerability

- The following proximity-based criteria will be applied consistently to all sites as the standard approach for assessing flood vulnerability. At this stage of assessment, all proximities will be measured in a straight line from the closest edge of the site.
- During the appraisal process, if any site-specific factors emerge that would significantly present the standard criteria from providing an accurate reflection of sustainability performance, these circumstances will be clearly recorded and scores adjusted accordingly.
- In addition to this, there may be other factors relevant to SAO12 which cannot necessarily be quantified by proximity. To ensure consistent assessment, the scoring assumptions regarding these additional considerations are discussed below.

Proximity-based approach for all uses:

- **Neutral/negligible (0) effect:** Site is entirely or mainly within a low-risk flood area (FZ1).

- **Minor negative (-) effect:** Site is entirely or mainly within a medium-risk flood area (FZ2).
- **Major negative (--) effect:** Site is entirely or mainly within Flood Zone 3a or Flood Zone 3b.

Additional considerations and assumptions:

- The potential effects of new development on SAO12 will depend to some extent on its design, which cannot be assessed at this stage. Where appropriate, a degree of uncertainty (?) is identified.
- Sites that are on greenfield land are expected to have a minor negative effect (-), whilst sites that are on brownfield land are expected to have a negligible effect (0).
- The scores for SAO12 adopt a risk-based approach which is reflective of national policy. Therefore, any score will reflect the most adverse effect identified. For example, a site which lies within Flood Zone 3a and brownfield land would score a significant negative (--) overall.
- Several areas of the borough benefit from flood defences. Where this applies to an otherwise negatively scoring site, their presence is noted in the appraisal.
- The Level 2 SFRA has informed the assessment of sites at this stage, and its relevant findings have been noted in the appraisal.
- The SA scoring system provides a strategic comparison of locations. It is a guide only and does not determine whether development would ultimately be acceptable in flood-risk terms. Any future development proposals will still need to demonstrate that flood-risk requirements can be met at the planning application stage.

C.3.13 SAO13: Biodiversity

Assessing impact on biodiversity or geodiversity value

- The following proximity-based criteria will be applied consistently to all sites as the standard approach for assessing potential biodiversity impact. At this stage of assessment, all proximities will be measured in a straight line from the closest edge of the site.
- During the appraisal process, if any site-specific factors emerge that would significantly present the standard criteria from providing an accurate reflection of sustainability performance, these circumstances will be clearly recorded and scores adjusted accordingly.

- In addition to this, there may be other factors relevant to SAO13 which cannot necessarily be quantified by proximity. To ensure consistent assessment, the scoring assumptions regarding these additional considerations are discussed below.

Proximity-based approach for all uses:

- **Neutral/negligible but uncertain (0/?)** effect: The site is more than 1km from a designated biodiversity or geodiversity site.
- **Minor negative but uncertain (-/?)** effect: The site is between 250m and 1km from a designated biodiversity or geodiversity site.
- **Major negative but uncertain (--/?)** effect: The site contains or is within 250m of a nationally or locally designated biodiversity or geodiversity site.

Additional considerations and assumptions:

- The impact of sites on biodiversity and geodiversity will depend in part on both the design of the development and the incorporation of mitigation. Both of these are uncertain (?) at this stage of assessment.
- Although the approach focuses on nationally or locally designated sites, the assessment should also consider the presence of other natural features on the site. The presence of existing trees and hedgerows could have a negative effect if their siting means it's likely that removal or disturbance would be necessary to accommodate development. These features themselves are also important for wildlife and habitat creation. The likelihood of retention will also be considered.
- Sites within or including a green space could have a minor negative effect on biodiversity, although this is uncertain (-/?), depending on whether the area of land that would be lost to development has biodiversity value.
- There may be circumstances which reduce the potential risk to ecological receptors, even if the straight-line distance falls within the above remits. This includes the existing use of the site, nature of redevelopment, and the degree of physical separation that exists.

C.3.14 SAO14: Historic Environment

Assessing impacts on the historic environment

- The following proximity-based criteria will be applied consistently to all sites as the standard approach for assessing the impact on the historic environment. At this stage of assessment, all proximities will be measured in a straight line from the closest edge of the site.

- During the appraisal process, if any site-specific factors emerge that would significantly prevent the standard criteria from providing an accurate reflection of sustainability performance, these circumstances will be clearly recorded and scores adjusted accordingly.
- In addition to this, there may be other factors relevant to SAO14 which cannot necessarily be quantified by proximity. To ensure consistent assessment, the scoring assumptions regarding these additional considerations are discussed below.

Approach for site assessment of all uses:

- **Minor positive (+) effect:** The site could potentially enhance a heritage asset or, where applicable, its setting. This includes Nationally Listed Buildings, Scheduled Monuments, Conservation Areas and Archaeological Sites.
- **Neutral/negligible (0) effect:** The site is not considered likely to affect the setting or character of a heritage asset. This includes Nationally Listed Buildings, Scheduled Monuments, Conservation Areas and Archaeological Sites.
- **Minor negative (-) effect:** The site falls within a Conservation Area or considered to fall within its setting **or** coincides with an archaeological site. For nationally listed buildings and Scheduled Monuments, a site will score a minor negative if it is located within their wider setting.
- **Major negative (--) effect:** The site coincides with, is located adjacent to, or could significantly impact the setting of either a nationally listed building or a Scheduled Monument.

Additional considerations and assumptions:

- The appraisal will consider both designated and non-designated heritage assets, as well as conservation areas. If a site is likely to affect more than one asset, these will be listed separately. The above approach is not entirely applicable to each type of asset. A significant negative effect is only applicable to potential adverse effects on the highest designations of assets.
- Impacts on heritage assets will be largely determined by the specific layout and design of development proposals, as well as the nature and significance of the heritage asset.
- It is assumed that where a designated heritage asset coincides with a development proposal, the designated heritage asset will not be lost as a result of development (unless otherwise specified).
- Where a site currently performs poorly or detracts from the historic environment, it is recognised that redevelopment could contribute positively to the significance and setting of nearby heritage assets (+ or ++). However, this will largely be dependent on detailed design proposals which would come forward at a later stage (/?).

- Degree of physical and visual separation will be considered between the site and any nearby assets.
- In anticipation of the full Heritage Impact Assessment currently being procured, the Council's Conservation Officer has undertaken an initial scoping of the proposed allocation sites, and this professional judgement has been reflected in the SA scoring where relevant.

C.3.15 SAO15: Landscape and Townscape Quality

Assessing the impact on landscape and townscape quality

- The following threshold-based criteria will be applied consistently to all sites as the standard approach for assessing the impact on landscapes specifically.
- In addition to this, there may be other factors relevant to SAO15 which cannot necessarily be quantified into thresholds. This includes impacts on townscape, where relevant. To ensure consistent assessment, the assumptions regarding these additional considerations are discussed below.

Threshold-based approach for all uses:

- **Major positive (++) effect:** Low Sensitivity: The characteristics of the landscape are robust and are able to accommodate development without significant character change; thresholds for significant change are very high. The development would relate well to the landscape character.
- **Minor positive (+) effect:** Low-medium sensitivity: Characteristics of landscape are resilient to change and are able to absorb development in many situations without significant character change; thresholds for significant change are high. Many aspects of the development would relate to landscape character.
- **Neutral/negligible (0) effect:** Development is not located within the natural landscape, by being within a built-up area or an area which consists entirely of man-made landscape features. The development would not affect the natural landscape.
- **Minor negative (-) effect:** Medium-high sensitivity: Characteristics of landscape are vulnerable to change and development can be absorbed only in limited situations without significant character change; thresholds for significant change are low. Few aspects of the development would relate to landscape character.
- **Major negative (--) effect:** High sensitivity: Characteristics of landscape are very vulnerable to change and are unable to accommodate development without significant character change; thresholds for significant change are very low. The development conflicts directly with landscape character.

Additional considerations and assumptions:

- The effects of new development on the character and quality of Tamworth's landscape will depend in part on its design and layout, which are uncertain at this stage of assessment. Therefore, all effects will be to some extent uncertain at this stage.
- The Council is currently preparing a Landscape Character Assessment Update to help inform judgements on the possible impact that development may have on the landscape. Until that point, SAO15 (i) will be scored via a high-level assessment.
- It is important that potential sites for development would support the built character, appearance and quality of Tamworth. Assessments will consider the current role and function of a site, for example amenity space or a vacant/derelict plot, and how this would be affected by development. There are opportunities for both detracting and enhancement, with some of this dependent on design. The impact could take a variety of forms and a positive weighting will be applied where developments would lead to an improvement in the overall quality of the townscape or landscape.
- Across SAO15, the appraisal will reflect the type of development (i.e. residential or employment) being considered.
- Anything that scores positively for opportunity to enhance townscape or character – e.g. redevelopment of an existing use – will have an element of uncertainty (?) to it due to the unknown nature of design.

C.3.16 SAO16: Land Resources

SAO16 (i) Assessing the efficiency of land use by type

- The following threshold-based criteria will be applied consistently to all sites as the standard approach for assessing the efficiency of land use.
- In addition to this, there may be other factors relevant to SAO16 (i) which cannot necessarily be quantified into thresholds. To ensure consistent assessment, the assumptions regarding these additional considerations are discussed below.

Approach for site assessment of all uses:

- **Major positive (++) effect:** The site is predominantly or wholly (>75% PDL) made up of previously developed land. This land is capable of efficient reuse or intensification.
- **Minor positive (+) effect:** The site is mixed, but predominantly previously developed land (25-74% PDL).

- **Neutral/negligible (0) effect:** The site is mixed, but predominantly greenfield land (0-24% PDL). Although greenfield, the land is of low environmental or agricultural value.
- **Minor negative (-) effect:** The site is wholly greenfield, of environmental, landscape or functional value.

Additional considerations and assumptions:

- In accordance with national policy, an effective use of land should prioritise the re-use of previously developed land over the use of undeveloped land.
- Sites will be scored according to the proportion of previously developed land that they contain. Sites that are wholly previously developed should receive a significant positive score, whilst sites that are wholly greenfield should receive a negative score. Sites of a mixed nature should be scored accordingly.
- Where land which is predominantly previously developed but has constraints or offers limited intensification potential will score a minor positive (+).

SO16 (ii) Assessing the value of agricultural land

- The following threshold-based criteria will be applied consistently to all sites as the standard approach for assessing the value of land proposed for development.
- In addition to this, there may be other factors relevant to SAO16 (ii) which cannot necessarily be quantified into thresholds. To ensure consistent assessment, the assumptions regarding these additional considerations are discussed below.

Threshold-based approach for all uses:

- **Minor positive (+) effect:** The site is located on urban or non-agricultural land
- **Neutral/negligible (0) effect:** The site is classified as poor quality agricultural land (Grade 4 or 5)
- **Minor negative (-) effect:** The site includes an area of land less than 20ha of Grade 1, 2 or 3 ALC land
- **Major negative (--) effect:** Site includes an area of land over 20ha of Grade 1, 2 or 3 ALC land

Additional considerations and assumptions:

- The distinction between severity of loss of Grade 1,2 or 3 agricultural land, including site area, is taken from definitions set by Natural England¹.
- Where ALC has already been developed, a negligible effect (0) has been identified.

SAO16 (iii) Assessing the impact on mineral resources

- The following threshold-based criteria will be applied consistently to all sites as the standard approach for assessing impacts on mineral resources.
- In addition to this, there may be other factors relevant to SAO16 (iii) which cannot necessarily be quantified into thresholds. To ensure consistent assessment, the assumptions regarding these additional considerations are discussed below.

Threshold-based approach for all uses:

- **Neutral/negligible (0) effect:** The site does not coincide with a Mineral Safeguarding Area
- **Minor negative but uncertain (-/?) effect:** The site coincides to an extent with a Minerals Safeguarding Area

Additional considerations and assumptions:

- There are no further assumptions in relation to SAO16 (iii).

C.3.17 SAO17: Waste

SAO17 has been screened out of the assessment at this stage.

- While all new development will inevitably involve an increase in waste generation, it is assumed that all are likely to offer sustainable waste management or recycling practices. However, the impacts of new development on waste generation and recycling will not be determined by its location. Effects will ultimately depend on factors such as waste management policies, processes and facilities available in and around the borough. All of which cannot be determined at this strategic level of assessment.
- Accordingly, all sites will have a negligible **(0)** impact on this SA objective at this stage of the assessment.

¹ <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land>

G.4 Housing Site Assessments

23/584: 459 Watling Street and Adjacent Land

Site Details:

Capacity:	7
SHLAA Reference:	23/584
Site Description:	Located off Watling Street, the site forms part of an existing housing allocation, with the remaining portion already developed. It is occupied by multiple businesses, with several associated buildings and a considerable area of hardstanding.

Summary of Likely Effects:

SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9 (i)	SAO9 (ii)	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16 (i)	SAO16 (ii)	SAO16 (iii)	SAO17
-	0	+/-	+/-	0	+	+/-	0	0	+/?	0	0	0	0/?	0	0/?	++	+	-/?	0

Detailed Assessment of Likely Effects:

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO1 Economy	-	The site is currently occupied entirely for commercial purposes. Residential redevelopment of the site would involve the loss of existing businesses and the wider use of the land for employment purposes.	The loss of the existing employment use is an unavoidable consequence of allocating the site for housing, however, wider economic policies within the emerging TBLP will continue to support and promote economic growth across the borough.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO2 Employment	0	For residential site options, the location of development is not anticipated to materially influence the quantity and quality of employment opportunities. Accordingly, the effect of the site option on this SA objective is assessed as negligible.	
SAO3 Accessibility	+/-	The site is anticipated to have mixed performance in terms of access to local services, facilities and employment opportunities. It is located at a considerable distance from both the town centre and any defined local centres, meaning that access to these key service areas is more likely to be car dependent. The distance to defined centres is a clear constraint, but the quality and breadth of local provision, combined with strong public transport connectivity, means the site performs better than the initial distance metrics suggest. The site lies off Watling Street, a mixed-use corridor that, although not formally allocated for such means, accommodates a wide and varied range of facilities and services. Although these uses are dispersed rather than concentrated, many fall within a reasonable walking distance and contribute to a relatively well-served local environment. The Tame Valley Strategic Employment Area is also located nearby, providing additional access to employment and services.	
SAO4 Health and Wellbeing	+/-	The site is expected to have both positive and negative effects in encouraging healthy and active lifestyles. Although the site lies within walking distance of several instances of open space, including a designated ecological site, its nearby PRoW is limited in extent and therefore its benefits are unlikely to be as meaningful as other sites. Several healthcare	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		facilities are located nearby. Despite this, potential adverse health impacts of greater car use should be considered.	
SAO5 Quality of Life	0	The effects of the site option on safety and community cohesion will largely be determined by detailed proposals, which will be addressed at the planning application stage and are outside the scope of this assessment. As these factors cannot be distinguished at this stage, the effect of the site option on this SA objective is assessed as negligible. Related considerations on access to services are addressed under SAO3 and SAO4.	
SAO6 Housing	+	The site is anticipated to deliver 7 dwellings, making a positive contribution to housing need.	
SAO7 Sustainable Travel	+/-	The site is reasonably well connected to the borough's sustainable transport network. There are a significant number (10) of bus stops within a 450m radius of the site, and all are feasibly accessible within safe and convenient distances. The entrance to Wilnecote Railway Station is located further up Watling Street, and the closest PRow is located approximately 230m away, although its length and extent of connectivity to other areas is limited. There is a well-connected cycle route located 400m to the north of the site but given the separating urban form and the physical barrier provided by the railway line, this distance is considered to be significantly greater. Although connectivity to the sustainable transport network is noted, the site's lack of reasonable proximity to a broader provision of key services and facilities means that a greater reliance on the private vehicle is likely.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO8 Air, Light and Noise Pollution	0	The impact of the site option on air, light and noise pollution depends largely on future scheme design, which cannot be assessed at this stage. While development is inevitably expected to increase traffic and associated air pollution, the scale of change for individual sites is uncertain. The site option is therefore assessed as having negligible effects on this objective. Related effects on sustainable transport are considered separately under SAO7.	
SAO9 Soils and Water Pollution (i)	0	The site does not fall in close proximity to any major or minor watercourses.	
SAO9 Soils and Water Pollution (ii)	+/?	Brownfield land with potential to address any on-site contamination through redevelopment, although the exact baseline is unknown.	Further work will be required to establish the exact baseline.
SAO10 Minimising Contributions to Climate Change	0	Whilst new development will inevitably lead to an increase in greenhouse gas emissions, the location of individual site options will not have a direct effect on the causes of climate change. Effects will largely depend on the detailed proposals for sites, including their construction and design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. Related sustainable travel considerations are addressed separately under SAO7.	
SAO11	0	The location of development will not affect the achievement of this objective as effects will depend largely on the detailed	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
Adapting to Climate Change		proposals for sites and their design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. The related effects of site options on flood risk in the borough is considered separately under SAO12.	
SAO12 Flood Risk	0	The site is entirely within Flood Zone 1, which has the lowest risk of fluvial flooding.	
SAO13 Biodiversity	0/?	As a previously developed site containing multiple commercial premises and associated hardstanding, it is unlikely to support habitats of notable ecological value. Direct biodiversity impacts from redevelopment are anticipated to be limited. The site lies 210m from the Beauchamp Industrial Park SBI, although the nearby highway and railway line provide strong separation.	
SAO14 Historic Environment	0	Although designated heritage assets exist in the wider area, the intervening urban fabric provides a high degree of physical and visual separation. As a result, the scale and nature of the proposed development are unlikely to give rise to meaningful effects on their significance or setting.	
SAO15 Landscape and Townscape	0/?	The site is already developed for commercial purposes, with an active frontage onto Watling Street. The immediate area is mixed in character, comprising a range of industrial, commercial and residential uses, and therefore has low townscape sensitivity. Redevelopment for housing would change the appearance of the site, but within its mixed context such change is unlikely to affect overall townscape character.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO16 Land Resources (i)	++	The site is wholly previously developed, capable of efficient reuse.	
SAO16 Land Resources (ii)	+	In accordance with ALC, the entirety of the site is located within the 'urban' area.	No specific enhancement measures required.
SAO16 Land Resources (iii)	-/?	The entirety of the site falls within a Mineral Safeguarding Area (MSA), as well as an MSA specifically for coal and fireclay.	Further work is required to establish the exact baseline for the site. Potential for safeguarding or prior extraction may need to be considered.
SAO17 Waste	0	While all new development will inevitably involve an increase in waste generation, it is assumed that all are likely to offer sustainable waste management or recycling practices. However, the impacts of new development on waste generation and recycling will not be determined by its location. Effects will ultimately depend on factors such as waste management policies, processes and facilities available in and around the borough – all of which cannot be determined at this strategic level of assessment. The effect of the site option is therefore assessed as negligible.	

18/009: Millfield House

Site Details:

Capacity:	11
SHLAA Reference:	18/009
Site Description:	Situated off the Lichfield Road, the site accommodates a large industrial building with associated hardstanding. The land adjoins the River Tame along its rear boundary. The site forms part of a wider housing allocation in the current local plan.

Summary of Likely Effects:

SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9 (i)	SAO9 (ii)	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16 (i)	SAO16 (ii)	SAO16 (iii)	SAO17
-	0	++	++	0	++	++	0	-/?	+/?	0	0	-	-/?	0	+/?	++	+	-/?	0

Detailed Assessment of Likely Effects:

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO1 Economy	-	The site is currently occupied entirely for commercial purposes. Residential redevelopment of the site would involve the loss of the existing business and the wider use of the land for employment purposes.	The loss of the existing employment use is an unavoidable consequence of allocating the site for housing, however, wider economic policies within the emerging TBLP will continue to support and promote economic growth across the borough.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO2 Employment	0	For residential site options, the location of development is not anticipated to materially influence the quantity and quality of employment opportunities. Accordingly, the effect of the site option on this SA objective is assessed as negligible.	Not applicable. No likely significant effects are anticipated.
SAO3 Accessibility	++	The site is well connected to a range of key service and facilities. It is located approximately 650m from the edge of the town centre, which provides a wide range of services, facilities and employment opportunities. The location benefits from good access by sustainable means, with established walking and cycling routes and public transport options available within the surrounding area. The Lichfield Industrial Estate sits opposite the site, with a further strategic employment area located 600m to the south. The proximity of both of these areas to the site offers additional access to employment and services.	
SAO4 Health and Wellbeing	++	The site performs well in supporting healthy and active lifestyles. The site falls within a reasonable walking distance of the town centre, which provides access to a wide range of healthcare facilities. Broad Meadow LNR and an extensive area of open space lie adjacent to the site's southern edge, and these can be reasonably accessed by sustainable means through a nearby residential area. These areas both offer meaningful opportunities for health and recreation. A PRoW is located approximately 300m away, which further enhances opportunities for active travel.	
SAO5 Quality of Life	0	The effects of the site option on safety and community cohesion will largely be determined by detailed proposals, which will be addressed at the planning application stage and are outside the scope of this assessment. As these factors	Not applicable. No likely significant effects are anticipated.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		cannot be distinguished at this stage, the effect of the site option on this SA objective is assessed as negligible. Related considerations on access to services are addressed under SAO3 and SAO4.	
SAO6 Housing	++	The site is anticipated to deliver 11 dwellings, making a positive contribution to meeting overall housing need.	Potential to deliver a large scheme along with adjacent sites.
SAO7 Sustainable Travel	++	The site is well-connected to the sustainable travel network. There are seven bus stops within a 450m radius of the site, all located along the Lichfield Road. One of these is located on the northern corner of the site, with another a further 100m away. Tamworth Station is 1.7km away, accessible via the town centre. A well-connected cycle route is located in close proximity, which offers opportunities for sustainable travel to a range of destinations, including the open space, public parks and the Lichfield Road Strategic Employment Area.	
SAO8 Air, Light and Noise Pollution	0	The impact of the site option on air, light and noise pollution depends largely on future scheme design, which cannot be assessed at this stage. While development is inevitably expected to increase traffic and associated air pollution, the scale of change for individual sites is uncertain. The site option is therefore assessed as having negligible effects on this objective. Related effects on sustainable transport are considered separately under SAO7.	Not applicable. No likely significant effects are anticipated.
SAO9 Soils and Water Pollution (i)	-/?	The entirety of the site's southern boundary adjoins the River Tame. Given its proximity, redevelopment introduces a potential risk for water quality to be negatively impacted, although such risks are generally capable of being mitigated.	The potential level of risk to the adjoining watercourse is not yet defined and would need to be better understood at the planning application stage. Depending on the level of risk identified, an appropriate buffer zone and

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
			proportionate SuDS measures could be incorporated to help manage run-off and protect water quality if required. This would be managed through the relevant policies of the emerging TBLP. Retaining and integrating the existing trees and vegetation along the site's boundary with the watercourse within the overall site design could also help to mitigate any potential risk to water quality.
SAO9 Soils and Water Pollution (ii)	+/?	Brownfield site with potential to address any on site contamination, although the exact baseline is unknown.	Further investigation required to establish the extent of contamination baseline.
SAO10 Minimising Contributions to Climate Change	0	Whilst new development will inevitably lead to an increase in greenhouse gas emissions, the location of individual site options will not have a direct effect on the causes of climate change. Effects will largely depend on the detailed proposals for sites, including their construction and design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. Related sustainable travel considerations are addressed separately under SAO7.	Not applicable. No likely significant effects are anticipated.
SAO11 Adapting to Climate Change	0	The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. The	Not applicable. No likely significant effects are anticipated.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		related effects of site options on flood risk in the borough are considered separately under SAO12.	
SAO12 Flood Risk	--	Just over half (approximately 53%) of the site is affected by flood risk to some degree. The majority of this is FZ2 (approximately 49%). A small proportion of the site is designated as varying degrees of Flood Zone 3 (both 3a and 3b), however this is mainly concentrated around the southern periphery of the site which adjoins the River Tame. As such, it would be feasible for development to avoid the area of the site affected by FZ3. Due to its significant coverage, development would not be able to avoid the areas of medium flood risk.	The extent of flood-risk coverage means that, although a sequential layout could be applied to some degree, avoiding all areas of risk is unlikely. The site has been assessed within the Level 2 SFRA as at greater risk and as such will require careful consideration and mitigation. An Exception Test and site-specific SFRA will be required.
SAO13 Biodiversity	-/?	As a previously developed site dominated predominantly by industrial uses and hardstanding, much of the site is unlikely to support habitats of notable ecological value. There is a concentration of trees and associated vegetation running along the southern boundary adjoining the River Tame. Both ecological features are likely to have biodiversity value, however their siting to the edge of the site, and in the area affected by FZ3, means it is likely to be retained as part of any development. The site lies near Broad Meadow LNR (30m), separated only by the River Tame.	Seek to retain peripheral tree cover along the boundary with the River Tame. Baseline conditions will need to be confirmed through a proportionate ecological survey at the planning application stage. If required, development should incorporate appropriate measures to mitigate any potential adverse effects, and where appropriate, deliver opportunities for ecological enhancement. These requirements would be secured through the relevant policies of the emerging TBLP.
SAO14 Historic Environment	0	Although designated heritage assets exist in the wider area, the intervening urban fabric provides a high degree of physical and visual separation. As a result, the scale and nature of the proposed development are unlikely to give rise to meaningful effects on their significance or setting.	Not applicable. No likely significant effects are anticipated.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO15 Landscape and Townscape	+/?	The site currently makes a limited contribution to the wider character of the area due to the nature of its existing development. Redevelopment provides an opportunity to enhance both the landscape character associated with the nearby LNR through, as well as the surrounding streetscape. Although close to the LNR, surrounded otherwise by a mix of uses and character, so limited sensitivity in terms of the LNR.	
SAO16 Land Resources (i)	++	The site is predominantly previously developed land, which is capable of efficient reuse.	
SAO16 Land Resources (ii)	+	In accordance with ALC, the site is wholly located on ‘urban’ land.	No specific enhancement measures required.
SAO16 Land Resources (iii)	-/?	The entirety of the site falls within a Minerals Safeguarding Area (MSA).	Further work is required to establish the exact baseline for the site. Potential for safeguarding or prior extraction may need to be considered.
SAO17 Waste	0	While all new development will inevitably involve an increase in waste generation, it is assumed that all are likely to offer sustainable waste management or recycling practices. However, the impacts of new development on waste generation and recycling will not be determined by its location. Effects will ultimately depend on factors such as waste management policies, processes and facilities available in and around the borough – all of which cannot be determined at this strategic level of assessment. The effect of the site option is therefore assessed as negligible.	Not applicable. No likely significant effects are anticipated.

18/001: Norris Bros Garage, Lichfield Street

Site Details:

Capacity:	20
SHLAA Reference:	18/001
Site Description:	The site is an existing housing allocation in the current local plan. It comprises previously developed land, currently occupied by a car showroom, repair garage and associated hard standing, together with two separate E-Class units fronting Lichfield Street. The site is located within Tamworth town centre and is surrounded by a varied mix of residential and main town centre uses. Vehicular access is taken from Lichfield Street.

Summary of Likely Effects:

SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9 (i)	SAO9 (ii)	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16 (i)	SAO16 (ii)	SAO16 (iii)	SAO17
-	0	++	++	0	++	++	0	0	+/?	0	0	0	0/?	+/-	+/?	++	+	-/?	0

Detailed Assessment of Likely Effects:

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO1 Economy	-	The site is currently occupied entirely for commercial purposes. Residential redevelopment of the site would involve the loss of these existing businesses and the use of the land for employment purposes.	The loss of existing employment uses is an unavoidable consequence of allocating the site for housing. However, wider economic policies within the emerging TBLP will continue to support and promote economic growth across the borough.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO2 Employment	0	For residential site options, the location of development is not anticipated to materially influence the quantity and quality of employment opportunities. Accordingly, the effect of the site option on this SA objective is assessed as negligible.	
SAO3 Accessibility	++	The site benefits significantly from its town centre location, with a varied range of services, facilities and employment opportunities located within a short and convenient distance. The site also benefits from the town centre's good multimodal connectivity, enabling potential access to additional services across the wider borough. Two strategic employment areas are also located within close proximity, further strengthening overall accessibility.	
SAO4 Health and Wellbeing	++	The site performs well in supporting healthy, active lifestyles. It is well situated in terms of access to outdoor spaces and healthcare facilities, benefitting from its town centre location. It is in close proximity to the Castle Grounds, which is an extensive area of multifunctional open space offering leisure, recreation and cultural opportunities. The site is also around 300m from a PRow, providing access to wider areas of open space and to Broad Meadow LNR. The site's town centre location benefits from strong connectivity to the cycle network, offering additional opportunities for physical activity.	
SAO5 Quality of Life	0	The effects of the site option on safety and community cohesion will largely be determined by detailed proposals, which will be addressed at the planning application stage and are outside the scope of this assessment. As these factors cannot be distinguished at this stage, the effect of the site option on this SA objective is assessed as negligible. Related considerations on access to services are addressed under SAO3 and SAO4.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO6 Housing	++	The site is anticipated to deliver 20 dwellings, making a positive contribution to delivering housing needs.	
SAO7 Sustainable Travel	++	The site benefits significantly from the multimodal connectivity of the town centre, with a range of sustainable transport options available in close proximity and high concentration. Numerous bus stops are located within a reasonable walking distance, ranging in route and frequency. The site is approximately 800m from Tamworth Station. It is also within close proximity (300m) to a well-connected PRow and is closely located to a number of well-connected cycle routes. Access to a range of good quality sustainable transport modes is likely to help reduce reliance on the private vehicle.	In considering the scale of development, no enhancement measures have been identified. Provision of sustainable travel facilities within any future development will be managed through the emerging policies of the TBLP.
SAO8 Air, Light and Noise Pollution	0	The impact of the site option on air, light and noise pollution depends largely on future scheme design, which cannot be assessed at this stage. While development is inevitably expected to increase traffic and associated air pollution, the scale of change for individual sites is uncertain. The site option is therefore assessed as having negligible effects on this objective. Related effects on sustainable transport are considered separately under SAO7.	
SAO9 Soils and Water Pollution (i)	0	The closest watercourse is the River Tame, approximately 230m away. Given its proximity, it is not anticipated that development of the site will have any significant impacts.	
SAO9 Soils and Water Pollution (ii)	+/?	Brownfield site with potential to address any on site contamination through redevelopment, although the exact baseline is unknown.	Further investigation required to establish the extent of contamination baseline.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO10 Minimising Contributions to Climate Change	0	Whilst new development will inevitably lead to an increase in greenhouse gas emissions, the location of individual site options will not have a direct effect on the causes of climate change. Effects will largely depend on the detailed proposals for sites, including their construction and design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. Related sustainable travel considerations are addressed separately under SAO7.	
SAO11 Adapting to Climate Change	0	The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. The related effects of site options on flood risk in the borough is considered separately under SAO12.	
SAO12 Flood Risk	0	The entirety of the site falls within Flood Zone 1, which has the lowest risk of fluvial flooding.	
SAO13 Biodiversity	0/?	The exact baseline of any on-site biodiversity is unknown, although it is noted that the site is previously developed and predominantly dominated by hardstanding. The site lies relatively close to designated ecological receptors (Broad Meadow LNR and SBI at around 260m, and Bole Bridge SBI at around 580m). Although proximity to sensitive sites is noted, the land is already in active commercial/industrial use. Given this baseline and the relatively modest scale of development	Baseline conditions may need to be confirmed through a proportionate ecological survey at the planning application stage. If required, development should incorporate appropriate measures to ensure any potential adverse effects are mitigated. These requirements would be secured through the relevant policies of the emerging TBLP.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		proposed, effects on nearby designations are likely to be negligible, although exact impacts are unknown at this stage.	
SAO14 Historic Environment	+/-	Redevelopment has the potential to affect the significance and setting of designated heritage assets. The site lies within Tamworth town centre, which is considered the borough's historic core, and sits within close proximity of a number of listed buildings. It also contains 110 Lichfield Street, a Grade II listed building, and the majority of the site falls within the Town Centre Conservation Area. Should designated assets be retained, given the existing use of the site, redevelopment offers opportunities to better reveal and enhance their significance.	Retention of on-site heritage assets and integration into wider scheme. Sensitive design, including materials, massing and layout, which will be managed through the policies of the TBLP.
SAO15 Landscape and Townscape	+/?	The site currently makes a limited contribution to the wider character of the area due to the low-level and set-back nature of its existing development. Redevelopment provides an opportunity to enhance the townscape through high-quality design and improved integration with the surrounding streetscape.	Redevelopment should seek to maximise the site's prominent position on Lichfield Street to deliver positive streetscape enhancements. Higher density residential development should complement the existing character, and its design would need to be considerate of the surrounding built form, nearby heritage assets and wider historic core. Much of this will be secured through the policies of the emerging TBLP.
SAO16 Land Resources (i)	++	The site is wholly previously developed land, capable of efficient reuse.	Given its location, look to optimise the density of the site.
SAO16	+	The site is wholly located on 'urban' land in line with ALC.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
Land Resources (ii)			
SAO16 Land Resources (iii)	-/?	The entirety of the site falls within a Minerals Safeguarding Area (MSA).	Further work is required to establish the exact baseline for the site. Potential for safeguarding or prior extraction may need to be considered.
SAO17 Waste	0	While all new development will inevitably involve an increase in waste generation, it is assumed that all are likely to offer sustainable waste management or recycling practices. However, the impacts of new development on waste generation and recycling will not be determined by its location. Effects will ultimately depend on factors such as waste management policies, processes and facilities available in and around the borough – all of which cannot be determined at this strategic level of assessment. The effect of the site option is therefore assessed as negligible.	

18/013: Ashlands Farm, Ashby Road

Site Details:

Capacity:	177
SHLAA Reference:	18/013
Site Description:	The site comprises a large greenfield parcel currently in agricultural use, including a farmhouse building and associated outbuildings.

Summary of Likely Effects:

SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9 (i)	SAO9 (ii)	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16 (i)	SAO16 (ii)	SAO16 (iii)	SAO17
-/?	0	-	+/-	0	++	-	0	-/?	0	0	0	0	-/?	-/?	-	-	-	-/?	0

Detailed Assessment of Likely Effects:

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO1 Economy	-/?	The site comprises agricultural land, but it is unclear the extent or intensity to which the land is in active use for these purposes. The potential loss of agricultural activity cannot therefore be confirmed.	The loss of an existing agricultural use is an unavoidable consequence of allocating the site for housing, however, wider economic policies within the emerging TBLP will continue to support and promote economic growth across the borough.
SAO2 Employment	0	For residential site options, the location of development is not anticipated to materially influence the quantity and quality of	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		employment opportunities. Accordingly, the effect of the site option on this SA objective is assessed as negligible.	
SAO3 Accessibility	--	Access to local services and facilities is poor. There are no services or facilities within the immediate or wider vicinity, and the town centre (1.4km away) provides the nearest concentration of provision. Accessibility is further constrained by the absence of nearby bus services and the reliance on Ashby Road, which does not offer a safe or convenient means of reaching facilities on foot or by bicycle. A PRoW provides partial connection towards the town centre and Tamworth Station, but this is not likely to offset the site's wider limitations. As a result, access to services and facilities is likely to be highly dependent on the private vehicle, and reliance on a single access route raises concerns regarding the sustainability and resilience of future travel patterns, particularly given the long-established pressure at Fountain Junction. The site also lies near to the Anker Valley SUE and its limited range of on-site services. Although this proximity is noted, the lack of safe and convenient route via Ashby Road would make accessing this by means other than private vehicle unfeasible.	There is the potential for development to support the delivery of small-scale on-site facilities. However, without significant improvements to both the highway and public transport network in the north of Tamworth, the delivery of on-site facilities would not likely be sufficient to mitigate the scale of negative effect on accessibility.
SAO4 Health and Wellbeing	+/-	The site is anticipated to have mixed performance in supporting healthy and active lifestyles. The scale of the site means that some form of open space provision is likely to be incorporated into any future development, although its type and quality remain uncertain. A PRoW crosses the site, offering potential active travel within the development and into the surrounding greenfield landscape, including onward connection to Moor Lane and the Anker Valley Sports	A site of this scale offers an opportunity to deliver enhanced health benefits through multifunctional green infrastructure and potential improvements to active travel. High-quality delivery will be achieved through the policies of the emerging TBLP.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		Complex. While proximity to a sports and recreation facility is noted, accessing it via this route would require a considerable detour beyond what many users would consider reasonable. There are no other sustainable access options that provide a reasonable or direct connection, and the nature of the PRoW means that it may not feel safe or convenient for all users at all times of the day. There are no healthcare facilities within a reasonable distance, and reaching the nearest services would likely require vehicular access via Ashby Road and Fountain Junction, an area already subject to well-known highway pressures. More generally, the potential for increased vehicular usage associated with the site gives rise to potential negative impacts of increased traffic and associated emissions on health.	
SAO5 Quality of Life	0	The effects of the site option on safety and community cohesion will largely be determined by detailed proposals, which will be addressed at the planning application stage and are outside the scope of this assessment. As these factors cannot be distinguished at this stage, the effect of the site option on this SA objective is assessed as negligible. Related considerations on access to services are addressed under SAO3 and SAO4.	
SAO6 Housing	++	The site is anticipated to deliver 177 dwellings, making a positive contribution to meeting overall housing need.	
SAO7 Sustainable Travel	-	Two bus stops lie within 450m of the site, associated with the Arkall Farm development in neighbouring Lichfield. However, the absence of pedestrian or dedicated cycle routes along Ashby Road means these stops cannot be accessed safely or conveniently by sustainable modes. Tamworth Station is	Redevelopment of the site offers the potential to support improved, integrated rather than isolated pedestrian and cycle connections, although this is not guaranteed. Ideally, this would be complemented by a bus route

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		located around 1.3km away, but access would face the same constraints if it was reliant on Ashby Road. Beyond Ashby Road, there is also a lack of formal cycle routes within a reasonable distance. Two PRow run through the site and converge centrally. One provides an extensive and well-connected route towards Tamworth town centre and Tamworth Station, while the other links to Moor Lane and wider open land, including the Anker Valley Sports Facility. Despite these routes, the site remains predominantly disconnected from the wider sustainable travel network, with a risk that future residents are likely to rely on private vehicle. This would add to pressure in an area which is already experiencing notable highways issues.	serving Ashby Road, but this would require significant highways upgrades to deliver accessibly. Ultimately, even a coordinated approach would not likely fully address existing or anticipated highways pressures in the north, with wider strategic highways improvements and sustainable travel measures needed to achieve meaningful mitigation of the anticipated negative effect.
SAO8 Air, Light and Noise Pollution	0	The impact of the site option on air, light and noise pollution depends largely on future scheme design, which cannot be assessed at this stage. While development is inevitably expected to increase traffic and associated air pollution, the scale of change for individual sites is uncertain. The site option is therefore assessed as have negligible effects on this objective. Related effects on sustainable transport are considered separately under SAO7.	
SAO9 Soils and Water Pollution (i)	-/?	The southern boundary of the site adjoins the River Anker. Given its proximity, redevelopment introduces a potential risk for water quality to be negatively impacted, although such risks are generally capable of being mitigated. Proximity to the watercourse should also be considered in line with SAO13.	The potential level of risk to the adjoining watercourse is not yet defined and would need to be better understood at the planning application stage. Depending on the level of risk identified, an appropriate buffer zone and proportionate SuDS measures could be incorporated to help manage run-off and protect water quality if required. This would be

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
			managed through the relevant policies of the emerging TBLP.
SAO9 Soils and Water Pollution (ii)	0	Greenfield site is currently in agricultural use. Potential for contamination and/or remediation is unlikely.	
SAO10 Minimising Contributions to Climate Change	0	Whilst new development will inevitably lead to an increase in greenhouse gas emissions, the location of individual site options will not have a direct effect on the causes of climate change. Effects will largely depend on the detailed proposals for sites, including their construction and design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. Related sustainable travel considerations are addressed separately under SAO7.	
SAO11 Adapting to Climate Change	0	The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. The related effects of site options on flood risk in the borough is considered separately under SAO12.	
SAO12 Flood Risk	0	The majority of the site falls within Flood Zone 1, which has the lowest risk of fluvial flooding. A smaller extent of land falls within Flood Zones 3a and 3b, concentrated along the southern boundary where the site adjoins the River Anker.	Given its limited extent and location at the site's periphery, it is likely feasible for development to avoid land affected by FZ3a.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO13 Biodiversity	-/?	The site comprises predominantly undeveloped agricultural land with low levels of trees and vegetation. These are likely to support habitats of some ecological value, although the precise baseline is unknown. Redevelopment would result in the loss of greenfield land and some vegetation, with internal field-boundary features potentially challenging to retain, while boundary vegetation may be capable of incorporation into a future layout. The site borders the River Anker, and a small, peripheral part of the site overlaps with the River Anker BAS, indicating locally important habitats and species. Although the overlap is minimal and impacts may be avoidable through layout and buffering, development would occur adjacent to the river corridor and therefore, there is potential for indirect effects. Three further ecological receptors are located within 1km of the site (Warwickshire Moor SBI at 520m, Amington Hall Fishponds SBI at 960m, and Brindley Drive SBI at 975m).	Retention of boundary vegetation where feasible, and avoidance of the River Anker BAS through site layout and design. Baseline conditions will need to be confirmed through a proportionate ecological survey at the planning application stage. If required, development should incorporate appropriate measures to mitigate any potential adverse effects, and where appropriate, deliver opportunities for ecological enhancement. These requirements would be secured through the relevant policies of the emerging TBLP.
SAO14 Historic Environment	-/?	The eastern boundary of the site falls approximately 190m from the edge of the Amington Hall Conservation Area, separated only by a further agricultural land parcel. Given its degree of separation, the site is likely visible from parts of the Conservation Area, indicating potential for effects on its wider setting. Ashlands Farmhouse remains standing and could be a possible non-designated heritage asset which likely draws some significance from a functional historical relationship with the surrounding land including the site. Further work is required to establish the likelihood of significant effects, but if any adverse effects did exist there would likely be limited scope to meaningfully reduce any impacts. Proximity to	Measures such as natural screening, a heritage-led design and layout, and appropriate building height and massing would help to reduce the development's impact on its setting. These would be achieved through the relevant policies of the emerging TBLP. Although these approaches would reduce the severity of effects, they would not remove the fundamental change to the site's open character.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		Amington Hall (Grade II listed building) and Arkall Farmhouse (Grade II listed building) are noted.	
SAO15 Landscape and Townscape	--	The site is one of the few remaining larger undeveloped areas within an otherwise urbanised borough, contributing to the landscape character and sense of openness in the north of Tamworth. Although it lies close to recent examples of significant residential development around Ashby Road, it remains distinct as a sizeable open area. Development of 177 dwellings would introduce a substantial area of built form into currently open land, resulting in a clear change to the surrounding character. Effects on landscape character and visual amenity would be challenging to mitigate.	The anticipated negative effect on landscape character and visual amenity can only be minimised rather than fully addressed. Measures such as the retention of existing vegetation, a landscape-led design and layout, the use of appropriate materials and the integration of green infrastructure would help to would help to soften the visual impact of development. These would be achieved through the relevant policies of the emerging TBLP. Although these approaches would reduce the severity of effects, they would not remove the fundamental change to the site's open character.
SAO16 Land Resources (i)	--	The site is wholly greenfield land that is of both environmental and landscape value.	
SAO16 Land Resources (ii)	-	In accordance with ALC, the entirety of the site is classified as Grade 2 agricultural land.	Allocation for housing would result in an unavoidable and permanent loss of BMV land. Where possible, layout should minimise the extent of BMV affected.
SAO16 Land Resources (iii)	-/?	The site is partially covered by a Mineral Safeguarding Area (MSA).	Further work is required to establish the exact baseline for the site. Potential for safeguarding or prior extraction may need to be considered.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO17 Waste	0	While all new development will inevitably involve an increase in waste generation, it is assumed that all are likely to offer sustainable waste management or recycling practices. However, the impacts of new development on waste generation and recycling will not be determined by its location. Effects will ultimately depend on factors such as waste management policies, processes and facilities available in and around the borough – all of which cannot be determined at this strategic level of assessment. The effect of the site option is therefore assessed as negligible.	Not applicable. No likely significant effects are anticipated.

18/030 Land North of Hedging Lane (Central Hydraulics)

Site Details:

Capacity:	25
SHLAA Reference:	18/030
Site Description:	The site is an existing housing allocation in the current local plan. It is surrounded by a mix of uses, with residential development immediately surrounding the site and industrial uses in the wider context. The site contains hardstanding and buildings currently used for industrial purposes. Dense tree cover is present along the rear boundary, where land adjoins designated open space.

Summary of Likely Effects:

SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9 (i)	SAO9 (ii)	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16 (i)	SAO16 (ii)	SAO16 (iii)	SAO17
-	0	++	++	0	++	++	0	0	+/?	0	0	0	-/?	0	0/?	++	+	-/?	0

Detailed Assessment of Likely Effects:

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO1 Economy	-	The site is currently occupied entirely for industrial purposes. Residential redevelopment of the site would involve the loss of this existing business and the wider use of the land for employment purposes.	The loss of the existing employment use is an unavoidable consequence of allocating the site for housing, however, wider economic policies within the emerging TBLP will continue to support and promote economic growth across the borough.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO2 Employment	0	For residential site options, the location of development is not anticipated to materially influence the quantity and quality of employment opportunities. Accordingly, the effect of the site option on this SA objective is assessed as negligible.	Not applicable. No likely significant effects are anticipated.
SAO3 Accessibility	++	The site performs well in terms of access to local services, facilities and employment opportunities. Although it is not located in close proximity to the town centre, it does lie in close proximity to a designated local centre that provides a good range of day-to-day services and facilities. The site also benefits good access by sustainable travel modes, with a range of active travel and public transport routes available nearby. The Tame Valley Strategic Employment Area is located nearby, offering additional access to jobs and services.	
SAO4 Health and Wellbeing	++	The site performs well in supporting healthier and more active lifestyles. The site is bordered to the north by designated open space, with an adjacent PRow enhancing opportunities for physical and recreation activity. Although not adjacent, several further opportunities for access to open space lie within a reasonable distance, including a sports facility and designated ecological site. Several healthcare facilities are located nearby.	
SAO5 Quality of Life	0	The effects of the site option on safety and community cohesion will largely be determined by detailed proposals, which will be addressed at the planning application stage and are outside the scope of this assessment. As these factors cannot be distinguished at this stage, the effect of the site option on this SA objective is assessed as negligible. Related	Not applicable. No likely significant effects are anticipated.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		considerations on access to services are addressed under SAO3 and SAO4.	
SAO6 Housing	++	The site is anticipated to deliver 25 dwellings, making a positive contribution to housing need.	
SAO7 Sustainable Travel	++	The site is well connected to the public transport network. There are seven bus stops with a 450m radius of the site, including one located at the site's assumed access point on Hedging Lane. Wilnecote Railway Station is also located nearby, falling approximately 1.2km to the north of the site. Collectively, these offer good opportunity to access a variety of destinations by sustainable means. A PRow runs along the site's eastern boundary whilst a formal cycle route falls about 30m away on Hedging Lane. This route is well connected, and offers sustainable travel opportunities to a range of destinations including the town centre, canal network, and extensive areas of open space. Collectively, this level of connectivity is likely to support reduced reliance on the private car.	
SAO8 Air, Light and Noise Pollution	0	The impact of the site option on air, light and noise pollution depends largely on future scheme design, which cannot be assessed at this stage. While development is inevitably expected to increase traffic and associated air pollution, the scale of change for individual sites is uncertain. The site option is therefore assessed as having negligible effects on this objective. Related effects on sustainable transport are considered separately under SAO7.	Not applicable. No likely significant effects are anticipated.
SAO9	0	There are no watercourses within close proximity.	Not applicable. No likely significant effects are anticipated.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
Soils and Water Pollution (i)			
SAO9 Soils and Water Pollution (ii)	+/?	Brownfield site with potential to address any on-site contamination through redevelopment, although the exact baseline is unknown.	Further investigation required to establish baseline.
SAO10 Minimising Contributions to Climate Change	0	Whilst new development will inevitably lead to an increase in greenhouse gas emissions, the location of individual site options will not have a direct effect on the causes of climate change. Effects will largely depend on the detailed proposals for sites, including their construction and design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. Related sustainable travel considerations are addressed separately under SAO7.	Not applicable. No likely significant effects are anticipated.
SAO11 Adapting to Climate Change	0	The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. The related effects of site options on flood risk in the borough is considered separately under SAO12.	
SAO12 Flood Risk	0	The site is entirely within Flood Zone 1, which has the lowest risk of fluvial flooding.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO13 Biodiversity	-/?	The exact ecological baseline of the site is unknown, although it is noted to be previously developed and dominated predominantly by industrial uses and hardstanding. There is a concentration of trees and associated vegetation running along the majority of the site's borders. These features are likely to have biodiversity value, however their siting to the edge of the site means they may likely to be retained as part of any development.	Given its peripheral nature, some retention of trees and vegetation is likely. Baseline conditions will need to be confirmed through a proportionate ecological survey at the planning application stage. If required, development should incorporate appropriate measures to mitigate any potential adverse effects, and where appropriate, deliver opportunities for ecological enhancement. These requirements would be secured through the relevant policies of the emerging TBLP.
SAO14 Historic Environment	0	Although designated heritage assets exist in the wider area, the intervening urban fabric provides a high degree of physical and visual separation. As a result, the scale and nature of the proposed development are unlikely to give rise to meaningful effects on their significance or setting.	
SAO15 Landscape and Townscape	0/?	The site is already developed for industrial purposes. While the immediate surroundings are residential, the wider area is mixed in character, with a substantial industrial estate located nearby. Townscape sensitivity is therefore low, and redevelopment is likely to result in negligible effects on the townscape.	
SAO16 Land Resources (i)	++	The site is wholly previously developed, capable of efficient reuse.	
SAO16 Land Resources (ii)	+	Under ALC, the site is wholly in the defined 'urban' area.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO16 Land Resources (iii)	-/?	The entirety of the site is covered by a Minerals Safeguarding Area (MSA).	Further work is required to establish the exact baseline for the site. Potential for safeguarding or prior extraction may need to be considered.
SAO17 Waste	0	While all new development will inevitably involve an increase in waste generation, it is assumed that all are likely to offer sustainable waste management or recycling practices. However, the impacts of new development on waste generation and recycling will not be determined by its location. Effects will ultimately depend on factors such as waste management policies, processes and facilities available in and around the borough – all of which cannot be determined at this strategic level of assessment. The effect of the site option is therefore assessed as negligible.	

18/004 Land East of Dunstall Park Primary School

Site Details:

Capacity:	10
SHLAA Reference:	18/004
Site Description:	Greenfield site which lies adjacent to the Dunstall Lane SUE, forming part of the functional floodplain associated with the River Tame.

Summary of Likely Effects:

SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9 (i)	SAO9 (ii)	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16 (i)	SAO16 (ii)	SAO16 (iii)	SAO17
0	0	++	++	0	++	+	0	-/?	0	0	0	-	-/?	0	0	-	0	-/?	0

Detailed Assessment of Likely Effects:

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO1 Economy	0	Redevelopment of the site would not involve the loss of any employment uses.	
SAO2 Employment	0	For residential site options, the location of development is not anticipated to materially influence the quantity and quality of employment opportunities. Accordingly, the effect of the site option on this SA objective is assessed as negligible.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO3 Accessibility	++	The site performs well in terms of access to local services and facilities. It is located within a reasonable distance of the edge of the town centre, which provides a range of services, facilities and employment opportunities. The location benefits from reasonable access by sustainable means, with established walking and cycling routes and public transport options available within the surrounding area. Two of Tamworth's strategic employment areas are also situated within a reasonable distance, offering additional access to employment and services.	
SAO4 Health and Wellbeing	++	The site performs well in supporting healthy, active lifestyles. To a great extent, the site is surrounded by open space which forms part of Tamworth's functional floodplain. Designated open space is located within close proximity (100m) but is separated from the site by the River Tame. The closest PRow falls approximately 60m from the site, offering further opportunities for active travel. The site also falls within a reasonable walking distance of the town centre and Ventura Retail Park, which collectively offer a wide range of healthcare facilities.	Given its positioning, the site could seek to maximise active travel linkages to surrounding open space. This would be delivered through the policies of the emerging TBLP.
SAO5 Quality of Life	0	The effects of the site option on safety and community cohesion will largely be determined by detailed proposals, which will be addressed at the planning application stage and are outside the scope of this assessment. As these factors cannot be distinguished at this stage, the effect of the site option on this SA objective is assessed as negligible. Related considerations on access to services are addressed under SAO3 and SAO4.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO6 Housing	++	The site is anticipated to deliver 10 dwellings, making a positive contribution to meeting overall housing need.	
SAO7 Sustainable Travel	+	The site has moderate access to sustainable travel options, with several bus stops within a 450m radius and a PRoW located 60m away. A well-connected cycle route can be accessed by travelling through the adjacent SUE, which offers opportunities for sustainable travel to a range of destinations, including the town centre, employment areas, out of centre retail, and extensive areas of open space. Tamworth Station is approximately 1.9km from the site. While the site is otherwise well-placed to deliver a range of sustainable travel opportunities, the distance to the station may partially limit uptake of more sustainable modes of travel.	
SAO8 Air, Light and Noise Pollution	0	The impact of the site option on air, light and noise pollution depends largely on future scheme design, which cannot be assessed at this stage. While development is inevitably expected to increase traffic and associated air pollution, the scale of change for individual sites is uncertain. The site option is therefore assessed as have negligible effects on this objective. Related effects on sustainable transport are considered separately under SAO7.	
SAO9 Soils and Water Pollution (i)	-/?	The site is located 40m from an unnamed, minor river and 80m from the River Tame. Given its proximity and lack of physical barrier, development introduces a potential risk for water quality to be negatively impacted, although such risks are generally capable of being mitigated.	The potential level of risk to the nearby watercourse is not yet defined and would need to be better understood at the planning application stage. Depending on the level of risk identified, proportionate SuDS measures could be incorporated to help manage run-off and protect water quality if required. This

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
			would be managed through the relevant policies of the emerging TBLP.
SAO9 Soils and Water Pollution (ii)	0	Wholly greenfield site. Potential for contamination and/or remediation is unlikely.	
SAO10 Minimising Contributions to Climate Change	0	Whilst new development will inevitably lead to an increase in greenhouse gas emissions, the location of individual site options will not have a direct effect on the causes of climate change. Effects will largely depend on the detailed proposals for sites, including their construction and design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. Related sustainable travel considerations are addressed separately under SAO7.	
SAO11 Adapting to Climate Change	0	The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. The related effects of site options on flood risk in the borough is considered separately under SAO12.	
SAO12 Flood Risk	--	The site is almost entirely affected by high flood risk. Approximately 99.7% of the land lies within Flood Zone 3, including a substantial proportion within Flood Zone 3b. Only 0.3% lies within Flood Zone 2. Given this extent, development	The developer is currently undertaking further work on flood risk and potential mitigation strategies. Although the proposed yield has been reduced in response to identified

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		would be unable to avoid areas of high flood risk, and with current flood protection measures, the predominance of Flood Zone 3b represents a major constraint.	issues, flood risk remains a significant constraint.
SAO13 Biodiversity	--/?	The site comprises entirely undeveloped green space with no tree cover and only limited natural vegetation. Although the ecological baseline is unknown, the land is still likely to support habitats of some value. Broad Meadow LNR and SBI lie approximately 100m to the north of the site. The site is separated from these ecological receptors by the River Tame, which may provide some ecological linkage while limiting the potential for direct effects.	Baseline conditions will need to be confirmed through a proportionate ecological survey at the planning application stage. If required, development should incorporate appropriate measures to mitigate any potential adverse effects, and where appropriate, deliver opportunities for ecological enhancement. These requirements would be secured through the relevant policies of the emerging TBLP.
SAO14 Historic Environment	0	Although designated heritage assets exist in the wider area, the intervening urban fabric provides a high degree of physical and visual separation. As a result, the scale and nature of the proposed development are unlikely to give rise to meaningful effects on their significance or setting.	
SAO15 Landscape and Townscape	0	The site contributes to the sense of openness along the river corridor, and development of the site would reduce this. However, the setting of the river corridor is already predominately characterised by urban development associated with Dunstall Lane SUE and nearby Lichfield Road, so likely significant effects are not anticipated.	
SAO16 Land Resources (i)	--	The site is wholly greenfield land that is of landscape value.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO16 Land Resources (ii)	0	In line with ALC, the majority of the site (97.6%) is classified as Grade 4 agricultural land, with the remainder Grade 3. Given the extent and distribution of the Grade 3 land, it is considered reasonable to record a likely negligible effect.	Given the limited extent of Grade 3, it would be possible for layout to minimise the extent of BMV affected should the Grade 3 be assessed as higher quality.
SAO16 Land Resources (iii)	-/?	The entirety of the site falls within a Mineral Safeguarding Area (MSA).	Further work is required to establish the exact baseline for the site. Potential for safeguarding or prior extraction may need to be considered.
SAO17 Waste	0	While all new development will inevitably involve an increase in waste generation, it is assumed that all are likely to offer sustainable waste management or recycling practices. However, the impacts of new development on waste generation and recycling will not be determined by its location. Effects will ultimately depend on factors such as waste management policies, processes and facilities available in and around the borough – all of which cannot be determined at this strategic level of assessment. The effect of the site option is therefore assessed as negligible.	

18/018 Arriva Bus Depot, Aldergate

Site Details:

Capacity:	40
SHLAA Reference:	18/018
Site Description:	The site is an existing housing allocation in the current local plan. It comprises an operational bus depot within the town centre, consisting of a large depot building and associated hardstanding. Vehicular access to the site is taken from Aldergate, with the entirety of the site previously developed.

Summary of Likely Effects:

SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9 (i)	SAO9 (ii)	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16 (i)	SAO16 (ii)	SAO16 (iii)	SAO17
0/?	0	++	+	0	++	+/?	0	0	+/?	0	0	0	0/?	+/-	++/?	++	+	-/?	0

Detailed Assessment of Likely Effects:

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO1 Economy	0/?	The site is currently occupied entirely for commercial purposes. Residential redevelopment of the site would involve the loss of the existing bus depot and the wider use of the land for employment purposes. However, the use is likely to be relocated elsewhere in the borough, limiting the extent of the likely negative effect.	The existing use would be relocated to suitable alternative premises in the borough.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO2 Employment	0	For residential site options, the location of development is not anticipated to materially influence the quantity and quality of employment opportunities. Accordingly, the effect of the site option on this SA objective is assessed as negligible.	Not applicable. No likely significant effects are anticipated.
SAO3 Accessibility	++	The site benefits significantly from its town centre location, with a varied range of services, facilities and employment opportunities located within a short and convenient distance. The site also benefits from the town centre's good multimodal connectivity, enabling potential access to additional services across the wider borough. One strategic employment area is also located within close proximity, further strengthening overall accessibility.	Enhancement measures will be secured through the relevant policies of the emerging TBLP. This includes providing outward active travel links to the rear of the site to establish direct connectivity with key parts of the town centre, such as St Editha's Church and St Editha's Square, where no such links currently exist.
SAO4 Health and Wellbeing	+	The site is well situated in terms of access to outdoor spaces and healthcare facilities, benefitting from its town centre location. It is in close proximity to the Castle Grounds, which is an extensive area of multifunctional open space offering leisure, recreation and cultural opportunities. The site, however, does not benefit from being within close proximity of a PRow, which partially limits opportunities for wider active travel.	
SAO5 Quality of Life	0	The effects of the site option on safety and community cohesion will largely be determined by detailed proposals, which will be addressed at the planning application stage and are outside the scope of this assessment. As these factors cannot be distinguished at this stage, the effect of the site option on this SA objective is assessed as negligible. Related considerations on access to services are addressed under SAO3 and SAO4.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO6 Housing	++	The site is anticipated to deliver 40 dwellings, making a positive contribution to meeting overall housing need.	
SAO7 Sustainable Travel	+/?	The site benefits from strong multimodal accessibility due to its town centre location, with numerous bus stops within walking distance and Tamworth Station located approximately 800m away. There are also several well-connected cycle routes within close proximity, offering sustainable travel opportunities to a range of destinations including employment areas, open space, ecological sites and out-of-centre retail. This level of connectivity is likely to support reduced reliance on the private car. However, the site is not within close proximity of a PRoW, which limits wider active travel links beyond the immediate town centre. Redevelopment would require the relocation of the existing bus depot, which currently supports the operation of the local bus network. While this introduces some uncertainty, any operational impacts are likely to be temporary, provided that a suitable alternative depot site is identified and delivered in advance of redevelopment.	Coordinated relocation of the bus depot to an alternative sustainable location ahead of redevelopment. This would avoid short-term disruption to bus services.
SAO8 Air, Light and Noise Pollution	0	The impact of the site option on air, light and noise pollution depends largely on future scheme design, which cannot be assessed at this stage. While development is inevitably expected to increase traffic and associated air pollution, the scale of change for individual sites is uncertain. The site option is therefore assessed as have negligible effects on this objective. Related effects on sustainable transport are considered separately under SAO7.	
SAO9	0	The closest watercourse is the confluence of the River Tame and Anker, approximately 400m away. Given the extent of	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
Soils and Water Pollution (i)		proximity, it is not anticipated that redevelopment of the site will have any significant impacts.	
SAO9 Soils and Water Pollution (ii)	+/?	Brownfield site with potential to address any on-site contamination through redevelopment, although the exact baseline is unknown.	Further investigation required to establish the extent of contamination baseline.
SAO10 Minimising Contributions to Climate Change	0	Whilst new development will inevitably lead to an increase in greenhouse gas emissions, the location of individual site options will not have a direct effect on the causes of climate change. Effects will largely depend on the detailed proposals for sites, including their construction and design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. Related sustainable travel considerations are addressed separately under SAO7.	
SAO11 Adapting to Climate Change	0	The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. The related effects of site options on flood risk in the borough is considered separately under SAO12.	
SAO12 Flood Risk	0	The entirety of the site falls within Flood Zone 1, which has the lowest risk of fluvial flooding.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO13 Biodiversity	0/?	The exact baseline of any on-site biodiversity is unknown, although it is noted that the site is previously developed and predominantly occupied by impermeable surfaces. The site lies relatively close to designated ecological receptors (Bole Bridge SBI at around 450m, Broad Meadow LNR and SBI at around 500m, and Warwickshire Moor LNR and SBI at around 750m). Whilst this proximity warrants acknowledgement, the land is already in active urban use and the scale of development proposed is modest. Any indirect effects on nearby designations are likely to be minimal, but are ultimately unknown at this stage.	Baseline conditions may need to be confirmed through a proportionate ecological survey at the planning application stage. If required, development should incorporate appropriate measures to ensure any potential adverse effects are mitigated. These requirements would be secured through the relevant policies of the emerging TBLP.
SAO14 Historic Environment	+/-	The site is located within Tamworth town centre and sits close to a range of designated heritage assets, including St Editha's Church (Grade I listed), and is adjacent to a historic burial site. The Scheduled Monument at Lower Gungate also lies within approximately 50m. However, given the presence of existing built form at scale, including the 1960s library building, appropriate development on the site is not likely to affect the setting of the designated heritage assets located to the south and south-east of the site. The site's current condition offers scope for heritage-led redevelopment that could better reveal or enhance the significance and setting of nearby assets.	Opportunity for heritage-led regeneration and design that is considerate of the surrounding heritage assets and wider historic core.
SAO15 Landscape and Townscape	++/?	The site occupies a well-positioned location within the town centre, closely connected to several notable assets including the Assembly Rooms, Tamworth Library, and St Editha's Church and Square. While the existing bus depot only makes a limited contribution to the surrounding townscape, redevelopment provides an opportunity to achieve stronger	Redevelopment should seek to maximise the site's prominent position to deliver positive enhancements to townscape and character. Design would need to be considerate of the surrounding built form, nearby heritage assets and wider historic core.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		integration and to better contribute to the quality and character of a key part of the town centre. Given proximity to sensitive assets, high-quality design will be important in achieving positive effects, which cannot be assessed at this stage.	
SAO16 Land Resources (i)	++	A wholly previously developed site which is capable of efficient reuse.	Given its location, look to optimise the density of the site.
SAO16 Land Resources (ii)	+	The site is wholly located on 'urban' land in line with ALC.	
SAO16 Land Resources (iii)	-/?	The entirety of the site falls within a Minerals Safeguarding Area (MSA).	Further work is required to establish the exact baseline for the site. Potential for safeguarding or prior extraction may need to be considered.
SAO17 Waste	0	While all new development will inevitably involve an increase in waste generation, it is assumed that all are likely to offer sustainable waste management or recycling practices. However, the impacts of new development on waste generation and recycling will not be determined by its location. Effects will ultimately depend on factors such as waste management policies, processes and facilities available in and around the borough – all of which cannot be determined at this strategic level of assessment. The effect of the site option is therefore assessed as negligible.	

22/091 Land Fronting Windmill Farm, Coton Lane

Site Details:

Capacity:	43
SHLAA Reference:	22/091
Site Description:	The site comprises a linear area of greenfield land fronting Coton Lane. It forms part of a wider cross-boundary planning application for large-scale residential development, although no permission has yet been granted. For SA purposes, only the portion within the borough boundary is considered in the below assessment.

Summary of Likely Effects:

SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9 (i)	SAO9 (ii)	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16 (i)	SAO16 (ii)	SAO16 (iii)	SAO17
-/?	0	++	+	0	++	++	0	0	0	0	0	0	-/?	0	-	-/?	-	0	0

Detailed Assessment of Likely Effects:

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO1 Economy	-/?	Part of the site comprises agricultural land, but it is unclear the extent or intensity to which the land is in active use for these purposes. The potential loss of agricultural activity cannot therefore be confirmed.	The loss of an existing agricultural use is an unavoidable consequence of allocating the site for housing, however, wider economic policies within the emerging TBLP will continue to support and promote economic growth across the borough.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO2 Employment	0	For residential site options, the location of development is not anticipated to materially influence the quantity and quality of employment opportunities. Accordingly, the effect of the site option on this SA objective is assessed as negligible.	Not applicable. No likely significant effects are anticipated.
SAO3 Accessibility	++	The site performs well in terms of access to local services, facilities and employment opportunities. Although it is not located in close proximity to the town centre, it does lie in close proximity to two designated local centre that provides a good range of day-to-day services and facilities. Both of these local centres are within a reasonable and convenient walking distance. The site also benefits strong public transport connectivity. The Lichfield Road Industrial Estate is located nearby, offering additional access to jobs and services.	
SAO4 Health and Wellbeing	+	The site performs modestly in supporting healthy, active lifestyles. Although the more immediate examples of open space are limited in their capacity to provide meaningful activity and recreation opportunities, the site does fall within a reasonable distance of Wigginton Park. There is a PRoW 130m to the north, and a small yet formal cycle route lies adjacent to the site along Coton Lane. Although proximity to active travel opportunities are noted, their limited nature and extent mean that any positive effect is likely to be limited. There are no healthcare facilities within a reasonable walking distance.	
SAO5 Quality of Life	0	The effects of the site option on safety and community cohesion will largely be determined by detailed proposals, which will be addressed at the planning application stage and are outside the scope of this assessment. As these factors cannot be distinguished at this stage, the effect of the site	Not applicable. No likely significant effects are anticipated.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		option on this SA objective is assessed as negligible. Related considerations on access to services are addressed under SAO3 and SAO4.	
SAO6 Housing	++	The site is anticipated to deliver 43 dwellings, making a positive contribution to housing need.	
SAO7 Sustainable Travel	++	The site is well connected to the borough's sustainable travel network. There are a significant number of bus stops within a 450m radius of the site, with Tamworth Station located 1.8km away. There is a PRow 130m to the north, and a small yet formal cycle route lies adjacent to the site along Coton Lane. Although proximity to the cycle network is noted, it is relatively limited in extent and unlike the majority of other sites, doesn't provide direct or undisrupted connectivity to key locations. However collectively, the site's level of connectivity is likely to support reduced reliance on the private car to some degree.	
SAO8 Air, Light and Noise Pollution	0	The impact of the site option on air, light and noise pollution depends largely on future scheme design, which cannot be assessed at this stage. While development is inevitably expected to increase traffic and associated air pollution, the scale of change for individual sites is uncertain. The site option is therefore assessed as having negligible effects on this objective. Related effects on sustainable transport are considered separately under SAO7.	Not applicable. No likely significant effects are anticipated.
SAO9 Soils and Water Pollution (i)	0	The closest watercourse is an unnamed minor river approximately 205m away to the north of the site. Given its proximity and scale of the watercourse, it is not anticipated that development of the site will have any significant impacts.	Not applicable. No likely significant effects are anticipated.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO9 Soils and Water Pollution (ii)	0	Wholly greenfield site. Potential for contamination and/or remediation is unlikely.	Not applicable. No likely significant effects are anticipated.
SAO10 Minimising Contributions to Climate Change	0	Whilst new development will inevitably lead to an increase in greenhouse gas emissions, the location of individual site options will not have a direct effect on the causes of climate change. Effects will largely depend on the detailed proposals for sites, including their construction and design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. Related sustainable travel considerations are addressed separately under SAO7.	Not applicable. No likely significant effects are anticipated.
SAO11 Adapting to Climate Change	0	The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. The related effects of site options on flood risk in the borough are considered separately under SAO12.	Not applicable. No likely significant effects are anticipated.
SAO12 Flood Risk	0	The site is entirely within Flood Zone 1, which has the lowest risk of fluvial flooding.	Not applicable. No likely significant effects are anticipated.
SAO13 Biodiversity	-1?	The site comprises undeveloped agricultural land with low levels of trees and vegetation. These are likely to support habitats of some ecological value, although the precise baseline is unknown. Redevelopment would result in the loss	Retention of existing trees and vegetation where feasible. Baseline conditions will need to be confirmed through a proportionate ecological survey at the planning application

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		of greenfield land and some vegetation, although boundary cover may be capable of incorporation into a future layout. There are no designated biodiversity or geological sites within a 1km radius of the site.	stage. If required, development should incorporate appropriate measures to mitigate any potential adverse effects, and where appropriate, deliver opportunities for ecological enhancement. These requirements would be secured through the relevant policies of the emerging TBLP.
SAO14 Historic Environment	0	Although designated heritage assets exist in the wider area, the intervening urban fabric provides a high degree of physical and visual separation. As a result, the scale and nature of the proposed development are unlikely to give rise to meaningful effects on their significance or setting.	
SAO15 Landscape and Townscape	-	Although the site is greenfield and adjoins open countryside within the neighbouring authority, it is otherwise enclosed by residential development on three sides. As such, residential development of the site would represent a noticeable but not uncharacteristic change to the surrounding landscape.	Any anticipated negative effects on landscape character and visual amenity can only be minimised rather than fully addressed. Measures such as the retention of existing vegetation, a landscape-led design and layout, the use of appropriate materials and the integration of green infrastructure would help to would help to soften the visual impact of development. These would be achieved through the relevant policies of the emerging TBLP.
SAO16 Land Resources (i)	--/?	The site is wholly greenfield land, with the exact value relating to its Grade 3 ALC unknown.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO16 Land Resources (ii)	-	Under ALC, the site is wholly classified as Grade 3 agricultural land.	Allocation for housing would result in unavoidable and permanent loss, although the exact quality of the agricultural land is unknown. Where possible, layout should seek to minimise the area affected.
SAO16 Land Resources (iii)	0	The entirety of the site does not fall within a Mineral Safeguarding Area (MSA).	Not applicable. No likely significant effects are anticipated.
SAO17 Waste	0	While all new development will inevitably involve an increase in waste generation, it is assumed that all are likely to offer sustainable waste management or recycling practices. However, the impacts of new development on waste generation and recycling will not be determined by its location. Effects will ultimately depend on factors such as waste management policies, processes and facilities available in and around the borough – all of which cannot be determined at this strategic level of assessment. The effect of the site option is therefore assessed as negligible.	Not applicable. No likely significant effects are anticipated.

22/095: Land North of Moor Lane

Site Details:

Capacity:	61
SHLAA Reference:	22/095
Site Description:	Located off Moor Lane, the site comprises a substantial area of greenfield land currently in equestrian use. The site contributes to one of the few extensive open areas within an otherwise predominantly urban borough. Vehicular access would be achieved via Moor Lane.

Summary of Likely Effects:

SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9 (i)	SAO9 (ii)	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16 (i)	SAO16 (ii)	SAO16 (iii)	SAO17
0	0	+	++	0	++	+	0	-/?	0	0	0	0	-/?	-/?	-	-	-	-/?	0

Detailed Assessment of Likely Effects:

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO1 Economy	0	The site is currently occupied for equestrian purposes, currently accommodating grazing. Redevelopment of the site to accommodate residential development is therefore not anticipated to have a significant effect on the local economy.	
SAO2 Employment	0	For residential site options, the location of development is not anticipated to materially influence the quantity and quality of	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		employment opportunities. Accordingly, the effect of the site option on this SA objective is assessed as negligible.	
SAO3 Accessibility	+	The site performs well in terms of access to local services, facilities and employment opportunities. Although it is not located in close proximity to the town centre, it does lie in close proximity to a designated local centre that provides a good range of day-to-day services and facilities. The site also benefits from good access to sustainable travel modes, with a range of active travel and public transport routes available nearby. There are no Strategic Employment Areas within close proximity.	
SAO4 Health and Wellbeing	++	The site performs well in supporting active and healthier lifestyles. It is well situated in terms of access to outdoor spaces and healthcare facilities, benefitting from direct adjacency to the Anker Valley Sports Complex. Further afield, there are several instances of open space within a reasonable distance that are of various functions and sizes. A PRoW runs also along the eastern boundary that provides active travel opportunities to the wider open area around the north of Tamworth. Several healthcare facilities are located nearby.	
SAO5 Quality of Life	0	The effects of the site option on safety and community cohesion will largely be determined by detailed proposals, which will be addressed at the planning application stage and are outside the scope of this assessment. As these factors cannot be distinguished at this stage, the effect of the site option on this SA objective is assessed as negligible. Related considerations on access to services are addressed under SAO3 and SAO4.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SA06 Housing	++	The site is anticipated to deliver 61 dwellings, making a positive contribution to housing need.	
SA07 Sustainable Travel	+	The site is reasonably connected to the borough's sustainable travel network. There are six bus stops located within a 450m radius of the site, with Tamworth Station approximately 1.8km to the north east. Although its reasonable proximity is noted, the nature of the interweaving urban form mean that any actual route to access rail travel is likely to be significantly greater, and this constraint has been taken into account. A well-connected cycle route falls within a reasonable distance of the site, which provides onward linkages to education, ecological sites and open space, whilst a PRow runs along the eastern boundary of the site, providing greater opportunities for active travel.	
SA08 Air, Light and Noise Pollution	0	The impact of the site option on air, light and noise pollution depends largely on future scheme design, which cannot be assessed at this stage. While development is inevitably expected to increase traffic and associated air pollution, the scale of change for individual sites is uncertain. The site option is therefore assessed as having negligible effects on this objective. Related effects on sustainable transport are considered separately under SA07.	
SA09 Soils and Water Pollution (i)	-/?	The site lies within close proximity to several watercourses, including the River Anker (at 75m away) and the Coventry Canal (at 130m away). Given its proximity to the River Anker and the lack of physical barrier, development introduces a potential risk for its water quality to be negatively impacted, although such risks are generally capable of being mitigated. In respect of the Coventry Canal specifically, the physical	The potential level of risk to the nearby River Anker is not yet defined and would need to be better understood at the planning application stage. Depending on the level of risk identified, proportionate SuDS measures could be incorporated to help manage run-off and protect water quality if required. This would be

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		separation provided by the railway line means that significant effects are unlikely.	managed through the relevant policies of the emerging TBLP.
SAO9 Soils and Water Pollution (ii)	0	Wholly greenfield land. Potential for contamination and/or remediation is unlikely.	Further work required to establish the baseline.
SAO10 Minimising Contributions to Climate Change	0	Whilst new development will inevitably lead to an increase in greenhouse gas emissions, the location of individual site options will not have a direct effect on the causes of climate change. Effects will largely depend on the detailed proposals for sites, including their construction and design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. Related sustainable travel considerations are addressed separately under SAO7.	
SAO11 Adapting to Climate Change	0	The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. The related effects of site options on flood risk in the borough is considered separately under SAO12.	
SAO12 Flood Risk	0	Just under a quarter (24%) of the site is at risk from flooding to some degree, concentrated in the corner of the site which sits	Given its limited extent and location at the site's periphery, it is likely feasible for

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		adjacent to the sports facility and caravan park. Although the majority (17.9%) of this is Flood Zone 3, its spatial clustering means that avoidance through design and layout may be possible.	development to avoid land affected by flood risk.
SAO13 Biodiversity	-/?	The site comprises predominantly undeveloped agricultural land with clusters of tree and vegetation cover. These are likely to support habitats of some ecological value, although the precise baseline is unknown. Development would result in the loss of greenfield land, but much of the existing tree and vegetation cover is concentrated along the site boundary and could potentially be retained within a future layout. Seven ecological receptors lie within 1km of the site (River Anker BAS at 210m, Brindley Drive SBI at 290m, SSSI at 380m, the Hodge Lane LNR and SBI at 510m, Amington Hall Fishponds SBI at 580m, Warwickshire Moor SBI at 780m, and The Decoy SBI at 910m), indicating ecological sensitivity in the wider landscape. However, given the degree of separation, significant direct or indirect effects on these designations are unlikely.	Retention of boundary trees and vegetation where feasible. Baseline conditions will need to be confirmed through a proportionate ecological survey at the planning application stage. If required, development should incorporate appropriate measures to mitigate any potential adverse effects, and where appropriate, deliver opportunities for ecological enhancement. These requirements would be secured through the relevant policies of the emerging TBLP.
SAO14 Historic Environment	-/?	There are conservation areas and listed buildings to both the north and south of the site. Effects on the southern assets are likely to be limited due to the physical and visual separation created by existing residential development and the railway line. To the north, only agricultural land lies between the site and nearby assets, creating visibility and increasing the potential for development to influence their setting.	Development of the site should follow a sensitive design, incorporating measures such as natural screening via appropriate boundary treatments and planting along the northern boundary of the site and appropriate building height and massing, to help to avoid or minimise the development's impact on the setting of the affected heritage assets.
SAO15	--	The site comprises greenfield land forming one of the few notable open areas within an otherwise predominantly urban	The anticipated negative effect on landscape character and visual amenity can only be

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
Landscape and Townscape		borough. Although adjoining existing development, the land contributes to the perception of openness. Parts of the surrounding landscape are designated as a conservation area, and the site is visible from these areas. Together, these factors contribute to an area of high landscape sensitivity and value. Development of 61 homes would introduce a substantial addition of built form, resulting in the significant alteration of openness. Such a scale of change would alter the existing landscape considerably, and detrimental effects on both landscape character and visual amenity are likely to be difficult to mitigate, even with the potential retention of some landscape features.	minimised rather than fully addressed. Measures such as the retention of existing vegetation, a landscape-led design and layout, the use of appropriate materials and the integration of green infrastructure would help to would help to soften the visual impact of development. These would be achieved through the relevant policies of the emerging TBLP. Although these approaches would reduce the severity of effects, they would not remove the fundamental change to the site's open character.
SAO16 Land Resources (i)	--	The site is wholly greenfield land of high landscape value as well as varying degrees of environmental value.	
SAO16 Land Resources (ii)	-	In line with ALC, the entirety of the site is apportioned between Grade 2 agricultural land (68.4%) around the eastern section and Grade 4 agricultural land (31.6%) around the western section.	Allocation for housing would result in an unavoidable and permanent loss of BMV land. Where possible, layout should seek to minimise the extent of BMV affected, although the coverage of BMV means that complete avoidance is unachievable.
SAO16 Land Resources (iii)	-/?	The entirety of the site falls within a Minerals Safeguarding Area (MSA).	Further work is required to establish the exact baseline for the site. Potential for safeguarding or prior extraction may need to be considered.
SAO17 Waste	0	While all new development will inevitably involve an increase in waste generation, it is assumed that all are likely to offer	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		sustainable waste management or recycling practices. However, the impacts of new development on waste generation and recycling will not be determined by its location. Effects will ultimately depend on factors such as waste management policies, processes and facilities available in and around the borough – all of which cannot be determined at this strategic level of assessment. The effect of the site option is therefore assessed as negligible.	

23/573: Marmion House, Lichfield Street

Site Details:

Capacity:	68
SHLAA Reference:	23/573
Site Description:	This site is located within Tamworth town centre. It is currently occupied by the Council, and comprises a high-rise building set within extensive hardstanding.

Summary of Likely Effects:

SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9 (i)	SAO9 (ii)	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16 (i)	SAO16 (ii)	SAO16 (iii)	SAO17
-/?	0	++	++	0	++	++	0	0	0/?	0	0	0	0/?	-/+	+/?	++	+	-/?	0

Detailed Assessment of Likely Effects:

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO1 Economy	-/?	The site is currently occupied entirely for public-sector employment. Residential redevelopment of the site would involve the loss of this existing business and the wider use of the land for employment purposes. However, the use is likely to be relocated elsewhere in the borough, limiting the extent of the likely negative effect.	The existing use would be relocated to suitable alternative premises in the borough.
SAO2 Employment	0	For residential site options, the location of development is not anticipated to materially influence the quantity and quality of	Not applicable. No likely significant effects are anticipated.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		employment opportunities. Accordingly, the effect of the site option on this SA objective is assessed as negligible.	
SAO3 Accessibility	++	The site benefits significantly from its town centre location, with a varied range of services, facilities and employment opportunities located within a short and convenient distance. The site also benefits from the town centre's good multimodal connectivity, enabling potential access to additional services across the wider borough. Two strategic employment areas are also located within close proximity, further strengthening overall accessibility.	
SAO4 Health and Wellbeing	++	The site performs well in supporting healthy, active lifestyles. It is well situated in terms of access to outdoor spaces and healthcare facilities, benefitting from its town centre location. It is in close proximity to the Castle Grounds, which is an extensive area of multifunctional open space offering leisure, recreation and cultural opportunities. The site is also in close proximity to a PRow and established cycle routes, offering additional opportunities for physical activity.	
SAO5 Quality of Life	0	The effects of the site option on safety and community cohesion will largely be determined by detailed proposals, which will be addressed at the planning application stage and are outside the scope of this assessment. As these factors cannot be distinguished at this stage, the effect of the site option on this SA objective is assessed as negligible. Related considerations on access to services are addressed under SAO3 and SAO4.	Not applicable. No likely significant effects are anticipated.
SAO6 Housing	++	The site is anticipated to deliver 68 dwellings, making a positive contribution to housing need.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SA07 Sustainable Travel	++	The site benefits from strong multimodal accessibility due to its town centre location, with numerous bus stops within walking distance and Tamworth Station located approximately 750m away. There are also several well-connected cycle routes within close proximity, offering sustainable travel opportunities to a range of destinations including employment areas, open space, ecological sites and out-of-centre retail. The site is also in reasonable proximity to a PRow. This level of connectivity is likely to support reduced reliance on the private car.	
SA08 Air, Light and Noise Pollution	0	The impact of the site option on air, light and noise pollution depends largely on future scheme design, which cannot be assessed at this stage. While development is inevitably expected to increase traffic and associated air pollution, the scale of change for individual sites is uncertain. The site option is therefore assessed as having negligible effects on this objective. Related effects on sustainable transport are considered separately under SA07.	Not applicable. No likely significant effects are anticipated.
SA09 Soils and Water Pollution (i)	0	The closest watercourse is the River Tame, located 225m to the south of the site. Given the extent of physical separation, it is unlikely that development of the site would have any significant impacts.	Not applicable. No likely significant effects are anticipated.
SA09 Soils and Water Pollution (ii)	0/?	Given the existing use of the site, the potential for contamination and subsequent opportunities for remediation are considered unlikely, but the exact baseline is unknown.	Further investigation is required to establish the baseline.
SA010	0	Whilst new development will inevitably lead to an increase in greenhouse gas emissions, the location of individual site options will not have a direct effect on the causes of climate	Not applicable. No likely significant effects are anticipated.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
Minimising Contributions to Climate Change		change. Effects will largely depend on the detailed proposals for sites, including their construction and design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. Related sustainable travel considerations are addressed separately under SA07.	
SAO11 Adapting to Climate Change	0	The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. The related effects of site options on flood risk in the borough is considered separately under SA012.	Not applicable. No likely significant effects are anticipated.
SAO12 Flood Risk	0	The entirety of the site falls within Flood Zone 1, which has the lowest risk of fluvial flooding.	Not applicable. No likely significant effects are anticipated.
SAO13 Biodiversity	0/?	As a previously developed site dominated by hardstanding, it is unlikely to support habitats of notable ecological value. Direct biodiversity impacts from redevelopment are anticipated to be limited. The site lies in the vicinity of several designated ecological receptors (Broad Meadow LNR and SBI at around 280m, Bole Bridge SBI at around 510m, and Warwickshire Moor LNR and SBI at around 950m). Although proximity to sensitive sites is noted, the land is already in active use and benefits from a physical degree of separation. Given this, and the relatively modest scale of development proposed, effects on nearby designations are likely to be negligible, although exact impacts are unknown at this stage.	Baseline conditions may need to be confirmed through a proportionate ecological survey at the planning application stage. If required, development should incorporate appropriate measures to ensure any potential adverse effects are mitigated. These requirements would be secured through the relevant policies of the emerging TBLP.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO14 Historic Environment	-/+	The site is located within Tamworth town centre and sits close to a range of designated heritage assets. Redevelopment therefore has the potential to affect the significance and setting of these designated heritage assets. The site's current condition is considered a negative feature within the conservation area and so offers scope for redevelopment that could better reveal or enhance the significance and setting of the conservation area and nearby assets.	Development should minimise harm to nearby heritage assets through sensitive design, and seek opportunities to enhance their setting where appropriate. This will be secured by the policies of the emerging TBLP.
SAO15 Landscape and Townscape	+/?	Although the site occupies a prominent position on the corner of Lichfield Street and Aldergate, it currently makes a limited contribution to the wider character of the area. Redevelopment provides an opportunity to enhance the townscape through high-quality design and improved integration with the surrounding streetscape.	
SAO16 Land Resources (i)	++	The site is wholly previously developed, capable of efficient reuse.	Given its location, look to optimise the density of the site.
SAO16 Land Resources (ii)	+	In accordance with ALC, the site is wholly classified as 'urban'.	No specific enhancement measures required.
SAO16 Land Resources (iii)	-/?	The entirety of the site falls within a Minerals Safeguarding Area (MSA).	Further work is required to establish the exact baseline for the site. Potential for safeguarding or prior extraction may need to be considered.
SAO17 Waste	0	While all new development will inevitably involve an increase in waste generation, it is assumed that all are likely to offer sustainable waste management or recycling practices.	Not applicable. No likely significant effects are anticipated.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		However, the impacts of new development on waste generation and recycling will not be determined by its location. Effects will ultimately depend on factors such as waste management policies, processes and facilities available in and around the borough – all of which cannot be determined at this strategic level of assessment. The effect of the site option is therefore assessed as negligible.	

22/096: Land Opposite Mariner, Coton Lane

Site Details:

Capacity:	90
SHLAA Reference:	22/096
Site Description:	The site comprises greenfield land accessed from Coton Lane. It lies adjacent to the railway line and is located near to both residential and industrial uses. Significant expanses of greenfield land also adjoin its boundary.

Summary of Likely Effects:

SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9 (i)	SAO9 (ii)	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16 (i)	SAO16 (ii)	SAO16 (iii)	SAO17
0	0	++	+	0	++	+	0	-/?	0	0	0	-	-/?	0	-	-/?	-	-/?	0

Detailed Assessment of Likely Effects:

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO1 Economy	0	Redevelopment of the site would not involve the loss of any employment uses.	Not applicable. No likely significant effects are anticipated.
SAO2 Employment	0	For residential site options, the location of development is not anticipated to materially influence the quantity and quality of employment opportunities. Accordingly, the effect of the site option on this SA objective is assessed as negligible.	Not applicable. No likely significant effects are anticipated.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO3 Accessibility	++	The site performs well in terms of access to local services, facilities and employment opportunities. Although it is not located in close proximity to the town centre, it does lie in close proximity to a designated local centre that provides a good range of day-to-day services and facilities. This local centre is within a reasonable and convenient walking distance. The site also benefits strong public transport connectivity. The Lichfield Road Industrial Estate is located opposite, offering additional access to jobs and services.	
SAO4 Health and Wellbeing	+	The site performs reasonably well in supporting healthier and more active lifestyles. A comprehensive range of open spaces fall within close proximity of the site, including Wiggington Park and a dedicated sports facility. An extensive PRoW runs close to the western boundary, offering opportunities for active travel in the surrounding open area. Although these offer strong opportunities for physical activity and recreation, the site is partially limited by its lack of access to healthcare facilities within a reasonable proximity.	
	0	The effects of the site option on safety and community cohesion will largely be determined by detailed proposals, which will be addressed at the planning application stage and are outside the scope of this assessment. As these factors cannot be distinguished at this stage, the effect of the site option on this SA objective is assessed as negligible. Related considerations on access to services are addressed under SAO3 and SAO4.	Not applicable. No likely significant effects are anticipated.
SAO6 Housing	++	The site is anticipated to deliver 90 dwellings, making a positive contribution to housing need.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SA07 Sustainable Travel	+	The site is reasonably connected to the borough's sustainable travel network. There are three bus stops located within a 450m radius of the site. A well-connected cycle route falls within a reasonable distance of the site, whilst an extensive PRoW runs close to the western boundary, offering opportunities for active travel in the surrounding open area. Tamworth Station is located beyond what is considered a reasonable distance.	
SA08 Air, Light and Noise Pollution	0	The impact of the site option on air, light and noise pollution depends largely on future scheme design, which cannot be assessed at this stage. While development is inevitably expected to increase traffic and associated air pollution, the scale of change for individual sites is uncertain. The site option is therefore assessed as having negligible effects on this objective. Related effects on sustainable transport are considered separately under SA07.	Not applicable. No likely significant effects are anticipated.
SA09 Soils and Water Pollution (i)	-/?	Although the site does not fall within close proximity of any major watercourses, records indicate that an unnamed, minor river runs through the site. Given this, redevelopment introduces a risk for direct effects on water quality.	The potential level of risk to the watercourse is not yet defined and would need to be better understood at the planning application stage. Depending on the level of risk identified, retaining existing riparian vegetation, providing an appropriate buffer zone and incorporating proportionate SuDS measures could help manage run-off and protect water quality if required. This would be managed through the relevant policies of the emerging TBLP.
SA09	0	Wholly greenfield land. Potential for contamination and/or remediation is unlikely.	Not applicable. No likely significant effects are anticipated.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
Soils and Water Pollution (ii)			
SAO10 Minimising Contributions to Climate Change	0	Whilst new development will inevitably lead to an increase in greenhouse gas emissions, the location of individual site options will not have a direct effect on the causes of climate change. Effects will largely depend on the detailed proposals for sites, including their construction and design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. Related sustainable travel considerations are addressed separately under SAO7.	Not applicable. No likely significant effects are anticipated.
SAO11 Adapting to Climate Change	0	The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. The related effects of site options on flood risk in the borough is considered separately under SAO12.	Not applicable. No likely significant effects are anticipated.
SAO12 Flood Risk	--	Almost the entirety (97.1%) of the site is affected by flood risk to some degree. The majority (84.4%) of the site falls within Flood Zone 3, with 64.9% of the total area specifically related to Flood Zone 3b. Given its significant coverage, development would be unable to avoid areas of most severe risk.	Ongoing developer work is exploring flood-risk issues and potential mitigation strategies, including consideration of defences. This emerging work is noted, but flood risk remains a significant constraint and would need to be addressed through detailed design and assessment.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO13 Biodiversity	-/?	The site is entirely greenfield and contains a linear cluster of trees, together with a minor, unnamed river. These features are likely to support habitats of some ecological value, although the exact baseline is unknown. Designated ecological receptors (Coton House Farm BAS at 560m, and Broad Meadow LNR and SBI at 990m) lie further afield, indicating ecological sensitivity in the wider landscape but without a clear pathway for significant indirect effects. Redevelopment would nonetheless result in the loss of existing habitat associated with the land, trees and watercourse, the implications of which cannot be fully defined at this stage.	Baseline conditions would need to be confirmed through a proportionate ecological survey at the planning application stage. If required, development should incorporate appropriate measures to ensure any potential adverse effects are mitigated. These requirements would be secured through the relevant policies of the emerging TBLP.
SAO14 Historic Environment	0	Although designated heritage assets exist in the wider area, the intervening urban fabric provides a high degree of physical and visual separation. As a result, the scale and nature of the proposed development are unlikely to give rise to meaningful effects on their significance or setting.	
SAO15 Landscape and Townscape	-	Although the site is greenfield and adjoins an extensive area of open countryside to the rear, its immediate context is already strongly influenced by residential and industrial development. As such, residential development of the site would represent a noticeable but not uncharacteristic change to the surrounding landscape.	Any anticipated negative effects on landscape character and visual amenity can only be minimised rather than fully addressed. Measures such as the retention of existing vegetation, a landscape-led design and layout, the use of appropriate materials and the integration of green infrastructure would help to would help to soften the visual impact of development. These would be achieved through the relevant policies of the emerging TBLP.
SAO16 Land Resources	--/?	The site is wholly greenfield land, with the exact value relating to its Grade 3 ALC unknown.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
(i)			
SAO16 Land Resources (ii)	-	In line with ALC, the site is wholly classified as Grade 3 agricultural land.	Allocation for housing would result in unavoidable and permanent loss, although the exact quality of the agricultural land is unknown. Given its coverage, although layout could seek to minimise the area affected, complete avoidance is not achievable.
SAO16 Land Resources (iii)	-/?	The entirety of the site falls within a Minerals Safeguarding Area (MSA).	Further work is required to establish the exact baseline for the site. Potential for safeguarding or prior extraction may need to be considered.
SAO17 Waste	0	While all new development will inevitably involve an increase in waste generation, it is assumed that all are likely to offer sustainable waste management or recycling practices. However, the impacts of new development on waste generation and recycling will not be determined by its location. Effects will ultimately depend on factors such as waste management policies, processes and facilities available in and around the borough – all of which cannot be determined at this strategic level of assessment. The effect of the site option is therefore assessed as negligible.	Not applicable. No likely significant effects are anticipated.

23/515: Former Tamworth College, Croft Street

Site Details:

Capacity:	123
SHLAA Reference:	23/515
Site Description:	The site contains the former college building, now vacant following relocation to Tamworth town centre. The site also contains additional buildings associated with its former use and the eastern segment of the site is designated as a playing field. The area lies immediately north of the town centre boundary. The site was granted outline permission (0363/2023) in 2025 to demolish the existing buildings and construct up to 123 dwellings (including 20% affordable), an 80-bed care home and public open space.

Summary of Likely Effects:

SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9 (i)	SAO9 (ii)	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16 (i)	SAO16 (ii)	SAO16 (iii)	SAO17
0	0	++	++/--	0	++	++	0	0	0/?	0	0	0	-/?	0	0/?	+	+	-/?	0

Detailed Assessment of Likely Effects:

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO1 Economy	0	The former college has already been relocated to Tamworth town centre, with the site no longer accommodating an active employment use. A negligible effect is therefore identified.	
SAO2 Employment	0	For residential site options, the location of development is not anticipated to materially influence the quantity and quality of	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		employment opportunities. Accordingly, the effect of the site option on this SA objective is assessed as negligible.	
SAO3 Accessibility	++	The site is well connected to a range of key service and facilities. It is located approximately 50m from the edge of the town centre, which provides a wide range of services, with a varied range of services, facilities and employment opportunities located within a short and convenient distance. The site also benefits from the town centre's good multimodal connectivity, enabling potential access to additional services across the wider borough. There is also a local centre within close proximity, which offers a range of localised services and facilities. The Lichfield Industrial Estate is located in close proximity, which offers further opportunities to access employment and services.	
SAO4 Health and Wellbeing	++/--	Redevelopment of the site for housing is likely to have mixed effects on supporting healthy and active lifestyles. The site falls within close proximity of Tamworth town centre, and as such benefits from its wide range of healthcare facilities within a reasonable distance. There is a PRow 200m away and the site lies close to a formal cycle route, offering opportunities for physical and recreational activity. Several areas of open spaces are also located nearby. However, the eastern extent of the site is designated as a playing field, and redevelopment would result in its irreversible loss. It should be noted this is not a public facility.	The planning permission indicates that an appropriate level of mitigation and enhancement is feasible and has been accepted in principle. This includes a secured financial contribution to improve other sports facilities and the provision of on-site open space. These measures would help to reduce the severity of potential negative effects and reinforce positive effects if the permission is implemented. However, delivery cannot be assumed.
SAO5 Quality of Life	0	The effects of the site option on safety and community cohesion will largely be determined by detailed proposals, which will be addressed at the planning application stage and are outside the scope of this assessment. As these factors	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		cannot be distinguished at this stage, the effect of the site option on this SA objective is assessed as negligible. Related considerations on access to services are addressed under SAO3 and SAO4.	
SAO6 Housing	++	The site has permission for 123 dwellings, representing a positive contribution to housing need. The existing permission provides further evidence that the proposed housing quantum is feasible.	
SAO7 Sustainable Travel	++	The site is located in close proximity to the town centre, and as such gains the benefit of good accessibility to the range of the town centres bus stops concentrated in its northern end. There is also a bus stop right outside of the site entrance. The closest PRoW is 200m away, whilst Tamworth Station is 60m away. Although proximity is noted, it is likely that given the intervening railway line a longer route would have to be taken, although it is still considered reasonable. The site is also nearby to a cycle route along Offa Drive, which enhances sustainable connectivity to the train station. This level of connectivity is likely to support reduced reliance on the private car.	
SAO8 Air, Light and Noise Pollution	0	The impact of the site option on air, light and noise pollution depends largely on future scheme design, which cannot be assessed at this stage. While development is inevitably expected to increase traffic and associated air pollution, the scale of change for individual sites is uncertain. The site option is therefore assessed as having negligible effects on this objective. Related effects on sustainable transport are considered separately under SAO7.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO9 Soils and Water Pollution (i)	0	The western edge of the site falls approximately 205m from the River Anker. Given its proximity and degree of physical separation, significant effects are considered unlikely.	
SAO9 Soils and Water Pollution (ii)	0/?	Given the former use of the site, the potential for contamination is unlikely, but the exact baseline is unknown.	Further investigation is required to establish the baseline.
SAO10 Minimising Contributions to Climate Change	0	Whilst new development will inevitably lead to an increase in greenhouse gas emissions, the location of individual site options will not have a direct effect on the causes of climate change. Effects will largely depend on the detailed proposals for sites, including their construction and design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. Related sustainable travel considerations are addressed separately under SAO7.	
SAO11 Adapting to Climate Change	0	The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. The related effects of site options on flood risk in the borough are considered separately under SAO12.	
SAO12 Flood Risk	0	The site is entirely within Flood Zone 1, which has the lowest risk of fluvial flooding.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO13 Biodiversity	-1?	The site contains a substantial area of grassed land to the east and a considerable amount of peripheral tree and vegetation cover, which are likely to support habitats of some ecological value, although the precise baseline is currently unknown. Redevelopment would likely result in the loss of the sports field and a small amount of vegetation, although boundary trees may be capable of retention within a future layout. The site lies within the vicinity of several designated ecological receptors (Warwickshire Moor LNR and SBI at around 350m and Bole Bridge SBI at around 750m). Although proximity to sensitive sites is noted, up until recently the land was in intensive use and benefits from physical separation of both extensive built form and the railway. Given this baseline, effects on nearby designations are likely to be negligible, although exact impacts are unknown at this stage.	The indicative masterplan associated with the planning permission suggests potential retention of some boundary trees, although others would be lost. This provides an indication that partial mitigation in respect of loss may be achievable.
SAO14 Historic Environment	0	The site is located approximately 80m from both the Hospital Street Conservation Area and the Victoria Road and Albert Road Conservation Area. Although proximity is noted, the railway line, natural screening and existing development provide a considerable degree of physical and visual separation, which mean that any meaningful effects on the nearby historic environment is likely to be negligible.	No significant concerns were identified in the desk-based heritage assessment which accompanied planning application 0363/2023.
SAO15 Landscape and Townscape	0/?	The site is already developed for educational purposes. While the immediate surroundings are residential, the wider area is mixed in character, with the railway line, train station and town centre located in close proximity. Townscape sensitivity is therefore low, and redevelopment is likely to result in negligible effects.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO16 Land Resources (i)	+	The site is predominantly previously developed, but the substantial sports field limits the positive effect.	
SAO16 Land Resources (ii)	+	In accordance with ALC, the site is wholly within the classified 'urban' area.	No specific enhancement measures required.
SAO16 Land Resources (iii)	-/?	The majority of the site falls within a Mineral Safeguarding Area (MSA), excluding a marginal extent of unaffected land near to the site entrance on Upper Gungate.	Further work is required to establish the exact baseline for the site. Potential for safeguarding or prior extraction may need to be considered.
SAO17 Waste	0	While all new development will inevitably involve an increase in waste generation, it is assumed that all are likely to offer sustainable waste management or recycling practices. However, the impacts of new development on waste generation and recycling will not be determined by its location. Effects will ultimately depend on factors such as waste management policies, processes and facilities available in and around the borough – all of which cannot be determined at this strategic level of assessment. The effect of the site option is therefore assessed as negligible.	

23/585: Land Between Dunstall Lane and Coventry Canal

Site Details:

Capacity:	166
SHLAA Reference:	23/585
Site Description:	The site comprises a large area of greenfield land in agricultural use, with the Coventry Canal adjoining the western boundary. Although located close to recent residential development associated with the Dunstall Lane SUE, the land remains relatively separated from surrounding built-up areas.

Summary of Likely Effects:

SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9 (i)	SAO9 (ii)	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16 (i)	SAO16 (ii)	SAO16 (iii)	SAO17
0	0	-	+/-	0	++	+/-	0	-/?	0	0	0	0	-/?	-/?	-	-	-	-/?	0

Detailed Assessment of Likely Effects:

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO1 Economy	0	Redevelopment of the site would not involve the loss of any employment uses.	
SAO2 Employment	0	For residential site options, the location of development is not anticipated to materially influence the quantity and quality of employment opportunities. Accordingly, the effect of the site option on this SA objective is assessed as negligible.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO3 Accessibility	--	The site performs poorly in respect of accessibility. It is not within walkable distance of the town centre or any local centres, and connectivity to the public transport network is limited. Although the site lies relatively close to the Bitterscote Strategic Employment Area, the layout of the intervening area may make convenient access challenging.	
SAO4 Health and Wellbeing	+/-	The site would deliver some meaningful benefits, focused predominantly on its accessibility to the PRoW, cycle and canal network. There is a lack of publicly accessible open space within a reasonable distance of the site, although on-site provision is likely. More generally, its relative disconnection from the wider area means that greater levels of car dependency is likely, with associated health impacts of associated traffic and emissions.	Delivery of on-site open space.
SAO5 Quality of Life	0	The effects of the site option on safety and community cohesion will largely be determined by detailed proposals, which will be addressed at the planning application stage and are outside the scope of this assessment. As these factors cannot be distinguished at this stage, the effect of the site option on this SA objective is assessed as negligible. Related considerations on access to services are addressed under SAO3 and SAO4.	
SAO6 Housing	++	The site is anticipated to deliver 166 dwellings, making a positive contribution to housing need.	
SAO7 Sustainable Travel	+/-	The site has strong connectivity to the active travel network, but poor connectivity by public transport. There is a public right of way on the opposite side of Dunstall Lane, which leads through Broad Meadow and adjoins both Tamedrive	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		and Fazeley Path, both which provide direct links into the town centre. This is similar to the adjoining cycle route along Dunstall Lane, which provides sustainable opportunities for onward travel to the town centre, employment areas, out-of-centre retail, and various areas of open space. However, there are no bus stops within a 450m radius, and Tamworth Station lies 2.8km away. Given this, and the site's physical disconnection from surrounding established areas, there are likely to be mixed effects on private vehicle reliance.	
SAO8 Air, Light and Noise Pollution	0	The impact of the site option on air, light and noise pollution depends largely on future scheme design, which cannot be assessed at this stage. While development is inevitably expected to increase traffic and associated air pollution, the scale of change for individual sites is uncertain. The site option is therefore assessed as having negligible effects on this objective. Related effects on sustainable transport are considered separately under SAO7.	
SAO9 Soils and Water Pollution (i)	-/?	The western perimeter directly adjoins the Coventry Canal, with records indicating further several unnamed, minor rivers running through the site. Given its proximity, redevelopment introduces a potential risk for water quality to be negatively impacted by direct effects.	The potential level of risk to the adjoining watercourse is not yet defined and would need to be better understood at the planning application stage. Depending on the level of risk identified, an appropriate buffer zone and proportionate SuDS measures could be incorporated to help manage run-off and protect water quality if required. This would be managed through the relevant policies of the emerging TBLP. Retaining and integrating the existing trees and vegetation along the site's boundary with the watercourse within the

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
			overall site design could also help to mitigate any potential risk to water quality.
SAO9 Soils and Water Pollution (ii)	0	Wholly greenfield land. Potential for contamination and/or remediation is unlikely.	
SAO10 Minimising Contributions to Climate Change	0	Whilst new development will inevitably lead to an increase in greenhouse gas emissions, the location of individual site options will not have a direct effect on the causes of climate change. Effects will largely depend on the detailed proposals for sites, including their construction and design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. Related sustainable travel considerations are addressed separately under SAO7.	
SAO11 Adapting to Climate Change	0	The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. The related effects of site options on flood risk in the borough are considered separately under SAO12.	
SAO12 Flood Risk	0	The site is almost entirely within Flood Zone 1, which has the lowest risk of fluvial flooding. A marginal proportion is affected by flood risk to varying degrees, apportioned between Flood Zone 2 (2.1%) and Flood Zone 3 (2.8%).	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO13 Biodiversity	-/?	Redevelopment would likely result in the loss of greenfield land and some vegetation. The entirety of the site is agricultural land, excluding several small areas occupied by an electricity pylon and a small number of agricultural buildings. The site also has areas of concentrated tree and vegetation coverage, clustered peripherally, although these could likely be retained via layout. The site also adjoins a key watercourse along an extensive section of its boundary. There are several ecological receptors further afield, with Coton House Farm BAS 450m away and Broad Meadow LNR and SBI both 650m away.	Where feasible, seek to maximise the retention of existing tree cover through an appropriate layout. Baseline conditions will need to be confirmed through a proportionate ecological survey at the planning application stage. If required, development should incorporate appropriate measures to mitigate any potential adverse effects, and where appropriate, deliver opportunities for ecological enhancement. These requirements would be secured through the relevant policies of the emerging TBLP.
SAO14 Historic Environment	-/?	Dunstall Bridge, a Grade II listed asset, falls approximately 200m to the south, separated by intervening agricultural land and a limited amount of natural screening. It would derive some significance from its immediate setting and functional relationship with the Canal, but this is not likely to extend to the site. Any impacts upon this asset from development at the site are not likely to be adverse. The open countryside and rural setting, which the site forms part of, is likely to make a positive contribution to the significance of the Hopwas Conservation Area. There is potential for harm to be caused to the Conservation Area by development of the site due to the fundamental change of the site's open character.	Development of the site should follow a sensitive design, incorporating measures such as natural screening via appropriate boundary treatments and planting along the northern boundary of the site and appropriate building height and massing, to help to avoid or minimise the development's impact on the setting of the Conservation Area. Following these approaches some residual harm may still apply, given the proximity to the site to the Conservation Area.
SAO15 Landscape and Townscape	--	Development of this greenfield site would introduce a substantial amount of built form into an area that contributes to one of Tamworth's few remaining examples of extensive open area. The site is relatively detached from the existing built-up area despite its proximity to the SUE, and its	The anticipated negative effect on landscape character and visual amenity can only be minimised rather than fully addressed. Measures such as the retention of existing vegetation, a landscape-led design and layout, the use of appropriate materials and the

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		development would represent a notable encroachment into open land.	integration of green infrastructure would help to would help to soften the visual impact of development. These would be achieved through the relevant policies of the emerging TBLP. Although these approaches would reduce the severity of effects, they would not remove the fundamental change to the site's open character.
SAO16 Land Resources (i)	--	The site is predominantly undeveloped of low agricultural value but high landscape value.	
SAO16 Land Resources (ii)	-	The site is split between Grade 4 agricultural land (61,783sqm) and Grade 3 agricultural land (49,571sqm). Around 55.5% is Grade 4 and 44.5% Grade 3.	Allocation for housing would result in unavoidable and permanent loss, although the exact quality of the agricultural land is unknown. Given its coverage, although layout could seek to minimise the area affected, complete avoidance is not achievable.
SAO16 Land Resources (iii)	-/?	The entirety of the site falls within a Mineral Safeguarding Area (MSA).	Further work is required to establish the exact baseline for the site. Potential for safeguarding or prior extraction may need to be considered.
SAO17 Waste	0	While all new development will inevitably involve an increase in waste generation, it is assumed that all are likely to offer sustainable waste management or recycling practices. However, the impacts of new development on waste generation and recycling will not be determined by its location. Effects will ultimately depend on factors such as waste management policies, processes and facilities available in and around the borough – all of which cannot be	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		determined at this strategic level of assessment. The effect of the site option is therefore assessed as negligible.	

22/094: Land South of Ashby Road

Site Details:

Capacity:	200
SHLAA Reference:	22/094
Site Description:	The site comprises agricultural land to the south of Ashby Road to the north of Tamworth. It lies directly adjacent to the Anker Valley SUE. The site has a resolution to grant planning permission (0018/2025) for 200 homes, on-site facilities and open space, subject to the completion of a Section 106 Agreement.

Summary of Likely Effects:

SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9 (i)	SAO9 (ii)	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16 (i)	SAO16 (ii)	SAO16 (iii)	SAO17
-/?	0	-/?	+/-	0	++	-	0	-/?	0	0	0	0	-/?	-/?	-	-	-	-/?	0

Detailed Assessment of Likely Effects:

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO1 Economy	-/?	The site comprises agricultural land, but it is unclear the extent or intensity to which the land is in active use for these purposes. The potential loss of agricultural activity cannot therefore be confirmed.	The loss of an existing agricultural use is an unavoidable consequence of residential development, however, wider economic policies within the emerging TBLP will continue to support and promote economic growth across the borough.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO2 Employment	0	For residential site options, the location of development is not anticipated to materially influence the quantity and quality of employment opportunities. Accordingly, the effect of the site option on this SA objective is assessed as negligible.	
SAO3 Accessibility	-/?	Although there is a degree of localised provision associated with the Anker Valley SUE, broader access to local services and facilities is limited. There are no services or facilities within the immediate or wider vicinity, and the town centre (1.3km away) provides the nearest concentration of provision. Accessibility is further constrained by the absence of nearby bus services and the reliance on Ashby Road, which does not offer a safe or convenient means of reaching facilities on foot or by bicycle. A PRow provides partial connection to the towards the town centre and Tamworth Station, but this does not offset the site's wider limitations. As a result, access to services and facilities is likely to be highly dependent on the private vehicle, and reliance on a single access route raises concerns regarding the sustainability and resilience of future travel patterns, particularly given the long-established pressure at Fountain Junction. Given the scale of on-site provision, it is still likely that residents will need to access a broader set of services and facilities elsewhere.	The pending application (resolution to grant subject to a S106) includes indicative on-site facilities. This suggests delivery is feasible.
SAO4 Health and Wellbeing	+/-	The site is anticipated to have a mixed performance in supporting healthy, active lifestyles. The scale of the site means that some form of open space provision is likely to be incorporated into any future development. Although the pending permission confirms the feasibility of this, its type and quality remain uncertain. Furthermore, the site benefits from proximity to open space within the adjacent SUE, but the lack of sustainable accessibility along Ashby Road means that it would not be convenient to reach via	The pending application (resolution to grant subject to a S106) includes indicative on-site open space. This suggests delivery is feasible.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		walking or cycling. A PRoW crosses the site, offering potential active travel within the development and into the surrounding greenfield landscape, including onward connection to Moor Lane and the Anker Valley Sports Complex. While proximity to a sports and recreation facility is noted, accessing it via this route would require a considerable detour beyond what many users would consider reasonable. There are no other sustainable access options that provide a reasonable or direct connection, and the nature of the PRoW means that it may not feel safe or convenient for all users at all times of the day. There are no healthcare facilities within a reasonable distance, and reaching the nearest services would likely require vehicular access via Ashby Road and Fountain Junction, an area already subject to well-known highway pressures. More generally, the potential for increased vehicular usage associated with the site gives rise to potential negative impacts of increased traffic and associated emissions on health.	
SAO5 Quality of Life	0	The effects of the site option on safety and community cohesion will largely be determined by detailed proposals, which will be addressed at the planning application stage and are outside the scope of this assessment. As these factors cannot be distinguished at this stage, the effect of the site option on this SA objective is assessed as negligible. Related considerations on access to services are addressed under SAO3 and SAO4.	
SAO6 Housing	++	The site is anticipated to deliver 200 dwellings, making a positive contribution to housing need.	
SAO7 Sustainable Travel	-	The site is poorly connected to the sustainable travel network. Six bus stops lie within 450m of the site, with around half of these associated with the Arkall Farm development in neighbouring Lichfield. However, the absence of pedestrian or dedicated cycle	The pending application (resolution to grant subject to a S106) includes indicative on-site facilities. This suggests delivery is feasible. However regardless, the likely

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		routes along Ashby Road means these stops cannot be accessed safely or conveniently by sustainable modes. Tamworth Station is located around 1.1km away, but access would face the same constraints if it was reliant on Ashby Road. Beyond Ashby Road, there is also a lack of formal cycle routes within a reasonable distance. A PRoW runs through the site, which provides an extensive and well-connected route towards Tamworth town centre and Tamworth Station. Despite these routes, the site remains predominantly disconnected from the wider sustainable travel network, with a risk that future residents are likely to rely on private vehicle. This would add to pressure in an area which is already experiencing notable highways issues.	scale and breadth of these facilities means that regardless, residents are still likely to need to travel by vehicle for many off-site activities.
SAO8 Air, Light and Noise Pollution	0	The impact of the site option on air, light and noise pollution depends largely on future scheme design, which cannot be assessed at this stage. While development is inevitably expected to increase traffic and associated air pollution, the scale of change for individual sites is uncertain. The site option is therefore assessed as having negligible effects on this objective. Related effects on sustainable transport are considered separately under SAO7.	Not applicable. No likely significant effects are anticipated.
SAO9 Soils and Water Pollution (i)	-/?	A section of the southern boundary directly adjoins the River Anker. Given its proximity, redevelopment introduces a potential risk for water quality to be negatively impacted, although such risks are generally capable of being mitigated.	
SAO9 Soils and Water Pollution (ii)	0	Wholly greenfield site. Potential for contamination and/or remediation is unlikely.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO10 Minimising Contributions to Climate Change	0	Whilst new development will inevitably lead to an increase in greenhouse gas emissions, the location of individual site options will not have a direct effect on the causes of climate change. Effects will largely depend on the detailed proposals for sites, including their construction and design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. Related sustainable travel considerations are addressed separately under SAO7.	
SAO11 Adapting to Climate Change	0	The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. The related effects of site options on flood risk in the borough are considered separately under SAO12.	
SAO12 Flood Risk	0	A significant majority of the site is located within Flood Zone 1, which has the lowest risk of fluvial flooding. A small area (1.1%) is designated as Flood Zone 3, concentrated along the boundary which separates the site from the River Anker. Although the majority of this is Flood Zone 3b, it is considered so small that it should not be considered to have any significant effects.	
SAO13 Biodiversity	-/?	The site comprises undeveloped agricultural land with low levels of trees and vegetation. These are likely to support habitats of some ecological value, although the precise baseline is unknown. Redevelopment would result in the loss of greenfield land and some vegetation, with internal field-boundary features potentially challenging to retain, while boundary vegetation may be capable of incorporation into a future layout. The site borders the River	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		Anker, with the River Anker BAS located around 30m away, indicating locally important habitats and species. Although impacts may be avoidable through layout and buffering, development would occur in close proximity to the river corridor and therefore, there is potential for indirect effects. Three further ecological receptors are located within 1km of the site (Warwickshire Moor SBI at 380m and Warwickshire Moor LNR at 960m).	
SAO14 Historic Environment	-/?	The eastern boundary of the site falls approximately 350m from the edge of the Amington Hall Conservation Area, separated only by several agricultural land parcels. Given its degree of separation, the site is likely visible from parts of the Conservation Area, indicating potential for effects on its wider setting. There would likely be limited scope to meaningfully reduce any impacts. Proximity to Amington Hall (Grade II listed building) and Arkall Farmhouse (Grade II listed building) are noted.	The impacts were assessed as part of the determination of planning application 0018/2025.
SAO15 Landscape and Townscape	--	The site is one of the few remaining larger undeveloped areas within an otherwise urbanised borough, contributing to the landscape character and sense of openness in the north of Tamworth. Although it lies close to recent examples of significant residential development around Ashby Road, it remains distinct as a sizeable open area. Development of 200 dwellings would introduce a substantial area of built form into currently open land, resulting in a clear change to the surrounding character. Effects on landscape character and visual amenity would be challenging to mitigate.	
SAO16 Land Resources (i)	--	The site is wholly greenfield of environmental and landscape value.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO16 Land Resources (ii)	-	Under ALC, the site is wholly classified as Grade 2 agricultural land.	
SAO16 Land Resources (iii)	-/?	The site is partially covered by a Minerals Safeguarding Area (MSA), covering around two thirds of the site. This designation predominantly affects its southern portion.	
SAO17 Waste	0	While all new development will inevitably involve an increase in waste generation, it is assumed that all are likely to offer sustainable waste management or recycling practices. However, the impacts of new development on waste generation and recycling will not be determined by its location. Effects will ultimately depend on factors such as waste management policies, processes and facilities available in and around the borough – all of which cannot be determined at this strategic level of assessment. The effect of the site option is therefore assessed as negligible.	

18/033: Former Co-Op Filling Station, Bonehill Road

Site Details:

Capacity:	9
SHLAA Reference:	18/033
Site Description:	The site is an existing housing allocation in the current local plan and was formerly occupied by a petrol station, now derelict and overgrown following a substantial period of vacancy. It is located on the edge of Tamworth town centre, with direct access from Fazeley Path, and is therefore in close proximity to Tamworth Castle and the Castle Grounds. Planning permission (0206/2021) was granted in 2024 for 11 dwellings.

Summary of Likely Effects:

SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9 (i)	SAO9 (ii)	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16 (i)	SAO16 (ii)	SAO16 (iii)	SAO17
0	0	++	++	0	++	++	0	-/?	+/?	0	0	-	0/?	-/+	+/?	++	0	-/?	0

Detailed Assessment of Likely Effects:

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO1 Economy	0	The site is vacant and has not been in active employment use for some time. Effects of its loss on SAO1 are therefore considered negligible.	
SAO2 Employment	0	For residential site options, the location of development is not anticipated to materially influence the quantity and quality of employment opportunities. Accordingly, the effect	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		of the site option on this SA objective is assessed as negligible.	
SAO3 Accessibility	++	The site performs well in terms of access to local services and facilities. It is located approximately 120m from the edge of the town centre, which provides a range of services, facilities and employment opportunities. The adjacent Fazeley Path provides direct and convenient access. The site also benefits from the town centre's good multimodal connectivity, enabling potential access to additional services across the wider borough. Two strategic employment areas are also located within close proximity, further strengthening overall accessibility.	
SAO4 Health and Wellbeing	++	The site performs well in supporting healthy, active lifestyles. It is well situated in terms of access to outdoor spaces and healthcare facilities, benefitting from its town centre location. It is in close proximity to the Castle Grounds, which is an extensive area of multifunctional open space offering leisure, recreation and cultural opportunities. The site is also around 90m from a PRow, providing access to wider areas of open space and to Broad Meadow LNR. The site's also benefits from strong connectivity to the cycle network, offering additional opportunities for physical activity.	
SAO5 Quality of Life	0	The effects of the site option on safety and community cohesion will largely be determined by detailed proposals, which will be addressed at the planning application stage and are outside the scope of this assessment. As these factors cannot be distinguished at this stage, the effect of the site option on this SA objective is assessed as	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		negligible. Related considerations on access to services are addressed under SAO3 and SAO4.	
SAO6 Housing	++	The site is anticipated to deliver 9 dwellings, making a positive contribution to housing need.	
SAO7 Sustainable Travel	++	The site is well connected to the borough's sustainable travel network. It is located just outside of both the town centre and the Ventura Retail area, and as such has access to their strong network of bus stops. Tamworth Station is located 1.1km away, accessible via the town centre. The closest PRow is around 90m to the north of the site, offering additional opportunities for active travel. A cycle route runs adjacent to the site boundary. This route forms part of a comprehensive network, which provide opportunities to reach a range of destinations by sustainable means, including the town centre, Castle Grounds, out-of-centre retail areas, and extensive areas of additional open space. This level of connectivity is likely to support reduced reliance on the private car.	
SAO8 Air, Light and Noise Pollution	0	The impact of the site option on air, light and noise pollution depends largely on future scheme design, which cannot be assessed at this stage. While development is inevitably expected to increase traffic and associated air pollution, the scale of change for individual sites is uncertain. The site option is therefore assessed as having negligible effects on this objective. Related effects on sustainable transport are considered separately under SAO7.	
SAO9	-/?	A section of the northern boundary is near adjacent to the River Tame, with the site falling 5m from the actual	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
Soils and Water Pollution (i)		watercourse. Given its proximity, redevelopment introduces a potential risk for water quality to be negatively impacted, although such risks are generally capable of being mitigated.	
SAO9 Soils and Water Pollution (ii)	+/?	Given its previous use, contamination is likely, although the exact baseline is unknown. Redevelopment offers the opportunity for remediation.	
SAO10 Minimising Contributions to Climate Change	0	Whilst new development will inevitably lead to an increase in greenhouse gas emissions, the location of individual site options will not have a direct effect on the causes of climate change. Effects will largely depend on the detailed proposals for sites, including their construction and design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. Related sustainable travel considerations are addressed separately under SAO7.	
SAO11 Adapting to Climate Change	0	The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. The related effects of site options on flood risk in the borough is considered separately under SAO12.	
SAO12 Flood Risk	-	The entirety of the site is designated as flood zone to some degree, with the majority comprising Flood Zone 2 (87.6%).	The existing planning approval demonstrates that, at the point permission was granted,

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		A proportion (12.4%) of the site is designated as Flood Zone 3a, which is predominantly concentrated around the boundary. Given its spatial concentration, it may be possible for development to avoid areas of most severe risk through appropriate site layout and design.	appropriate flood-risk mitigation was achievable, indicating that defences or site-specific measures can provide sufficient protection.
SAO13 Biodiversity	0/?	The site is a previously developed former petrol station, now largely hardstanding but with overgrown vegetation and some boundary trees, which could be retained within a future layout. Given this, direct biodiversity impacts from redevelopment are expected to be limited. The site lies around 220m from Broad Meadow LNR and SBI, with Bole Bridge SBI (at 500m) and Tameside LNR and SBI (575m) falling further afield. Given the degree of physical separation and the modest scale of development, any indirect effects on these ecological receptors are likely to be minimal.	The scheme associated with the planning permission suggests potential retention of some boundary trees and vegetation would be feasible.
SAO14 Historic Environment	-/+	The site is close to the historic core and lies within the wider setting of Tamworth Castle and Saxon Defences, both of which are Scheduled Monuments, as well as the town centre's range of further designated assets. Both Scheduled Monuments are separated from the site by extensive areas of both open space and waterways. The low-lying and undeveloped nature of the intervening land means that the site is likely visible from these assets, although the scale of development suggests that any effects on their significance would be limited. Furthermore, given the site's current condition, its redevelopment offers an opportunity to enhance the setting of designated heritage assets.	The impacts were assessed as part of the determination of planning application 0206/2021.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO15 Landscape and Townscape	+/?	The site is currently vacant, having previously operated as a filling station, and its long-term disuse has resulted in poor visual amenity that detracts from the surrounding area. Given its prominent position at the end of the Fazeley Path, with only open land separating it from the nearby town centre and Castle, redevelopment provides an opportunity to enhance the site's townscape contribution and improve the visual quality of the wider setting.	
SAO16 Land Resources (i)	++	The entirety of the site is vacant and previously developed, capable of efficient reuse.	
SAO16 Land Resources (ii)	0	Although the site is wholly within Grade 3 agricultural land, the entirety of the site has already been developed. Therefore, redevelopment would not result in the loss of agricultural land or the disturbance of natural soil resources, as the site's soils and agricultural value have already been substantially altered by previous development. While redevelopment may still pose some general risks to remaining soils, these are typically manageable.	
SAO16 Land Resources (iii)	-/?	The entirety of the site falls within a Minerals Safeguarding Area (MSA).	Further work is required to establish the exact baseline for the site. Potential for safeguarding or prior extraction may need to be considered.
SAO17 Waste	0	While all new development will inevitably involve an increase in waste generation, it is assumed that all are likely to offer sustainable waste management or recycling practices. However, the impacts of new development on waste generation and recycling will not be determined by	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		its location. Effects will ultimately depend on factors such as waste management policies, processes and facilities available in and around the borough – all of which cannot be determined at this strategic level of assessment. The effect of the site option is therefore assessed as negligible.	

20/090: Land at Gorsy Bank Road

Site Details:

Capacity:	245
SHLAA Reference:	20/090
Site Description:	The site comprises land lying entirely within the designated Green Belt.

Summary of Likely Effects:

SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9 (i)	SAO9 (ii)	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16 (i)	SAO16 (ii)	SAO16 (iii)	SAO17
-/?	0	-	+/-	0	++	+/-	0	0	0	0	0	0	-/?	-/?	--	--	-	0/?	0

Detailed Assessment of Likely Effects:

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO1 Economy	-/?	It appears that the site is partially comprised of agricultural land, but it is unclear the extent or intensity to which the land is in active use for these purposes. The potential loss of agricultural activity cannot therefore be confirmed.	The loss of an existing agricultural use is an unavoidable consequence of allocating the site for housing, however, wider economic policies within the emerging TBLP will continue to support and promote economic growth across the borough.
SAO2 Employment	0	For residential site options, the location of development is not anticipated to materially influence the quantity and quality of employment opportunities. Accordingly, the effect	Not applicable. No likely significant effects are anticipated.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		of the site option on this SA objective is assessed as negligible.	
SAO3 Accessibility	-	Access to local services and facilities is limited. The site is not within a reasonable distance of the town centre or any of its supporting network of local centres. It is however well served by the public transport network, which helps to support access to key services and employment areas despite the longer and more complex walking routes. Despite this, accessibility is likely to require significant reliance on the private vehicle given the site's constraints. These effects could be managed through the delivery of some form of on-site provision. This could go some way to reducing private vehicle reliance, but likely only for small-scale day-to-day needs.	Delivery is likely to include a degree of on-site provision. This could go some way to reducing private vehicle reliance, but likely only for small-scale day-to-day needs.
SAO4 Health and Wellbeing	+/-	The site has mixed effects in promoting active and healthier lifestyles. A PRoW runs through the site and there are several well-connected cycle routes nearby, collectively supporting greater active travel opportunities. Several instances of designated open space and designated ecological sites also fall within close proximity. Although these features offer strong opportunities for healthy and active lifestyles, the site is limited by its lack of reasonable access to any healthcare facilities. Furthermore, its peripheral positioning and lack of nearby facilities means that car usage may be likely. The health implications of greater car usage should be considered.	Delivery of on-site services should go some way to minimising reliance on the private vehicle for accessibility.
SAO5 Quality of Life	0	The effects of the site option on safety and community cohesion will largely be determined by detailed proposals, which will be addressed at the planning application stage	Not applicable. No likely significant effects are anticipated.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		and are outside the scope of this assessment. As these factors cannot be distinguished at this stage, the effect of the site option on this SA objective is assessed as negligible. Related considerations on access to services are addressed under SAO3 and SAO4.	
SAO6 Housing	++	The site is anticipated to deliver 245 dwellings, making a positive contribution to meeting overall housing need.	
SAO7 Sustainable Travel	+/-	The site is well connected to the sustainable travel network. Several bus stops lie within a 450m radius of the site, associated with the established residential areas to the north. A PRow runs through the site, supporting greater active travel opportunities. Two well-connected cycle routes lie close by, one on Tamar Road and another on Hedging Lane, which collectively, offer opportunities for sustainable travel to a range of destinations, including the town centre, ecological sites and areas of open space. Wilnecote Railway Station is around 1.7km away. Although close proximity is noted, the significant extent of intervening urban area and its layout means that actual walking distance is likely to be much greater. Although good connectivity to the sustainable transport network is noted, the lack of existing services and facilities within reasonable walking distance is likely to give rise to some reliance on the private vehicle.	Delivery of on-site services should go some way to minimising reliance on the private vehicle. There may be potential for development to achieve greater pedestrian and cycle connectivity directly onto Gorsey Bank Road, to secure onward connectivity to established routes and public transport nodes.
SAO8 Air, Light and Noise Pollution	0	The impact of the site option on air, light and noise pollution depends largely on future scheme design, which cannot be assessed at this stage. While development is inevitably expected to increase traffic and associated air pollution, the scale of change for individual sites is uncertain. The site option is therefore assessed as having negligible effects on	Not applicable. No likely significant effects are anticipated.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		this objective. Related effects on sustainable transport are considered separately under SA07.	
SA09 Soils and Water Pollution (i)	0	There are no watercourses within close proximity that would give rise to likely significant effects.	
SA09 Soils and Water Pollution (ii)	0	Wholly greenfield site. Potential for contamination and/or remediation is unlikely.	Not applicable. No likely significant effects are anticipated.
SA010 Minimising Contributions to Climate Change	0	Whilst new development will inevitably lead to an increase in greenhouse gas emissions, the location of individual site options will not have a direct effect on the causes of climate change. Effects will largely depend on the detailed proposals for sites, including their construction and design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. Related sustainable travel considerations are addressed separately under SA07.	Not applicable. No likely significant effects are anticipated.
SA011 Adapting to Climate Change	0	The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. The related effects of site options on flood risk in the borough is considered separately under SA012.	Not applicable. No likely significant effects are anticipated.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO12 Flood Risk	0	The site is entirely within Flood Zone 1, which has the lowest risk of fluvial flooding.	Not applicable. No likely significant effects are anticipated.
SAO13 Biodiversity	-/?	The entirety of the site falls within the Green Belt. It comprises predominantly undeveloped agricultural land with low levels of trees and vegetation. These are likely to support habitats of some ecological value, although the precise baseline is unknown. Redevelopment would result in the loss of greenfield land and some vegetation, with internal field-boundary features potentially challenging to retain, while boundary vegetation may be capable of incorporation into a future layout. Five ecological receptors lie within 1km of the site (Hockley (west of) SBI at 300m, Kettle Brook LNR at 350m, Kettle Brook BAS at 550m, Town Wall LNR at 800m, and Hockley Clay Pit SBI at 900m), indicating ecological sensitivity in the wider landscape. However, given the physical extent of separation, significant direct or indirect effects on these designations are unlikely.	Retention of existing vegetation where feasible. Baseline conditions will need to be confirmed through a proportionate ecological survey at the planning application stage. If required, development should incorporate appropriate measures to mitigate any potential adverse effects, and where appropriate, deliver opportunities for ecological enhancement. These requirements would be secured through the relevant policies of the emerging TBLP.
SAO14 Historic Environment	-/?	Proximity to Whatley Hall (Grade II listed building) and Hockley Hall (Grade II listed building) are noted. Although there is a degree of natural screening visually separating these assets from the site, the scale of development and the current baseline may give rise to negative effects on their setting. Any impacts on the significance of Hockley Hall from development in its wider setting is likely to be minor.	Development of the site should follow a sensitive design, incorporating measures such as natural screening via appropriate boundary treatments and planting along the western and southern boundary of the site and appropriate building height and massing, to help to avoid or minimise the development's impact on the setting of the affected heritage assets. Following these approaches some residual harm may still apply, particularly to Whateley Hall and its associated barn

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO15 Landscape and Townscape	--	The site comprises an area of greenfield land forming part of Tamworth's designated Green Belt. More broadly, it represents one of the few remaining extensive open areas within an otherwise predominantly urban borough, contributing to the landscape character and sense of openness in the south of Tamworth. Development of 245 homes would introduce a substantial addition of built form, resulting in the marked reduction in openness and a significant change to existing landscape character and wider Green Belt. Given the scale of development and the current baseline, notable adverse effects on landscape character and visual amenity are likely, and mitigation would be limited in its ability to fully offset these changes.	The anticipated negative effect on landscape character and visual amenity can only be minimised rather than fully addressed. Measures such as the retention of existing vegetation, a landscape-led design and layout, the use of appropriate materials and the integration of green infrastructure would help to would help to soften the visual impact of development. These would be achieved through the relevant policies of the emerging TBLP. Although these approaches would reduce the severity of effects, they would not remove the fundamental change to the site's open character.
SAO16 Land Resources (i)	--	A wholly greenfield site of high landscape and functional value.	
SAO16 Land Resources (ii)	-	The land is apportioned between 'urban', Grade 2 and Grade 3 agricultural land.	
SAO16 Land Resources (iii)	0/?	The entirety of the site does not fall within a Mineral Safeguarding Area (MSA). However, the site does fall within close proximity to a concentration of minerals assets in the south of the borough, including a Safeguarded Mineral Infrastructure Site (at 50m), an active quarry (at 300m) and a Historic Minerals Site (at 300m). The exact effects of development on these designations is unknown at this stage.	In respect of proximity to minerals sites, further investigation is required to establish if likely significant effects exist.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO17 Waste	0	While all new development will inevitably involve an increase in waste generation, it is assumed that all are likely to offer sustainable waste management or recycling practices. However, the impacts of new development on waste generation and recycling will not be determined by its location. Effects will ultimately depend on factors such as waste management policies, processes and facilities available in and around the borough – all of which cannot be determined at this strategic level of assessment. The effect of the site option is therefore assessed as negligible.	Not applicable. No likely significant effects are anticipated.

18/007: Land off Wigford Road

Site Details:

Capacity:	611
SHLAA Reference:	18/007
Site Description:	The site comprises a large greenfield parcel on the south-western edge of the borough, adjoining existing residential development around Dosthill. The land appears to be in a mix of agricultural and recreational use. Vehicular access is likely to be achievable from Tamworth Road. The entire site falls within the Green Belt, forming part of the wider Green Belt designation.

Summary of Likely Effects:

SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9 (i)	SAO9 (ii)	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16 (i)	SAO16 (ii)	SAO16 (iii)	SAO17
-/?	0	++	++/--	0	++	++	0	-/?	0	0	0	0	--/?	-/?	--	--	0	-/?	0

Detailed Assessment of Likely Effects:

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO1 Economy	-/?	It appears that the site is partially comprised of agricultural land, but it is unclear the extent or intensity to which the land is in active use for these purposes. The potential loss of agricultural activity cannot therefore be confirmed.	The loss of an existing agricultural use is an unavoidable consequence of allocating the site for housing, however, wider economic policies within the emerging TBLP will continue to support and promote economic growth across the borough.

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO2 Employment	0	For residential site options, the location of development is not anticipated to materially influence the quantity and quality of employment opportunities. Accordingly, the effect of the site option on this SA objective is assessed as negligible.	
SAO3 Accessibility	++	The site performs well in terms of access to local services, facilities and employment opportunities. Although it is not located in close proximity to the town centre, it does lie in close proximity to a designated local centre that provides a good range of day-to-day services and facilities. The site also benefits good access by sustainable travel modes, with a range of active travel and public transport routes available nearby. The Tame Valley Strategic Employment Area is located nearby, offering additional access to jobs and services. Given the scale of proposed development, on-site facilities are also likely to be delivered as part of any scheme, although their scale and nature is unknown.	Enhancement measures will be secured through the relevant policies of the emerging TBLP. This includes incorporating active travel routes that serve any on-site provision and connect to the wider active travel network, supporting access to nearby services and facilities.
SAO4 Health and Wellbeing	++/--	Several healthcare facilities and a sports facility lie within a reasonable walking distance. A PRoW also runs through the site, offering direct opportunities for active travel within and beyond the boundary. Although there are extensive examples of accessible open spaces within its direct periphery, a northern portion of the site is designated as open space which is used for a wide range of recreational purposes. This area could be at risk of loss from redevelopment, although given its positioning, it may be able to be retained as part of any layout, however this is unknown at this stage.	Seek to incorporate designated open space into any future site layout to minimise risk of loss.
SAO5 Quality of Life	0	The effects of the site option on safety and community cohesion will largely be determined by detailed proposals, which will be addressed at the planning application stage and	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		are outside the scope of this assessment. As these factors cannot be distinguished at this stage, the effect of the site option on this SA objective is assessed as negligible. Related considerations on access to services are addressed under SAO3 and SAO4.	
SAO6 Housing	++	The site is anticipated to deliver 611 dwellings, making a significant contribution to housing need.	
SAO7 Sustainable Travel	++	The site is well connected to the sustainable travel network. Eight bus stops lie within a 450m radius of the site, including two on the site boundary where access could feasibly be created. A PRow runs through the site, supporting greater active travel opportunities. Wilnecote Railway Station is around 750m away. A well-connected cycle route adjoins the site on Tamworth Road, which offers opportunities for sustainable travel to a range of destinations, including the town centre, canal network and various areas of open space. The potential delivery of on-site facilities further reduces the need to rely on private vehicles for daily needs.	Enhancement measures will be secured through the relevant policies of the emerging TBLP. This includes providing active travel routes within the development and supporting sustainable modes through site layout and design. Ensure links extend beyond the site to the wider network by providing connections to Tamworth Road and/or Wigford Road, securing onward access to established routes and public transport nodes.
SAO8 Air, Light and Noise Pollution	0	The impact of the site option on air, light and noise pollution depends largely on future scheme design, which cannot be assessed at this stage. While development is inevitably expected to increase traffic and associated air pollution, the scale of change for individual sites is uncertain. The site option is therefore assessed as having negligible effects on this objective. Related effects on sustainable transport are considered separately under SAO7.	
SAO9	-/?	An unnamed, minor river runs through the northern portion of the site, whilst a small section of the site's southern boundary	The potential level of risk to both the enclosed and adjoining watercourse is not yet defined

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
Soils and Water Pollution (i)		adjoins the River Tame. Given its proximity, redevelopment introduces a potential for direct effects on water quality.	and would need to be better understood at the planning application stage. Depending on the level of risk identified, retaining existing riparian vegetation, providing an appropriate buffer zone and incorporating proportionate SuDS measures could help manage run-off and protect water quality if required. This would be managed through the relevant policies of the emerging TBLP.
SAO9 Soils and Water Pollution (ii)	0	Wholly greenfield site. Potential for contamination and/or remediation is unlikely.	
SAO10 Minimising Contributions to Climate Change	0	Whilst new development will inevitably lead to an increase in greenhouse gas emissions, the location of individual site options will not have a direct effect on the causes of climate change. Effects will largely depend on the detailed proposals for sites, including their construction and design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. Related sustainable travel considerations are addressed separately under SAO7.	
SAO11 Adapting to Climate Change	0	The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. The	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		related effects of site options on flood risk in the borough are considered separately under SAO12.	
SAO12 Flood Risk	0	Just under a quarter (23.7%) of the site is affected by flood risk to some degree, with much of the risk area categorized as Flood Zone 3 (16.5%). The extent of flood risk is located predominantly along the western boundary, with such spatial concentration meaning that it may be possible for development to avoid the affected areas.	Given the concentration of higher-risk areas along the western edge, the scale of development should allow these areas to be predominantly avoided through a sequential layout.
SAO13 Biodiversity	-/?	The site comprises wholly undeveloped greenfield land and contains dispersed areas of tree/natural vegetation cover as well as several sensitive ecological receptors. The northern part of the site is designated as open space and overlaps to a degree with both Dosthill Park SBI and LNR. At one corner, the site also adjoins the Dosthill Quarries SBI and lies near further ecological receptors, including Dosthill Church Quarry LoGS (at 50m) and Dosthill Quarry Grassland BAS (at 230m). Such a significant scale of development would introduce high potential for habitat loss, fragmentation and disturbance, particularly where development coincides with designated sites. Although the scale of the site may provide some opportunity for a layout that retains the most sensitive habitats and incorporates ecological buffers and green infrastructure, the extent to which this can be achieved is uncertain at this stage.	Scale of development means it is likely feasible to incorporate on-site designations into site layout. Baseline conditions will need to be confirmed through a proportionate ecological survey at the planning application stage. If required, development should incorporate appropriate measures to mitigate any potential adverse effects, and where appropriate, deliver opportunities for ecological enhancement. These requirements would be secured through the relevant policies of the emerging TBLP.
SAO14 Historic Environment	-/?	The site lies around 150m from the Dosthill Conservation Area and its associated Grade II listed buildings. Although substantial tree and vegetation cover provides a strong sense of natural separation, the introduction of such a significant development on what is currently an open greenfield site has	Should a negative effect on the Conservation Area be likely, sensitive design could ensure any harm is avoided or minimised. Measures such as natural screening, a heritage-led design and layout, and appropriate building

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
		the potential to alter aspects of the Conservation Area's setting. Further assessment of effects will be required in the next stage of plan-making.	height and massing would help to would help to reduce the development's impact on its setting. These would be achieved through the relevant policies of the emerging TBLP. Although these approaches would reduce the severity of effects, they would not remove the fundamental change to the site's open character.
SAO15 Landscape and Townscape	--	The site comprises a large area of undeveloped greenfield land forming part of Tamworth's designated Green Belt. More broadly, it represents one of the few remaining extensive open areas within an otherwise predominantly urban borough. Development of 611 homes would introduce a substantial addition of built form, resulting in the marked reduction in openness and a significant change to existing landscape character. Given the scale of development and the current baseline, notable adverse effects on landscape character and visual amenity are likely, and mitigation would be limited in its ability to fully offset these changes.	The anticipated negative effect on landscape character and visual amenity can only be minimised rather than fully addressed. Measures such as the retention of existing vegetation, a landscape-led design and layout, the use of appropriate materials and the integration of green infrastructure would help to would help to soften the visual impact of development. These would be achieved through the relevant policies of the emerging TBLP. Although these approaches would reduce the severity of effects, they would not remove the fundamental change to the site's open character.
SAO16 Land Resources (i)	--	The site is wholly greenfield land of environmental and landscape value.	
SAO16 Land Resources	0	The site is apportioned between 'urban' (26.3%) and lower quality Grade 4 agricultural land (73.7%) classification. Urban	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
(ii)		land is concentrated around the south of the site and the periphery bordering Tamworth Road.	
SAO16 Land Resources (iii)	-/?	The site is covered by various Mineral Safeguarding Areas (MSAs). Much of this is a general MSA, with a smaller proportion designated as an MSA specifically for coal and fireclay. The site also falls near several minerals assets which are concentrated in the south of Tamworth, with the exact effects of development on these designations is unknown at this stage.	Further work is required to establish the exact baseline for the site. Potential for safeguarding or prior extraction may need to be considered. In respect of proximity to minerals sites, further investigation is required to establish if likely significant effects exist.
SAO17 Waste	0	While all new development will inevitably involve an increase in waste generation, it is assumed that all are likely to offer sustainable waste management or recycling practices. However, the impacts of new development on waste generation and recycling will not be determined by its location. Effects will ultimately depend on factors such as waste management policies, processes and facilities available in and around the borough – all of which cannot be determined at this strategic level of assessment. The effect of the site option is therefore assessed as negligible.	

18/028: Treetops Garage, Dosthill

Site Details:

Capacity:	14
SHLAA Reference:	18/028
Site Description:	The site comprises a garage and associated hardstanding, with the entirety of the site allocated for housing in the current local plan. It occupies a prominent position at the junction of Hedging Lane and High Street (Dosthill).

Summary of Likely Effects:

SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9 (i)	SAO9 (ii)	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16 (i)	SAO16 (ii)	SAO16 (iii)	SAO17
-	0	++	++	0	++	++	0	0/?	+/?	0	0	-	0/?	0	+/?	++	+	-/?	0

Detailed Assessment of Likely Effects:

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO1 Economy	-	The site is currently occupied entirely for commercial purposes. Residential redevelopment of the site would involve the loss of this existing business and the wider use of the land for employment purposes.	The loss of the existing employment use is an unavoidable consequence of allocating the site for housing, however, wider economic policies within the emerging TBLP will continue to support and promote economic growth across the borough.
SAO2 Employment	0	For residential site options, the location of development is not anticipated to materially influence the quantity and quality of	

		employment opportunities. Accordingly, the effect of the site option on this SA objective is assessed as negligible.	
SAO3 Accessibility	++	The site performs well in terms of access to local services, facilities and employment opportunities. Although it is not located in close proximity to the town centre, it does lie adjacent to a designated local centre that provides a good range of day-to-day services and facilities. The site also benefits good access by sustainable travel modes, with a range of active travel and public transport routes available nearby. The Tame Valley Strategic Employment Area is located nearby, offering additional access to jobs and services.	
SAO4 Health and Wellbeing	++	The site performs well in supporting healthy and active lifestyles. Several healthcare facilities lie within walking distance, alongside multiple varied instances of open space, sports facilities, designated ecological sites and PRowS. This is likely to offer various opportunities for physical and recreational activity.	
SAO5 Quality of Life	0	The effects of the site option on safety and community cohesion will largely be determined by detailed proposals, which will be addressed at the planning application stage and are outside the scope of this assessment. As these factors cannot be distinguished at this stage, the effect of the site option on this SA objective is assessed as negligible. Related considerations on access to services are addressed under SAO3 and SAO4.	
SAO6 Housing	++	The site is anticipated to deliver 14 dwellings, making a positive contribution to housing need.	

SAO7 Sustainable Travel	++	The site is well connected to the sustainable travel network. Four bus stops lie within a 450m radius of the site, all easily accessible via sustainable means. A PRoW is located approximately 120m away, supporting greater active travel opportunities, with Wilnecote Railway Station around 1.1km to the north. A well-connected cycle route adjoins the site on Hedging Lane/Tamworth Road, which offers opportunities for sustainable travel to a range of destinations, including the town centre, canal network and various areas of open space. This level of connectivity is likely to support reduced reliance on the private car.	
SAO8 Air, Light and Noise Pollution	0	The impact of the site option on air, light and noise pollution depends largely on future scheme design, which cannot be assessed at this stage. While development is inevitably expected to increase traffic and associated air pollution, the scale of change for individual sites is uncertain. The site option is therefore assessed as having negligible effects on this objective. Related effects on sustainable transport are considered separately under SAO7.	
SAO9 Soils and Water Pollution (i)	0/?	The closest watercourse is an unnamed minor river approximately 190m away. Given its proximity, scale of the watercourse and degree of physical separation, it is not anticipated that development of the site will have any significant impacts.	
SAO9 Soils and Water Pollution (ii)	+/?	Brownfield site with potential to address any on-site contamination through redevelopment, although the exact baseline is unknown.	Further investigation required to establish baseline.
SAO10	0	Whilst new development will inevitably lead to an increase in greenhouse gas emissions, the location of individual site	

Minimising Contributions to Climate Change		options will not have a direct effect on the causes of climate change. Effects will largely depend on the detailed proposals for sites, including their construction and design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. Related sustainable travel considerations are addressed separately under SAO7.	
SAO11 Adapting to Climate Change	0	The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. The related effects of site options on flood risk in the borough is considered separately under SAO12.	
SAO12 Flood Risk	--	Around half of site is affected by Flood Zone 3a, including the existing access point, with an adjoining area of Flood Zone 2. The remainder of the site is not affected by flood risk. Given its extent, it would be challenging for redevelopment to entirely avoid the areas of greatest risk.	The extent of flood-risk coverage means that, although a sequential layout could be applied to some degree, avoiding all areas of risk is unlikely. The site has been assessed within the Level 2 SFRA as at greater risk and as such will require careful consideration and mitigation. An Exception Test and site-specific SFRA will be required.
SAO13 Biodiversity	0/?	The exact ecological baseline of the site is unknown, although it is noted to be previously developed and dominated by a car garage and associated hardstanding. The site lies close to a designated ecological receptor, with Dosthill Park SBI lying 100m away. An additional seven designated sites fall within a 250-1,000m radius. Whilst this proximity warrants	Baseline conditions may need to be confirmed through a proportionate ecological survey at the planning application stage. If required, development should incorporate appropriate measures to ensure any potential adverse effects are mitigated. These requirements

		acknowledgement, the land is already in active urban use and the scale of development proposed is modest. Any indirect effects on nearby designations are likely to be minimal, but are ultimately unknown at this stage.	would be secured through the relevant policies of the emerging TBLP.
SAO14 Historic Environment	0	Although designated heritage assets exist in the wider area, the intervening urban fabric provides a high degree of physical and visual separation. As a result, the scale and nature of the proposed development are unlikely to give rise to meaningful effects on their significance or setting.	
SAO15 Landscape and Townscape	+/?	The site currently makes a limited contribution to the wider character of the area due to the low-level and set-back nature of its existing development. The site occupies a relatively prominent position on the junction of High Street (Dosthill) and Hedging Lane. Redevelopment provides an opportunity to enhance the townscape through high-quality design and improved integration with the surrounding streetscape.	
SAO16 Land Resources (i)	++	The site is wholly previously developed land, capable of efficient reuse.	
SAO16 Land Resources (ii)	+	Under ALC, the entirety of the site is classified as urban.	
SAO16 Land Resources (iii)	-/?	The entirety of the site falls within a Mineral Safeguarding Area (MSA), as well as a specific MSA for coal and fireclay. The site also falls near several minerals assets which are concentrated in the south of Tamworth, although the exact effects of development on these designations is unknown at this stage.	Further work is required to establish the exact baseline for the site. Potential for safeguarding or prior extraction may need to be considered. In respect of proximity to minerals sites, further investigation is required to establish if likely significant effects exist.

SAO17 Waste	0	While all new development will inevitably involve an increase in waste generation, it is assumed that all are likely to offer sustainable waste management or recycling practices. However, the impacts of new development on waste generation and recycling will not be determined by its location. Effects will ultimately depend on factors such as waste management policies, processes and facilities available in and around the borough – all of which cannot be determined at this strategic level of assessment. The effect of the site option is therefore assessed as negligible.	
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G.5 Employment Site Assessments

24/591: Land South of the A5

Site Details:

Capacity:	9.8ha
SHLAA Reference:	24/591
Site Description:	The site comprises a substantial area of greenfield land located south of the A5, positioned between the strategic road corridor and established residential development. The entirety of the site is a current employment allocation in the existing local plan.

Summary of Likely Effects:

SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9 (i)	SAO9 (ii)	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16 (i)	SAO16 (ii)	SAO16 (iii)	SAO17
++	0	-	++	0	0	-	0	-/?	0	0	0	-	-/?	0	0	-/?	-	-/?	0

Detailed Assessment of Likely Effects:

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO1 Economy	++	The site would deliver just under 10ha of employment land, contributing significantly to employment needs.	
SAO2 Employment	0	The location of development is not anticipated to materially influence the quantity and quality of employment opportunities. Accordingly, the effect of the site option on this SA objective is assessed as negligible.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO3 Accessibility	-	Although located in the established urban area, surrounding uses and infrastructure largely prohibit physical connectivity between the site and wider services and facilities. This includes both the adjoining A5 highway and the Coventry Canal. Although the canal towpath provides some onwards connectivity, accessibility is predominantly limited to the employment uses which would be provided on the site. Accessibility to wider services and facilities would be likely reliant on car usage, access via the adjoining residential development.	
SAO4 Health and Wellbeing	++	The site falls near to several features which would provide opportunities for physical activity for any potential workforce. A PRoW runs through the site, providing opportunities for active travel. To the east and south, the site is located near to a reasonable amount of open space, predominantly associated with the nearby residential area. The site also has access down onto the footpath of the Coventry Canal.	
SAO5 Quality of Life	0	The effects of the site option on safety and community cohesion will largely be determined by detailed proposals, which will be addressed at the planning application stage and are outside the scope of this assessment. As these factors cannot be distinguished at this stage, the effect of the site option on this SA objective is assessed as negligible. Related considerations on access to services are addressed under SAO3 and SAO4.	
SAO6 Housing	0	Development of the site would not involve the delivery of housing.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SA07 Sustainable Travel	-	The site is poorly connected to the sustainable travel network. Although located in the established urban area, surrounding uses and infrastructure largely prohibit physical connectivity between the site and many sustainable transport nodes. This inevitably would result in greater reliance on the private vehicle to access the site, especially given the potential access point off the A5 slip road. Although there is a cycle route running through the site, the A5 prevents any meaningful connection for travel purposes.	
SA08 Air, Light and Noise Pollution	0	The impact of the site option on air, light and noise pollution depends largely on future scheme design, which cannot be assessed at this stage. While development is inevitably expected to increase traffic and associated air pollution, the scale of change for individual sites is uncertain. The site option is therefore assessed as having negligible effects on this objective. Related effects on sustainable transport are considered separately under SA07.	
SA09 Soils and Water Pollution (i)	-/?	The western boundary of the site adjoins the Coventry Canal. Given its proximity, development introduces a potential risk for water quality to be negatively impacted, although such risks are generally capable of being mitigated.	The potential level of risk to the adjoining watercourse is not yet defined and would need to be better understood at the planning application stage. Depending on the level of risk identified, an appropriate buffer zone and proportionate SuDS measures could be incorporated to help manage run-off and protect water quality if required. This would be managed through the relevant policies of the emerging TBLP. Retaining and integrating the existing trees and vegetation along the site's boundary with the watercourse within the

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
			overall site design could also help to mitigate any potential risk to water quality.
SAO9 Soils and Water Pollution (ii)	0	Wholly greenfield site. Potential for contamination and/or remediation is unlikely.	
SAO10 Minimising Contributions to Climate Change	0	Whilst new development will inevitably lead to an increase in greenhouse gas emissions, the location of individual site options will not have a direct effect on the causes of climate change. Effects will largely depend on the detailed proposals for sites, including their construction and design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. Related sustainable travel considerations are addressed separately under SAO7.	
SAO11 Adapting to Climate Change	0	The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the emerging TBLP and details submitted at the planning application stage. The effect of the site option on this SA objective is assessed as negligible. The related effects of site options on flood risk in the borough are considered separately under SAO12.	
SAO12 Flood Risk	-	The site is considered to be predominantly in an area of high flood risk, with approximately 90% falling within Flood Zone 3a. A minor negative score is recorded on account of the vulnerability of the proposed use.	Given its coverage, any new development would be unable to entirely avoid areas of highest flood risk. The site has been assessed within the Level 2 SFRA as at greater risk and

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
			as such will require careful consideration and mitigation, however the proposed use of the site goes some way to moderating effects. An Exception Test and site-specific SFRA will be required.
SAO13 Biodiversity	--/?	The site is entirely greenfield and contains a substantial concentration of trees and natural vegetation, particularly along its boundaries. These features cover a significant proportion of the site and are likely to support habitats of ecological value, although the exact baseline is unknown. The western boundary of the site also adjoins the Coventry Canal. Redevelopment would result in the loss of greenfield land, as well as a considerable amount of tree coverage and vegetation. While some boundary cover may be able to be retained, there is a significant amount of cover located more centrally which would likely be lost.	Where feasible, seek to maximise the retention of existing tree cover through an appropriate layout. Baseline conditions will need to be confirmed through a proportionate ecological survey at the planning application stage. If required, development should incorporate appropriate measures to mitigate any potential adverse effects, and where appropriate, deliver opportunities for ecological enhancement. These requirements would be secured through the relevant policies of the emerging TBLP.
SAO14 Historic Environment	0	Although designated heritage assets exist in the wider area, the intervening urban fabric provides a high degree of physical and visual separation. As a result, the scale and nature of the proposed development are unlikely to give rise to meaningful effects on their significance or setting.	
SAO15 Landscape and Townscape	0	Although agricultural grassland, the site lies within the existing urban area and is visually contained between a major highway and residential development. Its contribution to local distinctiveness and wider character is therefore limited. With appropriate design and landscaping, the overall effect of employment development on the site is likely to have a negligible effect on surrounding townscape.	

SA Objective	Score	Commentary	Potential Mitigation/Enhancement
SAO16 Land Resources (i)	--/?	The site is wholly greenfield land, with the exact value relating to its Grade 3 ALC unknown.	
SAO16 Land Resources (ii)	-	In accordance with ALC, the majority (90%) of the site is Grade 3 agricultural land. The remainder of the site is classified as Grade 2, which is concentrated around the slip road.	Allocation for housing would result in an unavoidable and permanent loss of BMV land. Where possible, layout should minimise the extent of BMV affected.
SAO16 Land Resources (iii)	--/?	The entirety of the site falls within a Mineral Safeguarding Area (MSA).	Further work is required to establish the exact baseline for the site. Potential for safeguarding or prior extraction may need to be considered.
SAO17 Waste	0	While all new development will inevitably involve an increase in waste generation, it is assumed that all are likely to offer sustainable waste management or recycling practices. However, the impacts of new development on waste generation and recycling will not be determined by its location. Effects will ultimately depend on factors such as waste management policies, processes and facilities available in and around the borough – all of which cannot be determined at this strategic level of assessment. The effect of the site option is therefore assessed as negligible.	