

# **Tamworth Borough Local Plan Sustainability Appraisal**

## **Non-Technical Summary**

Sustainability Appraisal of  
Pre-Submission Local Plan

August 2026

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# Chapter 1. Introduction and Purpose

## 1.1. What this document is

- 1.1.1. This is the **Non-Technical Summary** of the Sustainability Appraisal Report (August 2026). It has been published alongside the Tamworth Borough Local Plan Pre-Submission Consultation. That consultation is known as the **Regulation 19** stage, because it is the stage set out in Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.1.2. The full Sustainability Appraisal Report runs to several hundred pages and has eight technical appendices. The law requires the Council to publish a short, non-technical summary alongside it. Anyone should be able to understand what has been looked at, what was found, and what the Council plans to do about it. That is the job of this document.
- 1.1.3. This summary is designed to be read on its own. Everything you need to be able to follow the report is here. Where you may want more detail, you can refer to the relevant chapter or appendix of the full report.

## 1.2. What the new Tamworth Local Plan covers

- 1.2.1. Tamworth Borough Council is preparing a new Local Plan for the borough. Once adopted, it will replace the Tamworth Local Plan adopted in 2016 which runs to 2031. The new plan will guide growth and development in Tamworth from 2022 up to 2043.
- 1.2.2. The Pre-Submission Local Plan contains:
- a vision describing what Tamworth should be like in 2043, supported by 12 strategic objectives;
  - a spatial strategy setting out where growth should go;
  - 63 planning policies, of which nine are strategic policies that set the overall direction; and
  - 19 proposed site allocations (18 for housing, providing 1,920 homes between them, and one for employment), together with a Policies Map showing them.
- 1.2.3. The main amounts of development the plan is planning for are set out below.

**Table 1.1: What the Pre-Submission Local Plan is planning for, 2022 to 2043**

| What            | How much                                                                      | In plain terms                                                                                                                                                                 |
|-----------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Homes           | At least 3,945 new homes                                                      | This is what the Council has found can realistically be built inside the borough. It is well below the 8,608 homes that national rules say Tamworth needs.                     |
| Employment land | The need is 21.8 hectares, about 87,200 square metres of floorspace. The plan | Land for factories, warehouses, workshops and similar businesses. The allocated site meets a little under half the need. The rest is expected to come from existing businesses |

| What  | How much                                                                                                                       | In plain terms                                                                                                                                                                                                               |
|-------|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | allocates one site of 9.8 hectares, about 39,200 square metres.                                                                | extending or making fuller use of their sites. Because very little employment floorspace has been built in Tamworth in recent years, the Council has not counted that on top. Anything delivered will be treated as a bonus. |
| Shops | At least 2,700 square metres of comparison retail floorspace by 2034, with a further 800 square metres possibly needed by 2043 | "Comparison" shopping means things you shop around for, i.e. clothes, furniture, electricals rather than everyday food shopping.                                                                                             |

1.2.4. The spatial strategy is the Council's approach to where growth should go. It can be summed up as follows:

- Growth is focused inside Tamworth's compact built-up area, because land is very limited and needs to be used efficiently. Allocated sites will be built out to their fullest reasonable capacity.
- Small-scale redevelopment of previously used ("brownfield") land continues where it can be done sustainably. A limited release of Green Belt land contributes part of the housing.
- The town centre is the main focus for regeneration and for new town-centre uses.
- New employment growth is directed to one allocated site and to existing employment areas.
- A targeted, place-based approach directs effort towards the borough's most disadvantaged neighbourhoods.
- Growth is placed where existing or planned infrastructure can support it. The housing need that cannot be met here will be addressed by working with neighbouring councils.

### 1.3. What "sustainable development" means

1.3.1. Sustainable development is often defined as meeting the needs of people today without making it harder for future generations to meet their own needs.

1.3.2. The National Planning Policy Framework is the Government's planning rulebook. It was last updated in December 2024. It describes sustainable development as having three overlapping strands. These need to be pursued together, rather than traded off one against another:

**Table 1.2: The three strands of sustainable development**

| Strand        | What it means for Tamworth                                                                                                                                                                                         |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Economic      | Building a strong, responsive economy: the right land in the right places for jobs, businesses and a healthy town centre, supported by the right infrastructure.                                                   |
| Social        | Supporting strong, healthy communities: enough homes of the right types and prices, accessible services, safe and attractive places, and chances for people to be active and well.                                 |
| Environmental | Protecting and improving the natural, built and historic environment: using land efficiently, protecting wildlife and heritage, improving air and water quality, and helping Tamworth adapt to a changing climate. |

## 1.4. What a Sustainability Appraisal is, and why one is needed

- 1.4.1. A Sustainability Appraisal (SA) is a structured way of testing whether a plan will help or hinder sustainable development. It is not optional. Section 19(5) of the Planning and Compulsory Purchase Act 2004 makes it a legal duty for local plans. Separate rules, the Environmental Assessment of Plans and Programmes Regulations 2004, require a Strategic Environmental Assessment (SEA) as well.
- 1.4.2. The difference between them is simple. An SEA looks only at environmental effects. An SA looks at environmental effects and at social and economic effects too. Because an SA is the wider of the two, national planning guidance lets councils carry out one combined process that satisfies both sets of rules. That is what Tamworth Borough Council has done. Throughout this summary, "the appraisal" means the combined SA and SEA.
- 1.4.3. The appraisal has four broad purposes:
- to find and describe the likely significant effects, good and bad, of the plan and of the realistic alternatives to it;
  - to find ways of avoiding, reducing or offsetting the bad effects, and of strengthening the good ones;
  - to set up a framework for monitoring what actually happens once the plan is in use; and
  - to inform the decisions the Council takes, and to show openly how those decisions were reached.
- 1.4.4. The plan is tested against 17 sustainability objectives. These were developed at the start of the process and consulted on. They cover the full range of topics the SEA rules require. They are listed below in everyday language.

**Table 1.3: The 17 sustainability objectives used to test the plan**

| No. | Objective and what it means                                                              |
|-----|------------------------------------------------------------------------------------------|
| 1   | Economy: grow the economy; help new businesses start and existing ones stay and develop. |

| No. | Objective and what it means                                                                                 |
|-----|-------------------------------------------------------------------------------------------------------------|
| 2   | Employment: create more jobs and better-paid jobs for everyone in the borough.                              |
| 3   | Accessibility: make it easier to reach schools, doctors, jobs, shops and leisure.                           |
| 4   | Health and wellbeing: improve residents' physical and mental health.                                        |
| 5   | Quality of life: create safe, attractive places where people feel part of a community.                      |
| 6   | Housing: deliver enough good-quality, affordable homes to meet everyone's needs.                            |
| 7   | Sustainable travel: reduce the need to travel and make walking, cycling and public transport easier.        |
| 8   | Air, light and noise: keep air clean and avoid harmful levels of noise and light.                           |
| 9   | Soils and water: avoid polluting rivers, canals, groundwater and soils.                                     |
| 10  | Climate change (causes): cut the emissions that cause climate change and work towards a net zero borough.   |
| 11  | Climate change (adapting): prepare Tamworth for hotter summers, heavier rainfall and other extreme weather. |
| 12  | Flood risk: reduce flood risk now and in the future.                                                        |
| 13  | Biodiversity: protect and improve wildlife and habitats, and connect them up.                               |
| 14  | Historic environment: look after Tamworth's heritage, archaeology and their settings.                       |
| 15  | Landscape and townscape: protect local character and the quality of the landscape and the built-up area.    |
| 16  | Land resources: use land and mineral resources efficiently.                                                 |
| 17  | Waste: produce less waste and manage what is produced more circularly.                                      |

## 1.5. How the appraisal has been built into the plan from the start

- 1.5.1. The appraisal is not a report written at the end to justify decisions already taken. National guidance sets out five stages that run alongside plan-making from start to finish. Each one feeds into the next version of the plan.
- **Stage A: Scoping.** Deciding what the appraisal should cover and agreeing the objectives the plan will be tested against.
  - **Stage B: Alternatives and effects.** Developing realistic alternatives and testing what effects they would have.
  - **Stage C: The report.** Preparing the full appraisal report to accompany the plan.
  - **Stage D: Consultation.** Publishing the appraisal alongside the plan and inviting comments.

- **Stage E: Monitoring.** Tracking what happens after the plan is adopted.

1.5.2. Tamworth commenced Stage A in July 2025 and has worked through Stage B since then. This report is the output of Stage C. Publishing it for comment is Stage D. Stage E follows adoption, which is expected by April 2028 at the latest. Section 2 sets out how this has worked in practice.



## Chapter 2. The Story of the Local Plan So Far

### 2.1. Introduction

- 2.1.1. This section explains how the plan and the appraisal have developed together. It also explains how what people told us at earlier stages has shaped what is now proposed.

**Table 2.1: How the plan and the appraisal have developed together**

| When                   | What happened with the plan                                                                                                                                                                                                                                      | What the appraisal contributed                                                                                                                                                                                                                           |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| September 2022         | Issues and Options consultation. The Council set out the main challenges facing Tamworth and asked for views on high-level choices about how much growth there should be and where it should go.                                                                 | A proportionate internal sustainability review was carried out. This came before the formal appraisal began, so no full assessment was published. The issues it identified fed into the consultation material.                                           |
| 2023–2024              | Progress slowed while the Government consulted on planning reform. Evidence-gathering continued.                                                                                                                                                                 | No formal stage. That evidence later became the appraisal baseline.                                                                                                                                                                                      |
| July 2025              | The Council appointed independent consultants SLR Consulting Ltd to carry out the appraisal.                                                                                                                                                                     | Stage A (Scoping) began.                                                                                                                                                                                                                                 |
| November–December 2025 | —                                                                                                                                                                                                                                                                | The Draft Scoping Report was consulted on. Historic England, the Environment Agency and Natural England, the three bodies the law requires to be consulted, were invited to comment, along with organisations that helped compile the baseline evidence. |
| February 2026          | A revised timetable for preparing the plan (the Local Development Scheme) was adopted.                                                                                                                                                                           | The Scoping Report was updated in response to comments and published in final form. Every comment and response is recorded in Appendix B of the full report.                                                                                             |
| March–June 2026        | Advanced Regulation 18 consultation, run through the Council's Go Vocal engagement platform. It set out the emerging direction of the plan: an updated vision and objectives, revised growth figures, draft policy directions and a long list of possible sites. | The Interim Sustainability Appraisal Report (June 2026) was prepared to accompany it. It tested the options then on the table.                                                                                                                           |
| June–July 2026         | —                                                                                                                                                                                                                                                                | The Interim SA Report was consulted on. Historic England commented. Natural England                                                                                                                                                                      |

| When                    | What happened with the plan                                                              | What the appraisal contributed                                                                                                                                             |
|-------------------------|------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                         |                                                                                          | confirmed it had no specific comments. No other responses were received.                                                                                                   |
| August 2026             | The Pre-Submission Local Plan (Regulation 19) is published: the final draft of the plan. | The full Sustainability Appraisal Report and this summary are published alongside it. This is the first formal appraisal of the refined options and the final allocations. |
| December 2026 (planned) | The plan is submitted to the Secretary of State for independent examination.             | —                                                                                                                                                                          |
| By April 2028 (planned) | The plan is adopted.                                                                     | A Post-Adoption Statement will be published, and monitoring under Stage E begins.                                                                                          |

## 2.2. How consultation has changed the plan

2.2.1. This section explains how the plan and the appraisal have developed together. It also explains how what people told us at earlier stages has shaped what is now proposed.

2.2.2. The Council has been open about the fact that earlier drafts have changed in response to what people and organisations said. The main examples are set out below.

### Changes following the Scoping consultation (2025–26)

2.2.3. The statutory consultees and other stakeholders commented on the draft scope of the appraisal. They commented on the baseline evidence, on the sustainability issues identified, and on the objectives themselves. The Scoping Report was amended before being finalised in February 2026. The comments and the changes made in response are set out in full in Appendix B of the Sustainability Appraisal Report.

### Changes following the Regulation 18 consultation and the Interim SA (2026)

2.2.4. This was the stage at which public feedback had the greatest influence on the shape of the plan. Two things happened in parallel. The Council considered the responses received through the Go Vocal platform and the recommendations made by the Interim Sustainability Appraisal.

2.2.5. As a result:

- The vision and the strategic objectives were refined. Appendix E of the full report lists each recommendation made by the Interim Appraisal, and records what the Council did about it.
- A new strategic objective was added. Strategic Objective 9 asks the plan to *"foster a more inclusive and connected community where individuals from all backgrounds feel valued, heard and supported"*. It was added in direct response to social unrest and rioting in Tamworth, which showed how important

community cohesion is. This is a good example of local circumstances and local views changing the plan.

- The wording of individual policies was revised to reduce or avoid harmful effects that the appraisal had identified. Section 5 of this summary explains this in more detail.
- The list of possible development sites was reduced. Further work on availability, landowner intentions, environmental and heritage constraints, flood risk and highways showed that some sites could not realistically be built within the plan period. Those sites were dropped.

### **An important point of fairness**

No site was dropped because of a poor sustainability score in the Interim appraisal. Sites were removed only where the evidence showed they could not be delivered. In several cases the development potential was kept, by including the land within a larger allocation or within town-centre regeneration proposals.

- 2.2.6. The reasons for discounting each site are listed in Tables 5.7a to 5.7c of the full report, and in more detail in the Council's Site Selection Paper (July 2026).

## Chapter 3. The choices we looked at

### 3.1. What a “Reasonable Alternative” is

- 3.1.1. The law requires the Council to identify, describe and test the realistic alternatives to what it is proposing. It must also explain why the chosen approach is the most appropriate one. This is one of the most important safeguards in plan-making. It stops a council from simply asserting that its preferred option is best.
- 3.1.2. An alternative only counts as "reasonable" if it is realistic and deliverable, and would actually achieve the aims of the plan. An option that has been overtaken by a change in national policy, or ruled out by newer evidence, is no longer reasonable. But the reasons for setting it aside must still be recorded, so that the trail of decisions is complete. That is what Chapter 5 of the full report does and what this section summarises.

#### The constraint that shapes everything

Tamworth is a compact, largely built-out borough of roughly 12 square miles with tightly drawn boundaries. In many places the built-up area reaches the boundary itself. The borough is crossed by two railway lines, three major waterways (two of which meet here), a major highway, and extensive floodplain.

This means Tamworth has far less room for genuinely different spatial choices than a larger, more rural district would. Much of what follows reflects that reality. For several parts of the plan, only one realistic option survives the evidence.

### 3.2. How Many Homes?

- 3.2.1. Four different housing figures have been considered across the life of the plan.

**Table 3.1: Housing growth options considered and what happened to them**

| Option              | What it was                                                                                                                                                                             | Outcome                                                                                                                                                                           |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A (2022)            | Plan for the number of homes produced by the standard method for calculating housing need, as it then stood.                                                                            | Discounted. The Government replaced the standard method in December 2024. Option A would now plan for less than a third of assessed need.                                         |
| B (2022)            | Plan for more homes than the then standard method figure. The option was never given a number.                                                                                          | Discounted. Once assessed need rose sharply, an unquantified "more than 141 a year" had no meaning. Later evidence also found no justification for planning above the new figure. |
| C (2026): preferred | Apply the old target of 177 homes a year from April 2022 to December 2024, then apply the new standard method from January 2025 onwards. This gives a total requirement of 8,608 homes. | Carried forward. This is the basis of the Pre-Submission Local Plan.                                                                                                              |

| Option   | What it was                                                                     | Outcome                                                                                                                                                                                                                   |
|----------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| D (2026) | Plan for a lower figure of 4,536 homes, drawn from the local housing need work. | Discounted at this stage. Newer evidence found no robust reason for Tamworth to plan below the standard method. A plan doing so would be unlikely to be found sound at examination, so it is not a realistic alternative. |

- 3.2.2. The December 2024 changes to national policy had a dramatic effect on Tamworth. The revised standard method produced a need for 445 homes a year. That is a 261% increase on the previous requirement.
- 3.2.3. The Interim appraisal in June 2026 compared Options C and D. It found that both would bring real benefits for housing supply, affordability and choice. Both would also help support local services by increasing the population.
- 3.2.4. Both would cause harm across the environmental objectives too, with open and greenfield land lost permanently, pressure on wildlife and on heritage settings, more surface water running off hard surfaces, and extra pressure on roads and infrastructure. Because Option C involved much more growth it scored worse (major negative rather than minor negative) on most environmental objectives.
- 3.2.5. But the appraisal also recognised something crucial; the amount that could actually be built in Tamworth would be much the same under either option, because the limiting factor is the land available, not the target figure. The real difference was how much unmet need would have to be found a home elsewhere.
- 3.2.6. That has now been confirmed. Less than half of the 8,608 homes required can be built inside the borough. So the question the appraisal has had to answer at this stage is not "how many homes should the target be?" It is "how should the homes we can actually build be distributed?"

### 3.3. Where should the homes go?

- 3.3.1. Two realistic alternatives were tested for distributing the housing that can be delivered.

**Table 3.2: Housing distribution alternatives tested at Regulation 19**

| Alternative               | What it involves                                                                                                                                                                                                                                                                                               | Homes delivered                                |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| Alternative 1             | Deliver as much as possible from brownfield land, higher densities on suitable urban sites, town centre regeneration and windfall development. No Green Belt land released at all.                                                                                                                             | 3,089 homes, leaving 5,519 homes of unmet need |
| Alternative 2 (preferred) | Everything in Alternative 1, plus a focused and proportionate release of Green Belt land on the southern edge of the borough. The Southern Staffordshire Strategic Green Belt Assessment found this land makes only a moderate contribution to Green Belt purposes, with possible "grey belt" characteristics. | 3,945 homes, leaving 4,663 homes of unmet need |

### Why Alternative 2 was chosen

3.3.2. The appraisal found a genuine trade-off between the two remaining alternatives:

- **Alternative 1 is better for the environment.** It performs best on sustainable travel, climate, land resources, biodiversity, landscape and waste. It uses only land that has already been built on and takes no greenfield land at all.
- **Alternative 2 is better for housing.** It delivers 856 more homes and reduces the amount of need that has to be exported to other councils. It scores major positive for housing, where Alternative 1 does not.
- **Alternative 2 causes more environmental harm.** Flood risk, biodiversity, landscape and townscape, and land resources all move from minor negative to major negative, and waste moves from neutral to minor negative. This is because of the greenfield land taken and the loss of surfaces that let rainwater soak away.

3.3.3. The Council has taken Alternative 2 forward. The reasoning is that it squeezes every reasonable home out of brownfield land, higher densities, town centre regeneration and windfall sites first. Only then does it release Green Belt, which is what national policy requires. The release is limited to what is judged necessary to make a real difference to delivery. It is directed to parcels that perform least strongly against Green Belt purposes and that sit naturally against the existing edge of the town. Refusing to release any Green Belt would push 856 more homes onto neighbouring councils without a matching environmental gain in Tamworth.

**Table 3.3: Where the 3,945 homes come from**

| Source                                                                   | Homes        |
|--------------------------------------------------------------------------|--------------|
| Homes already completed since April 2022                                 | 1,030        |
| Allocated sites outside the Green Belt                                   | 1,064        |
| Allocated sites in the Green Belt                                        | 856          |
| Town centre regeneration sites                                           | 400          |
| Windfall development (small unallocated sites, allowed for at 35 a year) | 595          |
| <b>Total identified supply</b>                                           | <b>3,945</b> |

3.3.4. Strategic Policy SP1(4) confirms the Green Belt release as 42.1 hectares. This delivers approximately 856 homes across two allocated sites: Land at Gorsy Bank Road (site 20/090, about 245 homes) and Land off Wigford Road (site 18/007, about 611 homes). Both are on the southern edge of the borough and both have been appraised individually alongside every other proposed allocation.

### 3.4. How much employment land, and where?

3.4.1. Three options for the amount of employment land were considered. An early 2019-based option was discounted. It rested on out-of-date evidence, did not cover the whole plan period, and came before both the pandemic and the changes in warehousing and industrial demand that followed it.

- 3.4.2. Of the two remaining options, one was based on a single job-growth projection and would have provided only 7.8 hectares. That was discounted. It would under-provide against identified economic need by a wide margin and would run counter to national policy on planning positively for jobs. The Council has proceeded on the basis of the option recommended by its economic needs evidence, refined to a net requirement of 21.8 hectares once existing planning permissions are taken into account.
- 3.4.3. Three ways of delivering that land were then tested.

**Table 3.4: Employment distribution alternatives tested**

| Alternative               | What it involves                                                                                                           | Why it was or was not chosen                                                                                                                                                                                                                                                            |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Alternative 1             | Meet the whole 21.8 hectares through newly allocated employment land.                                                      | Rejected. It would deliver the fullest supply of employment land, but at a heavy environmental cost: major negative effects on pollution, water, flood risk, biodiversity, landscape, land resources and waste. It would also take land needed for housing.                             |
| Alternative 2 (preferred) | One new allocation of about 9.8 hectares, with the rest delivered by intensifying and extending existing employment areas. | Chosen. It scores the strongest of the three on economy and employment. It avoids the worst effects of Alternative 1 on biodiversity, landscape, land resources and waste. Its remaining negative effects can largely be managed through the allocation policy and other plan policies. |
| Alternative 3             | Meet the requirement only by intensifying existing employment areas, with no new allocation.                               | Rejected. It avoids new land take. But concentrating more activity into existing estates causes major negative effects on sustainable travel and on air, light and noise. Past delivery rates show it would come nowhere near meeting the need.                                         |

- 3.4.4. Strategic Policy SP1 directs the new employment allocation of about 9.8 hectares to Land South of the A5 (site 24/591), under Policy SP5. That site provides about 39,200 square metres of floorspace, a little under half the 87,200 square metres needed. The balance is expected to come from existing employment areas being extended or used more intensively, which Policy EM1 protects.
- 3.4.5. The plan does not count that balance as planned delivery, as very little employment floorspace has been built in Tamworth in recent years. Instead, the Council has taken the cautious view of planning on the basis of the allocated site alone and treating anything else as a bonus. This is the same logic applied to housing windfall, albeit reaching the opposite answer, where a steady record of small sites coming forward justified counting 35 homes a year. Here, the absence of such a record means nothing extra is counted and/or relied on.

## 3.5. Shops and the town centre

- 3.5.1. The amount of new shop floorspace is a technical output of a retail needs study, rather than a policy choice. Alternatives were not tested for the quantity, but what was tested is the location.



- 3.5.2. The plan directs all new comparison goods floorspace to the town centre, focused on the Gungate and Ankerside regeneration areas (Policies TC3 and TC4). This follows the "town centre first" sequential approach required by national policy, makes the most efficient use of existing town centre capacity, and supports the plan's wider regeneration aims.
- 3.5.3. The appraisal concluded that no reasonable alternative would meet the identified retail need without causing materially greater harm to sustainable transport, town centre vitality or climate change objectives than the town centre approach does.

### 3.6. Which sites?

- 3.6.1. At the Regulation 18 stage, 33 sites were treated as realistic alternatives and assessed. This included 30 for housing, one for employment and two mixed-use regeneration sites. The Interim appraisal did not find sustainability effects serious enough to rule out any deliverable site.
- 3.6.2. Updated deliverability work then reduced the list. In total, 22 sites with a former indicative capacity of 914 homes were dropped. Importantly, none was dropped because of a poor sustainability score, and in many cases the housing has not been lost at all, it is simply being delivered another way. The reasons fall into five groups.

**Table 3.5: Why sites were dropped after Regulation 18**

| Reason                | Sites | Homes | What it means                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------|-------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Delivered another way | 5     | 631   | Two parcels at Gorsy Bank Road were folded into the larger Gorsy Bank Road allocation so the land could be planned as one scheme. Three town centre sites became part of the Gungate and Ankerside regeneration proposals. These 631 homes are still counted in the supply.                                                                                                           |
| Land not available    | 14    | 195   | The largest group by number, but the smallest sites. Mostly council-owned or county-owned land, car parks and operational land where the owner has no intention of bringing it forward for housing, or where ownership has changed and intentions are unknown. National guidance says land cannot be relied on for housing unless there is a realistic prospect of it coming forward. |
| Site constraints      | 1     | 53    | Land off Peelers Way, Kettlebrook, because of its closeness to a nature reserve, flood risk and poor connections.                                                                                                                                                                                                                                                                     |
| Legal restriction     | 1     | 30    | Land adjacent to Millfield House must be kept as open space under an existing legal agreement.                                                                                                                                                                                                                                                                                        |
| Too small to allocate | 1     | 5     | 41 and 43 Ashleigh Drive. Sites this small are counted through the windfall allowance instead.                                                                                                                                                                                                                                                                                        |

- 3.6.3. The sites that remain (18 for housing and one for employment) are the reasonable alternatives at this stage. The two mixed-use town centre regeneration sites are dealt with through the assessment of the town centre policies rather than as separate site allocations, because they are mixed-use schemes that will come forward in phases. Because Tamworth's land supply is so limited, every remaining



suitable site is needed to support the strategy. There is, in effect, no competing choice. The realistic alternatives and the proposed allocations are the same list.

- 3.6.4. The site-by-site reasons are set out in the Council's Site Selection Paper (July 2026), and in Tables 5.7a to 5.7c of the full Sustainability Appraisal Report. Those three tables cover the same 22 sites but group them a different way, by whether each site had been tested as a realistic alternative at the earlier stage, so the totals match even though the groupings differ.

## Chapter 4. The main effects of the plan

### 4.1. Introduction

- 4.1.1. This section sets out the significant effects the appraisal expects the Pre-Submission Local Plan to have. "Significant effects" is the term the law uses for the changes, good and bad, that matter enough to be worth reporting.
- 4.1.2. Two things are worth saying at the outset. Growth of this scale in a borough this constrained will always cause some environmental harm. A plan that caused none would be a plan that built nothing, and many of the effects below remain uncertain because they depend on the detailed design of individual schemes. That detail is settled only when planning applications are made.

### 4.2. Housing growth

#### The benefits

- 4.2.1. The plan is expected to have clear positive effects on housing, the economy and quality of life. Delivering at least 3,945 homes meets a real and pressing need, which includes affordable homes, and a range of types and tenures. Sixteen of the 18 housing allocations are for ten or more homes, so they can contribute affordable housing too.
- 4.2.2. Two-thirds of the housing allocations score major positive for accessibility and about two-thirds perform well on sustainable travel. This is because they sit in or close to the town centre, or within easy reach of a local centre. A growing population also helps support the shops, schools, GP surgeries and bus services that already exist.
- 4.2.3. The plan performs well on health and wellbeing for the same reason. Most allocations have good links to Tamworth's footpath, cycle and waterside networks, and to open space or sports facilities.

#### The pressures

- 4.2.4. Growth on this scale also creates strain:
- **Services and infrastructure.** If several housing sites come forward close together, local GP surgeries and other health facilities could come under pressure. New development may also create the critical mass needed to justify new facilities, but that cannot be assumed.
  - **Traffic, air and noise.** More homes and businesses mean more journeys. The appraisal expects minor negative cumulative effects on air, light and noise. Tamworth currently meets national air quality standards and has no Air Quality Management Areas, but this needs continued monitoring.
  - **A small number of poorly connected sites.** Several allocations on the edge of the built-up area are further from services and will be more car-dependent, for example the Ashby Road area to the north. Existing congestion towards Fountain Junction means further development could make sustainable travel noticeably worse without significant strategic-scale improvements. These sites

raise the most notable concerns in the whole appraisal, though their contribution to meeting housing need is a real point in their favour.

- **Loss of existing businesses.** Some housing allocations are on land currently in employment use. Most score minor negative for the economy because businesses would be displaced. One site contains an active business that would need to relocate and the consequences of that are not yet known.

#### **4.3. Green Belt, landscape and townscape**

- 4.3.1. Only a small proportion of Tamworth is Green Belt and the plan releases part of it. This is the most contested aspect of the strategy, so it is worth being clear about what the appraisal found.
- 4.3.2. Roughly half of the housing allocations are on brownfield land inside the built-up area. About a third of all allocations are expected to have positive effects on landscape and townscape. These are run-down, low-quality or poorly integrated sites, where redevelopment is a chance to improve the look of the town.
- 4.3.3. Just under half of the housing allocations, though, could have negative effects on landscape and townscape, and all but two of those are assessed as significant. These are the larger greenfield parcels on the edge of the borough, including the Green Belt land. Openness and landscape character are the defining qualities of these places and building on them would substantially change open landscapes and their visual character, and the appraisal is candid that this harm would be difficult to mitigate.
- 4.3.4. Three edge-of-town clusters account for most of this:
- Ashby Road to the north (sites 18/013 and 22/094)
  - Green Belt land to the south: Gorsy Bank Road (site 20/090) and Wigford Road (site 18/007). These are the two Green Belt releases and between them they are the largest allocations in the plan, at about 856 homes.
  - Land around Dunstall Lane on the western boundary (site 23/585)
- 4.3.5. The remaining sites are infill within established suburban or mixed-use areas, where new homes should be absorbed into the existing townscape with little impact. The employment allocation sits between a major road and existing housing, and is not expected to have significant landscape effects.

#### **4.4. Heritage**

- 4.4.1. Tamworth has a rich historic environment, including 140 listed buildings, three scheduled monuments, and seven conservation areas. Most of the designated heritage, including all three scheduled monuments, is in the town centre, which is largely covered by a conservation area.
- 4.4.2. The appraisal found mixed effects overall. With several housing allocations in or near the town centre, these could affect the character of the Town Centre Conservation Area and the settings of nearby listed buildings. However, town centre

redevelopment is also an opportunity because some of these sites currently spoil the historic townscape.

- 4.4.3. Just under half of the housing allocations are not near any designated heritage asset and should have negligible effects. A further group of greenfield sites around Amington and Dosthill could have negative but uncertain effects. These open areas form part of the setting of the borough's more rural conservation areas and offer little screening.
- 4.4.4. For the plan as a whole, the appraisal records a mixed cumulative effect. The pressure of growth is real, but the plan contains a strong framework of heritage policies (SP7, HE1, HE2 and HE3) and design requirements to manage it.

#### **4.5. Cross-boundary pressures**

- 4.5.1. National rules say Tamworth needs 8,608 homes over the plan period. The Council has established that only 3,945 can be built inside the borough, which leaves 4,663 homes, more than half the requirement, that cannot be accommodated here at all.
- 4.5.2. The Council proposes to address this through continued discussions with neighbouring councils in the Greater Birmingham and Black Country Housing Market Area, under the legal "Duty to Cooperate". Tamworth is effectively an urban island. Its boundary adjoins Lichfield District to the west and north, and North Warwickshire Borough to the east and south. It is these areas and the wider housing market area, where any exported growth would physically land. The Council's position is set out in its Duty to Cooperate Statement.

#### **What this appraisal can and cannot tell you**

A Sustainability Appraisal can only assess the area covered by the plan. The environmental, social and economic effects of building 4,663 homes somewhere else will be felt in whichever councils ultimately accommodate them. Those effects will be assessed through those councils' own local plans and appraisals.

This is a genuine limitation and the appraisal records it openly as such. It also means the full picture of Tamworth's growth cannot be seen in this document alone. That picture includes shared roads, railways, health services, schools, water infrastructure, landscape, and the gaps between settlements.

#### **4.6. Flooding and climate resilience**

##### **Flood risk**

- 4.6.1. Flooding is a serious issue in Tamworth with risk concentrated along the Rivers Tame and Anker, where parts of the borough have flooded severely in the past. Extensive floodplain follows the Tame along the western boundary, a narrower corridor of risk runs around Amington, linked to the Anker, and smaller pockets occur along Kettle Brook. Residents in Central Tamworth and Glascote Heath are the most vulnerable.
- 4.6.2. The appraisal found that around a third of the housing allocations, together with the single employment allocation, fall within Flood Zone 2 or Flood Zone 3 and are

therefore at higher risk. These are sites 22/096, 18/028, 18/004, 18/033 and 24/591. All but one score major negative on flood risk. The employment site scores minor negative, because industrial uses are less vulnerable to flooding than homes are.

- 4.6.3. The remaining 13 housing allocations sit wholly or largely in Flood Zone 1 (low risk) and are assessed as having negligible effects.
- 4.6.4. Across the plan as a whole, the cumulative effect on flood risk is assessed as negative. More buildings and hard surfaces mean less rainwater soaking into the ground and more running off. Construction itself can also create short-term risk.

#### Water quality

- 4.6.5. Tamworth has an extensive network of watercourses: the Tame, the Anker, the Coventry Canal and numerous smaller streams. Just over half of the allocations are expected to have a minor, uncertain negative effect on water quality, because they contain, adjoin or sit close to one. These risks can generally be managed through careful design and construction, but they signal where site-specific investigation will be needed.
- 4.6.6. On contaminated land the news is better. Seven brownfield allocations may contain contamination from past uses that redevelopment could clean up.

#### Climate change

- 4.6.7. On adapting to climate change the plan performs well. Policies requiring resilient design, green infrastructure, sustainable drainage and water-efficient buildings work together to reduce exposure to heavy rainfall, surface water flooding and overheating.
- 4.6.8. On reducing the emissions that cause climate change, the effect is mixed. Policy SP3 sets the plan's approach to low-carbon design, construction and operation, and the compact urban strategy keeps journeys short. But more homes and more businesses mean more energy use and more traffic. The appraisal is realistic that these pull in opposite directions.

### 4.7. Nature and biodiversity

- 4.7.1. Tamworth contains a wide spread of protected and locally important wildlife sites. There is one Site of Special Scientific Interest, 16 Sites of County Biological Importance, seven Local Nature Reserves, six Biodiversity Alert Sites and one Local Geological Site. They are spread right across the borough, so almost any development site is likely to be near at least one.
- 4.7.2. The effects on biodiversity vary from site to site and are among the most uncertain in the appraisal. Being near a designated site is an early warning sign, not a verdict. Good mitigation can avoid harm and can sometimes deliver a net improvement. What is actually living on each site cannot be established at this strategic level and must be assessed when detailed proposals come forward.
- 4.7.3. At the whole-plan level, the cumulative effect is mixed. There will be greenfield land take, construction disturbance and more people using nearby green spaces. Against that sits the plan's policy framework and the national requirement for biodiversity net gain.

## 4.8. Land, soils and minerals

4.8.1. Tamworth is mostly urban with only limited undeveloped land left. The main areas are around Amington and Coton Lane to the north, Dunstall Lane to the west, and the Green Belt to the south.

- **Efficient use of land.** About half of the housing allocations are brownfield and score positive (most of them major positive) for making good use of land that has already been built on. The remaining sites are greenfield. Five are wholly greenfield in areas of environmental, agricultural, landscape or functional value, and score major negative.
- **Farmland.** Most farmland in Tamworth is lower-quality Grade 3 or Grade 4, so most allocations have negligible effects. But three housing allocations and the employment allocation could affect the borough's small remaining pockets of higher-quality Grade 2 land. The concern is concentrated around Ashby Road, where two sites are entirely Grade 2. Developing both would remove a significant share of Tamworth's best and most versatile farmland, and the combined effect deserves particular attention.
- **Minerals.** Sixteen housing allocations and the employment allocation lie within a Mineral Safeguarding Area. They therefore carry a negative but uncertain effect, through potentially sterilising mineral resources.

## 4.9. The plan as a whole

4.9.1. The table below summarises the appraisal's conclusion on the combined effect of all the policies and sites together, against each of the 17 objectives. This is the fairest single picture of what the plan is expected to do.

**Table 4.1: Combined effect of the whole plan, by objective**

| Option                  | What it was       | Outcome                                                                                                                                           |
|-------------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Economy              | Positive          | Creates the conditions for Tamworth to meet its employment floorspace needs to 2043, even though most new development is housing-led.             |
| 2. Employment           | Positive          | Existing employment areas safeguarded, new land allocated, and suitable schemes enabled in accessible locations.                                  |
| 3. Accessibility        | Positive          | Development directed to well-connected locations; community facilities protected; centres reinforced as accessible hubs.                          |
| 4. Health and wellbeing | Positive          | Better access to services, healthier environments, and more opportunity for activity and social contact.                                          |
| 5. Quality of life      | Strongly positive | Design, placemaking and public realm policies require development to be well-structured, legible and inclusive. The plan's strongest performance. |
| 6. Housing              | Positive          | At least 3,945 homes, with a framework for affordable housing and a mix of types and tenures.                                                     |
| 7. Sustainable travel   | Positive          | SP9, TA1 and related policies support accessible development patterns and prioritise walking, cycling and public transport.                       |

| Option                        | What it was | Outcome                                                                                                                                   |
|-------------------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| 8. Air, light and noise       | Negative    | More traffic and servicing movements. The compact urban form keeps trips short but does not remove the pressure.                          |
| 9. Soils and water            | Mixed       | Land-use change and construction create pressure, but most sites are in built-up areas and policy protection is strong.                   |
| 10. Climate change (causes)   | Mixed       | SP3 and related policies promote low-carbon design and shorter journeys, but growth increases total emissions.                            |
| 11. Climate change (adapting) | Positive    | Resilient design, green infrastructure, sustainable drainage and water efficiency reduce exposure to extreme weather.                     |
| 12. Flood risk                | Negative    | More hard surfaces mean more run-off, and construction creates short-term risk.                                                           |
| 13. Biodiversity              | Mixed       | Greenfield land take, disturbance and recreational pressure, set against protective policies and net gain requirements.                   |
| 14. Historic environment      | Mixed       | Real pressure on heritage assets and their settings, set against a strong heritage and design framework.                                  |
| 15. Landscape and townscape   | Mixed       | A coherent design framework raises quality borough-wide, but edge-of-town greenfield development permanently changes open landscapes.     |
| 16. Efficient use of land     | Mixed       | Strategy, density expectations and regeneration priorities support compact development, but greenfield and Green Belt land is still lost. |
| 17. Waste                     | Negative    | More homes and floorspace mean more demolition, construction and operational waste.                                                       |
| 18. Economy                   | Positive    | Creates the conditions for Tamworth to meet its employment floorspace needs to 2043, even though most new development is housing-led.     |

#### 4.10. The overall conclusion

- 4.10.1. The appraisal concludes that the Pre-Submission Local Plan represents a balanced and sustainable strategy for Tamworth's growth to 2043. It performs well on social and economic objectives. It directs development to accessible places inside the existing urban area, reinforces town centre regeneration, and makes good use of previously developed land.
- 4.10.2. It also causes harm. Some greenfield and Green Belt land will be permanently lost, with changes to landscape character and openness around the borough's edges that cannot be undone. There will be more traffic, more waste and more emissions, and pressure on heritage assets and on the borough's small stock of good farmland.
- 4.10.3. The appraisal's judgement is that these effects cannot be avoided if substantial growth is to be accommodated in a compact urban borough. They are not of a scale that should stop the plan and they can be moderated through national rules and through the plan's own policies. No significant adverse effects were identified that the plan fails to address.



## Chapter 5. Making things better: mitigation and enhancement

### 5.1. Introduction

- 5.1.1. Identifying harm is only half the job. The appraisal must also find ways of avoiding, reducing or offsetting harmful effects, and of strengthening beneficial ones. In planning language these are called mitigation and enhancement.
- 5.1.2. Mitigation in this plan works at four levels, as is set out in the following sections of this chapter.

### 5.2. Changes made to the plan itself

- 5.2.1. The most direct form of mitigation is changing the plan before it is published. The Interim Sustainability Appraisal (June 2026) made a series of recommendations, and the Council revised the plan in response. Two categories of change stand out:
  - The vision and the 12 strategic objectives were refined, following the Interim appraisal's recommendations.
  - The wording of individual policies was strengthened where the appraisal found a weakness. For example, requirements were added to reduce environmental harm, or to secure a benefit that would otherwise have been left to chance.
- 5.2.2. Appendix E of the full Sustainability Appraisal Report lists every recommendation made and records exactly what the Council did in response. Anyone wanting to check that the appraisal has genuinely influenced the plan should start there.

### 5.3. Mitigation built into the policy framework

- 5.3.1. Each policy was assessed on its own. This is a deliberately cautious approach, because a policy is not given credit for protections provided elsewhere in the plan. In practice, many of the harmful effects identified will be avoided or reduced by other policies working alongside it. This internal mitigation runs across:
  - design quality and placemaking;
  - environmental protection and the natural environment;
  - green and blue infrastructure;
  - sustainable travel and connectivity;
  - climate change mitigation and adaptation; and
  - safeguarding heritage assets and landscape.
- 5.3.2. Because of this, the effects that will actually be experienced are expected to be less severe than the individual policy assessments suggest when read in isolation.



## 5.4. Site-specific mitigation

- 5.4.1. Every proposed allocation was appraised individually and the appraisal made recommendations for each one. Where mitigation was identified, it has been carried through into the wording of the relevant allocation policy. It therefore becomes a requirement of developing that site, not merely a suggestion. The detailed matrices are in Appendix G of the full report.

## 5.5. Mitigation at the planning application stage

- 5.5.1. The final layer comes when planning applications are submitted. Matters that cannot be settled at plan level are resolved through detailed design and assessment, including:
- layout and construction management;
  - biodiversity net gain;
  - sustainable drainage systems;
  - energy efficiency; and
  - compliance with the wider legal requirements that apply to all development.

## 5.6. Commitments on nature and green space

- 5.6.1. The plan's approach to nature rests on three things working together:
1. **Biodiversity net gain.** Most new development in England must now deliver a measurable improvement in biodiversity of at least 10%, compared with the site's condition beforehand, secured for at least 30 years. This is a national legal requirement that applies to development in Tamworth and the appraisal treats it as a given.
  2. **Plan policies.** Strategic Objective 7 commits the plan to protecting and enhancing ecological and biodiversity assets. The appraisal found this objective to be strongly compatible with the sustainability framework. The plan's policies on the natural environment and green infrastructure carry that commitment into practice.
  3. **Access to green space.** The vision commits to maintaining and, where appropriate, improving access to good-quality open space and to green and blue infrastructure. Strategic Objective 10 backs this with a commitment to accessible and better-connected green and blue links, open spaces, and indoor and outdoor recreation facilities.

## Chapter 6. Keeping track: how the plan will be monitored

### 6.1. Introduction

- 6.1.1. Predicting the effects of a plan is not an exact science. Some predictions will turn out to be wrong and some effects will not have been foreseen at all. That is why the law requires the Council to monitor what actually happens once the plan is in use. The point is not to produce statistics for their own sake, it is to catch unexpected problems early enough to do something about them.

### 6.2. What will be monitored

- 6.2.1. The law requires the Council to monitor the significant environmental effects of the plan. Following best practice, Tamworth will go further and also monitor significant negative or uncertain economic and social effects, so that the plan's overall outcomes are properly understood.
- 6.2.2. Appendix H of the full Sustainability Appraisal Report sets out the proposed indicators for each of the 17 sustainability objectives. The table below summarises them in everyday language. Appendix H contains the full list.

**Table 6.1: What the Council proposes to measure**

| Objective               | What will be measured                                                                                                                                                                                                                                                                                                  |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Economy              | How much employment land and floorspace is available, permitted and built. Loss of employment land. Empty industrial floorspace. Shop vacancy rates and commercial floorspace in the town centre.                                                                                                                      |
| 2. Employment           | Job density, and jobs by industry and occupation. How many people are economically active, in work or claiming benefits. Apprenticeship starts. Average weekly pay. Businesses per 1,000 people.                                                                                                                       |
| 3. Accessibility        | How easily people can reach key services and how much they use them. Gains and losses of local services and facilities. Town centre floorspace and footfall. Accessible open space per 1,000 people, and how close it is to new development. How people travel to work.                                                |
| 4. Health and wellbeing | Life expectancy across the borough and by ward. Physical activity levels. Healthy weight in adults, and in children aged 4–5 and 10–11. Reported happiness and mental health. GP and dentist availability. Allotment provision. People affected by noise. Health and disability deprivation scores.                    |
| 5. Quality of life      | Recorded crime. How safe residents say they feel. Public realm improvements delivered. Community facilities provided.                                                                                                                                                                                                  |
| 6. Housing              | Homes completed each year, measured against the Local Plan target. The five-year housing land supply. Affordable homes completed, by tenure, and the share secured on eligible sites. The mix of house types and sizes. Specialist and older people's housing. Local affordability. New homes meeting space standards. |
| 7. Sustainable travel   | Public transport use. Cycling levels. The length of the walking and cycling network. Electric vehicle charging points. Traffic on main                                                                                                                                                                                 |

| Objective                     | What will be measured                                                                                                                                                                                                                                                                                                             |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               | routes. The share of journeys made by each mode, and how easily key services can be reached without a car.                                                                                                                                                                                                                        |
| 8. Air, light and noise       | Whether any Air Quality Management Area has to be declared. Yearly average levels of nitrogen dioxide and of fine particles (PM10 and PM2.5). Noise levels on main transport corridors. Light pollution levels.                                                                                                                   |
| 9. Soils and water            | Rivers and canals reaching good or high ecological status. Contaminated land cleaned up. Water used per person. Changes to nitrate and drinking water protection zones. Loss of the best farmland (Grades 1, 2 and 3a).                                                                                                           |
| 10. Climate change (causes)   | Greenhouse gas emissions per person. Household energy use, and domestic gas and electricity consumption. New homes built to net zero carbon ready standards. New commercial buildings reaching EPC A or BREEAM Excellent. Renewable energy capacity installed and generated, and large low-carbon schemes granted permission.     |
| 11. Climate change (adapting) | Permissions granted against Environment Agency or lead local flood authority advice. Reported flooding incidents. Schemes including sustainable drainage. Households in Flood Zones 2 and 3. Risk of overheating.                                                                                                                 |
| 12. Flood risk                | The same flood indicators as objective 11, plus windfall development within the functional floodplain.                                                                                                                                                                                                                            |
| 13. Biodiversity              | The extent and condition of designated wildlife sites, and any loss caused by planning permissions. Schemes delivering wildlife improvements. Whether qualifying applications achieved the required biodiversity net gain. SSSIs in favourable condition. Local Nature Reserves per 1,000 people. How well habitats connect up.   |
| 14. Historic environment      | Listed buildings, scheduled monuments, conservation areas, and anything on the Heritage at Risk Register. Conservation areas with an up-to-date character appraisal. Applications objected to by Historic England. Archaeological mitigation required and carried out. Enforcement action on breaches of listed building control. |
| 15. Landscape and townscape   | New and improved open space, and open space per 1,000 people. Landscape character areas affected by permissions. Permissions refused on landscape or townscape grounds. Public realm improvements delivered.                                                                                                                      |
| 16. Efficient use of land     | How much housing and business development is permitted and built on brownfield land, and how much on greenfield. Sites on the Brownfield Register. The density of large sites. Changes to mineral resources and mineral infrastructure. Loss of the best farmland.                                                                |
| 17. Waste                     | Household waste tonnage, and how much is recycled, composted, sent to landfill or used for energy recovery. Council-collected waste. Where waste ends up. How well households separate their waste.                                                                                                                               |

### 6.3. How will monitoring work in practice

- 6.3.1. Many of these indicators are already collected through the Council's existing annual monitoring work. This is deliberate and it means the information can be gathered and reported together, without creating a separate and duplicative process, making it more likely that monitoring actually happens year after year.

- 6.3.2. Monitoring may show that an effect is worse than predicted, or that an effect nobody expected is emerging. The Council can then respond through how it decides planning applications, through supplementary guidance, or ultimately through a review of the plan itself.

## Chapter 7. What happens next and how to comment

### 7.1. The next steps

1. **Consultation.** This Sustainability Appraisal Report and this summary are published for consultation alongside the Pre-Submission Local Plan. Everyone is welcome to comment.
2. **Review.** All comments received will be considered. Where changes to the appraisal or the plan are needed as a result, they will be made.
3. **Submission.** The plan will then be submitted to the Secretary of State for independent examination, currently planned for December 2026.
4. **Examination.** An independent Planning Inspector will consider whether the plan is "sound". A sound plan is one that is positively prepared, justified, effective and consistent with national policy. The Inspector takes account of the evidence and of the comments made. If changes are needed to make the plan sound, the Council will prepare them, consult on them, and appraise them through this same process.
5. **Adoption and monitoring.** Once the plan is found sound and adopted (expected by April 2028 at the latest), the Council will publish a Post-Adoption Statement. This will explain how environmental considerations and consultation responses were taken into account and confirm the arrangements for monitoring.

### 7.2. Commenting on this appraisal

- 7.2.1. Comments are welcomed on any aspect of the Sustainability Appraisal. You may find it helpful to think about:
- whether the appraisal has identified the sustainability issues that matter most to you and to Tamworth;
  - whether the realistic alternatives described in Section 3 are the right ones, and whether the reasons given for discounting others are convincing;
  - whether the effects described in Section 4 match your own understanding of the places concerned;
  - whether the mitigation proposed in Section 5 goes far enough; and
  - whether the monitoring proposed in Section 6 would pick up the problems you are most concerned about.

- 7.2.2. You do not need to use planning language, and you do not need to comment on everything. Local knowledge of a specific site or a specific issue is often the most valuable contribution a consultation receives.

**Comments should be made during the consultation period.**

The consultation starts on Monday 24<sup>th</sup> August 2026 and ends on Monday 5<sup>th</sup> October 2026

Comments can be returned to the Council:

**Via email:** [developmentplan@tamworth.gov.uk](mailto:developmentplan@tamworth.gov.uk)

**Via post:** Planning Policy and Delivery Team, Tamworth Borough Council, Marmion House, Lichfield Street, Tamworth

All representations must be received by the Council no later than 23.59 on Monday 5<sup>th</sup> October 2026. Any submissions received after this deadline cannot be considered.

## Glossary of Terms

Planning generates a great deal of jargon. These are the terms used in this summary, and what they mean.

| Term                      | What it means                                                                                                                                                                                     |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Affordable housing        | Housing provided to people whose needs are not met by the open market, at a price or rent below the normal market level.                                                                          |
| Allocation                | A specific piece of land identified in the plan for a particular type of development, such as housing or employment.                                                                              |
| Biodiversity              | The variety of living things (plants, animals, insects, fungi) and the habitats they depend on.                                                                                                   |
| Biodiversity net gain     | A legal requirement for most new development to leave nature measurably better off than before, by at least 10%, secured for at least 30 years.                                                   |
| BREEAM                    | A widely used method for rating the environmental performance of new buildings, from Pass up to Outstanding.                                                                                      |
| Brownfield land           | Land that has been built on before. Also called "previously developed land".                                                                                                                      |
| Conservation area         | An area designated because of its special architectural or historic interest, where extra planning controls apply.                                                                                |
| Duty to Cooperate         | A legal duty on councils to work constructively with neighbouring councils on planning issues that cross boundaries, such as housing that one area cannot accommodate.                            |
| EPC                       | Energy Performance Certificate: a rating of a building's energy efficiency, from A (most efficient) to G (least efficient).                                                                       |
| Flood Zone 1 / 2 / 3      | A national classification of flood risk from rivers and the sea. Zone 1 is low risk; Zone 2 is medium; Zone 3 is high.                                                                            |
| Green Belt                | Land around certain towns and cities, protected from most development to check urban sprawl, prevent settlements merging, safeguard the countryside and encourage regeneration of built-up areas. |
| Greenfield land           | Land that has not been built on before, such as farmland or open space.                                                                                                                           |
| Grey belt                 | Green Belt land that makes a limited contribution to Green Belt purposes: for example previously developed land, or land that does little to prevent sprawl or settlements merging.               |
| Housing Market Area       | The area within which people generally search for a home and move house. Tamworth is part of the Greater Birmingham and Black Country Housing Market Area.                                        |
| Listed building           | A building included on a national list because of its special architectural or historic interest.                                                                                                 |
| Local Plan                | The document setting out planning policies and site allocations for an area. Planning applications are decided in line with it unless material considerations indicate otherwise.                 |
| Mineral Safeguarding Area | An area identified as containing mineral resources of economic importance, so that they are not needlessly built over.                                                                            |
| Mitigation                | Action taken to avoid, reduce or offset a harmful effect.                                                                                                                                         |

| Term                                       | What it means                                                                                                                                                                              |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NPPF                                       | The National Planning Policy Framework — the Government’s planning policy for England, most recently updated in December 2024.                                                             |
| Regulation 18 / Regulation 19              | The two main consultation stages in preparing a local plan. Regulation 18 is the earlier, more open stage. Regulation 19 is consultation on the final draft before it goes to examination. |
| Scheduled monument                         | A nationally important archaeological site or historic structure given legal protection.                                                                                                   |
| Site of Special Scientific Interest (SSSI) | A site legally protected for its wildlife, geology or landform.                                                                                                                            |
| Soundness                                  | The test an independent Inspector applies at examination. A sound plan must be positively prepared, justified, effective and consistent with national policy.                              |
| Standard method                            | The Government’s formula for calculating the minimum number of homes an area needs each year.                                                                                              |
| Strategic Environmental Assessment (SEA)   | A legally required assessment of the likely significant environmental effects of a plan.                                                                                                   |
| Sustainability Appraisal (SA)              | A legally required assessment of the likely significant environmental, social and economic effects of a local plan. It incorporates the SEA requirements.                                  |
| Sustainable drainage systems (SuDS)        | Drainage designed to mimic natural processes (ponds, swales, permeable surfaces) that slow water down rather than piping it straight to a river.                                           |
| Windfall                                   | Development on sites that come forward unexpectedly and were not specifically allocated in the plan.                                                                                       |