

Policy	Strategic Priority driver	Objective	Indicator type	Target	Monitoring frequency	Data source(s)	Contingency
SS1	SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, SP12	Sets out the Spatial Strategy for Tamworth during the Plan period. Targets set out in SS1 are assessed against the other policies of the Local Plan.	NA	NA	NA	NA	NA
SS2	SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, SP12	Presumption in favour of sustainable development. There are no specific measurable targets against this policy.	NA	NA	NA	NA	NA
EC1	SP2, SP3	Development for 'main town centre uses' and any other uses that would attract visiting members of the public should follow the hierarchy of uses unless it can be demonstrated that there would be no adverse impact on the vitality and viability of existing centres.	Core	90% of main town centre uses floorspace delivered in accordance with the hierarchy.	Annual	Primary - Net amount of town centre uses floor space approved each year at each point in the hierarchy; monitoring of planning permissions.	If the amount of main town centre uses floorspace delivered in accordance with the hierarchy is consistently below the target, the Council will seek to establish the reasons for this and will consider what policy changes can be made to address the issue.
EC2	SP2, SP3, SP4, SP7, SP9, SP10, SP12	To develop the Gungate Redevelopment Scheme for 20,660 sqm of comparison retail goods floorspace by 2021.	Core	A minimum of 20,660 sqm of comparison retail goods floorspace by 2021.	Annual up to 2021	Primary - Monitoring of planning permissions and development on the site.	If substantial progress has not been made towards securing the Gungate Scheme by 2020/21, the Council will review its retail requirement and will consider the potential for retail developments on other sites in accordance with the 'town centre first' hierarchy set out in policy EC1.
		Development of a further 7,800 sqm of comparison and 2,900 sqm of convenience goods floorspace after 2021 in accordance with the main town centre uses hierarchy.	Core	A minimum of 7,800 sqm of comparison and 2,900 sqm of convenience goods floorspace by 2031.	Annual from 2021	Primary - Monitoring of planning permissions and developments on site.	If it appears that the target will not be met, the Council will seek to work with developers and landowners to establish the reasons for this and will consider ways in which the supply of retail floorspace can be increased including allocating sites where necessary.
		To protect and enhance the outdoor street markets.	Contextual	The market is still operating after 2031.	5 years (Local Plan review)	Secondary - Information gathered from market operator.	If the market begins to decline over the Plan period, the Local Planning Authority will, in conjunction with other Council teams, consider what policy changes could be implemented to help enhance the it.
EC3	SP2, SP4, SP9	75% of units within primary frontage areas should be within A1 (retail) use.	Core	Minimum 75% in A1 use.	Annual	Primary - Information on use of units collected quarterly.	Planning applications which would result in more than 25% non-retail uses within the relevant evaluation area of the primary frontage will not be supported.
		Units within primary and secondary frontage areas should have an active ground floor frontage.	Contextual	Minimum 90% of occupied units with active ground floor frontages	Annual	Primary - Visual survey of shop frontages.	Applications within primary or secondary frontages which involve the loss of a use which would have an active frontage on the ground floor will be refused.
EC4	SP4, SP7, SP10, SP12	The vitality and viability of existing local and neighbourhood centres should be maintained through the development of suitable uses which service local need including retail, leisure, employment, and community facilities.	Intermediate	All designated Local and Neighbourhood Centres will have a good level of vitality and viability in 2031.	5 years (Local Plan review)	Primary - Periodic assessment of the vitality and viability of each of the local and neighbourhood centres.	Where local or neighbourhood centres no longer have a good level of vitality and viability, the Council will consider, at the plan review stage, whether to maintain the designation of those sites or to allow alternative uses.
EC5	SP2, SP9	To build upon the strength and potential of Tamworth's tourism sector by safeguarding existing cultural facilities and supporting new leisure and cultural facilities, especially where they incorporate the appropriate re-use of historic buildings.	Contextual	Many of the elements of this policy are covered by targets associated with other policies.	2031	NA - Information collected in relation to other measures in the framework.	The Local Planning Authority will work with other Council teams to seek to ensure the appropriate protection of existing facilities and to ensure that an appropriate number and range of cultural and leisure facilities are delivered within Tamworth.
			Intermediate	Increased number and range of cultural and leisure facilities in the town, local and neighbourhood centres by 2031.	5 years (Local Plan review); 2031	Primary - Monitoring of planning permissions and developments on site.	

EC6	SP1, SP2, SP3, SP12	To provide at least 18 ha of new employment land to meet some of Tamworth's additional employment land needs up to 2031.	Core	18 ha of new employment land by 2031	5 years (Local Plan review)	Primary - Monitoring of planning permissions and development on allocated employment sites.	If developments are not coming forward to provide the required amount of employment development, the Council will work with landowners to assess the reasons and, where necessary, will look to allocate additional employment sites.
		The allocation of new employment sites to deliver employment uses to support the existing network.	Core	100% of allocated sites to be developed for employment uses	Annual 5 years (Local Plan review) for allocations	Primary - Monitoring of planning permissions and development on allocated employment sites.	Where allocated sites are developed for non-employment uses or are unlikely to be developed, the Council will seek to identify additional suitable sites through the regular plan review process.
EC7	SP3, SP12	To safeguard the existing network of strategic employment areas identified on the Policies Map by preventing non B1 (b,c), B2 and B8 uses.	Core	90% of developments in the strategic employment areas are for employment use.	Annual	Primary - Monitoring of planning permissions and development on strategic employment sites.	If a significant proportion of development within strategic employment areas is consistently for non B1 (b,c), B2 and B8 uses, the Council will work with landowners and developers to determine the reasons for this and will consider allocating alternative, more appropriate sites if necessary.
HG1	SP1, SP2, SP5, SP7, SP9, SP10, SP12	To deliver a net increase of at least 4,425 dwellings (177 per annum) over the plan period including at least 2,358 within sustainable urban extensions. Additional units should be delivered within the sites identified on the Proposals Map.	Core	At least 4,425 new dwellings by 2031	Annual; 5 yearly	Primary - Net number of completions per year (cumulative). Secondary - Housing trajectory figures collected from developers and landowners.	Where the housing trajectory suggests that less than the required number of dwellings will be delivered by 2031, the Council will work with landowners and developers to consider ways in which the supply of housing can be increased including the allocation of additional sites for housing.
			Core	At least 177 new dwellings per year	Annual	Primary - Net number of completions per year	Where the net number of additional dwellings completed consistently falls below the annual target, the Council will seek to establish the cause. If the cause is slow delivery rates of permitted developments, the Council will seek to work with developers to deliver the required number of dwellings.
			Core	Development of anticipated capacity on allocated sites	Annual	Primary - Monitoring of permissions and delivery rates on allocated sites	Where allocated sites are developed for uses other than housing or are unlikely to be developed, the Council will seek to identify additional suitable sites through the regular plan review process.
HG2	SP1, SP4, SP5, SP7, SP9, SP10, SP12	To provide at least 535 new dwellings at Anker Valley, 1,100 new dwellings at the former golf course site and at least 723 new dwellings at Dunstall Lane.	Core	Development of anticipated capacity on SUE sites	Annual	Primary - Monitoring of permissions and delivery rates on allocated sites	The Council will work with the landowners and developers to ensure that an appropriate scheme is brought forward on each of the SUE sites.
HG3	SP3, SP4, SP5, SP7, SP10, SP12	Regeneration of the post war planned neighbourhoods and Wilnecote regeneration corridor.	Intermediate	Regeneration of the post war planned neighbourhoods	5 years (Local Plan review); 2031	Primary - Monitoring of planning applications on sites within regeneration areas.	If sufficient progress is not being made, the Council will consider changes to Local Plan policies and Supplementary Planning Documents including, where necessary, area specific policies to encourage regeneration.
				Improvements to the area surrounding Wilnecote Rail Station (Wilnecote Regeneration Corridor).	5 years (Local Plan review); 2031	Primary - Monitoring of planning applications on sites within the area and visual assessments; Secondary - Information from partner organisations and landowners.	If sufficient progress is not being made, the Council will seek to work with landowners and partner organisations to improve the Wilnecote Regeneration Corridor and will consider changes to Local Plan policies and/or additional policy documents where it would encourage regeneration of the area.
			Core	1,000 new affordable housing units by 2031	Annual; 5 yearly	Primary - Net number of affordable dwellings completed (cumulative)	Where past trends indicate that the required 1,000 dwellings will not be completed by 2031, the Council will consider other available options for the delivery of affordable units.

HG4	SP5	The provision of at least 1,000 affordable housing units by 2031 at a mix of 25% intermediate tenure and 75% rented.	Core	At least 40 new affordable housing units per year	Annual	Primary - Net number of affordable dwellings completed per year	Not all developments are required to contribute affordable dwellings and so it is possible that the cumulative target could be reached by the end of the Plan period without delivering a consistent number annually. If delivery falls consistently below the annual target, the Council will consider revising Local Plan policies and will work with developers to attempt to ensure a more consistent delivery of affordable dwellings.
			Intermediate	25% intermediate; 75% rented tenure	Annual	Secondary - Information collected from planning applications and the Council's housing department.	The Local Planning Authority will work with other Council teams to ensure that the target set accurately reflects local need and, where this is not the case, will revise Local Plan policies accordingly.
HG5	SP5	Housing provision should achieve the mix of units required to reflect local need.	Core	4% 1 bed; 42% 2 bed; 39% 3 bed; 15% 4 or more beds	Annual; 2031 (cumulative)	Primary - Monitoring of the housing mix of permissions and delivery on site	The Local Planning Authority will work with other Council teams to ensure that the target set accurately reflects local need and, where this is not the case, will revise Local Plan policies accordingly.
HG6	SP1, SP5	New residential development will make efficient and effective use of land while enhancing the character and quality of the area it is located in.	Core	90% of development within or in close proximity to the town centre, local and neighbourhood centres have densities of 40 dwellings per ha or greater.	Annual; 2031	Primary - Monitoring of development density of planning permissions granted	If development densities consistently fall below targets set, the Council will consider reviewing the policy to determine if the target densities are still the most appropriate and will work with landowners and developers to ensure that developments are still making efficient and effective use of land.
				90% of development in all other urban areas have densities of 30 dwellings per hectare or greater.			
HG7	SP5, SP12	The provision of accommodation for Gypsies, Travellers and Travelling Showpeople to meet the identified need.	Core	1 residential pitch by 2031	5 years (Local Plan review); 2031	Primary - Monitoring of permissions granted	If it appears that it will not be possible or practical to deliver the required number of pitches within Tamworth by 2031, the Council will consider alternative options including the working with neighbouring councils to to identify possible locations outside of Tamworth.
EN1	SP8	To protect the essential characteristics of the wider landscape around Tamworth and improve areas of lower quality that have become degraded or suffered loss of landscape features through past activities.	Contextual	No net loss in the quality of the wider landscape around Tamworth.	5 years (Local Plan review); 2031	Primary/Secondary - Landscape character appraisals	Where it is considered that a net loss of landscape quality has occurred, the Council will consider changes to strengthen Local Plan policies for the protection and enhancement of the wider landscape.
EN2	SP7, SP8	To maintain the integrity of the Green Belt.	Intermediate	No inappropriate development in the Green Belt.	Annual	Primary - Monitoring of permissions granted	National planning policy prevents inappropriate development in the Green Belt other than in 'very special circumstances'. There should therefore be no inappropriate development in the Green Belt and so no contingency should be required. The Council will however keep this under review.
EN3	SP7, SP12	To improve access to 'good quality' open space through enhancements to existing spaces and to ensure that new development provides an appropriate level of open space, a maximum distance for access to good quality open space and expectations for on-site provision.	Intermediate	Improved access for residents to 'good quality' open space by 2031.	5 years (Local Plan review); 2031	Primary - Updated open space assessment.	May require changes to policies and/or Supplementary Planning Documents to ensure sufficient open space is provided on development sites and working with other Council teams to develop and fund (through developer contributions where appropriate) projects to enhance open space provision.

EN4	SP7, SP8	To preserve designated biodiversity and geodiversity sites; enhance biodiversity and control the loss of natural features.	Intermediate	No net loss of designated biodiversity and geodiversity sites by 2031.	5 years (Local Plan review); 2031	Secondary - Staffordshire Biodiversity Action Plan	Where it is considered that a net loss of biodiversity and/or geodiversity sites has occurred, the Council will consider changes to strengthen Local Plan policies for the protection and enhancement of such sites.
EN5	SP2, SP7, SP9, SP10, SP11, SP12	To raise standards of design throughout the town to create more inclusive developments and mixed communities that will improve Tamworth's image.	Contextual	No increase in the proportion of developments refused on design grounds.	Annual	Secondary - Feedback from Development Management team.	If the number of applications refused planning permission on design grounds increases significantly, the Council will consider publishing further design guidance to support developers to bring forward appropriately designed schemes.
EN6	SP2, SP8, SP9	To protect, conserve and where appropriate enhance designated heritage assets including conservation areas, listed buildings, scheduled monuments and non-designated heritage assets (including locally listed buildings and undesignated archaeology).	Contextual	No increase in the number of heritage assets listed as being at risk.	5 years (Local Plan review)	Secondary - Information from Historic England's National Heritage at Risk Survey.	Where it is determined that an increase in the number of heritage assets listed as at risk has occurred, the Council will consider changes to strengthen Local Plan policies for the protection and enhancement of such assets and will consider how conservation grant funding could be used in support of this.
SU1	SP7, SP11, SP12	<p>The policy will help to mitigate the impact of development proposed in the Local Plan on the transport network and prioritises travel by more sustainable transport modes. Specific objectives are listed below:</p> <p>Provision of a Tamworth-wide cycle and pedestrian network.</p> <p>Improved pedestrian and cycle linkages, bus stops and real time bus passenger information between Ventura Retail Park, Tamworth Town Centre and Tamworth Railway Station.</p> <p>Improved bus interchange in the town centre for local routes within Tamworth and inter-urban routes, including to Lichfield and the West Midlands conurbation.</p> <p>Improve the attractiveness, accessibility and passenger capacity of both Tamworth and Wilnecote Rail Stations or which increase the frequency of services to Birmingham, London and the North West.</p> <p>Support bus service extensions to the sustainable urban extensions.</p> <p>Improvements to the Wilnecote Regeneration Corridor to provide traffic management, environmental and highways safety measures and increase access to Wilnecote station.</p> <p>Improved traffic control, junction traffic management and capacity improvements and bus, cycle and pedestrian routes on the Upper Gungate/Aldergate Corridor to support development to the North of Tamworth.</p>	Intermediate	Completion by 2031	5 years (Local Plan review); 2031	Primary - Monitoring of progress against projects set out in the Infrastructure Delivery Plan; Secondary - Information received from partner organisations such as Staffs County Council.	The Council's Infrastructure Delivery Plan will be kept under review to ensure that it aims to provide appropriate infrastructure to support development within Tamworth. Where objectives of this policy are not met, the Council will consider, through reviewing the Local Plan and/or the Infrastructure Delivery Plan, whether these targets are still appropriate and will consider either working with partner organisations to deliver the required infrastructure or revising the policy to reflect identified need.
SU2	SP11, SP12	Reducing the need to travel and promoting the use of sustainable modes of transport such as walking, cycling and public transport.	Contextual	This is a development management policy for the assessment of individual planning applications and does not have a measurable long term target.	5 years (Local Plan review)	Secondary - Discussions with development management team.	If it is considered that this policy is not having the desired impact on development within the borough at the point that the Local Plan is reviewed, the Council will consider removing the policy or amending it to make it more effective.
SU3	SP11, SP12	Developments should explore energy efficiency savings waste reduction in line with the Tamworth Climate Change Strategy (2011) and the Tamworth Waste Strategy (2007).	Contextual	An increase in the amount of energy coming from renewable sources and a reduction in the amount of waste going to landfill.	5 years (Local Plan review); 2031	Secondary - Discussions with development management team; Secondary - Information from Staffordshire County Council and other external bodies.	The Council will consider, at the point at which the Local Plan is reviewed, whether changes are required to Local Plan policies in order to help meet the targets of the Tamworth Climate Change Strategy (2011) and the Tamworth Waste Strategy (2007).

SU4	SP7, SP8, SP11, SP12	To reduce the risk of flooding to properties in Tamworth, ensure drainage systems are designed sustainably and improve water quality.	Intermediate	No net increase in the risk of flooding to properties.	5 years (Local Plan review); 2031	Secondary - Information from the Environment Agency and Lead Local Flood Authority; Updated Strategic Flood Risk Assessment.	The Council will seek to work with the Environment Agency and Severn Trent Water to identify appropriate mitigation and promote the use of sustainable drainage within developments.
SU5	SP1	To manage the risk of existing sources of pollution and land instability in Tamworth and ensure that development does not result in adverse impacts.	Contextual	Development should manage the risk of air, light, noise, ground or water pollution and land instability.	5 years (Local Plan review); 2031	Secondary - Discussions with development management team; Secondary - Information from Staffordshire County Council and other external bodies.	Consideration should be given to the risk of air, light, noise, ground or water pollution and land instability during consideration of any planning application. The Council will consider, if required, declaring Air Quality Management Areas to address poor air quality.
		To ensure that, where appropriate and practical, mineral resources are not sterilised by development.	Intermediate	No mineral resources are sterilised by development.	5 years (Local Plan review); 2031	Primary - Monitoring of permissions granted; Secondary - Information from Staffordshire County Council as minerals planning authority.	In the event that a significant amount of minerals resources are being sterilised by development, the Council will seek to work with the County Council as minerals planning authority to determine an appropriate course of action.
SU6	SP3, SP4, SP12	To protect and expand the network of community facilities in Tamworth including educational and healthcare facilities, places of worship, sports venues, cultural buildings, public houses, local shops and community centres.	Contextual	To protect and enhance the existing network of community facilities to meet local needs.	5 years (Local Plan review); 2031	Primary - Monitoring of permissions granted; Secondary - Information received from other relevant interested parties.	The Council will work with external partners and the local community where appropriate to consider ways in which community facilities can be protected and enhanced to meet local need.
SU7	SP7, SP12	To support a network of good quality sport and recreation facilities that meet the needs of Tamworth's current and future population.	Intermediate	No net loss in the amount or range of good quality sport and recreation facilities by 2031.	5 years (Local Plan review); 2031	Primary - Updates to the Tamworth Joint Indoor and Outdoor Sports Strategy	Refreshing the Local Plan evidence base at the review stage should help to identify the need for sports and recreation facilities within the borough. If the objectives of this policy are not being met, the Council will consider amending the policy to reflect the identified needs and/or engaging with outside organisations where required to deliver the facilities required.
IM1	SP6	Planning permission for new development will only be granted if it is supported by appropriate infrastructure at a timely stage. Developer contributions will be sought where needs arise as a result of new development.	Contextual	Developer contributions spent in accordance with the Infrastructure Delivery Plan	Annual; 5 yearly	Primary - Monitoring of developer contributions received and spent	The Council will monitor collection and spending of developer contributions and, if required, update the Planning Obligations SPD and/or CIL charging schedule to ensure that appropriate contributions are sought towards infrastructure needs in the borough.