

Staffordshire authorities

Staffordshire Green Belt Assessment

Appendix I – Tamworth Borough Council assessment outcomes

30 April 2026

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number **313903-00**

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I.1 Assessment outcomes and summary table

Assessment outcomes

In total, three parcels were identified and assessed within Tamworth Borough's authority area that relate to the West Midlands Green Belt. This included one cross-boundary parcel (TAM03). No broad areas were in Tamworth Borough's authority area.

Overall, of the three parcels assessed:

- All three were assessed as making a moderate overall contribution to Green Belt purposes;
- All three parcels were identified as potential grey belt, noting the presence of differing levels of footnote 7 constraints.

Given the limited number of parcels within Tamworth, the conclusions that can be drawn are parcel and location specific. These are summarised as follows:

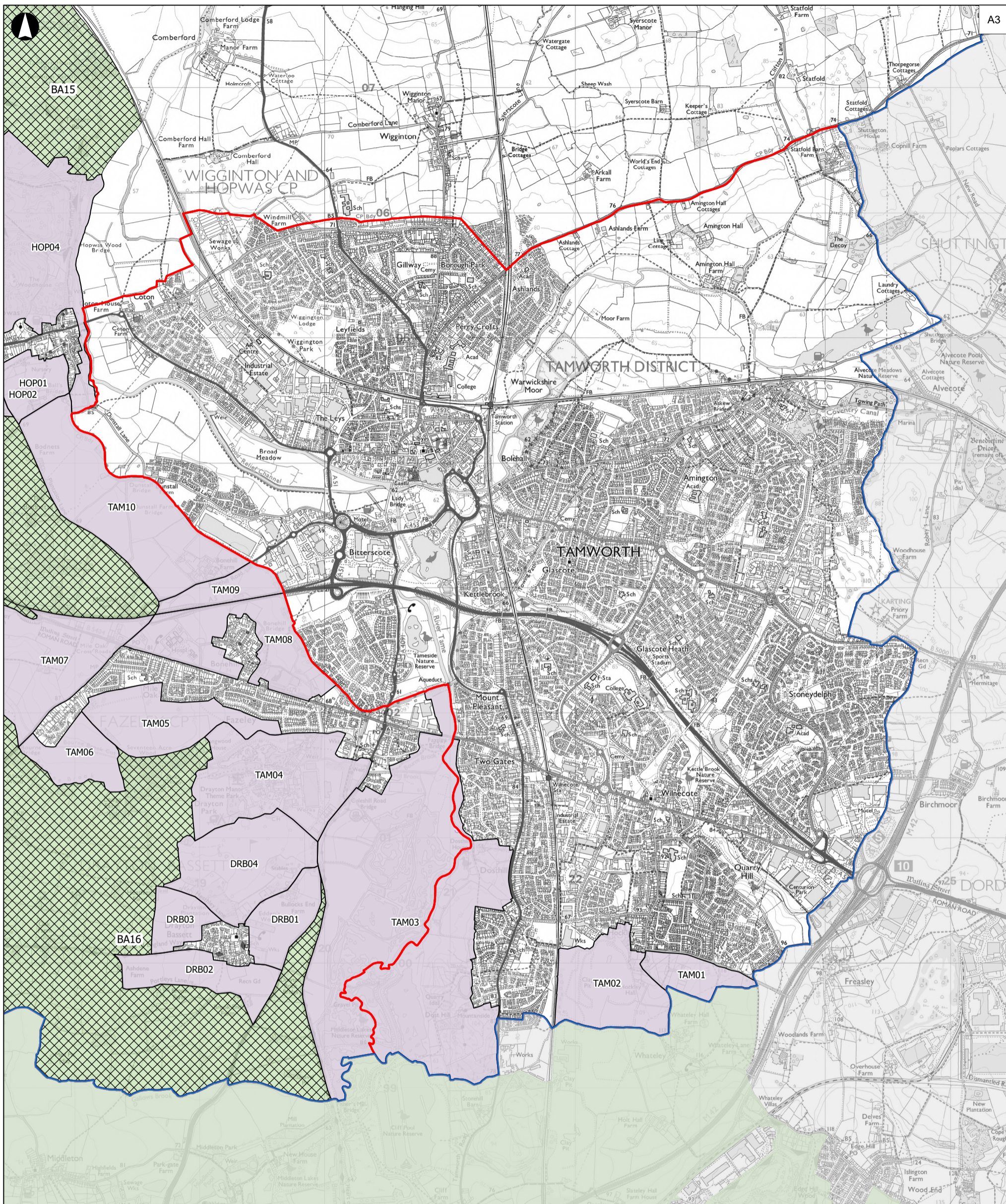
- TAM01 and TAM02 are located on the southern edge of Tamworth and function primarily as areas of open countryside with limited built form. Their principal Green Belt role is safeguarding the countryside from encroachment under Purpose C, with strong or strong-moderate openness and a clear distinction from the built up area. Both parcels adjoin Tamworth's built up area but their defensible boundaries, formed by lanes, vegetation and other physical features, mean development would not necessarily constitute an incongruous extension of the town, resulting in a moderate contribution to Purpose A. Their role in preventing the merging of towns under Purpose B is weak as they only form very small parts of the wider gap between Tamworth and the West Midlands conurbation. Neither parcel relates to the historic core of Tamworth, and therefore make no contribution to Purpose D. Overall, both of these parcels make a moderate contribution to Green Belt purposes and, as they do not perform strongly against Purposes A, B, or D, they are identified as potential grey belt (noting there are limited surface water flooding constraints).
- TAM03 is larger in scale and sits on the eastern edge of Tamworth, forming part of a broader area of open countryside. As with the other parcels, its strongest function is safeguarding the countryside from encroachment under Purpose C, with a generally strong level of openness (albeit with some containment by vegetation and field boundaries). It adjoins the built up area of Tamworth but its defensible boundaries and adjacent infrastructure, including close proximity to the M42, mean its contribution to checking unrestricted sprawl under Purpose A is moderate. Its role in preventing the merging of towns under Purpose B is weak as it only forms very small part of the wider gap between Tamworth and the West Midlands conurbation. The parcel does not relate to the historic core of Tamworth and makes no contribution to Purpose D. Overall, the parcel makes a moderate contribution to Green Belt purposes, and is identified as potential grey belt, although it contains extensive footnote 7 constraints with approx. 80% of the parcel affected by Flood Zone 2/3 and surface water flooding.

Assessment outcomes summary table

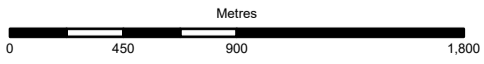
Parcel assessment outcomes

Parcel Ref	Green Belt Purpose Overall Assessment	Purpose A – unrestricted sprawl of large built up areas	Purpose B – merging of neighbouring towns	Purpose C – safeguarding the countryside	Purpose D – preserving setting of historic towns	Purpose E – assist in urban regeneration	Is the parcel potential grey belt?
TAM01	Moderate	Moderate	Weak	Strong	No	Moderate	Yes
TAM02	Moderate	Moderate	Weak	Moderate	No	Moderate	Yes
TAM03	Moderate	Moderate	Weak	Strong	No	Moderate	Yes (footnote 7 constraints)

I.2 Green Belt Assessment Maps



- Study area
- Local authority boundaries
- West Midlands Green Belt
- Parcels
- Broad areas



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01	25/03/2026	MM	CR	AO	--
Rev	Date	By	Chkd	Appd	Authd

Drawing Title
Tamworth Borough Council - Parcel and broad area references

Scale at A3
1:30,000

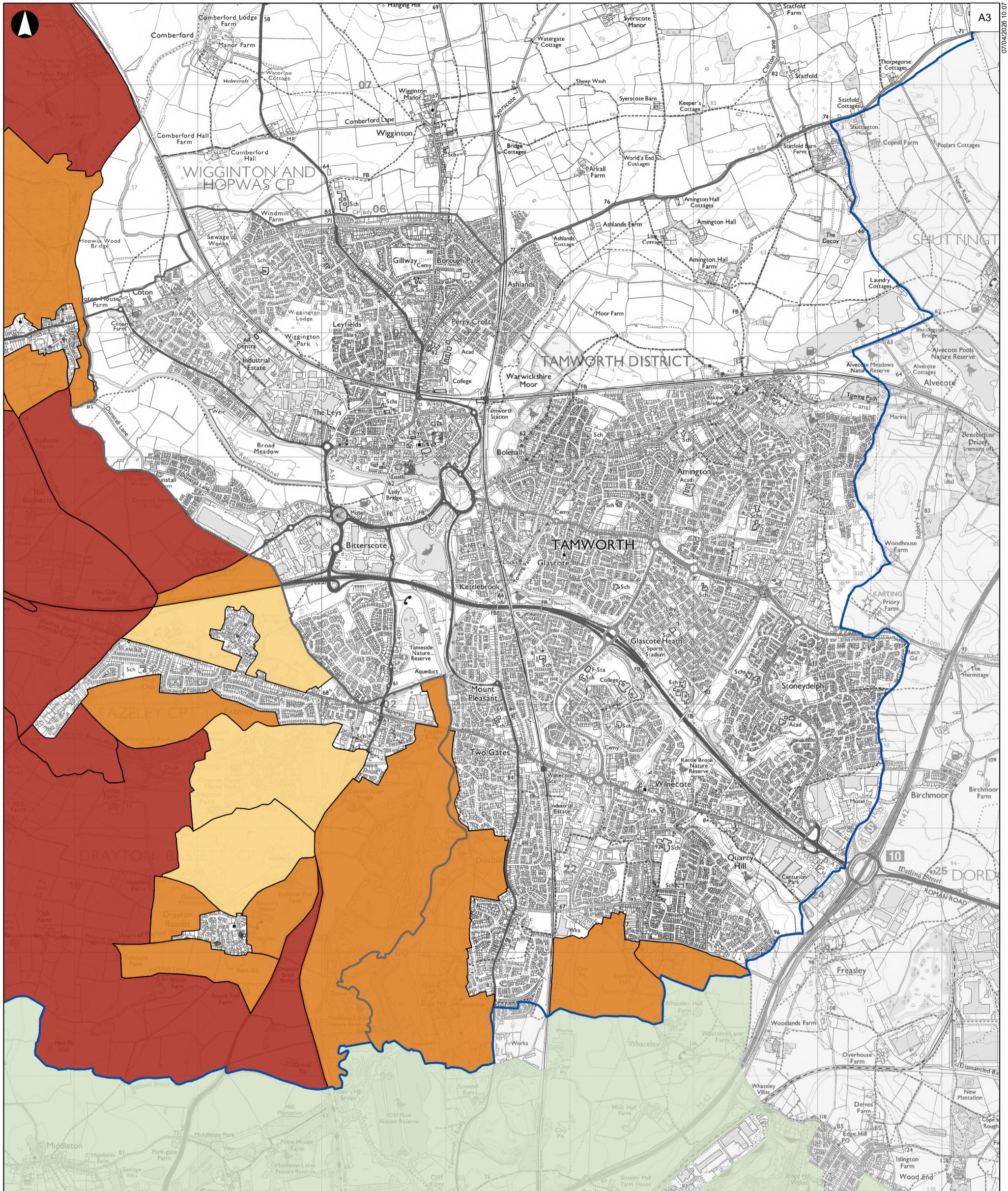
Role
Planning

Suitability
Final

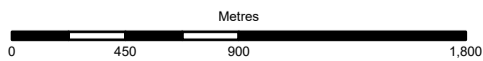
Project Number
313903-00

Rev
P01

Drawing Number
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- Study area
- Local authority boundaries
- West Midlands Green Belt
- Overall assessment**
- Strong
- Moderate
- Weak



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Drawing Title
Tamworth Borough Council - Assessment outcomes

Overall assessment

Scale at A3
1:30,000

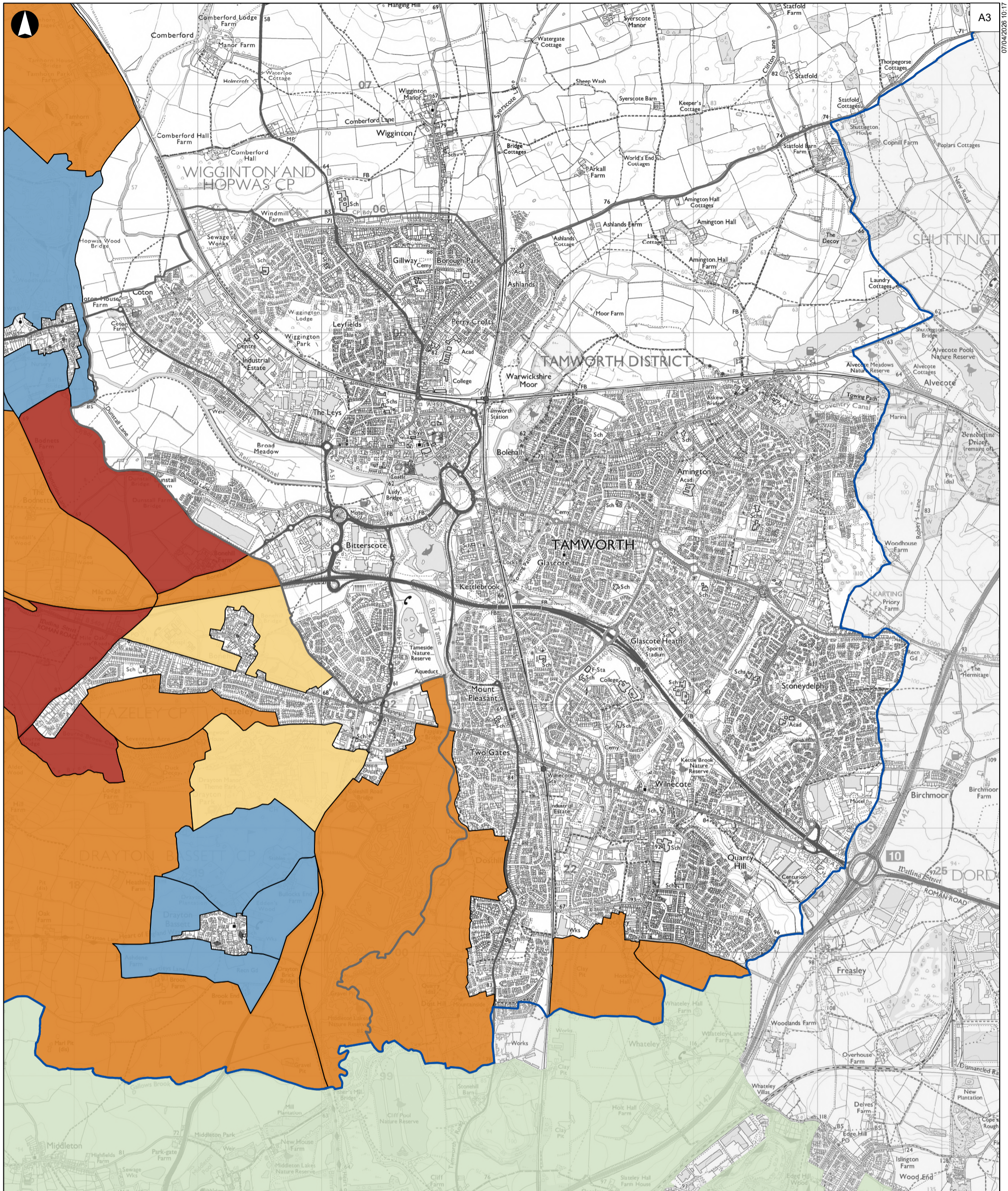
Role
Planning

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Project Number
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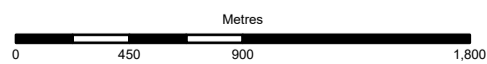
Rev
P01

Drawing Number
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07/04/2026 10:17

- Study area
 - Local authority boundaries
 - West Midlands Green Belt
- Purpose A**
- Strong
 - Moderate
 - Weak
 - No



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Drawing Title
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Purpose A

Scale at A3
1:30,000

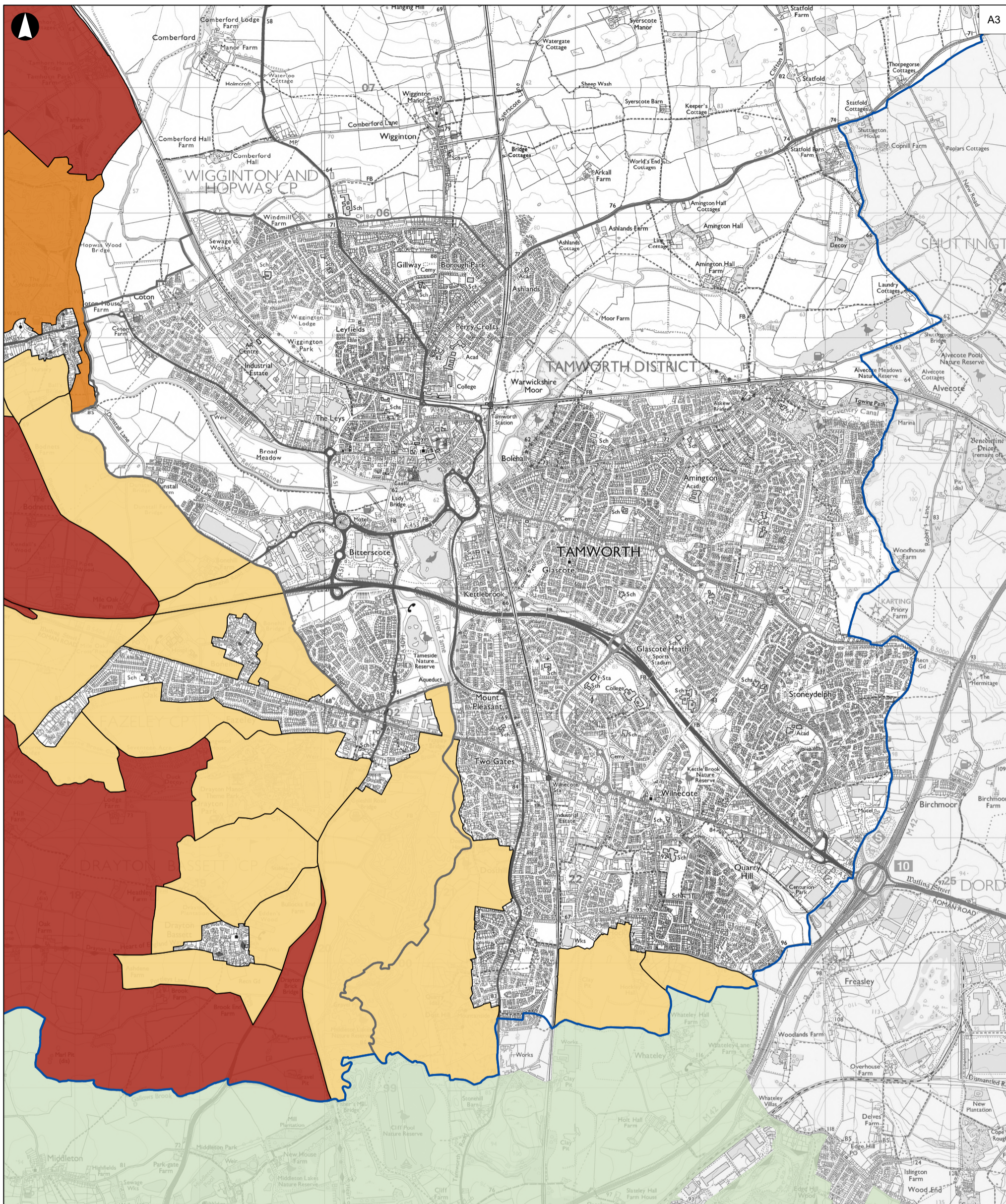
Role
Planning

Suitability
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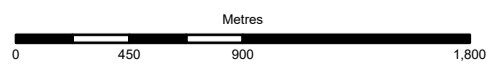
Project Number
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P01

Drawing Number
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- Study area
 - Local authority boundaries
 - West Midlands Green Belt
- Purpose B**
- Strong
 - Moderate
 - Weak
 - No



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Drawing Title
**Tamworth Borough Council -
Assessment outcomes**

Purpose B

Scale at A3
1:30,000

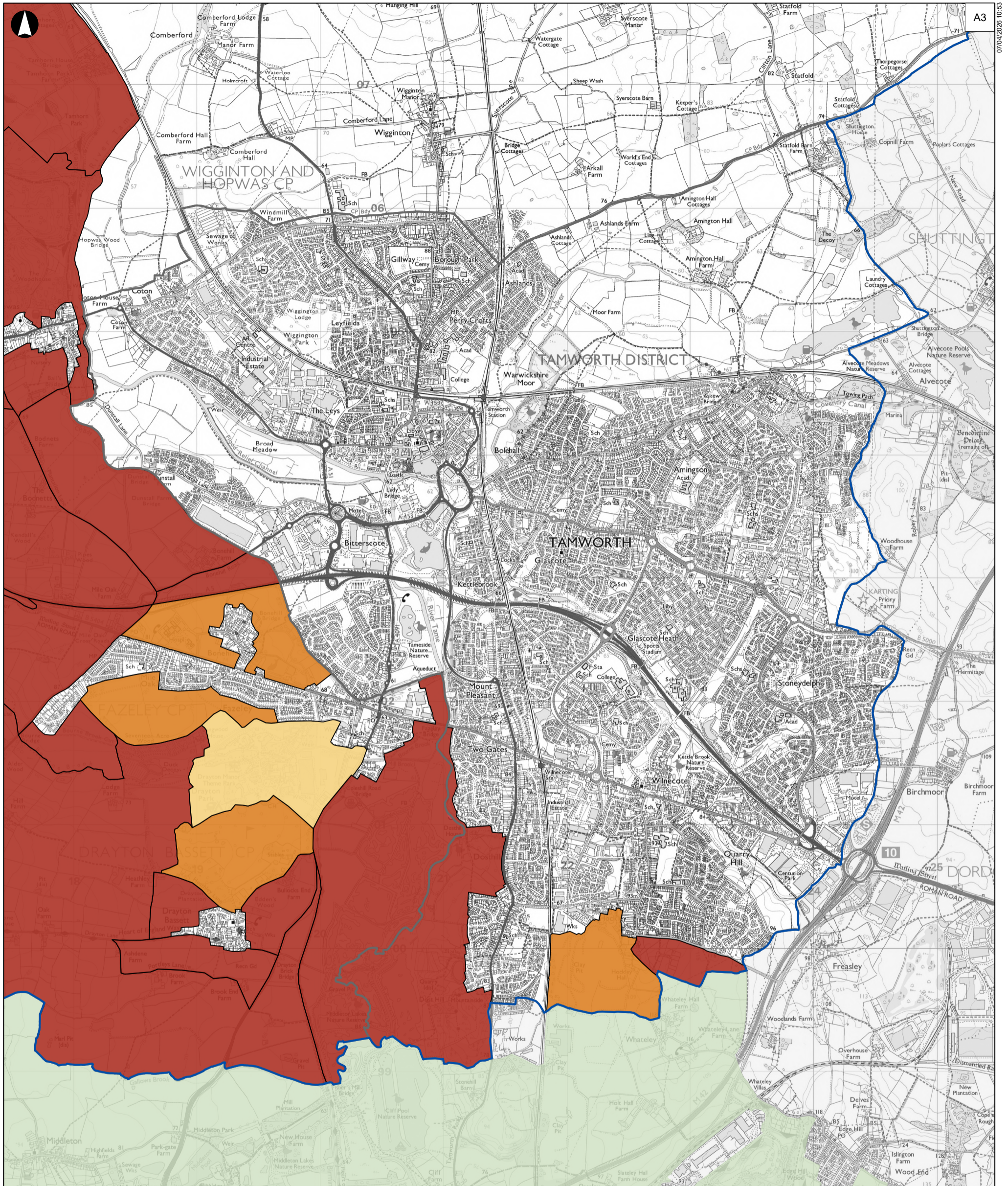
Role
Planning

Suitability
Final

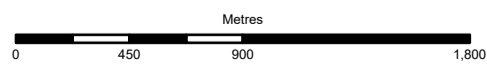
Project Number
313903-00

Rev
P01

Drawing Number
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- Study area
- Local authority boundaries
- West Midlands Green Belt
- Purpose C**
- Strong
- Moderate
- Weak
- No



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Purpose C

Scale at A3
1:30,000

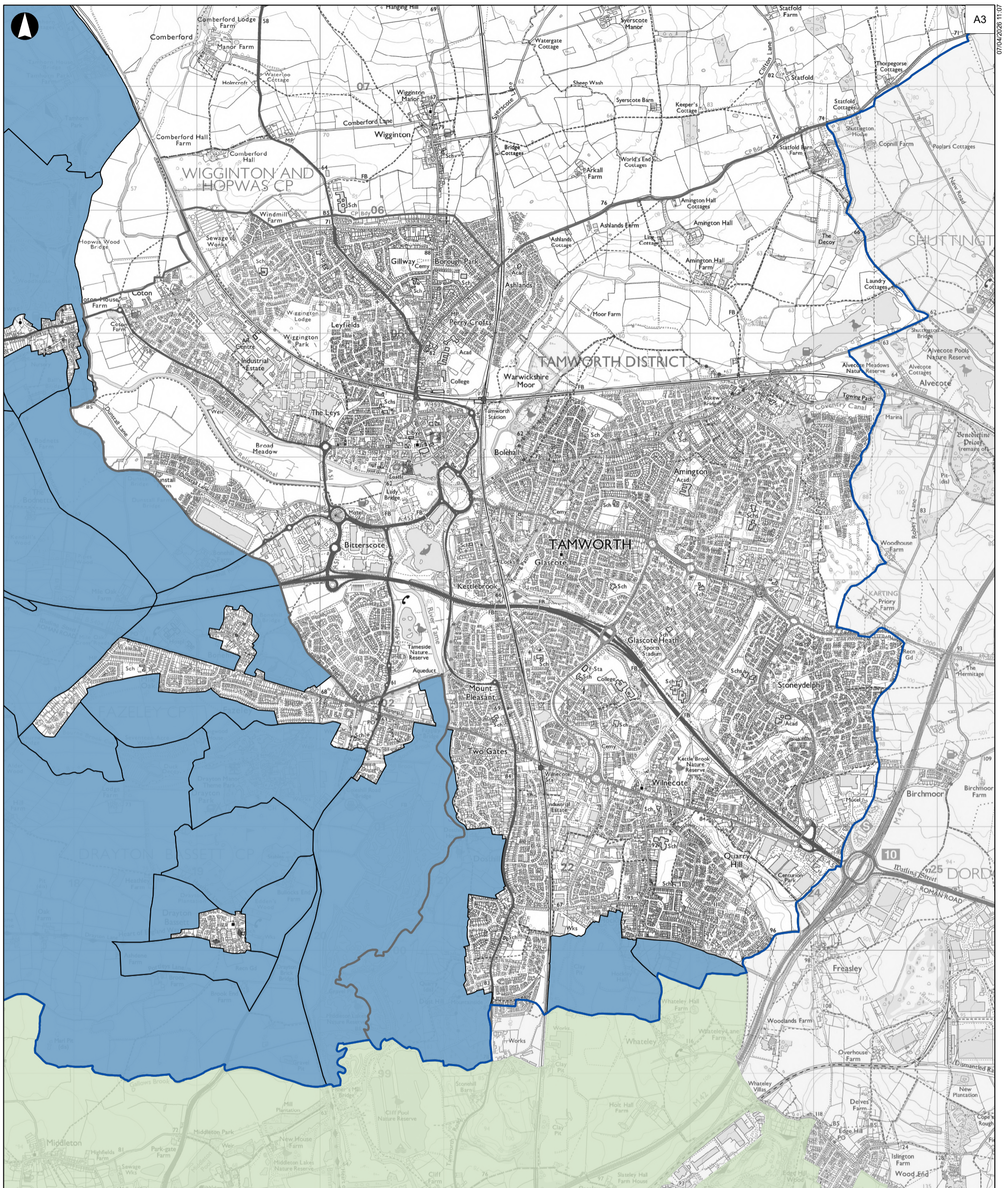
Role
Planning

Suitability
Final

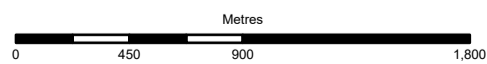
Project Number
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Rev
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Drawing Number
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- Study area
 - Local authority boundaries
 - West Midlands Green Belt
- Purpose D**
- Strong
 - Moderate
 - Weak
 - No



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Drawing Title
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Purpose D

Scale at A3
1:30,000

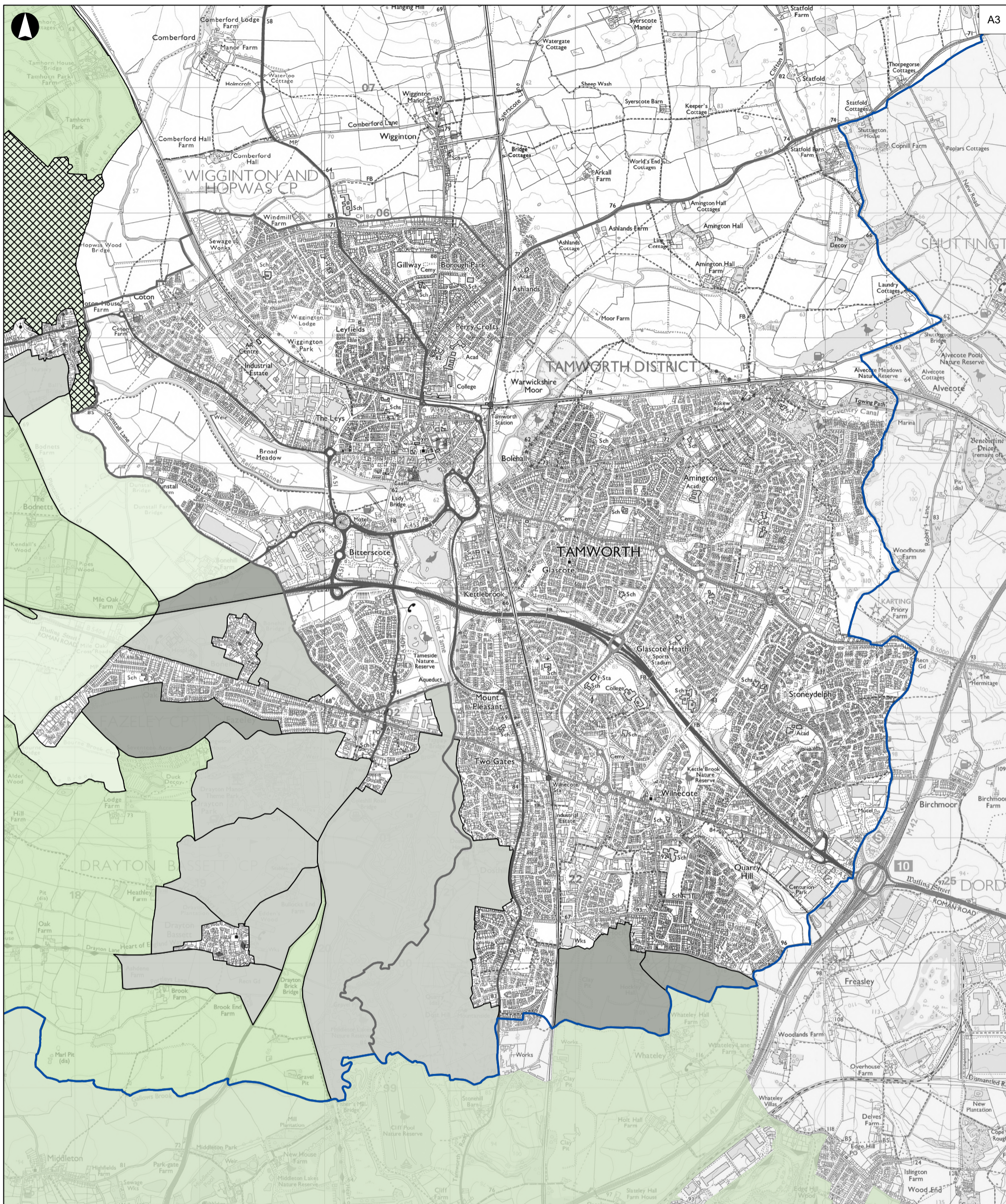
Role
Planning

Suitability
Final

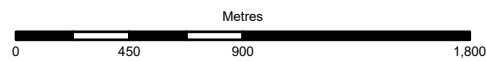
Project Number
313903-00

Rev
P01

Drawing Number
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- Study area
- Local authority boundaries
- West Midlands Green Belt
- Potential grey belt
- Yes
- Yes (footnote 7 constraints)
- No (footnote 7 constraints)
- No



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Drawing Title
**Tamworth Borough Council -
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Potential grey belt

Scale at A3

1:30,000

Role

Planning

Suitability

Final

Project Number
313903-00

Rev
P01

Drawing Number

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01	07/04/2026	MM	CR	AO	--
Rev	Date	By	Chkd	Appd	Authd

I.3 Green Belt Assessment Forms

Parcel Assessments

Key - Location Ref/Assessment Number/Page Number

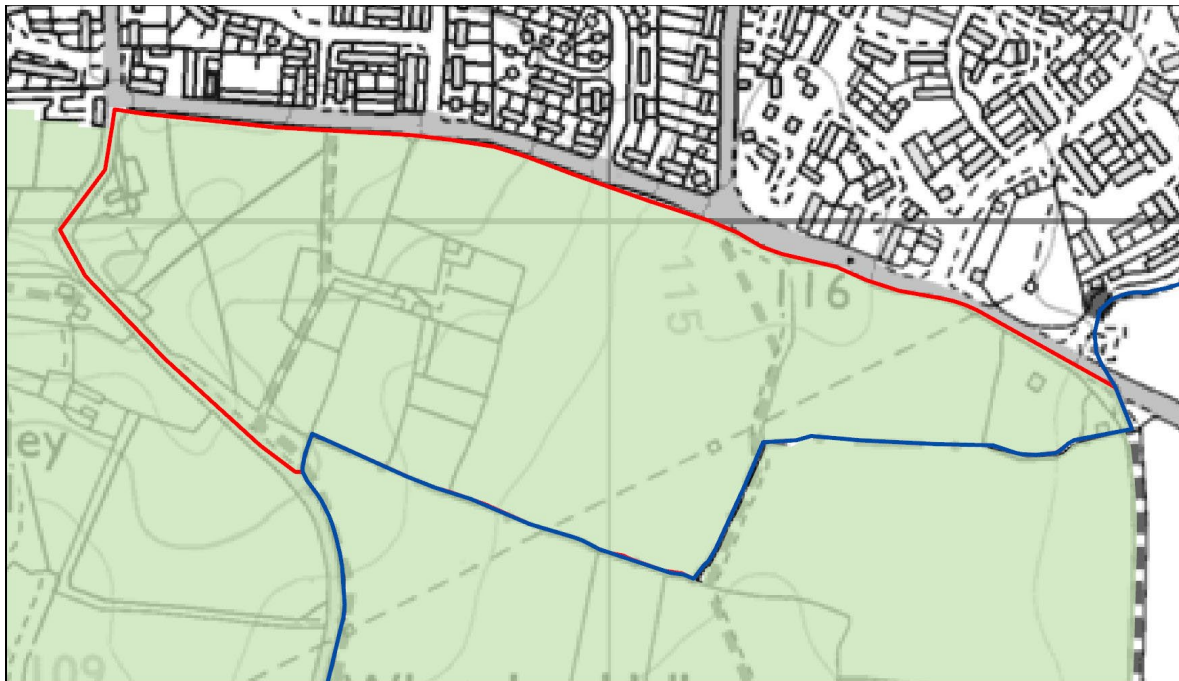
TAM - Tamworth

TAM01 14

TAM02 17

TAM03 20

TAM01



- Study area
- Local authority boundaries
- Parcels
- West Midlands Green Belt
- Ancient Woodland
- Conservation Areas
- Flood Zone 2
- Flood Zone 3
- Historic Parks and Gardens
- Local Green Space
- National Landscape Areas
- Scheduled Ancient Monument
- Sites of Special Scientific Interest
- Special Areas of Conservation

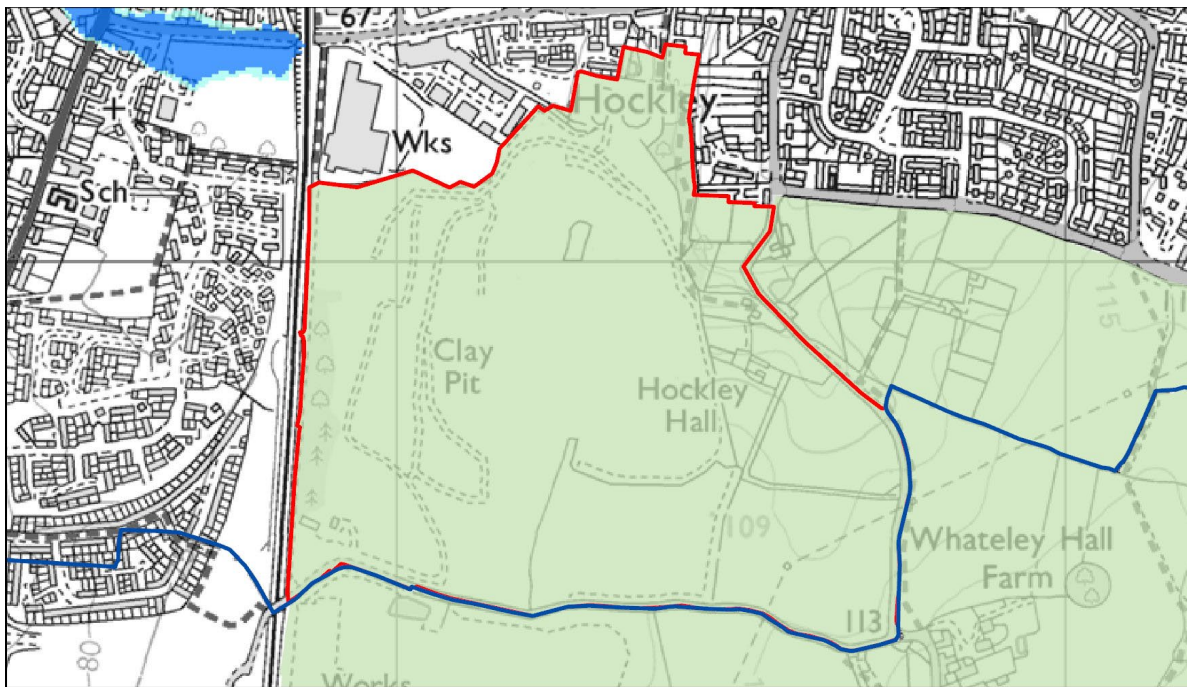
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Assessment criteria	Contribution outcome	Assessment
Purpose A	Moderate	<p>The parcel is adjacent to the large built up area of Tamworth along its northern boundary.</p> <p>The parcel is predominantly open countryside. The parcel also contains some existing development, such as residential properties along the western boundary and in the parcel’s northeastern corner. However, this existing development is not extensive.</p> <p>The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. They consist of the boundary between the parcel and the large built up area, Gorsey Bank Road, to the north. The parcel’s outer boundaries comprise Hockley Road to the west, Whatley Lane to the southwest, Tamworth’s administrative boundary to the south, and a small section of farm track to the east. Whilst Hockley Road and Whateley Lane are single track roads, in combination with tall and dense vegetation, they are considered a defensible feature. However, Tamworth’s administrative boundary to the south is less defensible, as it is largely characterised by low-lying vegetation. To the east, the M42 is in reasonable proximity to the parcel and is a defensible boundary that could restrict sprawl beyond the parcel’s boundaries. As such, overall,</p>

Assessment criteria	Contribution outcome	Assessment
		<p>the parcel has physical features that could restrict and contain development.</p> <p>The parcel is connected to the large built up area along one boundary and forms a significant connection. The parcel's size and shape when compared to the existing settlement pattern of Tamworth means that if the parcel was developed, this would not result in an incongruous pattern of development.</p> <p>Overall, the parcel makes a moderate contribution to this purpose.</p>
Purpose B	Weak	<p>The parcel is located within a gap between the neighbouring towns of Tamworth and the West Midlands Conurbation.</p> <p>The parcel forms a very small part of the gap between towns where development would not have any impact on the visual, physical or perceived separation between the towns. The gap between the parcel and West Midlands Conurbation includes an extension of Tamworth to the west of the parcel, which would maintain the visual separation between the towns. The M42, M6 Toll and various A-roads would also help to maintain the visual separation.</p> <p>Overall, the parcel makes a weak contribution to this purpose.</p>
Purpose C	Strong	<p>The parcel consists of open countryside and rural land uses, such as agricultural land and a farm and its associated buildings. However, it also includes some semi-urban land uses, which consist of a couple of dwellings along Whatley Lane and in the northeastern corner of the parcel.</p> <p>The parcel has a strong-moderate degree of openness, with less than 10% built form. There are some views to the east across the parcel from where the topography is higher along Gorsy Bank Road, however, these are partly restricted by vegetation within the parcel. Other views across the parcel into surrounding areas are restricted by vegetation along the parcel's boundaries and within the parcel. All views to the west are restricted by vegetation along Whatley Lane and some views to the south are restricted primarily by vegetation and topography in the countryside. Although the parcel may lack some wider views, it still however, retains a sense of spatial openness.</p> <p>The parcel is surrounded by open countryside along most of its boundaries, with the Green Belt continuing to the west and south. The parcel is partly enclosed by Tamworth along its northern edge, with the built form being visible in the parcel. However, this has a limited impact on its perceived openness, due to the low-lying vegetation and low-density development in this location.</p> <p>Overall, the parcel makes a strong contribution to this purpose.</p>

Assessment criteria	Contribution outcome	Assessment
Purpose D	No	The parcel is adjacent to the historic town of Tamworth but does not have a relationship with the historic core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	<p>The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt.</p> <p>Although the parcel makes a strong contribution to safeguarding the countryside from encroachment, as the parcel makes a moderate contribution to preventing urban sprawl and a weak contribution to preventing neighbouring towns from merging. It has been judged on balance to make a moderate overall contribution to Green Belt purposes.</p>
Is the parcel potentially considered grey belt?	Yes	<p>The parcel does not make a strong contribution to either Purpose A, Purpose B or Purpose D.</p> <p>There are some limited areas at risk of surface water flooding, however this is not significant, therefore the parcel can be considered potential grey belt.</p>

TAM02



- Study area
- Local authority boundaries
- Parcels
- West Midlands Green Belt
- Ancient Woodland
- Conservation Areas
- Flood Zone 2
- Flood Zone 3
- Historic Parks and Gardens
- Local Green Space
- National Landscape Areas
- Scheduled Ancient Monument
- Sites of Special Scientific Interest
- Special Areas of Conservation

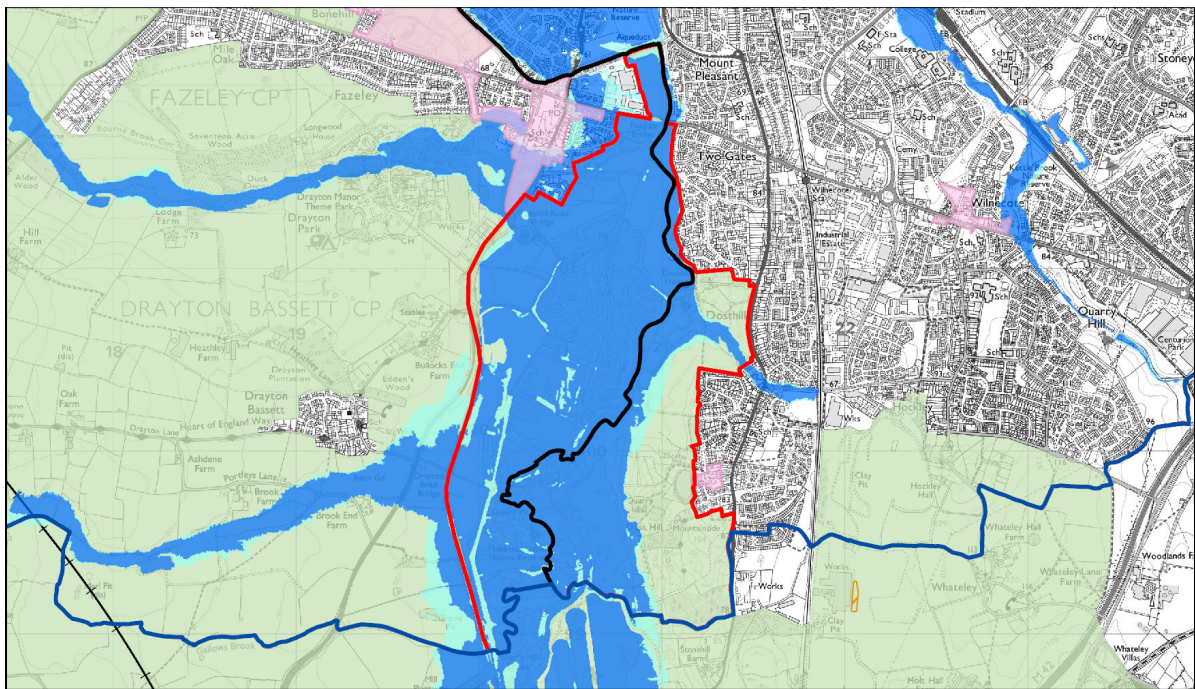
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Assessment criteria	Contribution outcome	Assessment
Purpose A	Moderate	<p>The parcel is adjacent to the large built up area of Tamworth along its northern and western boundaries.</p> <p>The parcel is predominantly open countryside but also includes a clay pit (an acceptable use in the Green Belt). The parcel also contains some existing development such as a dwelling and some buildings associated with the Wilnecote Stoneware and Pottery Works clay pit. However, given the size of the parcel, these are not extensive.</p> <p>The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. The boundaries between the parcel and the large built up area comprise the less defensible boundary of residential properties, an industrial estate, and the boundary of the clay pit to the north, and the defensible boundary of the railway to the west. The parcel’s outer boundaries comprise the less defensible feature of Rush Lane to the south and Whateley Lane to the east; whilst Whatley Lane is a single track road, in combination with tall and dense vegetation, it is considered to be defensible. As such, overall, the parcel has physical features that could restrict and contain development.</p>

Assessment criteria	Contribution outcome	Assessment
		<p>The parcel is partly enclosed by the large built up area and is connected to Tamworth along its northern and western boundaries. Whilst there is a limited level of connection to the large built up area along the parcel's eastern and southern boundaries, its eastern boundary is considered to be defensible and could contain development. As such, it is considered that development of the parcel would not be incongruous with the large built up area.</p> <p>Overall, the parcel makes a moderate contribution to this purpose.</p>
Purpose B	Weak	<p>The parcel is located within a gap between the neighbouring towns of Tamworth and the West Midlands Conurbation.</p> <p>The parcel forms a very small part of the gap between towns where development would not have any impact on the visual, physical or perceived separation between the towns. The gap between the parcel and West Midlands Conurbation includes an extension of Tamworth to the west of the parcel, which would maintain the visual separation between the towns. The M42, M6 Toll and various A-roads would also help to maintain the visual separation.</p> <p>Overall, the parcel makes a weak contribution to this purpose.</p>
Purpose C	Moderate	<p>The parcel consists of open countryside and rural land uses, including Wilnecote Stoneware and Pottery Works clay pit, with mineral extraction being an acceptable use of the Green Belt.</p> <p>The parcel has a strong-moderate degree of openness, with less than 10% built form. There are some open views across the parcel looking southwards from Rush Lane, although these are not long line due to obstructing vegetation and topography within the parcel. There are some long line views into the surrounding countryside, particularly when looking northwest and across the parcel from where topography is higher to the south of Whatley Lane. Additionally, there are open countryside views from the south of the parcel, where topography is higher to the east of Rush Lane. Views into the countryside at other points, including looking eastwards from Whateley Lane are restricted by vegetation along the parcel's boundaries and within the countryside.</p> <p>The parcel is partly enclosed by existing development along its western and northern boundaries. Built form within Tamworth is visible from higher points along Whatley Lane; however, visibility is largely limited elsewhere in the parcel due to screening, particularly from the railway line along the western boundary, impacting the sense of openness.</p> <p>Overall, the parcel makes a moderate contribution to this purpose.</p>

Assessment criteria	Contribution outcome	Assessment
Purpose D	No	The parcel is adjacent to the historic town of Tamworth but does not have a relationship with the historic core. Therefore, the parcel makes no contribution to this purpose.
Purpose E	Moderate	All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.
Overall assessment	Moderate	The parcel makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. Overall, the parcel makes a moderate contribution to Green Belt purposes.
Is the parcel potentially considered grey belt?	Yes	The parcel does not make a strong contribution to either Purpose A, Purpose B or Purpose D. There are some limited areas at risk of surface water flooding, however this is not significant, therefore the parcel can be considered potential grey belt.

TAM03



- Study area
- Local authority boundaries
- Parcels
- West Midlands Green Belt
- Ancient Woodland
- Conservation Areas
- Flood Zone 2
- Flood Zone 3
- Historic Parks and Gardens
- Local Green Space
- National Landscape Areas
- Scheduled Ancient Monument
- Sites of Special Scientific Interest
- Special Areas of Conservation

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Assessment criteria	Contribution outcome	Assessment
Purpose A	Moderate	<p>The parcel is adjacent to the large built up area of Tamworth along its northern and eastern boundaries, and a small part of its western boundary.</p> <p>The parcel is predominantly comprised of the Middleton Lakes Nature Reserve; although, there is some scattered built form, including dwellings, however this is not extensive given the size of the parcel.</p> <p>The parcel has a defensible boundary either between the parcel and the large built up area, between the parcel and the surrounding Green Belt, or in reasonable proximity. This is the western boundary, which is formed of the canal, and a small part of the eastern boundary, which is defined by Tamworth. The parcel’s remaining boundaries are less defensible, comprising residential properties to the north and east and the administrative boundary between Tamworth and North Warwickshire, and Lichfield and North Warwickshire to the south. The parcel’s southern boundary is undefined by any features. However, overall, the parcel has physical features that could restrict and contain development.</p> <p>The parcel is connected to the large built up area along three boundaries: its northern boundary and a small part of its eastern and western boundaries. If the parcel was developed, it would</p>

Assessment criteria	Contribution outcome	Assessment
		<p>not result in an incongruous pattern of development, given the parcel aligns with the length of existing development along its eastern boundary, and the western boundary is considered defensible.</p> <p>Overall, the parcel makes a moderate contribution to this purpose.</p>
Purpose B	Weak	<p>The parcel is located in a gap between the neighbouring towns of Tamworth and the West Midlands conurbation.</p> <p>The parcel forms a very small part of the gap between towns where development would not have any impact on the visual, physical or perceived separation between the towns. The M6 Toll and various A-roads would also help to maintain the visual separation.</p> <p>Overall, the parcel makes a weak contribution to this purpose.</p>
Purpose C	Strong	<p>The parcel consists of open countryside and rural land uses. It is primarily characterised by Middleton Lakes Nature Reserve, with Dosthill Quarry (now Dosthill Diving Centre) located along the eastern boundary and Coton Green Football Club in the northwest. There are also several scattered dwellings, although these have a limited impact on the openness of the parcel given the size of the parcel.</p> <p>The parcel has a strong-moderate sense of openness with less than 10% built form. There are long line views across the parcel where topography is higher along Wigford Road, looking from the east to the west. There are limited views into the countryside to the west due to vegetation lining the canal, although there are some views to the south of the lakes. The south and west of the parcel, where the parcel's boundaries connect to the wider Green Belt have a stronger sense of openness, given the Green Belt continues in this direction.</p> <p>The parcel is partly enclosed by Tamworth along its northern and eastern boundaries, as well as part of its western boundary. This impacts the sense of openness, although localised in the northern part of the parcel, which is the parcel's narrowest point and has development either side.</p> <p>Overall, the parcel makes a strong contribution to this purpose.</p>
Purpose D	No	<p>The parcel is adjacent to the historic town of Tamworth but does not have a relationship with the historic core. Therefore, the parcel makes no contribution to this purpose.</p>
Purpose E	Moderate	<p>All Green Belt is considered to play a role in contributing to Purpose E by encouraging the re-use of urban land. The parcel therefore makes a moderate contribution to Purpose E.</p>
Overall assessment	Moderate	<p>The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. Professional</p>

Assessment criteria	Contribution outcome	Assessment
		<p>judgement has been applied taking into account the overall aims and purposes of the Green Belt.</p> <p>The parcel makes a strong contribution to safeguarding the countryside from encroachment however the parcel makes a moderate contribution to preventing urban sprawl and a weak contribution to preventing neighbouring towns from merging. It has been judged on balance to make a moderate overall contribution to Green Belt purposes. Overall, the parcel makes a moderate contribution to Green Belt purposes.</p>
Is the parcel potentially considered grey belt?	Yes (footnote 7 constraints)	<p>The parcel does not make a strong contribution to either Purpose A, Purpose B or Purpose D.</p> <p>The parcel contains areas of Flood Zone 2/3 land and limited areas of surface water flooding. This covers approximately 80% of the parcel in total. Therefore, the parcel can be considered as potential grey belt, noting it does contain some footnote 7 constraints.</p>