

Annex C

Appraisal of Housing Sites

1.1 INTRODUCTION

This Annex sets out the detailed appraisal results from the SA of identified housing sites. The findings of the SA are set out against each of the appraisal objectives in the appraisal framework. Colour coding has been used to indicate the broad nature of the impacts identified, as follows:

	Impacts likely to be strongly positive
	Impact likely to be fairly positive
	Impact likely to be fairly negative
	Impact likely to be strongly negative
	No impact identified

All the sites identified through the process of developing the pre-submission Local Plan have been appraised and the results set out in this Annex, including ones that have now been rejected. The sites are arranged in three sections:

- Section 1.2.1 – allocated sites within the urban area;
- Section 1.2.2 – Sustainable Urban Extensions;
- Section 1.3 – sites rejected from further consideration.

The sites which have been allocated and the Sustainable Urban Extensions have mitigation built in to the Local Plan to avoid or reduce potential adverse impacts, whereas the sites which have been rejected from further consideration do not. An earlier appraisal of all sites was carried out in October 2013 on a long list of potential sites, prior to mitigation being developed for the sites allocated within the pre-submission Local Plan. Allocated and rejected sites have therefore been appraised on an equal basis. Annex G sets out the results of this appraisal without mitigation.

1.2 ALLOCATED SITES

1.2.1 Sites Within Urban Area

Site ID	341
Site name	Land south of St.Peter's Close Phase 2
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Garage and Residential
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	Growth in primary school pupil numbers in primary school clusters Tamworth 1 and Tamworth 2 requires at least an additional 1/2 form of entry (105 primary school places) to be provided for the existing population. Any further growth in pupil numbers in the clusters due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The sites lie within Historic Urban Character Area 36: Mount Pleasant and Dosthill. There is potential for previously unrecorded archaeological remains to be present in the area. However, policy EN6 requires no adverse impacts on historic assets, including archaeological assets, and where possible assets should be enhanced.
High quality places	
Biodiversity	
Flood risk	
Energy	Without a policy which sets minimum development size thresholds, the impact does not depend on specific sites.
RRR waste and water	
Air, water, land, noise	Any Planning Application will be supported by a Preliminary Risk Assessment to determine the previous site uses and identify the potential for any contamination to be present which could pose a risk to 'Controlled Waters' receptors. May have an impact on the current capacity of the sewer network in combination with sites 343, 399, 344, 357, 496, 507, 508, 509, 521. Hydraulic modelling will be required to assess the impacts of proposed developments. A noise assessment will be carried out to assess the potential for noise from the nearby railway and mitigation provided if necessary. Could reduce air quality at Two Gates crossroads, particularly in combination with sites 343, 344, 357, 504 and 521. Site may be affected by nearby past mining activity and an assessment is required to be undertaken.
Town centre	Unlikely to be significantly affected by housing development.
Travel	
Transport infrastructure	

Site ID	343
Site name	Land off Cottage Farm Road
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Vacant land, partly open and partly vegetated
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	Any large scale development in or around the Tamworth 4 primary school cluster, whether on a single site or multiple sites, will require a new school. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	There is the potential for road features (i.e. flanking ditches) to survive within the areas of the sites which flank the modern Watling Street. There is also the potential for small field systems, enclosures and farmsteads to be present located in close proximity to the Roman road. However, policy EN6 requires no adverse impacts on historic assets, including archaeological assets, and where possible assets should be enhanced.
High quality places	
Biodiversity	
Flood risk	A Flood Risk Assessment is required for this site.
Energy	
RRR waste and water	
Air, water, land, noise	Any Planning Application will be supported by a Preliminary Risk Assessment to determine the previous site uses and identify the potential for any contamination to be present which could pose a risk to 'Controlled Waters' receptors. Could reduce air quality at Two Gates crossroads, particularly in combination with sites 341, 344, 357, 504 and 521. A landfill is located 150m to the north east, therefore any threats from landfill gas are required to be adequately addressed in any proposed development. May have an impact on the current capacity of the sewer network in combination with sites 399, 344, 341, 357, 496, 507, 508, 509, 521. Hydraulic modelling should be required to assess the impacts of proposed developments. A noise assessment will be carried out to assess the impact of noise from the nearby railway and mitigation provided if required. Site may be affected by nearby past mining activity and an assessment is required to be undertaken
Town centre	
Travel	Close to Wilnecote railway station.
Transport infrastructure	

Site ID	344
Site name	Derelict buildings south of B5404
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Vacant buildings
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	Any large scale development in or around the Tamworth 4 primary school cluster, whether on a single site or multiple sites, will require a new school. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	There is the potential for road features (i.e. flanking ditches) to survive within the areas of the sites which flank the modern Watling Street. There is also the potential for small field systems, enclosures and farmsteads to be present located in close proximity to the Roman road. However, policy EN6 requires no adverse impacts on historic assets, including archaeological assets, and where possible assets should be enhanced.
High quality places	
Biodiversity	
Flood risk	A Flood Risk Assessment is required for this site.
Energy	
RRR waste and water	
Air, water, land, noise	Any Planning Application will be supported by a Preliminary Risk Assessment to determine the previous site uses and identify the potential for any contamination to be present which could pose a risk to 'Controlled Waters' receptors. Could reduce air quality at Two Gates crossroads, particularly in combination with sites 341, 343, 357, 504 and 521. There is a landfill 150 metres to the north east of the site, therefore any threats from landfill gas are required to be adequately addressed in any proposed development. May have an impact on the current capacity of the sewer network in combination with sites 343, 399, 341, 357, 496, 507, 508, 509, 521. Hydraulic modelling should be required to assess the impacts of proposed developments. The potential for noise from the nearby railway will be assessed and mitigated where necessary. Site may be affected by nearby past mining activity and an assessment is required to be undertaken
Town centre	
Travel	Close to Wilnecote railway station.
Transport infrastructure	

Site ID	347
Site name	Phoenix Special Purpose Machines, Hospital Street
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	B2 industrial unit
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Moorgate Community Primary School, and the primary school cluster of Tamworth 5. Primary schools in this cluster are projected to be full and any further growth in pupil numbers due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	A number of Listed Buildings are present in the surrounding street scene. The site also partially lies within the Tamworth Town Centre Conservation Area and the Hospital Street Conservation Area. As such any development in this area will be required to be informed by the unique historic character of the area and should look to enhance the overall sense of place of this area of Tamworth. The site lies within the bounds of the medieval and Anglo-Saxon defences of the town and indeed its northern element may hang over the line of the defences. This area is identified as having high archaeological potential and there is considerable potential therefore for development within this area to impact upon significant archaeological remains relating to the entire developmental history of Tamworth. An assessment of the historic environment will be undertaken for this site to understand the significance of heritage assets on their site, the potential for further archaeological remains to survive and to inform discussions regarding the scope of and scale of any further evaluation/mitigation and at what stage any archaeological evaluation should occur.
High quality places	
Biodiversity	
Flood risk	The site is indicated to be significantly at risk of surface water flooding during the 1 in 200 year rainfall event, affecting a large proportion of the site. Developers are required to conduct an investigation into the site drainage regime and therefore any flooding risk should be managed. Any development proposals should also restrict the discharge of surface water.
Energy	
RRR waste and water	
Air, water, land, noise	Any Planning Application will be supported by a Preliminary Risk Assessment to determine the previous site uses and identify the potential for any contamination to be present which could pose a risk to 'Controlled Waters'. Known sewer flooding problems downstream of site should be addressed in any development and a site drainage investigation is required. Potential for effects in combination with sites 349, 348 and 358.

Town centre	
Travel	Within walking distance of Tamworth railway station.
Transport infrastructure	Surrounding area has high usage of on road parking facilities, reducing achievable visibility from junctions. Traffic Regulation Order likely to be required.

Site ID	348
Site name	Norris Bros, Lichfield Street
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Garage/car sales
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Moorgate Community Primary School, and the primary school cluster of Tamworth 5. Primary schools in this cluster are projected to be full and any further growth in pupil numbers due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The boundary appears to intersect a Grade II Listed Building: No. 110 and 111 Lichfield Street. The site is also immediately adjacent to another Grade II Listed Building: 103 and 104 Lichfield Street. These historic assets are required to be protected and enhanced where appropriate. Site is within a Conservation Area. Any development in this area will be informed by the unique historic character of the area and will look to enhance the overall sense of place of this area of Tamworth. The site lies within an Historic Urban Character Area which is identified as having high archaeological potential. A Quaker burial ground is recorded to the west of the site and indeed may lie within it. A historic environment desk-based assessment is required.
High quality places	
Biodiversity	
Flood risk	
Energy	
RRR waste and water	
Air, water, land, noise	Any Planning Application will be supported by a Preliminary Risk Assessment to determine the previous site uses and identify the potential for any contamination to be present which could pose a risk to 'Controlled Waters'. Hydraulic modelling should be required to address known sewer flooding problems. May affect known sewer flooding problems downstream in combination with sites 349, 347 and 358.
Town centre	
Travel	Within walking distance of Tamworth railway station.
Transport infrastructure	If access to the site is provided off Lichfield Street then possible restrictions may be necessary to provide a suitable access due to on street parking to the west.

Site ID	349
Site name	Arriva Bus Depot, Aldergate
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Bus Depot
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Moorgate Community Primary School, and the primary school cluster of Tamworth 5. Primary schools in this cluster are projected to be full and any further growth in pupil numbers due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	A number of Listed Buildings are present in the surrounding street scene. The site also partially lies within the Tamworth Town Centre Conservation Area. As such any development in this area will be informed by the unique historic character of the area and will look to enhance the overall sense of place of this area of Tamworth. The site lies within an Historic Urban Character Area which is identified as having high archaeological potential.
High quality places	The site is bounded on one side by an attractive public garden, and the listed buildings are directly opposite on the Aldergate side. The creation of a continuous street frontage along Aldergate will be important. Development of this site will not exceed two storeys in height to respect the neighbouring scale and character. From Church Lane there are opportunities to improve the streetscene with a sensitively designed development, in keeping with the design and materials of the conservation area. The site is open to public vantage points from multiple locations and the treatment of side elevations and frontages to the exposed areas will be key.
Biodiversity	
Flood risk	Surface water floodplain on site. The site is indicated to be significantly at risk of surface water flooding during the 1 in 30 year and 1 in 200 year rainfall events, affecting a large proportion of the site. Developers are required to conduct an investigation into the existing site drainage regime and therefore any flood risk should be managed. Any development proposals should also restrict the discharge of surface water.
Energy	
RRR waste and water	
Air, water, land, noise	Any Planning Application will be supported by a Preliminary Risk Assessment to determine the previous site uses and identify the potential for any contamination to be present which could pose a risk to 'Controlled Waters'. Hydraulic modelling should be required to address known sewer problems downstream of the site. May affect known sewer flooding problems downstream in combination with sites 347, 348 and 358.
Town centre	

Travel	Within walking distance of Tamworth railway station.
Transport infrastructure	

Site ID	357
Site name	Northern Part of Beauchamp Employment Area
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Vacant warehouse
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	Growth in primary school pupil numbers in primary school clusters Tamworth 1 and Tamworth 2 requires at least an additional 1/2 form of entry (105 primary school places) to be provided for the existing population. Any further growth in pupil numbers in the clusters due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The Watling Street Roman road bisects this group of sites. All of the sites border the projected line of the Roman road and there is potential for road features (i.e. flanking ditches) to survive within the areas of these sites which flank the modern Watling Street. There is also the potential for small field systems, enclosures and farmsteads to be present located in close proximity to the Roman road. Archaeological features should be required to be assessed and investigated.
High quality places	
Biodiversity	Site is very close to the Beauchamp Industrial Estate Local Wildlife Site. Appropriate mitigation will be required to avoid impacts on the site, including buffer zones and additional planting of native species.
Flood risk	FRA is required. The site is indicated to be significantly at risk of surface water flooding during the 1 in 30 year and 1 in 200 year rainfall events, affecting a large proportion of the site. Developers will be required to conduct an investigation into the existing site drainage regime and any historical incidences of flooding. Any development proposals will ensure that surface water flow routes are managed within the site and also restrict the discharge of surface water.
Energy	
RRR waste and water	
Air, water, land, noise	Could reduce air quality at Two Gates crossroads, particularly in combination with sites 341, 343, 344, 504 and 521. Any Planning Application will be supported by a Preliminary Risk Assessment to determine the previous site uses and identify the potential for any contamination to be present which could pose a risk to 'Controlled Waters' receptors. A landfill is located 75m to the north west, therefore any threats from landfill gas are required to be adequately addressed in any proposed development. May have an impact on the current capacity of the sewer network in combination with sites 343, 399, 344, 341, 496, 507, 508, 509, 521. Hydraulic modelling should- be required to assess the impacts of proposed developments. Site may be affected by nearby past mining activity and an assessment is required to be undertaken.

Town centre	
Travel	Close to Wilnecote railway station.
Transport infrastructure	

Site ID	358
Site name	Whitley Avenue
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Greenfield
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Florendine Primary School, and the primary school cluster of Tamworth 2. Growth in primary school pupil numbers in primary school clusters Tamworth 1 and Tamworth 2 requires at least an additional 1/2 form of entry (105 primary school places) to be provided for the existing population. Any further growth in pupil numbers in the clusters due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	A playing field is adjacent to the site, but is unlikely to be affected by development.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	Approximately 100m to the north lies an area of currently undated cropmarks which appear to be a series of enclosures and field boundaries; there is the potential that these features represent later prehistoric activity and there is the potential that similar late prehistoric remains may be present within the area of site 358.
High quality places	
Biodiversity	
Flood risk	Part of the site is at risk of flooding (zone 2). FRA needed. Ordinary watercourse, SW floodplain and flow route through site. Also in floodplain of River Anker. Consult EA and SCC. The site is indicated to be significantly at risk of surface water flooding during the 1 in 30 year and 1 in 200 year rainfall events, affecting a large proportion of the site. Developers should conduct an investigation into the existing site drainage regime and any historical incidences of flooding. Any development proposals should ensure that surface water flow routes are managed within the site and also restrict the discharge of surface water.
Energy	
RRR waste and water	
Air, water, land, noise	May affect known sewer flooding problems downstream in combination with sites 347, 348 and 349.
Town centre	
Travel	
Transport infrastructure	

Site ID	387
Site name	Coton House Farm, Coton Lane
Housing	Will be required to deliver 25% affordable housing
Land use	Greenfield- agricultural
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Coton Green Primary School, and the primary school cluster of Tamworth 5. The site is also close to Thomas Barnes County Primary School which is in the Tamworth 3 primary school cluster. Primary schools in the Tamworth 5 primary school cluster are projected to be full. Any further growth in pupil numbers in this primary school cluster due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	Public rights of way cross and border the site and these are required to be retained.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	There is evidence for a series of large currently undated ditches, at least one prehistoric ditch and the remnants of a burnt mound thought to date to the Bronze Age. Development within this area has the potential to impact upon further late prehistoric archaeological remains and may encounter waterlogged features at lower levels which may preserve important palaeoenvironmental remains. Proposals within this area are required to prepare a Historic Environment Desk-Based Assessment to understand the significance of heritage assets on the site.
High quality places	The site is within the landscape character type 'Riparian Alluvial Lowlands in the Trent Valley Washlands'. The landscape policy objective is 'landscape enhancement'. These are medium quality landscapes which have suffered some erosion of strength of character and loss of condition of landscape elements. Small scale conservation schemes are encouraged to stem the decline in landscape quality. Site should be landscaped to be compatible with the surrounding countryside.
Biodiversity	BAP priority habitat covers the western half of the site. The site is in areas at risk of rapid loss of character and quality; measures to meet Staffordshire Biodiversity Action Plan (BAP) Targets in these areas are important in preventing further loss. Maintenance of ancient/diverse hedgerows and hedgerow trees are high priority BAP targets here, while maintenance and enhancement of canals, lakes, ponds, rivers and streams are very high priority targets, with lowland wet grassland, reedbeds and wet woodland also highlighted as very high priority targets. BAP priority landscapes are required to be protected. Development should include green links to the surrounding countryside and preserve and enhance ecological networks. There are records of otters in this area and surveys are required to be carried out prior to development to establish whether otters are present. There must be no development within the floodplain. Protecting the floodplain from development will also protect the wildlife habitat corridor of the River Tame.
Flood risk	Entire site is within flood zone 3. Part of the development is in Flood Zone 3b (the functional floodplain). Development in Flood Zone 3b should not be permitted. Site entirely within floodplain of River Tame. Flood Risk Assessment is required. Ordinary watercourse, SW floodplain and flow route through site. Consult EA and SCC. Flood

	Defence Consent may be required. As the site is mostly outside Flood Zone 3a and has dry access and egress the Exception Test part (c) is likely to be passed. It must be demonstrated however that no reasonable alternative Brownfield sites are available as part of the Exception Test part (b). Surface water runoff should be limited to the Greenfield rate.
Energy	
RRR waste and water	
Air, water, land, noise	Site may be affected by odour from sewage treatment works.
Town centre	
Travel	Bus, cycle and pedestrian access need to be improved. A Transport Assessment should be required.
Transport infrastructure	

Site ID	390
Site name	Coton Hall Farm, Coton Lane
Housing	Will be required to deliver 25% affordable housing
Land use	Greenfield- Agricultural
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Coton Green Primary School, and the primary school cluster of Tamworth 5. Primary schools in this cluster are projected to be full and any further growth in pupil numbers due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	A public right of way borders the site. This is required to be retained.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	There is evidence for a series of large currently undated ditches, at least one prehistoric ditch and the remnants of a burnt mound thought to date to the Bronze Age. Development within this area has the potential to impact upon further late prehistoric archaeological remains and may encounter waterlogged features at lower levels which may preserve important palaeoenvironmental remains. Proposals within this area are required to prepare a Historic Environment Desk-Based Assessment to understand the significance of heritage assets on their site. The site is within 20ms of Hopwas Conservation Area. Within the site/immediately adjacent to the site boundary is a Grade II Listed Building: Hopwas Bridge.
High quality places	The site is within the landscape character type 'Riparian Alluvial Lowlands in the Trent Valley Washlands'. The landscape policy objective is 'landscape enhancement'. These are medium quality landscapes which have suffered some erosion of strength of character and loss of condition of landscape elements. Small scale conservation schemes are encouraged to stem the decline in landscape quality. Site should be landscaped to be compatible with the surrounding countryside.
Biodiversity	The site is in areas at risk of rapid loss of character and quality; measures to meet Staffordshire Biodiversity Action Plan (BAP) Targets in these areas are important in preventing further loss. Maintenance of ancient/diverse hedgerows and hedgerow trees are high priority BAP targets here, while maintenance and enhancement of canals, lakes, ponds, rivers and streams are very high priority targets, with lowland wet grassland, reedbeds and wet woodland also highlighted as very high priority targets. BAP priority landscapes are required to be protected. Development should include green links to the surrounding countryside and preserve and enhance ecological networks. The floodplain is part of the river corridor habitat and part of the geomorphological functioning of the river. There would be little development land left after an adequate buffer along the watercourse was provided and the on-site pond retained. A Great Crested Newt survey is required.
Flood risk	Entire site is within flood risk area (zones 2 and 3) although part of site benefits from protection from flood defences. Part of the development is in Flood Zone 3b (the functional floodplain). Development in Flood Zone 3b should not be permitted. Site entirely within floodplain of River Tame. Flood Risk Assessment is required.. Ordinary watercourse, SW floodplain and flow route through site. Consult EA and

	SCC. The Exception Test would not currently be passed as a result of the lack of safe access and egress to the site. The developer could redesign the proposed works and submit the new designs for Flood Risk Assessment. The site is predominantly Greenfield and therefore development of the site will be required to limit runoff to the Greenfield rate.
Energy	
RRR waste and water	
Air, water, land, noise	Site may be affected by odour from sewage treatment works and an odour assessment is required.
Town centre	
Travel	
Transport infrastructure	

Site ID	399
Site name	Coton's van Hire / Millfields House, Lichfield Road
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Industrial units
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Moorgate Community Primary School, and the primary school cluster of Tamworth 5. Primary schools in this cluster are projected to be full and any further growth in pupil numbers due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	A large area of historic water meadow (Broad Meadow) is present beyond the River Tame to the south. The site of an early post-medieval water mill (Alders Mill) is present approximately 200m to the northwest; however, it is unlikely that elements associated with this structure would be present within Site 399.
High quality places	It is understood that part of the site is covenanted to remain as open space.
Biodiversity	Site is very close to Broad Meadow Local Wildlife Site and Site of Biological Importance. Appropriate mitigation is required to be put in place to avoid impacts on the site, including buffer zones and additional planting of native species. There will be no development within the river floodplain. Opportunities are required to be taken to restore the floodplain and improve the wildlife habitat at this site which has suffered from past habitat loss and loss of watercourse habitat buffer.
Flood risk	Site entirely within floodplain of River Tame (flood zone 2). A Flood Risk Assessment is required. Flood Defence Consent may be required. As the site lies outside Flood Zone 3a and has dry access and egress the Exception Test part (c) is likely to be passed. Runoff should be limited to existing.
Energy	
RRR waste and water	
Air, water, land, noise	Any Planning Application will be supported by a Preliminary Risk Assessment to determine the previous site uses and identify the potential for any contamination to be present which could pose a risk to 'Controlled Waters' receptors. Site is affected by noise and odour from nearby industrial activity and this should be assessed and mitigated in any planning application. May have an impact on the current capacity of the sewer network in combination with sites 343, 344, 341, 357, 496, 507, 508, 509, 521. Hydraulic modelling should be required to assess the impacts of proposed developments.
Town centre	
Travel	
Transport infrastructure	

Site ID	406
Site name	Land north of Coton Lane
Housing	Will be required to deliver 25% affordable housing
Land use	Greenfield- agricultural
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Coton Green Primary School, and the primary school cluster of Tamworth 5. Primary schools in the Tamworth 5 primary school cluster are projected to be full. Development is required to contribute to primary and secondary school provision. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	Accessible green infrastructure is required to be incorporated within development.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The only heritage asset recorded on the Historic Environment Record within the site is the location of a former windmill mound. To the east lie areas of ridge and furrow, the remnants of medieval ploughing activity, while to the west closer to the River Tame lie several complexes of cropmarks which recent evaluation in places suggests may date to the late prehistoric period. While similar cropmarks are not recorded on the HER for Site 406 there remains the potential that further, currently unknown archaeological remains may be present across the area proposed for development. This potential should be borne in mind when preparing strategies to develop this site. Policy EN6 requires no adverse impacts on historic assets, including archaeological assets, and where possible assets should be enhanced.
High quality places	The landscape character type identified for this area is 'Lowland Village Farmlands in the Mease Lowlands'. The landscape policy objective is 'landscape enhancement' which indicates that these are landscapes of medium quality, and they are also recognised as at risk of rapid loss of character and quality. Site should be landscaped to be compatible with the surrounding countryside.
Biodiversity	Measures to meet BAP Targets in this area are important as the landscape is recognised as at risk of rapid loss of character and quality. Maintenance of ancient/diverse hedgerows and hedgerow trees are shown as high priority BAP targets. Maintenance and improvement of the quality and quantity of water in rivers and streams, and maintaining the quality of all natural existing channel features are also high priority BAP targets in this area. Development should include green links to the surrounding countryside and preserve and enhance ecological networks.
Flood risk	A Flood Risk Assessment will be required.
Energy	
RRR waste and water	
Air, water, land, noise	Site may be affected by odour from sewage treatment works and odour mitigation is required if necessary.
Town centre	
Travel	Bus, cycle and pedestrian access need to be improved. A Transport Assessment should be required.

Transport infrastructure	
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Site ID	462
Site name	Car Park off Park Farm Road
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Car Park and Commercial Units
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Two Gates Community Primary School, and the primary school cluster of Tamworth 1. The site is also close to Hanbury's Farm Primary School which is also in primary school cluster Tamworth 1. Growth in primary school pupil numbers in primary school clusters Tamworth 1 and Tamworth 2 requires at least an additional 1/2 form of entry (105 primary school places) to be provided for the existing population. Any further growth in pupil numbers in the clusters due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	There is the potential for previously unrecorded archaeological remains to be present in the area.
High quality places	
Biodiversity	
Flood risk	
Energy	
RRR waste and water	
Air, water, land, noise	May have an impact on the current capacity of the sewer network in combination with sites 343, 399, 344, 341, 357, 496, 501, 507, 508, 509, 521. Hydraulic modelling will be required to assess the impacts of proposed developments. Site may be affected by nearby past mining activity and an assessment is required to be undertaken.
Town centre	
Travel	
Transport infrastructure	

Site ID	488
Site name	Staffs County Council Care Home, New Road
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Vacant care home
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Heathfields Infants School and Wilnecote Junior School, and the primary school cluster of Tamworth 4. Primary schools in the Tamworth 4 primary school cluster are projected to be full. Any further growth in pupil numbers in this primary school cluster due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. Any large scale development in or around the Tamworth 4 primary school cluster, whether on a single site or multiple sites, will require a new school. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The Watling street Roman road runs close by to the north of the site and cropmark enclosures and possible field boundaries have been identified from aerial photographs to the north of the Watling Street suggesting the survival of elements of a possible Iron Age/Romano-British farming landscape. There remains the potential (albeit low) that similar previously unknown archaeological remains may be present within this site. The archaeological potential should be required to be assessed and further investigated if required. The site is approximately 20ms east of a Grade II Listed Building and 80ms east/south east of another Grade II Listed Building, and is close to the Wilnecote Conservation Area. Development is required to take account of the setting of the buildings and conservation area.
High quality places	
Biodiversity	
Flood risk	The site is indicated to be significantly at risk of surface water flooding during the 1 in 30 year and 1 in 200 year rainfall events, affecting a large proportion of the site. Developers are required to conduct an investigation into the existing site drainage regime and any historical incidences of flooding. Any development proposals will ensure that surface water flow routes are managed within the site and also restrict the discharge of surface water.
Energy	
RRR waste and water	
Air, water, land, noise	May affect known sewer flooding problems downstream in combination with sites 349, 347, 348, 558. An investigation into site drainage and historical flooding incidences is required.
Town centre	
Travel	
Transport infrastructure	

Site ID	496
Site name	Seaton Hire Ltd and land to south, Wilnecote Lane
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Van hire facility and greenfield site
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Birds Bush Community Primary School, and the primary school cluster of Tamworth 1. Growth in primary school pupil numbers in primary school clusters Tamworth 1 and Tamworth 2 requires at least an additional 1/2 form of entry (105 primary school places) to be provided for the existing population. Any further growth in pupil numbers in the clusters due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	There is a low potential for the presence of previously unknown archaeological remains on this site.
High quality places	
Biodiversity	
Flood risk	The site is indicated to be significantly at risk of surface water flooding during the 1 in 30 year and 1 in 200 year rainfall events, affecting a large proportion of the site. Developers are required to conduct an investigation into the site drainage regime and therefore any flood risk should be managed. Any development proposals should also restrict the discharge of surface water.
Energy	
RRR waste and water	
Air, water, land, noise	May have an impact on the current capacity of the sewer network in combination with sites 343, 399, 344, 341, 357, 507, 508, 509, 521. Developers are required to investigate site drainage and historical flooding problems. May be affected by shallow mineral workings and a Coal Mining Risk assessment is required.
Town centre	
Travel	
Transport infrastructure	Could add to congestion at the A5 junction at Glascote Heath. This is required to be addressed in the design of any proposed development.

Site ID	504
Site name	Treetops Garage, Dosthill
Housing	Sites of 3 to 6 dwellings will be required to make a financial contribution equivalent to a target of 20% on-site affordable dwellings.
Land use	Garage
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Dosthill Primary School, and the primary school cluster of Tamworth 4. Primary schools in the Tamworth 4 primary school cluster are projected to be full. Any further growth in pupil numbers in this primary school cluster due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. Any large scale development in or around the Tamworth 4 primary school cluster, whether on a single site or multiple sites, will require a new school. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	There is a pattern of late prehistoric exploitation from other Staffordshire river valleys which may be repeated here and which may be encountered should these sites be developed. Work within the meadows has also recovered a good range of palaeoenvironmental evidence including pollen, plant and insect remains. The potential for waterlogged archaeological features within these sites should therefore also be borne in mind.
High quality places	The Historic Landscape Character (HLC) of this area is varied but includes some areas of 20th century reorganisation of field systems. Elsewhere unenclosed land is present along with areas of 20th century broadleaved plantation woodland. Much of the character of this area relates therefore to 20th century activity.
Biodiversity	
Flood risk	Part of the site is covered by flood zone 3. Site entirely within floodplain of unknown watercourse. A Flood Risk Assessment is required. Ordinary watercourse, SW floodplain and flow route through site. Consult EA and SCC. The Exception Test would not currently be passed as a result of the lack of safe access and egress to the site. Only coarse modelling is currently available for this site. Development might be possible if it can be demonstrated that safe access and egress is possible and that flood risk will not be exacerbated elsewhere. A residual risk assessment to include Flood Hazard and Breach modelling will need to be undertaken by developer.
Energy	
RRR waste and water	
Air, water, land, noise	Could reduce air quality at Two Gates crossroads, particularly in combination with sites 341, 343, 344, 357 and 521. As the previous use was as a garage, any Planning Application is required to be supported by a Preliminary Risk Assessment to determine the previous site uses and identify the potential for any contamination to be present which could pose a risk to 'Controlled Waters' receptors. For sites 503, 504, 531, 541, 547 and 606, if all go ahead there may be sewer capacity issues which will need resolving. The sites are positioned on the opposite side of Tamworth to the treatment works and there are known problems with the pumping station that

	would be used to pump flows to the treatment works. A site drainage assessment is required to be undertaken. May be affected by shallow mineral workings and a Coal Mining Risk Assessment is required.
Town centre	
Travel	
Transport infrastructure	

Site ID	507
Site name	Club, Spinning School Lane
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Bingo Hall
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Moorgate Community Primary School, and the primary school cluster of Tamworth 5. Primary schools in this cluster are projected to be full and any further growth in pupil numbers due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	The youth centre and multi-use games area is required to be retained or replaced.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	This site lies on the northern boundary of Tamworth's Anglo-Saxon and medieval defensive circuit and may indeed overlie the defensive line at this point. The site lies adjacent to the Scheduled Monument of the towns Saxon defences within Historic Urban Character Area 4: Lower Gungate and Spinning School Lane. This area is considered to have high archaeological potential in particular relating to the town's Anglo-Saxon and medieval development. There is therefore considerable potential for development within this area to impact upon significant archaeological remains relating to the entire developmental history of Tamworth. A Historic Environment Desk-Based Assessment is required to be undertaken to understand the significance of heritage assets on the site. The site is immediately adjacent to Tamworth Town Centre Conservation Area, and adjacent to a number of Locally Listed Buildings: The Globe, Lower Gungate, 64 Albert Road and 57 – 62 Albert Road.
High quality places	
Biodiversity	
Flood risk	
Energy	
RRR waste and water	
Air, water, land, noise	May have an impact on the current capacity of the sewer network in combination with sites 343, 399, 344, 341, 357, 496, 508, 509, 521. Hydraulic modelling is required to assess the impacts of proposed developments. A Preliminary Risk Assessment is required to assess the potential for contamination of controlled waters.
Town centre	
Travel	Close to Tamworth railway station. Pedestrian links to the site are to be provided.
Transport infrastructure	

Site ID	508
Site name	Magistrates Courts and Police Station
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Vacant Magistrates Courts and Police Station
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Moorgate Community Primary School, and the primary school cluster of Tamworth 5. Primary schools in this cluster are projected to be full and any further growth in pupil numbers due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	The youth centre and multi-use games area is required to be retained or replaced.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The northern section of the site is a Scheduled Monument: Saxon Defences, a monument which is classed as 'at risk'. The site also borders the Victoria Road/Albert Road Conservation Area and lies close to several Listed structures: 54 and 54 A Albert Road (Rowlands Pharmacy) and 12 Albert Road. The site lies within Historic Urban Character Area 4: Lower Gungate and Spinning School Lane, an area identified as having high archaeological potential in particular relating to the town's Anglo-Saxon and medieval development. There is considerable potential therefore for development within this area to impact upon significant archaeological remains relating to the entire developmental history of Tamworth. A Historic Environment Desk-Based Assessment is required to be undertaken to understand the significance of heritage assets on the site.
High quality places	
Biodiversity	
Flood risk	
Energy	
RRR waste and water	
Air, water, land, noise	May have an impact on the current capacity of the sewer network in combination with sites 343, 399, 344, 341, 357, 496, 507, 509, 521. Hydraulic modelling is required to assess the impacts of proposed developments. A Preliminary Risk Assessment is required to assess the potential for contamination of controlled waters.
Town centre	
Travel	Close to Tamworth railway station. Pedestrian links to the site are to be provided.
Transport infrastructure	

Site ID	509
Site name	Youth Centre, Albert Road
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Youth Centre
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Moorgate Community Primary School, and the primary school cluster of Tamworth 5. Primary schools in this cluster are projected to be full and any further growth in pupil numbers due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	The youth centre and multi-use games area is required to be retained or replaced.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The site is immediately adjacent to Tamworth – Victoria Road/Albert Road Conservation Area. It is also immediately adjacent to Locally Listed Buildings: 57 – 62 Albert Road and 14ms south of another Locally Listed Building: 12 Albert Road. The site sits within the site of an 'at risk' Scheduled Monument relating to Tamworth's Saxon defensive circuit, and there is the potential for development to affect the Saxon defences. The site lies within Historic Urban Character Area 4: Lower Gungate and Spinning School Lane, an area identified as having high archaeological potential in particular relating to the town's Anglo-Saxon and medieval development. There is considerable potential therefore for development within this area to impact upon significant archaeological remains relating to the entire developmental history of Tamworth. A Historic Environment Desk-Based Assessment is required to be undertaken to understand the significance of heritage assets on the site. Offa's Dyke runs through the site.
High quality places	
Biodiversity	
Flood risk	
Energy	
RRR waste and water	
Air, water, land, noise	May have an impact on the current capacity of the sewer network in combination with sites 343, 399, 344, 341, 357, 496, 507, 508, 521. Hydraulic modelling is required to assess the impacts of proposed developments. A Preliminary Risk Assessment is required to assess the potential for contamination of controlled waters.
Town centre	
Travel	Close to Tamworth railway station. Pedestrian links to the site are to be provided.
Transport infrastructure	

Site ID	521
Site name	Former railway goods yard, Wilnecote
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Vacant Land
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Two Gates Community Primary School, and the primary school cluster of Tamworth 1. Growth in primary school pupil numbers in primary school clusters Tamworth 1 and Tamworth 2 requires at least an additional 1/2 form of entry (105 primary school places) to be provided for the existing population. Any further growth in pupil numbers in the clusters due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The Watling Street Roman road bisects this group of sites. There is the potential for road features (i.e. flanking ditches) to survive within the areas of these sites which flank the modern Watling Street. There is also the potential for small field systems, enclosures and farmsteads to be present located in close proximity to the Roman road positioned to take advantage of this important communications route. However, policy EN6 requires no adverse impacts on historic assets, including archaeological assets, and where possible assets should be enhanced.
High quality places	
Biodiversity	Site is other side of railway from Beauchamp Industrial Estate Local Wildlife Site. Appropriate mitigation is required to be put in place to avoid impacts on the wildlife site, including buffer strips and additional planting of native species.
Flood risk	Surface water floodplain on site. The site is indicated to be significantly at risk of surface water flooding during the 1 in 30 year and 1 in 200 year rainfall events, affecting a large proportion of the site. Developers are required to conduct an investigation into the site drainage regime and therefore any flood risk should be managed. Any development proposals should also restrict the discharge of surface water.
Energy	
RRR waste and water	
Air, water, land, noise	Could reduce air quality at Two Gates crossroads, particularly in combination with sites 343, 344, 357. Any Planning Application is required to be supported by a Preliminary Risk Assessment to determine the previous site uses and identify the potential for any contamination to be present which could pose a risk to 'Controlled Waters' receptors. A landfill is located 25m to the east, and any threats from landfill gas are required to be adequately addressed in any proposed development. May have an impact on the current capacity of the sewer network in combination with sites 343, 399, 344, 341, 357, 496, 507, 508, 509. Any development is required to investigate site drainage and historical incidences of flooding. A noise assessment of the nearby railway line is required. Site may be affected by nearby

	past mining activity and an assessment is required to be undertaken.
Town centre	
Travel	Close to Wilnecote railway station.
Transport infrastructure	A Transport Assessment is required.

Site ID	541
Site name	Adjacent to Tame Valley Alloys
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Industrial premises
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Heathfields Infants School and Wilnecote Junior School, and the primary school cluster of Tamworth 4. Primary schools in the Tamworth 4 primary school cluster are projected to be full. Any further growth in pupil numbers in this primary school cluster due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. Any large scale development in or around the Tamworth 4 primary school cluster, whether on a single site or multiple sites, will require a new school. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	A public right of way borders the site. This is required to be retained.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	A series of 19th century collieries and brickworks are located to the north and south of the site. The site lies away from watercourses within an area which is likely to have been located within Tamworth's agricultural hinterland from at least the medieval period. There is a low potential for the presence of archaeological remains within this site area.
High quality places	
Biodiversity	
Flood risk	
Energy	
RRR waste and water	
Air, water, land, noise	The site is an historic landfill and therefore there is potential for contamination of controlled waters. A Preliminary Risk Assessment is required to be carried out. In addition, any threats from landfill gas must be adequately addressed in any proposed development. There is also an active landfill 150 metres to the south of the site. The potential noise, odour, physical and landfill gas impacts must be adequately mitigated in any development for residential purposes. The site is positioned on the opposite side of Tamworth to the treatment works and there are known problems with the pumping station that would be used to pump flows to the treatment works. A site drainage investigation is required.
Town centre	
Travel	
Transport infrastructure	

Site ID	550
Site name	Solway Close
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Storage units and vacant land
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Lark Hall Community Infants School and Flax Hill Community Junior School, and the primary school cluster of Tamworth 5. The site is also close to Coton Green Primary School which is also in the Tamworth 5 primary school cluster. Primary schools in the Tamworth 5 primary school cluster are projected to be full. Any further growth in pupil numbers in this primary school cluster due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	This site lies within the historic (unregistered) Wigginton Landscape Park which contains areas of ridge and furrow (the remnants of medieval ploughing activity), planting elements associated with the landscape park, possible man-made mounds etc. The area of site 550 also includes the nationally important Wigginton Lodge designated a Grade II Listed structure. This site has considerable historic environment sensitivity and any proposed scheme within this area should consider and be informed by the historic character and significance of the nearby lodge, the historic parkland and all other heritage assets in the surrounding area. However, adverse effects are still possible even with mitigation.
High quality places	
Biodiversity	BAP priority habitat on eastern part of site. Near to Grassland Local Wildlife Site (by railway), and therefore appropriate mitigation should be put in place to avoid impacts on the wildlife site, including buffer zones and additional planting of native species.
Flood risk	
Energy	
RRR waste and water	
Air, water, land, noise	
Town centre	
Travel	
Transport infrastructure	

Site ID	591
Site name	Co-op filling station
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Garage/filling station
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Millfield Primary School, Fazeley, and the primary school cluster of Tamworth 3. The site is also close to William Macgregor Primary School which is in the primary school cluster of Tamworth 2. Growth in pupil numbers across Tamworth from basic need appears to have impacted on this cluster and places are projected to be limited for the foreseeable future. Any large scale development in or around this primary school cluster, whether on a single site or multiple sites, will require provision of a new primary school. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	No undesignated heritage assets are recorded on the Historic Environment Record although there remains the potential for previously unknown archaeological remains associated with late prehistoric exploitation of the river valley. The site is immediately adjacent to Tamworth Town Centre Conservation Area. It is within 300ms of two Locally Listed Buildings: Open Air Baths, Castle Grounds; and The Pavilion, Castle Grounds. There is also a Grade II Listed Building within 220ms: Ladybridge, and 2 Scheduled Monuments within 300ms: Saxon Defences and Tamworth Castle.
High quality places	The site is within the landscape character type 'Riparian Alluvial Lowlands in the Trent Valley Washlands'. The landscape policy objective is 'landscape enhancement'. These are medium quality landscapes which have suffered some erosion of strength of character and loss of condition of landscape elements and the site is in areas at risk of rapid loss of character and quality. Small scale conservation schemes are encouraged to stem the decline in landscape quality.
Biodiversity	The site is in areas at risk of rapid loss of character and quality; measures to meet Staffordshire Biodiversity Action Plan (BAP) Targets in these areas are important in preventing further loss. Maintenance of ancient/diverse hedgerows and hedgerow trees are high priority BAP targets here, while maintenance and enhancement of canals, lakes, ponds, rivers and streams are very high priority targets, with lowland wet grassland, reedbeds and wet woodland also highlighted as very high priority targets. BAP priority features are required to be retained or created. Floodplain and watercourse habitat should be restored and as a result this site may not be appropriate for development.
Flood risk	Entire site is within flood risk area (zones 2 and 3). Protection from flooding is afforded by defences. A Flood Risk Assessment is required. Consult EA and SCC. As the site is not within Flood Zone 3a and has dry access and egress the Exception Test part (c) is likely to be passed. It must be demonstrated however that no reasonable alternative Brownfield sites are available as part of the Exception Test part (b). Runoff should be limited to existing.
Energy	

RRR waste and water	
Air, water, land, noise	There is the potential for contamination of controlled waters and an assessment is required to be undertaken.
Town centre	
Travel	
Transport infrastructure	

Site ID	593
Site name	Land West of Co-op filling station
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Greenfield site
Deprivation	Loss of open space in a health-deprived area could potentially reduce activity levels.
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Millfield Primary School, Fazeley, and the primary school cluster of Tamworth 3. The site is also close to William Macgregor Primary School which is in the primary school cluster of Tamworth 2. Growth in pupil numbers across Tamworth from basic need appears to have impacted on this cluster and places are projected to be limited for the foreseeable future. Any large scale development in or around this primary school cluster, whether on a single site or multiple sites, will require provision of a new primary school. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	A public right of way borders the site. This is required to be retained.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	No undesignated heritage assets are recorded on the Historic Environment Record although there remains the potential for previously unknown archaeological remains associated with late prehistoric exploitation of the river valley. The Castle Pleasure Grounds and the Tamworth Town Centre Conservation Area lie adjacent.
High quality places	The site is within the landscape character type 'Riparian Alluvial Lowlands in the Trent Valley Washlands'. The landscape policy objective is 'landscape enhancement'. These are medium quality landscapes which have suffered some erosion of strength of character and loss of condition of landscape elements and the site is in areas at risk of rapid loss of character and quality. Small scale conservation schemes are encouraged to stem the decline in landscape quality.
Biodiversity	The site is in areas at risk of rapid loss of character and quality; measures to meet Staffordshire Biodiversity Action Plan (BAP) Targets in these areas are important in preventing further loss. Maintenance of ancient/diverse hedgerows and hedgerow trees are high priority BAP targets here, while maintenance and enhancement of canals, lakes, ponds, rivers and streams are very high priority targets, with lowland wet grassland, reedbeds and wet woodland also highlighted as very high priority targets. BAP priority features are required to be retained or created. The floodplain and watercourse habitat should be restored, and therefore the site may not be appropriate for development.
Flood risk	Entire site is within flood risk area (zone 3) although part of site benefits from protection from flood defences. Part of the development is in Flood Zone 3b (the functional floodplain). Development in Flood Zone 3b should not be permitted. A Flood Risk Assessment is required. Site within floodplain of River Tame and on wrong side of defence. Consult EA and SCC.
Energy	
RRR waste and water	
Air, water, land, noise	

Town centre	
Travel	
Transport infrastructure	

1.2.2 Sustainable Urban Extensions

Site ID	394
Site name	Land off Dunstall Lane
Housing	Will be required to deliver 25% affordable housing
Land use	Greenfield- agricultural
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment area of Millfield Primary School, Fazeley and the primary school cluster Tamworth 3. Growth in pupil numbers across the rest of Tamworth from basic need appears to have impacted on Tamworth 3 and places are projected to be limited in this area for the foreseeable future. A new primary school is required to be provided as part of the development. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	Accessible green infrastructure is required to be incorporated within development. There is a Rights of Way footpath which crosses the landholding, and any future development is required to retain this.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	Grade II listed bridge on edge of site. Any development is required to have regard to the Hopwas Conservation Area and two listed bridges to the south, but impacts are still possible. The HER records the presence of two portable antiquities scheme find spots to the north of the potential site including a Palaeolithic handaxe recovered from gravel deposits. A series of post medieval structures are also recorded within the site and lying to the west of Dunstall Farm. Present on 18th century mapping of the area there remains the potential that these structures may have medieval or early post-medieval precursors in the area. The scheme lies to the south of the River Tame; recent archaeological work in other Staffordshire river valleys (i.e. the Rivers Trent and Dove) has identified considerable potential for the presence of significant buried archaeological remains of prehistoric origin. As such there remains the potential for the cropmarks identified to be of late prehistoric origin; there is also the potential for previously unknown archaeological remains and palaeoenvironmental evidence to survive masked by alluvial deposits. A historic environment assessment should be undertaken to inform any future application across this site, with the possibility of preservation in situ and informing the scope and scale of any further archaeological work.
High quality places	Site extends to the line of the Birmingham and Fazeley canal. Development needs to be well-designed and landscaped to conserve and, where possible, enhance the canal corridor, including its recreational and amenity use. The site is within the landscape character type 'Riparian Alluvial Lowlands in the Trent Valley Washlands', the resulting landscape policy objective is 'landscape enhancement'. This landscape is at risk of rapid loss of quality and character. These are medium quality landscapes which have suffered some erosion of strength of character and loss of condition of landscape elements. Small scale conservation schemes should be encouraged to stem the decline in landscape quality. Any development is required to take landscape character into consideration, but impacts are still possible.
Biodiversity	Site is opposite the Broad Meadow Local Wildlife Site and the River Tame. Any development is required to ensure no adverse impact on these features. Areas of

	<p>open space and landscaping with native species should be included, linking to the floodplain and river corridor and add to the wider green infrastructure network. Sustainable drainage measures to control run-off could include biodiversity enhancements. Measures to meet Staffordshire Biodiversity Action Plan (BAP) Targets are important in preventing further loss. Maintaining ancient and diverse hedgerows /hedgerow trees and arable field margins are high priority targets. Development is required to retain ancient hedgerows. However, there are a number of very high priority targets which particularly relate to the riparian and wetland habitats which are prevalent in this landscape. These include maintaining and enhancing water bodies /catchments and increasing the number of such features; maintaining, enhancing, increasing lowland wet grassland, reedbeds and wet woodlands; and maintaining and improving the quality and quantity of water and quality of all natural existing channel features in relation to rivers and streams. Consideration should be required of Central Rivers Initiative Biodiversity Opportunity mapping as this site is within the project area. Any development is required to take account of the canal as a linear feature and ecological corridor.</p>
Flood risk	A substantial part of the site contains flood risk areas (zones 2 and 3). A Flood Risk Assessment should be required.
Energy	
RRR waste and water	
Air, water, land, noise	There is a 750mm dia foul sewer to the east of sites 394, 528 and 529 that could potentially be used to connect into. However, there are known hydraulic issues along this sewer that could be exacerbated by the extra flows. These sites are also situated between the river and the canal which could create difficulties for new infrastructure. Hydraulic modelling is recommended in order to ascertain the impact of flows from these sites and create options to drain them.
Town centre	
Travel	
Transport infrastructure	

Site ID	528
Site name	Dunstall Lane
Housing	Will be required to deliver 25% affordable housing
Land use	Greenfield- agricultural
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment area of Millfield Primary School, Fazeley and the primary school cluster Tamworth 3. Growth in pupil numbers across the rest of Tamworth from basic need appears to have impacted on Tamworth 3 and places are projected to be limited in this area for the foreseeable future. A new primary school is required to be provided as part of a development. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	There is a Rights of Way footpath which crosses the landholding, and any future development is required to retain this.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	Development is required to have regard to the Hopwas Conservation Area and two listed bridges to the south, but impacts are still possible. Relict water meadows are recorded on the HER in the northern area of this proposed site although the degree of survival is not clear from the documentary record. As such there may be a requirement to record earthworks and structural remains associated with the water meadows in advance of any development of this site. The site lies directly to the south of the River Tame; recent archaeological work in other Staffordshire river valleys has identified considerable potential for the presence of significant buried archaeological remains of prehistoric origin. As such there remains the potential for the cropmarks identified to be of late prehistoric origin; there is also the potential for previously unknown archaeological remains and palaeoenvironmental evidence to survive masked by alluvial deposits. A historic environment assessment should be undertaken to inform any future application across this site, with the possibility of preservation in situ and informing the scope and scale of any further archaeological work.
High quality places	The site is within the landscape character type 'Riparian Alluvial Lowlands in the Trent Valley Washlands', the resulting landscape policy objective is 'landscape enhancement'. This landscape is at risk of rapid loss of quality and character. These are medium quality landscapes which have suffered some erosion of strength of character and loss of condition of landscape elements. Small scale conservation schemes are encouraged to stem the decline in landscape quality. Any development is required to take landscape character into consideration, but impacts are still possible.
Biodiversity	Site is opposite the Broad Meadow Local Wildlife Site and the River Tame. Any development is required to ensure no adverse impact on these features. Areas of open space and landscaping with native species should be included, linking to the floodplain and river corridor and add to the wider green infrastructure network. Sustainable drainage measures to control run-off could include biodiversity enhancements. BAP priority habitat covers a large part of the site. Measures to meet Staffordshire Biodiversity Action Plan (BAP) Targets are important in preventing further loss. Maintaining ancient and diverse hedgerows /hedgerow trees and arable field margins are high priority targets and development is required

	to retain ancient hedgerows. However, there are a number of very high priority targets which particularly relate to the riparian and wetland habitats which are prevalent in this landscape. These include maintaining and enhancing water bodies /catchments and increasing the number of such features; maintaining, enhancing, increasing lowland wet grassland, reedbeds and wet woodlands; and maintaining and improving the quality and quantity of water and quality of all natural existing channel features in relation to rivers and streams. Consideration should be required of Central Rivers Initiative Biodiversity Opportunity mapping as this site is within the project area.
Flood risk	All of the site is covered by flood zones 2 and 3. A Flood Risk Assessment should be required.
Energy	
RRR waste and water	
Air, water, land, noise	There is a 750mm dia foul sewer to the east of sites 394, 528 and 529 that could potentially be used to connect into. However, there are known hydraulic issues along this sewer that could be exacerbated by the extra flows. These sites are also situated between the river and the canal which could create difficulties for new infrastructure. Hydraulic modelling is recommended in order to ascertain the impact of flows from these sites and create options to drain them.
Town centre	
Travel	
Transport infrastructure	

Site ID	529
Site name	Dunstall Lane
Housing	Will be required to deliver 25% affordable housing
Land use	Greenfield- agricultural
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment area of Millfield Primary School, Fazeley and the primary school cluster Tamworth 3. Growth in pupil numbers across the rest of Tamworth from basic need appears to have impacted on Tamworth 3 and places are projected to be limited in this area for the foreseeable future. A new primary school is required to be provided as part of a development. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	There is a Rights of Way footpath which crosses the landholding, and any future development is required to retain this.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	Grade II listed bridge on edge of site. Development is required to have regard to the Hopwas Conservation Area and two listed bridges to the south, but impacts are still possible. The site lies directly to the south of the River Tame; recent archaeological work in other Staffordshire river valleys has identified considerable potential for the presence of significant buried archaeological remains of prehistoric origin. As such there remains the potential for the cropmarks identified to be of late prehistoric origin; there is also the potential for previously unknown archaeological remains and palaeoenvironmental evidence to survive masked by alluvial deposits. A historic environment assessment should be undertaken to inform any future application across this site, with the possibility of preservation in situ and informing the scope and scale of any further archaeological work.
High quality places	Site extends to the line of the Birmingham and Fazeley canal. Development needs to be well-designed and landscaped to conserve and, where possible, enhance the canal corridor, including its recreational and amenity use. The site is within the landscape character type 'Riparian Alluvial Lowlands in the Trent Valley Washlands', the resulting landscape policy objective is 'landscape enhancement'. This landscape is at risk of rapid loss of quality and character. These are medium quality landscapes which have suffered some erosion of strength of character and loss of condition of landscape elements. Small scale conservation schemes are encouraged to stem the decline in landscape quality. Any development is required to take landscape character into consideration, but impacts are still possible.
Biodiversity	Site is opposite the Broad Meadow Local Wildlife Site and the River Tame. Any development is required to ensure no adverse impact on these features. Areas of open space and landscaping with native species should be included, linking to the floodplain and river corridor and add to the wider green infrastructure network. Sustainable drainage measures to control run-off could include biodiversity enhancements. BAP priority habitat covers a large part of the site. Measures to meet Staffordshire Biodiversity Action Plan (BAP) Targets are important in preventing further loss. Maintaining ancient and diverse hedgerows /hedgerow trees and arable field margins are high priority targets and development is required to retain ancient hedgerows. However, there are a number of very high priority targets which particularly relate to the riparian and wetland habitats which are

	prevalent in this landscape. These include maintaining and enhancing water bodies /catchments and increasing the number of such features; maintaining, enhancing, increasing lowland wet grassland, reedbeds and wet woodlands; and maintaining and improving the quality and quantity of water and quality of all natural existing channel features in relation to rivers and streams. Consideration should be required of Central Rivers Initiative Biodiversity Opportunity mapping as this site is within the project area. Development is required to take account of the canal as a linear feature and ecological corridor.
Flood risk	At least half the site is within flood zone 2 and a Flood Risk Assessment should be required.
Energy	
RRR waste and water	
Air, water, land, noise	There is a 750mm dia foul sewer to the east of sites 394, 528 and 529 that could potentially be used to connect into. However, there are known hydraulic issues along this sewer that could be exacerbated by the extra flows. These sites are also situated between the river and the canal which could create difficulties for new infrastructure. Hydraulic modelling is recommended in order to ascertain the impact of flows from these sites and create options to drain them.
Town centre	
Travel	
Transport infrastructure	

Site ID	602, 679, 680
Site name	Golf Course
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Golf Course
Deprivation	
Access to services and facilities	Sporting facilities will be lost, but golf course is closing anyway so loss will not be due to the Local Plan. Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Amington Heath Primary School, Greenacres Primary School, and the primary school cluster of Tamworth 2. Growth in primary school pupil numbers in primary school clusters Tamworth 1 and Tamworth 2 requires at least an additional 1/2 form of entry (105 primary school places) to be provided for the existing population. A new primary school is required to be provided within the development. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	Loss of golf course would mean loss of sports facility, but this is closing anyway and therefore loss is not due to the Local Plan. Accessible green infrastructure is required to be incorporated within development. Public rights of way border the site. These should be retained.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The Historic Environment Record records the presence of a number of industrial period assets both within the site and close by including the Amington Colliery complex, a disused brick works site, the line of the Amington and Glascote Colliery Railway and, to the north, the line of the Coventry Canal. There is the potential for further industrial remains to be present across the site. The site is within 340ms of Amington Green Conservation Area. Policy EN6 requires no adverse impacts on historic assets, and where possible assets should be enhanced. Non-designated assets will be a material consideration in determining planning applications, but adverse impacts are still possible.
High quality places	A comprehensive landscaping scheme should be secured on the northern site boundary adjacent to the offside bank of the canal, in order to minimise adverse visual impacts and protect the character of the canal corridor. Site should be landscaped to be compatible with the surrounding countryside. Many trees are protected by TPOs and must be retained.
Biodiversity	Development could result in major adverse impacts and mitigation may not be possible. Contains several areas of BAP priority habitat and is adjacent to Hodge Lane Local Nature Reserve and a Biodiversity Alert Site, and therefore appropriate mitigation is required to be put in place to ensure no impacts on the Reserve and the BAS, including buffer zones and additional planting of native species. Woodland habitat may be important for supporting bat species in the LNR. The site is adjacent to Alvecote Pools Site of Special Scientific Interest. Interest of the SSSI includes breeding birds which could be affected by disturbance and by predation by cats should residential areas be close to the site. Development proposals are required to avoid any adverse effects on the SSSI and ensure no waste or run-off from the proposed housing development enters the watercourses as this would have a significant detrimental impact on the SSSI. Development should be designed to be as self-contained for informal recreation and dog walking as possible. The site also includes the Tamworth Golf Course (eastern border) Site of Biological Importance,

	of County value. This should be retained and included in green infrastructure. GI provision should support and contribute to existing biodiversity value in this area in line with Biodiversity Opportunity Mapping. A comprehensive landscaping scheme should be secured on the northern site boundary adjacent to the offside bank of the canal, in order to minimise adverse visual impacts and protect the biodiversity interest of the canal corridor. Development is required to include green links to the surrounding countryside and preserve and enhance ecological networks.
Flood risk	The site is in flood zone 1.
Energy	
RRR waste and water	
Air, water, land, noise	Sewage from the site will require pumping, and may affect known isolated flooding locations downstream. It is important that development does not adversely affect culverts under the canal or restrict flows through them. Any proposed surface water drainage to the canal would require the formal prior consent of the Canal River Trust. Area is affected by former mining activity. Hydraulic modelling will be required to assess the impacts of any proposed development.
Town centre	
Travel	
Transport infrastructure	

Site ID	651
Site name	Anker Valley
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Greenfield
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment area of St. Leonard's CE(VA) Primary School, Wigginton, and the primary school cluster of Tamworth 3. The site covers a large area, and is also close to Ashcroft Infants School and Flax Hill Junior School. Growth in pupil numbers across Tamworth from basic need appears to have impacted on this cluster and places are projected to be limited for the foreseeable future. Development on this site is required to provide a new primary school. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	Accessible green infrastructure is required to be incorporated within development. Public rights of way border and cross the site. These should be retained.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The Historic Environment Record records the presence of areas of ridge and furrow cropmarks (the remains of medieval ploughing). It is also considered possible that late prehistoric archaeological remains may be present within this area. If this is the case then archaeological features may be partially or wholly waterlogged raising the potential for the survival of important palaeoenvironmental remains. The site is adjacent to Amington Hall Conservation Area, and within 500ms of a Grade II* Listed Building: Amington Hall. Development has the potential to affect the setting and significance of the Conservation Area and Listed Building, however any development is required to minimise its impact on the conservation area. Policy EN6 requires no adverse impacts on historic assets, including archaeological assets, and where possible assets should be enhanced.
High quality places	The landscape character type identified for this area is 'Lowland Village Farmlands in the Mease Lowlands'. The landscape policy objective is 'landscape enhancement' which indicates that these are landscapes of medium quality, and they are also recognised as at risk of rapid loss of character and quality. Small scale conservation schemes should be encouraged to stem the decline in landscape quality. Site should be landscaped to be compatible with the surrounding countryside.
Biodiversity	Measures to meet BAP Targets in this area are important. Maintenance of ancient/diverse hedgerows and hedgerow trees are shown as high priority BAP targets. Maintenance and improvement of the quality and quantity of water in rivers and streams, and maintaining the quality of all natural existing channel features are also high priority BAP targets in this area. The site is adjacent to part of the River Anker Biodiversity Alert Site and close to the Warwickshire Moor Local Wildlife Site and therefore appropriate mitigation measures should be put in place to avoid impacts on these sites, including buffer zones and additional planting of native species. Development should include green links to the surrounding countryside and preserve and enhance ecological networks. The adjacent canal corridor should be conserved and enhanced.
Flood risk	Very small parts of the site contains flood risk areas. The site is partially within the floodplain of the River Anker. A Flood Risk Assessment should be required.

Energy	
RRR waste and water	Major investment in water supply infrastructure likely to be required.
Air, water, land, noise	Would result in loss of grade 2 agricultural land. A Preliminary Risk Assessment should be undertaken to assess the potential for contamination of controlled waters.
Town centre	
Travel	
Transport infrastructure	If new transport infrastructure is not delivered, development on the site may add to congestion on the Ashby Road. Any development proposals should be required to be accompanied by a Transport Assessment which demonstrates that any traffic generated by the development will remain within acceptable levels.

1.3

SITES REJECTED FROM FURTHER CONSIDERATION

Site ID	351
Site name	Amington Hall Farm, Ashby Road
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Greenfield- Listed building and agricultural land
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Landau Forte Academy Greenacres and St Leonard's CE (VA) Primary School, Wigginton. The site is located across two primary school clusters – Tamworth 2 and Tamworth 3. Growth in primary school pupil numbers in primary school clusters Tamworth 1 and Tamworth 2 requires at least an additional 1/2 form of entry (105 primary school places) to be provided for the existing population. Any further growth in pupil numbers in this primary school cluster due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. Growth in pupil numbers across the rest of Tamworth from basic need appears to have impacted on Tamworth 3 and places are projected to be limited in this area for the foreseeable future. Any large scale development in or around the Tamworth 3 primary school cluster, whether on a single site or multiple sites, will require provision of a new primary school. The level of development proposed on this site alone would require a new primary school to be located within the development site to accommodate the number of primary school aged children expected to be generated by the development. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	Public rights of way border and cross the site. These should be retained. Existing playing field to the south should be protected from loss, and additional indoor and outdoor sport facilities should be provided to meet the demand from the new dwellings.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	Grade II listed building within site and grade II* listed building enclosed by site. These are of particular importance, together with the associated landscape park. A Conservation Area is included within the site. The historic farmstead, Amington Hall Farm, contributes to the historic character. Assets should be retained and protected. Development is unlikely to preserve or enhance the assets or their setting and is likely to cause considerable harm. The HER records the presence of several discrete areas of as yet undated cropmarks and including probable field systems and possible evidence for settlement activity. The scheme flanks both banks of the River Anker and recent archaeological work in other Staffordshire river valleys has identified considerable potential for the presence of significant buried archaeological remains of prehistoric origin. As such there remains the potential for the cropmarks identified to be of late prehistoric origin; there is also the potential for previously unknown archaeological remains and palaeoenvironmental evidence to survive masked by alluvial deposits. The HER also records the presence of Ermedone deserted medieval settlement (recorded at Domesday). Aerial photographs have recorded the presence of crofts, tofts and house platforms in the area of the Amington Hall landscape park. A historic environment assessment

	should be undertaken to inform any future application across this site, with the possibility of preservation in situ and informing the scope and scale of any further archaeological work.
High quality places	The site is within the landscape character type 'Lowland Village Farmlands in the Mease Lowlands', the resulting landscape policy objective is 'landscape enhancement'. The southern portion of the allocation area is identified as at risk of rapid loss of quality and character. This is a medium quality landscape which has suffered some erosion of strength of character and loss of condition of landscape elements. Small scale conservation schemes are encouraged to stem the decline in landscape quality.
Biodiversity	The site includes Amington Hall Fishponds Site of Biological Importance which would require assessment and protective measures. It also includes the River Anker Biodiversity Alert Site. Any proposed housing allocation would need to take account of the SBI, BAS and river and include suitable buffers between development as well as taking into account the extensive floodplain which gives opportunities for green infrastructure creation and enhancement linked to new development. The site is adjacent to Warwickshire Moor Local Nature Reserve; impacts on this of increased use and proximity of development would require assessment and mitigation. Contains several areas of BAP priority habitat. Surveys should be carried out prior to development to establish whether water voles or otters are present. Measures to meet Staffordshire Biodiversity Action Plan (BAP) Targets are important in preventing further loss. Maintaining ancient and diverse hedgerows /hedgerow trees are high priority targets, as are maintaining and improving the quality and quantity of water in rivers and streams, and maintaining the quality of all natural existing channel features.
Flood risk	A substantial part of the site contains flood risk areas, mostly zone 3 but also a small amount of zone 2.
Energy	
RRR waste and water	Major investment in water supply infrastructure likely to be required.
Air, water, land, noise	Would result in loss of grade 2 and 3a agricultural land. Areas of lower quality agricultural land should be developed in preference to the best and most versatile. If all of sites 351, 392 and 393 are connected in to the sewerage system, it is highly likely that the system will not have capacity. Hydraulic modelling is strongly recommended in order to ascertain the impact of flows from these sites.
Town centre	
Travel	
Transport infrastructure	Could add to congestion at A513/B5493 Fountains Junction, depending on location of site access roads. A Transport Assessment should be undertaken for any proposed development.

Site ID	352
Site name	Land South of Hockley Road
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Greenbelt- Agricultural and Arable land
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	Additional education facilities would be required. This site falls within the catchment areas of Heathfields Infants School and Wilnecote Junior School, and the primary school cluster of Tamworth 4. Primary schools in the Tamworth 4 primary school cluster are projected to be full and any further growth in pupil numbers in the cluster due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. Any large scale development in or around the Tamworth 4 primary school cluster, whether on a single site or multiple sites, will require a new school. The level of development proposed on this site alone would require a new primary school to be located within the development site to accommodate the number of primary school aged children expected to be generated by the development. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	Public rights of way cross the site. These should be retained.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	Grade II listed building is within the site. This asset should be retained. There remains the potential to encounter late prehistoric activity across the site as well.
High quality places	Site is within the green belt. The site falls within the landscape character type 'Coalfield Farmlands in the Mease Lowlands'. The landscape policy objective is 'innovative landscape regeneration'; this is where loss of characteristic features and patterns has resulted in a low quality landscape. In these areas, restoration is not possible and this provides an opportunity to create new landscapes of great character. Site should be landscaped to be compatible with the surrounding countryside.
Biodiversity	Contains an area of BAP priority habitat. Development should include green links to the surrounding countryside and preserve and enhance ecological networks. The Staffordshire Site of Biological Importance and the ponds should be protected and buffered from any development. A Great Crested Newt survey would be required for development within 500m of the ponds.
Flood risk	FRA needed. Ordinary watercourse, SW floodplain and flow route through site. Flooding on adjacent highway. Consult EA and SCC. The site is indicated to be significantly at risk of surface water flooding during the 1 in 30 year and 1 in 200 year rainfall events, affecting a large proportion of the site. Developers should conduct an investigation into the existing site drainage regime and any historical incidences of flooding. Any development proposals should ensure that surface water flow routes are managed within the site and also restrict the discharge of surface water.
Energy	
RRR waste and water	Major investment in water supply infrastructure likely to be required.

Air, water, land, noise	Would result in loss of grades 1 and 2 agricultural land. There is an active landfill adjacent to the site. The potential noise, odour, physical and landfill gas impacts of this site must be adequately mitigated in any development. This is a large site on the opposite side of Tamworth from the sewage treatment works. Flows drain west to the nearest pumping station and are pumped to a gravity sewer, draining north through Tamworth. It is strongly recommended that hydraulic modelling is undertaken in order to understand the impact of this site.
Town centre	
Travel	Bus, cycle and pedestrian access need to be improved. A Transport Assessment should be required focusing on traffic generation and impact on transport infrastructure.
Transport infrastructure	A Transport Assessment should be required focusing on traffic generation and impact on transport infrastructure.

Site ID	354
Site name	Land West of A51, Dosthill
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Greenbelt- Agricultural
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	Additional education facilities would be required. This site falls within the catchment areas of Heathfields Infants School and Wilnecote Junior School, and the primary school cluster of Tamworth 4. Primary schools in the Tamworth 4 primary school cluster are projected to be full and any further growth in pupil numbers in the cluster due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. Any large scale development in or around the Tamworth 4 primary school cluster, whether on a single site or multiple sites, will require a new school. The level of development proposed on this site alone would require a new primary school to be located within the development site to accommodate the number of primary school aged children expected to be generated by the development. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	A public right of way borders the site. This should be retained.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	There are several nationally important Listed structures in close proximity. Some areas of ridge and furrow (the remnants of medieval ploughing) have been recorded close to the site. The site is within approximately 110ms of Dosthill Conservation Area. There is a pattern of late prehistoric exploitation from other Staffordshire river valleys which may be repeated here and which may be encountered should these sites be developed. Work within the meadows has also recovered a good range of palaeoenvironmental evidence including pollen, plant and insect remains. The potential for waterlogged archaeological features within these sites should therefore also be borne in mind.
High quality places	Site is within the green belt. The site falls within the landscape character type 'Coalfield Farmlands in the Mease Lowlands'. The landscape policy objective is 'innovative landscape regeneration'; this is where loss of characteristic features and patterns has resulted in a low quality landscape. In these areas, restoration is not possible and this provides an opportunity to create new landscapes of great character. Site should be landscaped to be compatible with the surrounding countryside.
Biodiversity	Parts of the site are areas of BAP priority habitats. The site is adjacent to Dosthill Quarry and Lake Site of Biological Importance, adjacent to meadows Local Wildlife Site and is on the edge of an important landscape and wildlife corridor which is a priority for maintenance and enhancement. Should development be proposed on this area a robust case would need to be made demonstrating that there was not an alternative and mitigation in the form of more than equivalent new habitat creation would be required in order to meet NPPF guidance regarding delivery of biodiversity enhancement through development. Any development should contribute to this and to Biodiversity Opportunity Mapping objectives. Development should include green links to the surrounding countryside and preserve and enhance ecological networks.

Flood risk	Parts of the site are at risk of flooding (zones 2 and 3). Part of the development is in Flood Zone 3b (the functional floodplain). Development in Flood Zone 3b should not be permitted. FRA needed. Ordinary watercourse, SW floodplain and flow route through site. Also, part of site in floodplain of River Tame. Consult EA and SCC. The water ski centre just upstream may have affected flood levels.
Energy	
RRR waste and water	Major investment in water supply infrastructure likely to be required.
Air, water, land, noise	Could reduce air quality at Two Gates crossroads, particularly in combination with sites 343, 344, 357, 504, 521, 547, 589, 600, 606, 693. There is an active landfill 150 metres to the south east of the site. The potential noise, odour, physical and landfill gas impacts of this site must be adequately mitigated in any development. This site will require sewage pumping. The pumping station is known to have issues with multiple rising main bursts occurring. Hydraulic modelling is required in order to understand the impact of this site.
Town centre	
Travel	Bus, cycle and pedestrian access need to be improved. A Transport Assessment should be required.
Transport infrastructure	A Transport Assessment should be required to examine the capacity of High Street Dosthill to accommodate additional traffic.

Site ID	368
Site name	Glascote Social Club
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Social Club with Bowling Green at rear, mainly buildings and car parks
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Lakeside Community Primary School, and the primary school cluster of Tamworth 1. Growth in primary school pupil numbers in primary school clusters Tamworth 1 and Tamworth 2 requires at least an additional 1/2 form of entry (105 primary school places) to be provided for the existing population. Any further growth in pupil numbers in the clusters due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	Loss of bowling club facility. It will be required to be demonstrated that this is surplus to requirements. Potential loss of allotment space, which should be shown to be surplus to requirements.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	Grade II listed building adjacent to site, and other grade II listed features on edge of site. Implications for the setting and significance of these assets should be taken into account. There is also the potential for the presence of previously unknown archaeological remains to be present within the boundary of the site. However, policy EN6 requires no adverse impacts on historic assets, including archaeological assets, and where possible assets should be enhanced.
High quality places	
Biodiversity	
Flood risk	FRA should be required focusing on sustainable management of surface water and SUDS. There are existing problems with highway and surface water travelling down Glascote Road and causing flooding at the junction of Neville Street. Also, misconnection of foul into highway drains. Hydraulic modelling should be required to address sewer flooding problems and correct connection of drains.
Energy	
RRR waste and water	
Air, water, land, noise	May affect known sewer flooding problems downstream in combination with sites 349, 380, 410, 397, 347, 348, 409, 358, 448, 488, 498, 558, 629 and 600. Hydraulic modelling is required for this site.
Town centre	
Travel	
Transport infrastructure	

Site ID	376
Site name	Hyundai Garage, Lichfield Street
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Garage
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Moorgate Community Primary School, and the primary school cluster of Tamworth 5. Primary schools in this cluster are projected to be full and any further growth in pupil numbers due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The site is immediately adjacent to Tamworth Town Centre Conservation Area and to a Grade II Listed Building: No.92 Lichfield Street. There is also a series of further Listed Buildings along Lichfield Street. Any development in this area is required to be informed by the unique historic character of the area and to look to enhance the overall sense of place of this area of Tamworth. The site lies within Historic Urban Character Area 13: Lichfield Road and The Leys. This area is identified as having moderate archaeological potential principally associated with medieval and early post-medieval suburban development principally along Lichfield Street and away from the town's historic core. A historic environment desk-based assessment will be required to investigate the archaeology and mitigate any impacts.
High quality places	
Biodiversity	
Flood risk	
Energy	
RRR waste and water	
Air, water, land, noise	Any Planning Application will be supported by a Preliminary Risk Assessment to determine the previous site uses and identify the potential for any contamination to be present which could pose a risk to 'Controlled Waters'. There are known sewer flooding locations downstream of the site. Hydraulic modelling is required to assess the impacts of any proposed development.
Town centre	
Travel	Within walking distance of Tamworth railway station.
Transport infrastructure	

Site ID	377
Site name	Land/building off Wardle Street
Housing	Sites of 3 to 6 dwellings will be required to make a financial contribution equivalent to 20% on-site affordable housing.
Land use	Car wash
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Moorgate Community Primary School, and the primary school cluster of Tamworth 5. Primary schools in this cluster are projected to be full and any further growth in pupil numbers due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	A number of Listed Buildings are present in the surrounding street scene. The eastern border of the site is also adjacent to the Tamworth Town Centre Conservation Area. As such any development in this area will be informed by the unique historic character of the area and will be required to capitalise on opportunities to enhance the overall sense of place of this area of Tamworth. The site lies within the Historic Urban Character Area 13: Lichfield Road and The Leys. This area is identified as having moderate archaeological potential principally associated with medieval and early post-medieval suburban development principally along Lichfield Street and away from the town's historic core. A historic environment desk-based assessment is required to investigate the archaeology and mitigate any impacts.
High quality places	
Biodiversity	
Flood risk	
Energy	
RRR waste and water	
Air, water, land, noise	The previous land use as a car garage has the potential to have caused contamination and a Preliminary Risk Assessment will be required, as well as any subsequent investigation and mitigation as necessary. There are known sewer flooding locations downstream of the site. Hydraulic modelling is required to assess the impacts of any proposed development.
Town centre	
Travel	Within walking distance of Tamworth railway station.
Transport infrastructure	

Site ID	380
Site name	Jewsons, Saxon Drive
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Building material storage
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Moorgate Community Primary School, and the primary school cluster of Tamworth 5. Primary schools in this cluster are projected to be full and any further growth in pupil numbers due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	Some Listed structures are recorded immediately to the west. The site lies within Historic Urban Character Area 17: Saxon Drive and Tamworth Station. This area is considered to have moderate potential in the area of Saxon Mill Lane, and an archaeological assessment is required to be carried out. The site is immediately adjacent to Tamworth – Victoria Road/Albert Road Conservation Area and within 100ms of a number of Locally Listed Buildings. Potential implications for these assets should be required to be taken into account.
High quality places	
Biodiversity	
Flood risk	
Energy	
RRR waste and water	
Air, water, land, noise	Any Planning Application will be supported by a Preliminary Risk Assessment to determine the previous site uses and identify the potential for any contamination to be present which could pose a risk to 'Controlled Waters'. Hydraulic modelling is required to address known sewer flooding problems downstream of the site. May affect known sewer flooding problems downstream in combination with sites 349, 410, 397, 347, 348, 409, 368, 358, 448, 488, 498, 558, 629 and 600.
Town centre	
Travel	Close to Tamworth railway station.
Transport infrastructure	

Site ID	389
Site name	Land off Coton Lane alongside railway
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Greenfield- agricultural
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Coton Green Primary School, and the primary school cluster of Tamworth 5. Primary schools in this cluster are projected to be full and any further growth in pupil numbers due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	There is evidence for a series of large currently undated ditches, at least one prehistoric ditch and the remnants of a burnt mound thought to date to the Bronze Age. Development within this area has the potential to impact upon further late prehistoric archaeological remains and may encounter waterlogged features at lower levels which may preserve important palaeoenvironmental remains. Proposals within this area should consider historic environment potential (and in particular archaeological potential) at an early stage and should prepare a Historic Environment Desk-Based Assessment to understand the significance of heritage assets on their site, the potential for further archaeological remains to survive and to inform discussions regarding the scope of and scale of any further evaluation/mitigation and at what stage any archaeological evaluation should occur. The site is within 20ms of Hopwas Conservation Area. Within the site/immediately adjacent to the site boundary is a Grade II Listed Building: Hopwas Bridge.
High quality places	The site is within the landscape character type 'Riparian Alluvial Lowlands in the Trent Valley Washlands'. The landscape policy objective is 'landscape enhancement'. These are medium quality landscapes which have suffered some erosion of strength of character and loss of condition of landscape elements. Small scale conservation schemes are encouraged to stem the decline in landscape quality. Site should be landscaped to be compatible with the surrounding countryside.
Biodiversity	BAP priority habitat covers the western half of the site. The site is in areas at risk of rapid loss of character and quality; measures to meet Staffordshire Biodiversity Action Plan (BAP) Targets in these areas are important in preventing further loss. Maintenance of ancient/diverse hedgerows and hedgerow trees are high priority BAP targets here, while maintenance and enhancement of canals, lakes, ponds, rivers and streams are very high priority targets, with lowland wet grassland, reedbeds and wet woodland also highlighted as very high priority targets. Development should include green links to the surrounding countryside and preserve and enhance ecological networks. Floodplain is part of the river corridor habitat and part of the geomorphological functioning of the river. There would be little development land left after an adequate buffer along the watercourse was provided.
Flood risk	Entire site is within flood zone 2. Part of the development is in Flood Zone 3b (the

	functional floodplain). Development in Flood Zone 3b should not be permitted. Site entirely within floodplain of River Tame. FRA needed. Ordinary watercourse, SW floodplain and flow route through site. Consult EA and SCC.
Energy	
RRR waste and water	
Air, water, land, noise	Noise from the railway must be adequately mitigated. Site may be affected by odour from the sewage treatment works.
Town centre	
Travel	Bus, cycle and pedestrian access need to be improved. A Transport Assessment should be required.
Transport infrastructure	

Site ID	392
Site name	Statfold Barn Farm, south of B5493
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Greenfield- agricultural
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment area of St Leonard's CE (VA) Primary School, Wigginton and the primary school cluster Tamworth 3. Growth in pupil numbers across the rest of Tamworth from basic need appears to have impacted on Tamworth 3 and places are projected to be limited in this area for the foreseeable future. Any large scale development in or around the Tamworth 3 primary school cluster, whether on a single site or multiple sites, will require provision of a new primary school. The level of development proposed on this site alone would require a new primary school to be located within the development site to accommodate the number of primary school aged children expected to be generated by the development. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	Public rights of way border and cross the site. These should be retained. Additional indoor and outdoor sport facilities should be provided to meet the demand from the new dwellings.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	Sizeable development will have a direct effect on the significance of the Amington Hall Conservation Area, the Grade II listed Amington Old Hall, the Grade II* listed Amington Hall and the associated 19th century parkland. Considerable harm is likely. The HER records the presence of several discrete areas of as yet undated cropmarks and including probable field systems and possible evidence for settlement activity. The scheme lies to the north of the River Anker and recent archaeological work in other Staffordshire river valleys has identified considerable potential for the presence of significant buried archaeological remains of prehistoric origin. As such there remains the potential for the cropmarks identified to be of late prehistoric origin; there is also the potential for previously unknown archaeological remains and palaeoenvironmental evidence to survive masked by alluvial deposits. A historic environment assessment should be undertaken to inform any future application across this site, with the possibility of preservation in situ and informing the scope and scale of any further archaeological work.
High quality places	The site is within the landscape character type 'Lowland Village Farmlands in the Mease Lowlands', the resulting landscape policy objective is 'landscape enhancement'. The southern portion of the allocation area is identified as at risk of rapid loss of quality and character. This is a medium quality landscape which has suffered some erosion of strength of character and loss of condition of landscape elements. Small scale conservation schemes are encouraged to stem the decline in landscape quality.
Biodiversity	The site is adjacent to the Decoy Site of Biological Importance which would require assessment and protective measures. It also includes Statfold Barn Farm Road Verge Biodiversity Alert Site. Any proposed housing allocation would need to take account of the SBI and BAS and include suitable buffers. Contains several areas of BAP priority habitat, and is adjacent to an area of ancient woodland. Habitats are likely

	to become lost and/or fragmented and ecological networks broken. Measures to meet Staffordshire Biodiversity Action Plan (BAP) Targets are important in preventing further biodiversity loss. Maintaining ancient and diverse hedgerows /hedgerow trees are high priority targets, as are maintaining and improving the quality and quantity of water in rivers and streams, and maintaining the quality of all natural existing channel features.
Flood risk	A very small part of the site contains flood zone 3.
Energy	
RRR waste and water	Major investment in water supply infrastructure likely to be required.
Air, water, land, noise	This site includes areas of land graded as 3a in the Agricultural Land Classification. Areas of lower quality agricultural land should be developed in preference to the best and most versatile. If all of sites 351, 392 and 393 are connected in to the sewerage system, it is highly likely that the system will not have capacity. Hydraulic modelling is strongly recommended in order to ascertain the impact of flows from these sites.
Town centre	
Travel	
Transport infrastructure	Could add to congestion at A513/B5493 Fountains Junction, depending on location of site access roads. A Transport Assessment should be undertaken for any proposed development.

Site ID	393
Site name	North of Shuttington Road, The Decoy
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Greenfield- agricultural
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment area of St Leonard's CE (VA) Primary School, Wigginton and the primary school cluster Tamworth 3. Growth in pupil numbers across the rest of Tamworth from basic need appears to have impacted on Tamworth 3 and places are projected to be limited in this area for the foreseeable future. Any large scale development in or around the Tamworth 3 primary school cluster, whether on a single site or multiple sites, will require provision of a new primary school. The level of development proposed on this site alone would require a new primary school to be located within the development site to accommodate the number of primary school aged children expected to be generated by the development. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	Public rights of way border and cross the site. These should be retained. Additional indoor and outdoor sport facilities should be provided to meet the demand from the new dwellings.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	A Conservation Area is included within the site. Sizeable development will have a direct effect on the significance of the Amington Hall Conservation Area, the Grade II listed Amington Old Hall, the Grade II* listed Amington Hall and the associated 19th century parkland. Considerable harm is likely. There is a discrete area of as yet undated crop marks to the north east of Amington Old Hall. These crop marks are thought to represent the remains of an enclosure and may relate to the remnants of a field system or of a settlement enclosure. The scheme lies to the north of the River Anker and recent archaeological work in other Staffordshire river valleys has identified considerable potential for the presence of significant buried archaeological remains of prehistoric origin. As such there remains the potential for the cropmarks identified to be of late prehistoric origin; there is also the potential for previously unknown archaeological remains and palaeoenvironmental evidence to survive masked by alluvial deposits. A historic environment assessment should be undertaken to inform any future application across this site, with the possibility of preservation in situ and informing the scope and scale of any further archaeological work.
High quality places	The site is within the landscape character type 'Lowland Village Farmlands in the Mease Lowlands', the resulting landscape policy objective is 'landscape enhancement'. The southern portion of the allocation area is identified as at risk of rapid loss of quality and character. This is a medium quality landscape which has suffered some erosion of strength of character and loss of condition of landscape elements. Small scale conservation schemes are encouraged to stem the decline in landscape quality.
Biodiversity	Is adjacent to a SSSI and areas of BAP priority habitat. Pressures on these assets is likely to increase and conservation status may decline. Measures should be put in place to ensure that no waste or run-off from any development enters the SSSI

	watercourses. Buffer zones of grass developing to scrubby woodland would be appropriate. Development may result in increased recreational pressure on the SSSI. Development of residential areas close to the SSSI is likely to be undesirable due to potential bird predation and disturbance by domestic pets. The site includes the Decoy Site of Biological Importance which would require assessment and protective measures to meet NPPF and White Paper guidance. It also includes the part of the River Anker Biodiversity Alert Site. Substantial buffers are likely to be required between the SSSI and SBI and housing; this gives potential for green infrastructure creation and enhancement.
Flood risk	The site contains areas of flood risk (zones 2 and 3).
Energy	
RRR waste and water	Major investment in water supply infrastructure likely to be required.
Air, water, land, noise	If all of sites 351, 392 and 393 are connected in to the sewerage system, it is highly likely that the system will not have capacity. Hydraulic modelling is strongly recommended in order to ascertain the impact of flows from these sites.
Town centre	
Travel	
Transport infrastructure	

Site ID	397
Site name	Marmion Street Car Park
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Car Park
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Moorgate Community Primary School, and the primary school cluster of Tamworth 5. Primary schools in this cluster are projected to be full and any further growth in pupil numbers due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The site lies on the northeastern corner of Tamworth's Anglo-Saxon and medieval defences and adjacent to the Scheduled Monument of the town's Saxon defences. It lies directly to the south of the Victoria Road/Albert Road Conservation Area and close to several Listed structures. The site lies within Historic Urban Character Area 18: Victoria and Albert Roads. There is a moderate level of archaeological potential in this area mainly associated with the burghal and medieval defences. It is considered unlikely that medieval or early post-medieval suburban activity would be present within these sites although later development evidence is likely.
High quality places	
Biodiversity	
Flood risk	
Energy	
RRR waste and water	
Air, water, land, noise	Any Planning Application should be supported by a Preliminary Risk Assessment to determine the previous site uses and identify the potential for any contamination to be present which could pose a risk to 'Controlled Waters'. May affect known sewer flooding problems downstream in combination with sites 349, 380, 410, 347, 348, 409, 368, 358, 448, 488, 498, 558, 629 and 600.
Town centre	
Travel	Close to Tamworth railway station.
Transport infrastructure	The loss of parking could have a knock on affect with cars parking on the surrounding streets, therefore a car parking strategy for Tamworth town centre should be considered, especially as several car parks are being considered for re-development.

Site ID	405
Site name	Land off Overwoods Road/Freasley Lane
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Greenfield- stables and yard
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Heathfields Infants School and Wilnecote Junior School, and the primary school cluster of Tamworth 4. Primary schools in the Tamworth 4 primary school cluster are projected to be full. Any further growth in pupil numbers in this primary school cluster due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. Any large scale development in or around the Tamworth 4 primary school cluster, whether on a single site or multiple sites, will require a new school. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	Elsewhere within Staffordshire, late prehistoric settlement and burial/ceremonial activity is recorded close to watercourses (i.e. the Rivers Trent, Tame and Dove) and there remains the potential (albeit low) for similar remains to be present within this site. Similarly there remains the potential for waterlogged palaeoenvironmental remains to be present within archaeological features which survive within the site. However, policy EN6 requires no adverse impacts on historic assets, including archaeological assets, and where possible assets should be enhanced.
High quality places	
Biodiversity	
Flood risk	Flood Risk Assessment needed.
Energy	
RRR waste and water	
Air, water, land, noise	Although this is not a very large site, it is situated on the opposite side of Tamworth from the treatment works. Flows drain west to the nearest pumping station and are pumped to a gravity sewer, draining north through Tamworth. It is strongly recommended that hydraulic modelling is undertaken in order to understand the impact of this site.
Town centre	
Travel	Pedestrian improvements need to be provided.
Transport infrastructure	

Site ID	409
Site name	Hospital Street Car Park
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Car Park
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Moorgate Community Primary School, and the primary school cluster of Tamworth 5. Primary schools in this cluster are projected to be full and any further growth in pupil numbers due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The site is immediately adjacent to Tamworth – Hospital Street Conservation Area. It is also immediately adjacent to a number of Grade II Listed Buildings along Aldergate, and within 100ms of Locally Listed Buildings, including some along Hospital Street and Lower Gungate. As such any development in this area should be required to be informed by the unique historic character of the area and should look to enhance the overall sense of place of this area of Tamworth. The site lies within Historic Urban Character Area 3: Aldergate. The site lies within the bounds of the medieval and Anglo-Saxon defences of the town and indeed its northern element may hang over the line of the defences. This area is identified as having high archaeological potential principally associated with Anglo-Saxon and medieval development of the settlement but also with its growth and changing fortunes during the post-medieval period. There is considerable potential therefore for development within this area to impact upon significant archaeological remains relating to the entire developmental history of Tamworth. A Historic Environment Desk-Based Assessment should be undertaken to understand the significance of heritage assets on their site, the potential for further archaeological remains to survive and to inform discussions regarding the scope of and scale of any further evaluation/mitigation and at what stage any archaeological evaluation should occur.
High quality places	
Biodiversity	
Flood risk	Ordinary watercourse and SW floodplain on site. Consult SCC. The site is indicated to be significantly at risk of surface water flooding during the 1 in 200 year rainfall event, affecting a large proportion of the site. Developers should conduct an investigation into the existing site drainage regime and any historical incidences of flooding. Any development proposals should ensure that surface water flow routes are managed within the site and also restrict the discharge of surface water.
Energy	
RRR waste and water	
Air, water, land, noise	Any Planning Application should be supported by a Preliminary Risk Assessment to determine the previous site uses and identify the potential for any contamination to be present which could pose a risk to 'Controlled Waters'. There are known isolated

	sewer flooding problems downstream of this site and hydraulic modelling should be required.
Town centre	
Travel	Within walking distance of Tamworth railway station.
Transport infrastructure	The loss of parking could have a knock on affect with cars parking on the surrounding streets, therefore a car parking strategy for Tamworth town centre should be considered, especially as several car parks are being considered for re-development.

Site ID	410
Site name	Marmion Street Car Park
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Car Park
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Moorgate Community Primary School, and the primary school cluster of Tamworth 5. Primary schools in this cluster are projected to be full and any further growth in pupil numbers due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The site lies on the northeastern corner of Tamworth's Anglo-Saxon and medieval defences. The site lies adjacent to the Scheduled Monument of the towns Saxon defences while Site 397 lies directly to the south of the Victoria Road/Albert Road Conservation Area and close to several Listed structures. The site lies within Historic Urban Character Area 18: Victoria and Albert Roads. There is a moderate level of archaeological potential in this area mainly associated with the burghal and medieval defences. It is considered unlikely that medieval or early post-medieval suburban activity would be present within these sites although later development evidence is likely.
High quality places	
Biodiversity	
Flood risk	SW floodplain on site. Consult SCC. The site is indicated to be significantly at risk of surface water flooding during the 1 in 30 year and 1 in 200 year rainfall events, affecting a large proportion of the site. Developers should conduct an investigation into the existing site drainage regime and any historical incidences of flooding. Any development proposals should ensure that surface water flow routes are managed within the site and also restrict the discharge of surface water.
Energy	
RRR waste and water	
Air, water, land, noise	Any Planning Application should be supported by a Preliminary Risk Assessment to determine the previous site uses and identify the potential for any contamination to be present which could pose a risk to 'Controlled Waters'. May affect known sewer flooding problems downstream in combination with sites 349, 380, 397, 347, 348, 409, 368, 358, 448, 488, 498, 558, 629 and 600.
Town centre	
Travel	Close to Tamworth railway station.
Transport infrastructure	The loss of parking could have a knock on affect with cars parking on the surrounding streets, therefore a car parking strategy for Tamworth town centre should be considered, especially as several car parks are being considered for re-development.

Site ID	411
Site name	Nursery, Caravan Park & Stables off Moor Lane
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Caravan Park, stables, yard and fields (greenfield)
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion. Consideration would need to be given to access to the proposed development site if access were to be via a tunnel system under the railway.
Access to education, jobs and training	This site falls within the catchment areas of Greenacres Primary School, and the primary school cluster of Tamworth 2. Growth in primary school pupil numbers in primary school clusters Tamworth 1 and Tamworth 2 requires at least an additional 1/2 form of entry (105 primary school places) to be provided for the existing population. Any further growth in pupil numbers in the clusters due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	Public rights of way abut and cross the site. These should be retained.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	Several findspots are evident on the Historic Environment Record to the north of the site. Further to the west lies an area of undated cropmarks thought to represent field systems and possible enclosures; these are located close to the River Anker and may (based on evidence from other river valleys in Staffordshire) relate to late prehistoric exploitation of low lying areas. Site 411 also lies comparatively close to the River Anker and there remains a low potential for the presence of further late prehistoric remains in this area. The site is adjacent to a series of Listed Buildings along the Coventry Canal, and within 200ms of Amington Hall Conservation Area. Conservation Areas are designated due to their historic character and appearance, and development must not adversely affect this.
High quality places	The landscape character type identified for this area is 'Lowland Village Farmlands in the Mease Lowlands'. The landscape policy objective is 'landscape enhancement' which indicates that these are landscapes of medium quality, and they are also recognised as at risk of rapid loss of character and quality. Site should be landscaped to be compatible with the surrounding countryside.
Biodiversity	Part of the site contains a BAP priority habitat. Measures to meet BAP Targets in this area are important as the landscape is recognised as at risk of rapid loss of character and quality. Maintenance of ancient/diverse hedgerows and hedgerow trees are shown as high priority BAP targets. Maintenance and improvement of the quality and quantity of water in rivers and streams, and maintaining the quality of all natural existing channel features are also high priority BAP targets in this area. The site is also very close to the Alvecote Pools SSSI, and therefore development proposals should be able to demonstrate that there will be no adverse effect on the interest features of the SSSI in terms of water quality and recreational pressure. Measures should be put in place to ensure that no waste or run-off from the proposed housing development enters the watercourses as this would have a significant detrimental impact on the SSSI. Development should include green links to the surrounding countryside and preserve and enhance ecological networks.
Flood risk	Part of the site is an area of flood risk (zones 2 and 3). Part of site within floodplain

	of River Anker. FRA needed. Consult EA and SCC. Flood Defence Consent may be required.
Energy	
RRR waste and water	Major investment in water supply infrastructure likely to be required.
Air, water, land, noise	
Town centre	
Travel	Bus, cycle and pedestrian access need to be improved. A Transport Assessment should be required.
Transport infrastructure	

Site ID	448
Site name	Amington Pub
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Pub
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of William MacGregor Primary School, and the primary school cluster of Tamworth 2. Growth in primary school pupil numbers in primary school clusters Tamworth 1 and Tamworth 2 requires at least an additional 1/2 form of entry (105 primary school places) to be provided for the existing population. Any further growth in pupil numbers in the clusters due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	It is considered that there is a low potential for significant archaeological remains to be present within this site.
High quality places	
Biodiversity	
Flood risk	
Energy	
RRR waste and water	
Air, water, land, noise	
Town centre	
Travel	
Transport infrastructure	

Site ID	467
Site name	Fazeley Autocentre and Units behind
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Garage
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Millfield Primary School, Fazeley, and the primary school cluster of Tamworth 3. Growth in pupil numbers across the rest of Tamworth from basic need appears to have impacted on this cluster and places are projected to be limited for the foreseeable future. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The site borders a large area of post-medieval water meadows which extend down the River Tame. The site also lies within Historic Urban Character Area 20: Sutton Avenue and County Drive. Archaeological potential within this area was identified as being low, although there does remain the potential for previously unrecorded evidence for late prehistoric exploitation of the River Tame to be present within this site. If this is the case then there also remains the potential for waterlogged features to contain important palaeoenvironmental remains associated with the development of Tamworth. However, policy EN6 requires no adverse impacts on historic assets, including archaeological assets, and where possible assets should be enhanced.
High quality places	
Biodiversity	Adjacent to Thameside Local Nature Reserve and BAP priority habitat. Appropriate mitigation is required to be put in place to avoid impacts on the site, including buffer zones and additional planting of native species.
Flood risk	Entire site is within flood zone 3, although the site benefits from protection from flood defences. Part of the site is in Flood Zone 3b (the functional floodplain). Development in Flood Zone 3b will not be permitted. A site-specific FRA is required. Flood Defence Consent may be required.
Energy	
RRR waste and water	
Air, water, land, noise	Any Planning Application will be supported by a Preliminary Risk Assessment to determine the previous site uses and identify the potential for any contamination to be present which could pose a risk to 'Controlled Waters' receptors. Hydraulic modelling is required to address known sewer flooding problems.
Town centre	
Travel	
Transport infrastructure	

Site ID	498
Site name	Briers Scrapyard, Glascote
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Scrapyard
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of William MacGregor Primary School, and the primary school cluster of Tamworth 2. Growth in primary school pupil numbers in primary school clusters Tamworth 1 and Tamworth 2 requires at least an additional 1/2 form of entry (105 primary school places) to be provided for the existing population. Any further growth in pupil numbers in the clusters due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The former line of the Glascote Works Railway extends across the site while the line of the Coventry Canal runs close by to the east of the site. There is the potential for further industrial remains to be present across these sites.
High quality places	Any proposed development should consider potential impacts on the canal corridor, particularly visual impact and how this can be appropriately addressed.
Biodiversity	
Flood risk	SW floodplain on site and next to Coventry Canal. Consult SCC and Canals and Rivers Trust.
Energy	
RRR waste and water	
Air, water, land, noise	Redevelopment has the potential to release contaminants which could affect the water quality of the canal. Appropriate investigation, mitigation and/or remediation should be secured to address any land contamination issues as part of any redevelopment of the site. Any Planning Application should be supported by a Preliminary Risk Assessment to determine the previous site uses and identify the potential for any contamination to be present which could pose a risk to 'Controlled Waters' receptors. Any proposed surface water drainage to the canal would require the formal prior consent of the Canal River Trust, who would have to assess the suitability of the canal to accept any new discharge. Any development should take account of differing ground levels and consider land stability in relation to excavations for foundations etc. in order to minimise the risk of adverse impacts on the structural integrity of the canal and towpath. May affect known sewer flooding problems downstream in combination with sites 349, 380, 410, 397, 347, 348, 409, 368, 358, 448, 488, 558, 629 and 600.
Town centre	
Travel	There may be potential to create pedestrian access to the towpath from the site, subject to the formal consent of the Canal & River Trust
Transport infrastructure	

Site ID	501
Site name	Garages off Orchard Street and land off West Street, Kettlebrook
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Garages and Open Space
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of William MacGregor Primary School, and the primary school cluster of Tamworth 2. Growth in primary school pupil numbers in primary school clusters Tamworth 1 and Tamworth 2 requires at least an additional 1/2 form of entry (105 primary school places) to be provided for the existing population. Any further growth in pupil numbers in the clusters due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The site partially lies within a large area of post-medieval water meadows which extend down the River Tame. The site also lies within Historic Urban Character Area 21: Castle Pleasure Grounds and Tame Valley. Archaeological potential was identified as medium and may relate to the presence of unknown watermills or evidence for the late prehistoric exploitation of the river valley. There also remains the potential for waterlogged features to contain important palaeoenvironmental remains associated with the development of Tamworth.
High quality places	
Biodiversity	
Flood risk	A part of the site contains flood risk areas (zones 2 and 3). In floodplain of River Tame and Kettle Brook. FRA needed. Consult EA and SCC.
Energy	
RRR waste and water	
Air, water, land, noise	There is a contaminated mound on site, which would be remediated through development. May have an impact on the current capacity of the sewer network in combination with sites 343, 399, 344, 341, 357, 462, 496, 507, 508, 509, 521. Hydraulic modelling will be required to assess the impacts of proposed developments.
Town centre	
Travel	
Transport infrastructure	

Site ID	503
Site name	Land off Tamar, Wilnecote
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Open Space
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Heathfields Infants School and Wilnecote Junior School, and the primary school cluster of Tamworth 4. Primary schools in the Tamworth 4 primary school cluster are projected to be full. Any further growth in pupil numbers in this primary school cluster due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. Any large scale development in or around the Tamworth 4 primary school cluster, whether on a single site or multiple sites, will require a new school. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	There is a series of undated cropmarks approximately 200m to the north of the site along with a series of fishponds (probably of medieval date) in close association. It is possible that the linear cropmarks are either field boundaries or evidence for trackways between fields and that they date to the medieval period. The site lay within the agricultural hinterland of Tamworth and its surrounding settlements during the medieval period. There is considered to be low potential for the presence of further archaeological remains within this site.
High quality places	
Biodiversity	
Flood risk	
Energy	
RRR waste and water	
Air, water, land, noise	For sites 503, 504, 531, 541, 547 and 606, if all go ahead there may be sewer capacity issues which will need resolving. The sites are positioned on the opposite side of Tamworth to the treatment works and there are known problems with the pumping station that would be used to pump flows to the treatment works.
Town centre	
Travel	
Transport infrastructure	

Site ID	518
Site name	Jolly Sailor Car Park
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Car Park
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment area of Millfield Primary School, Fazeley, and the primary school cluster of Tamworth 3. The site is also close to William Macgregor Primary School which is in the primary school cluster of Tamworth 2. Growth in pupil numbers across Tamworth from basic need appears to have impacted on this cluster and places are projected to be limited for the foreseeable future. Any large scale development in or around this primary school cluster, whether on a single site or multiple sites, will require provision of a new primary school. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The site is within Tamworth Town Centre Conservation Area. It is within 200ms of two Locally Listed Buildings: Open Air Baths, Castle Grounds; and The Pavilion, Castle Grounds. There is a Grade II Listed Building within 200ms: Ladybridge. There are also two Scheduled Monuments within 300ms: Saxon Defences and Tamworth Castle. The site lies within the Castle Pleasure Grounds. Historic mapping indicates that the site overlies the position of an early 19th century cotton mill. The site also lies within Historic Urban Character Area 21: Castle Pleasure Grounds and Tame Valley. This area is identified as having moderate archaeological potential in particular associated with the possibility for late prehistoric human activity along the River Tame and sealed beneath layers of alluvium. A previous Anglo-Saxon watermill was recovered from within Tamworth and the site of a second (medieval) watermill is recorded to the south of site 518. There does remain the potential for more previously unrecorded Anglo-Saxon or medieval watermills to be present on the River Tame; the presence of the early 19th century mill at site 518 may point to a potential site of such an earlier mill complex. There also remains the potential for waterlogged features to contain important paleoenvironmental remains associated with the development of Tamworth. There is considerable potential therefore for development within this area to impact upon significant archaeological remains relating to the entire developmental history of Tamworth. A Historic Environment Desk-Based Assessment should be undertaken to understand the significance of heritage assets on their site, the potential for further archaeological remains to survive and to inform discussions regarding the scope of and scale of any further evaluation/mitigation and at what stage any archaeological evaluation should occur.
High quality places	The site is within the landscape character type 'Riparian Alluvial Lowlands in the Trent Valley Washlands'. The landscape policy objective is 'landscape enhancement'. These are medium quality landscapes which have suffered some erosion of strength of character and loss of condition of landscape elements and the site is in areas at risk of rapid loss of character and quality. Small scale conservation schemes are encouraged to stem the decline in landscape quality.
Biodiversity	The site is in areas at risk of rapid loss of character and quality; measures to meet Staffordshire Biodiversity Action Plan (BAP) Targets in these areas are important in

	preventing further loss. Maintenance of ancient/diverse hedgerows and hedgerow trees are high priority BAP targets here, while maintenance and enhancement of canals, lakes, ponds, rivers and streams are very high priority targets, with lowland wet grassland, reedbeds and wet woodland also highlighted as very high priority targets. This site should be restored to natural functioning floodplain with the wildlife habitat along the river corridor of the River Tame restored.
Flood risk	Entire site is within flood risk area (zones 2 and 3). Part of the site is in Flood Zone 3b (the functional floodplain). Development in Flood Zone 3b should not be permitted. Site entirely within floodplain of River Tame. FRA needed. Frequent historic flooding. Consult EA and SCC. Flood Defence Consent may be required.
Energy	
RRR waste and water	
Air, water, land, noise	The land has previously been developed. Consequently any Planning Application should be supported by a Preliminary Risk Assessment to determine the previous site uses and identify the potential for any contamination to be present which could pose a risk to 'Controlled Waters' receptors (the groundwater in the underlying Secondary Aquifers and the River Tame).
Town centre	
Travel	
Transport infrastructure	A Transport Assessment should be undertaken for any proposed development. The loss of parking could have a knock on affect with cars parking on the surrounding streets, therefore a car parking strategy for Tamworth town centre should be considered, especially as several car parks are being considered for re-development.

Site ID	531
Site name	Hedging Lane Employment Area
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Occupied employment area
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Heathfields Infants School and Wilnecote Junior School, and the primary school cluster of Tamworth 4. Primary schools in the Tamworth 4 primary school cluster are projected to be full. Any further growth in pupil numbers in this primary school cluster due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. Any large scale development in or around the Tamworth 4 primary school cluster, whether on a single site or multiple sites, will require a new school. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	A public right of way borders the site. This should be retained.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	A series of 19th century collieries and brickworks are located to the north and south of the site. The site lies away from watercourses within an area which is likely to have been located within Tamworth's agricultural hinterland from at least the medieval period. There is a low potential for the presence of archaeological remains within this site area.
High quality places	
Biodiversity	Site is west of Hockley Local Wildlife Site, a Staffordshire Site of Biological Importance, ponds and a ditch, all of which will require a habitat buffer between any development and the existing features. Appropriate mitigation should be put in place to avoid impacts on the wildlife site, including additional planting of native species. Great Crested Newt surveys will be required for ponds within 500m of a proposed development.
Flood risk	FRA needed focusing on sustainable management of surface water and SUDS. Ordinary watercourse, SW floodplain on site. Consult EA and SCC.
Energy	
RRR waste and water	
Air, water, land, noise	The site is an historic landfill and therefore there is potential for contamination of controlled waters. A Preliminary Risk Assessment should be carried out. In addition, any threats from landfill gas must be adequately addressed in any proposed development. There is an active landfill adjacent to the site. The potential noise, odour, physical and landfill gas impacts of must be adequately mitigated in any development for residential purposes. For sites 503, 504, 531, 541, 547 and 606, if all go ahead there may be sewer capacity issues which will need resolving. The sites are positioned on the opposite side of Tamworth to the treatment works and there are known problems with the pumping station that would be used to pump flows to the treatment works.
Town centre	

Travel	Cycle and pedestrian infrastructure need to be improved. A Transport Assessment should be required.
Transport infrastructure	

Site ID	547
Site name	Land behind Kempton Drive
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Vacant land
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment area of Dosthill Primary School, and the primary school cluster of Tamworth 4. Primary schools in the Tamworth 4 primary school cluster are projected to be full. Any further growth in pupil numbers in this primary school cluster due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. Any large scale development in or around the Tamworth 4 primary school cluster, whether on a single site or multiple sites, will require a new school. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	A public right of way abuts the site. This should be retained.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The site of the early 19th century Hockley Hall colliery is recorded immediately to the north and east of the site although it is considered unlikely that significant archaeological remains associated with this colliery complex will be present within the site.
High quality places	
Biodiversity	The site coincides with Hockley Claypit Site of Biological Importance of County value and as such it is likely that development of the site would result in an unacceptable loss of biodiversity making the site unsuitable for development. Should development be proposed on this area a robust case would need to be made demonstrating that there was not an alternative and mitigation in the form of more than equivalent new habitat creation would be required in order to meet NPPF guidance regarding delivery of biodiversity enhancement through development. The ditch running along the site boundary must be conserved and enhanced.
Flood risk	FRA needed. Deep SW floodplain and watercourse on site. Consult EA and SCC.
Energy	
RRR waste and water	
Air, water, land, noise	Could reduce air quality at Two Gates crossroads, particularly in combination with sites 343, 344, 354, 357, 504, 521, 589, 600, 606, 693. The site is an historic landfill and therefore there is potential for contamination of controlled waters. A Preliminary Risk Assessment should be carried out. In addition, any threats from landfill gas must be adequately addressed in any proposed development. There is an active landfill adjacent to the site. The potential noise, odour, physical and landfill gas impacts of must be adequately mitigated in any development for residential purposes. For sites 503, 504, 531, 541, 547 and 606, if all go ahead there may be sewer capacity issues which will need resolving. The sites are positioned on the opposite side of Tamworth to the treatment works and there are known problems with the pumping station that would be used to pump flows to the treatment works.

Town centre	
Travel	
Transport infrastructure	A Transport Assessment should be required.

Site ID	556
Site name	7 Comberford Road and The Pastures
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Residential and garden
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Lark Hall Community Infants School and Flax Hill Community Junior School, and the primary school cluster of Tamworth 5. The site is also in close proximity to Ashcroft Infant and Nursery School which is also in the Tamworth 5 primary school cluster. Primary schools in this cluster are projected to be full and any further growth in pupil numbers due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The site lies within Historic Urban Character Area 9: Ashby Road and Comberford Road; an area considered to have moderate archaeological potential. This assertion is principally allied to the presence of the Grade II* Listed 12th century Spital Chapel approximately 170m to the east of the sites and potential for medieval settlement associated with the chapel. However, it is considered unlikely that medieval settlement focused upon the chapel would extend approximately 170m to the west and that this area was most probably dominated by open fields during the medieval and post-medieval period.
High quality places	
Biodiversity	
Flood risk	
Energy	
RRR waste and water	
Air, water, land, noise	
Town centre	
Travel	
Transport infrastructure	

Site ID	557
Site name	9 Comberford Road
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Residential and garden
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Lark Hall Community Infants School and Flax Hill Community Junior School, and the primary school cluster of Tamworth 5. The site is also in close proximity to Ashcroft Infant and Nursery School which is also in the Tamworth 5 primary school cluster. Primary schools in this cluster are projected to be full and any further growth in pupil numbers due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The site lies within Historic Urban Character Area 9: Ashby Road and Comberford Road; an area considered to have moderate archaeological potential. This assertion is principally allied to the presence of the Grade II* Listed 12th century Spital Chapel approximately 170m to the east of the sites and potential for medieval settlement associated with the chapel. However, it is considered unlikely that medieval settlement focused upon the chapel would extend approximately 170m to the west and that this area was most probably dominated by open fields during the medieval and post-medieval period. A Locally Listed Building: St Editha's Hospital is situated approximately 155ms NE of the proposed site.
High quality places	
Biodiversity	
Flood risk	
Energy	
RRR waste and water	
Air, water, land, noise	
Town centre	
Travel	
Transport infrastructure	

Site ID	558
Site name	Factory, Basin Lane
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Vacant industrial unit
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment area of William MacGregor Primary School, and the primary school cluster of Tamworth 2. It is located adjacent to Tamworth Early Years Children's Centre which is adjacent to the William MacGregor Primary School site and consideration should be given to whether this site could be required to increase education provision in this area to accommodate the level of housing growth proposed. Growth in primary school pupil numbers in primary school clusters Tamworth 1 and Tamworth 2 requires at least an additional 1/2 form of entry (105 primary school places) to be provided for the existing population. Any further growth in pupil numbers in the clusters due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new primary school is required to be provided as part of the development of the golf course. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The former site of the Glascote basin (part line of the Coventry Canal network) lies to the south of the site. The line of the Glascote Works Railway also runs to the south of the site. There is the potential for further industrial remains to be present across this site. A Grade II Listed Building is situated approximately 55ms SE of the site: Towpath to entrance of Basin, and a Locally Listed Building: Canal Side Cottages, Glascote, is 110ms S/SE. However, policy EN6 requires no adverse impacts on historic assets, including archaeological assets, and where possible assets should be enhanced.
High quality places	
Biodiversity	
Flood risk	Surface water floodplain on site. The site is also indicated to be significantly at risk of surface water flooding during the 1 in 200 year rainfall event, affecting a large proportion of the site. Developers should conduct an investigation into the existing site drainage regime and any historical incidences of flooding. Any development proposals should ensure that surface water flow routes are managed within the site and also restrict the discharge of surface water.
Energy	
RRR waste and water	
Air, water, land, noise	There is the potential for contamination of controlled waters and a Preliminary Risk Assessment is required to be undertaken to assess and manage the risks. May affect known sewer flooding problems downstream in combination with sites 349, 347, 348, 488. Any development is required to undertake hydraulic modelling to assess the risks.

Town centre	
Travel	
Transport infrastructure	

Site ID	589
Site name	Land off Mountside, Dosthill
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Greenbelt site inc former quarry
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Dosthill Primary School, and the primary school cluster of Tamworth 4. Primary schools in the Tamworth 4 primary school cluster are projected to be full. Any further growth in pupil numbers in this primary school cluster due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. Any large scale development in or around the Tamworth 4 primary school cluster, whether on a single site or multiple sites, will require a new school. Any large scale development in and around the town or significant numbers of dwellings being delivered in any one area on several sites, would require a new school to be provided within the development site(s), to serve the additional children generated by the development(s). A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	Accessible green infrastructure should be incorporated within development. A public right of way crosses the site. This should be retained.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	Some areas of ridge and furrow (the remnants of medieval ploughing) have been recorded close to Site 589. Dosthill Conservation Area (CA115) (along with a cluster of Listed Buildings) is situated 145ms east of the proposed site. Beyond the moated site at Lodge Farm (and any associated structures) it is likely that little medieval or post-medieval activity took place in this area (and there is no suggestion as to the location of watermills in this area). However, there is a pattern of late prehistoric exploitation from other Staffordshire river valleys which may be repeated here and which may be encountered should these sites be developed. Work within the meadows has also recovered a good range of palaeoenvironmental evidence including pollen, plant and insect remains. The potential for waterlogged archaeological features within these sites should therefore also be borne in mind.
High quality places	Site is within the green belt. The site also falls within the landscape character type 'Coalfield Farmlands in the Mease Lowlands'. The landscape policy objective is 'innovative landscape regeneration'; this is where loss of characteristic features and patterns has resulted in a low quality landscape. In these areas, restoration is not possible and this provides an opportunity to create new landscapes of great character. Site should be landscaped to be compatible with the surrounding countryside.
Biodiversity	The whole site is covered by BAP priority habitats. The site partly coincides with Dosthill Quarry and Lake Site of Biological Importance of County value, and is adjacent to meadows Local Wildlife Site. Should development be proposed on this area a robust case would need to be made demonstrating that there was not an alternative and mitigation in the form of more than equivalent new habitat creation would be required in order to meet NPPF guidance regarding delivery of biodiversity enhancement through development. The site is on the edge of an important landscape and wildlife corridor which is a priority for maintenance and

	enhancement. Any development should contribute to this and to Biodiversity Opportunity Mapping objectives. Development should include green links to the surrounding countryside and preserve and enhance ecological networks.
Flood risk	Parts of the site are at risk of flooding (zones 2 and 3). Part of the development is in Flood Zone 3b (the functional floodplain). Development in Flood Zone 3b should not be permitted. Part of site in floodplain of River Tame. FRA needed. The water ski centre just upstream may have affected flood levels. Consult EA and SCC.
Energy	
RRR waste and water	Major investment in water supply infrastructure likely to be required.
Air, water, land, noise	Could reduce air quality at Two Gates crossroads, particularly in combination with sites 343, 344, 354, 357, 504, 521, 547, 600, 606, 693. This site will require sewage pumping. The pumping station is known to have issues with multiple rising main bursts occurring. Hydraulic modelling is required in order to understand the impact of this site.
Town centre	
Travel	Bus, cycle and pedestrian access need to be improved. A Transport Assessment should be required.
Transport infrastructure	

Site ID	600
Site name	Two Gates Working Mens Club
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Social club
Deprivation	
Access to services and facilities	Potential loss of social club facilities. Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Dosthill Primary School, and the primary school cluster of Tamworth 4. Primary schools in the Tamworth 4 primary school cluster are projected to be full. Any further growth in pupil numbers in this primary school cluster due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. Any large scale development in or around the Tamworth 4 primary school cluster, whether on a single site or multiple sites, will require a new school. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The Watling Street Roman road bisects this group of sites. There is the potential for road features (i.e. flanking ditches) to survive within the areas of these sites which flank the modern Watling Street. There is also the potential for small field systems, enclosures and farmsteads to be present located in close proximity to the Roman road positioned to take advantage of this important communications route.
High quality places	
Biodiversity	
Flood risk	
Energy	
RRR waste and water	
Air, water, land, noise	Could reduce air quality at Two Gates crossroads, particularly in combination with sites 343, 344, 354, 357, 504, 521, 547, 589, 606, 693. The proposed development falls within 250m of a landfill site that is potentially producing landfill gas. Any threats from landfill gas should be adequately addressed in any proposed development. May affect known sewer flooding problems downstream in combination with sites 349, 380, 410, 397, 347, 348, 409, 368, 358, 448, 488, 498, 558 and 629.
Town centre	
Travel	Close to Wilnecote railway station.
Transport infrastructure	

Site ID	606
Site name	Land West of Wigford Road, Dosthill
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Greenbelt
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Dosthill Primary School, and the primary school cluster of Tamworth 4. Primary schools in the Tamworth 4 primary school cluster are projected to be full. Any further growth in pupil numbers in this primary school cluster due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. Any large scale development in or around the Tamworth 4 primary school cluster, whether on a single site or multiple sites, will require a new school. Any large scale development in and around the town or significant numbers of dwellings being delivered in any one area on several sites, would require a new school to be provided within the development site(s), to serve the additional children generated by the development(s). A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	The site is within 120ms of Dosthill Conservation Area, and a cluster of Listed Buildings within it.
High quality places	Site is within the green belt. The site also falls within the landscape character type 'Coalfield Farmlands in the Mease Lowlands'. The landscape policy objective is 'innovative landscape regeneration'; this is where loss of characteristic features and patterns has resulted in a low quality landscape. In these areas, restoration is not possible and this provides an opportunity to create new landscapes of great character.
Biodiversity	There must be no development within the floodplain or the adjacent Staffordshire Sites of Biological Importance.
Flood risk	
Energy	
RRR waste and water	
Air, water, land, noise	Could reduce air quality at Two Gates crossroads, particularly in combination with sites 343, 344, 354, 357, 504, 521, 547, 589, 600, 693. For sites 503, 504, 531, 541, 547 and 606, if all go ahead there may be sewer capacity issues which will need resolving. The sites are positioned on the opposite side of Tamworth to the treatment works and there are known problems with the pumping station that would be used to pump flows to the treatment works.
Town centre	
Travel	Bus, cycle and pedestrian access need to be improved. A Transport Assessment should be required.
Transport infrastructure	

Site ID	626
Site name	Land at Silver Link Road
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Playing fields
Deprivation	Near to Glascote Heath/Amington LSOA which suffers health deprivation. Loss of playing fields could exacerbate this.
Access to services and facilities	Loss of sporting facilities. Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Birds Bush Community Primary School, and the primary school cluster of Tamworth 1. Growth in primary school pupil numbers in primary school clusters Tamworth 1 and Tamworth 2 requires at least an additional 1/2 form of entry (105 primary school places) to be provided for the existing population. Any further growth in pupil numbers in the clusters due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed. This site is located adjacent to the Torc Vocational Centre and Two Rivers School sites and consideration should be given to whether site 626 could be required to increase school provision in this area to accommodate the level of housing growth proposed.
Active lifestyles	Loss of playing field is contrary to NPPF.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	There is the potential for previously unknown archaeological remains to be present within the boundary of the site; in particular such remains may relate to later prehistoric exploitation of the lower lying, riverine portions of the area. Should such remains be present, there is also the potential for waterlogged features to survive containing palaeoenvironmental remains.
High quality places	
Biodiversity	Site is close to Kettlebrook Local Nature Reserve, and therefore appropriate mitigation should be put in place to avoid impacts on the Reserve, including buffer zones and additional native planting. Development within the floodplain is unacceptable. Any proposed development must retain a large buffer between the river floodplain and the development to allow for improved wildlife habitat along the river corridor. This buffer should be no less than 50m wide and should be retained and managed as an area of wildlife habitat that could be used as public open space. Gardens, roads etc would not be acceptable in this area.
Flood risk	FRA needed focusing on sustainable management of surface water and SUDS. Consult EA and SCC.
Energy	
RRR waste and water	
Air, water, land, noise	Area is affected by former coal mining and noise from the A5. Appropriate mitigation will be required. Sewage flows from this site will be required to drain through the centre of Tamworth past known isolated flooding incidents. Hydraulic modelling is recommended in order to understand the impact of flows from this site on the capacity of the network. May be affected by shallow mineral workings and a mine entry.

Town centre	
Travel	
Transport infrastructure	

Site ID	629
Site name	Former Martial Arts Centre, Birds Bush Road
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Community facility
Deprivation	
Access to services and facilities	Potential loss of community facilities. Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment areas of Birds Bush Community Primary School, and the primary school cluster of Tamworth 1. Growth in primary school pupil numbers in primary school clusters Tamworth 1 and Tamworth 2 requires at least an additional 1/2 form of entry (105 primary school places) to be provided for the existing population. Any further growth in pupil numbers in the clusters due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	Potential loss of sports facility. Must be shown to be surplus to requirements.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	There is the potential for previously unknown archaeological remains to be present within the boundary of the site; in particular such remains may relate to later prehistoric exploitation of the lower lying, riverine portions of the area. Should such remains be present, there is also the potential for waterlogged features to survive containing palaeoenvironmental remains.
High quality places	
Biodiversity	Site is entirely within the boundary of the Kettlebrook Local Nature Reserve. Biodiversity value may be lost with development. Any planning application must be able to demonstrate no adverse impact on the nature conservation value of the LNR.
Flood risk	Site within floodplain of Kettle Brook. FRA needed. Ordinary watercourse, SW floodplain and flow route through site. Consult EA and SCC.
Energy	
RRR waste and water	
Air, water, land, noise	May affect known sewer flooding problems downstream in combination with sites 349, 380, 410, 397, 347, 348, 409, 368, 358, 448, 488, 498, 558 and 600.
Town centre	
Travel	Pedestrian improvements need to be provided.
Transport infrastructure	

Site ID	693
Site name	Tamworth Road/Wigford Road
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Greenbelt- Agricultural
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the catchment area of Dosthill Primary School and the primary school cluster of Tamworth 4. Primary schools in the Tamworth 4 primary school cluster are projected to be full. Any further growth in pupil numbers in this primary school cluster due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. Any large scale development in or around the Tamworth 4 primary school cluster, whether on a single site or multiple sites, will require a new school. The level of development proposed on this site alone would require a new primary school to be located within the development site to accommodate the number of primary school aged children expected to be generated by the development. Any large scale development in and around the town or significant numbers of dwellings being delivered in any one area on several sites, would require a new school to be provided within the development site(s), to serve the additional children generated by the development(s). A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	Accessible green infrastructure should be incorporated within development. Public rights of way border and cross the site. These should be retained.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	There are several nationally important Listed structures in close proximity to site 693. A medieval moated site is recorded on the Historic Environment Record at Lodge Farm immediately to the south of site 693. The site of an unregistered landscape park (Dosthill Hall Landscape Park) also occupies part of the northern portion of site 693. There is a Grade II Listed Building within 145ms of the site boundary: Dosthill House; the site is also within 125ms of Dosthill Conservation Area. There is a pattern of late prehistoric exploitation from other Staffordshire river valleys which may be repeated here and which may be encountered should these sites be developed. Work within the meadows has also recovered a good range of palaeoenvironmental evidence including pollen, plant and insect remains. The potential for waterlogged archaeological features within these sites should therefore also be borne in mind.
High quality places	Site is within the green belt. The site also falls within the landscape character type 'Coalfield Farmlands in the Mease Lowlands'. The landscape policy objective is 'innovative landscape regeneration'; this is where loss of characteristic features and patterns has resulted in a low quality landscape. In these areas, restoration is not possible and this provides an opportunity to create new landscapes of great character. Site should be landscaped to be compatible with the surrounding countryside.
Biodiversity	Contains an area of BAP priority habitat. The site partly coincides with Dosthill Park Local Nature Reserve and Site of Biological Importance of County value. Should development be proposed on this area a robust case would need to be made demonstrating that there was not an alternative and mitigation in the form of more

	than equivalent new habitat creation would be required in order to meet NPPF guidance regarding delivery of biodiversity enhancement through development. Development should include green links to the surrounding countryside and preserve and enhance ecological networks. .
Flood risk	Parts of the site are at risk of flooding (zones 2 and 3). Site partly within floodplain of River Tame and Kettle Brook. Flood Risk Assessment needed focusing on sustainable management of surface water. Ordinary watercourse, surface water floodplain and flow route through site. The water ski centre just upstream, may have affected flood levels. Flood Defence Consent may be required.
Energy	
RRR waste and water	Major investment in water supply infrastructure likely to be required.
Air, water, land, noise	Could reduce air quality at Two Gates crossroads, particularly in combination with sites 343, 344, 354, 357, 504, 521, 547, 589, 600, 606. This site will require sewage pumping. The pumping station is known to have issues with multiple rising main bursts occurring. Hydraulic modelling is required in order to understand the impact of this site.
Town centre	
Travel	Bus, cycle and pedestrian access need to be improved. A Transport Assessment should be required.
Transport infrastructure	

Site ID	EMP34 as residential
Site name	Car Park, off Sandy Way (to the North West)
Housing	Sites over 7 dwellings will deliver 20% affordable housing
Land use	Vacant Car Park
Deprivation	
Access to services and facilities	Flooding and congestion could potentially affect fire crew access to the site. However, policy requires developments to reduce flood risk, and developments are unlikely to add to congestion.
Access to education, jobs and training	This site falls within the primary school cluster of Tamworth 2. Growth in primary school pupil numbers in primary school clusters Tamworth 1 and Tamworth 2 requires at least an additional 1/2 form of entry (105 primary school places) to be provided for the existing population. Any further growth in pupil numbers in the clusters due to residential development will require additional school places to be provided through CIL or Section 106 planning obligations. A new secondary school is not expected to be required for the level of growth currently proposed.
Active lifestyles	There is a school playing field immediately to the north of this potential site and it is important to ensure there are no indirect impacts on the playing field. A public right of way borders the site. This should be retained.
Crime	Not relevant to choice of specific sites
Diverse and competitive economy	Not relevant to housing sites
Historic assets	
High quality places	According to the Staffordshire Landscape Assessment (2000) "Planning for Landscape Change", the site falls within an 'area of built character'; this means no landscape policy objective has been identified for this area. Any development should respond to local character and history and reflect the identity of local surroundings and materials.
Biodiversity	May involve the loss of a very small amount of BAP priority habitat. Green infrastructure should be incorporated into the design of the site at the earliest stages so that it can link to a wider GI network.
Flood risk	
Energy	
RRR waste and water	
Air, water, land, noise	May affect known sewer flooding problems downstream in combination with sites 349, 380, 410, 397, 347, 348, 409, 358, 368, 448, 488, 498, 558, 629 and 600.
Town centre	
Travel	
Transport infrastructure	