

Annex F

Appraisal of Options

Table F.1 Appraisal of Spatial Options

Option 1: Urban area and Anker Valley

Option 2: Urban area, Anker Valley, golf course

Option 3: Urban area, Anker Valley, green belt sites

Option 4: Urban area, Anker Valley, Dunstall Lane

Option 5: Urban area, Anker Valley, Coton Lane

Option 6: Urban area, Anker Valley, golf course, Dunstall Lane, Coton Lane, green belt sites

Option 7: Urban area, Anker Valley, golf course, Dunstall Lane, Coton Lane

Objectives	1	2	3	4	5	6	7	Comments
1. To meet the housing needs of the whole community, providing affordable, decent, appropriate and sustainably constructed homes in accessible locations.	-/- - -	-/- - -	-/- - -	-/- - -	-/- - -	-/-	-/- -	None of the options would deliver Tamworth's identified housing need, and in particular its need for affordable housing of 183dpa. The higher the housing numbers within the option the less negative the effect on affordable housing provision, but the difference between the options is small and none of the options is significantly better than any others. The higher the overall level of housing growth, the more progress would be made towards meeting Tamworth's overall level of housing need.
2. To encourage the efficient use of land and soil.	+	+	+	+	+	+	+	All options allocate development to the existing urban area so making efficient use of land and maximising the use of previously developed land.
3. To reduce deprivation, including health and income deprivation.								The spatial options are unlikely to have a significantly different impact on deprivation.
4. To ensure equal access to community services and facilities.								Not relevant to spatial options.
5. To encourage equal access to education, jobs and training.								Not relevant to spatial options.
6. To encourage active and healthier lifestyles by providing accessible green	0	0	0	0	0	0	0	The golf course site would involve the loss of formal recreational facilities, although the facilities will be closed

Objectives	1	2	3	4	5	6	7	Comments
infrastructure, including networks of paths and open spaces, and formal and informal sport and recreation facilities.								anyway and so the loss of the facilities is inevitable. There will be additional pressure from higher numbers of people using the remaining open spaces, although the difference between the options on this is likely to be very small.
7. To make communities safer by reducing crime, fear of crime and anti-social behaviour.								Not relevant to spatial options.
8. To encourage a diverse and competitive economy that will provide sustainable economic growth.								Not relevant to spatial options.
9. To protect and enhance historic assets.	+	+/-	+	+/- -	+	+/- -	+/- -	The higher the housing numbers, the more possible it becomes that adverse impacts will be seen on historic assets, particularly the setting of assets if not the assets themselves. There are opportunities to enhance historic assets in the urban area, but the Dunstall Lane site has the potential for adverse impacts on designated and undesignated historic assets, and the golf course has the potential for adverse impacts on undesignated assets.
10. To encourage high quality and locally distinct places, spaces, buildings and landscapes.	-	--	--	-	-	---	--	All options will result in the permanent loss of greenfield land, and some will mean the loss of green belt land, both of which are likely to affect the setting of Tamworth. Dunstall Lane and Anker Valley are medium quality landscapes which have suffered some loss of character and condition of landscape elements. The golf course site could have adverse effects on the surrounding countryside and the character of the canal corridor.
11. To conserve and enhance biodiversity and geodiversity, sites of nature conservation value and ecological networks.	-	--	---	--	-	---	--	Biodiversity is likely to be adversely affected by development. The greater the land-take, the greater the pressure on biodiversity, both through habitat loss and through the effects of human activity on habitats that are not lost. Effects can arise from recreational pressure, from disturbance and

Objectives	1	2	3	4	5	6	7	Comments
								noise, from the effect of additional water extraction and wastewater treatment on water quality, and from reduced air quality from higher traffic levels. All the SUE sites have constraints and have the potential for adverse impacts on biodiversity. The green belt sites have particularly significant biodiversity constraints.
12. To minimise flood risk.	?	?	?	?	?	?	?	Loss of greenfield land could contribute to adverse effects on flood risk, by reducing the area of permeable land in Tamworth and increasing the rate of run-off from the land. However, it is not known how much permeable land Tamworth could lose without significantly affecting flood risk. Given that flooding is already a significant problem in Tamworth, it is possible that with development of more sites, adverse effects on flood risk could be experienced, but there is no data to judge this with any degree of certainty.
13. To reduce energy consumption by encouraging energy efficiency and use of renewable energy sources.								Not relevant to spatial options.
14. To encourage the reduction, re-use and recycling of waste and water.								Not relevant to spatial options.
15. To protect and improve environmental quality including in relation to air, water, land and noise.	0/0/-	0/?/-	-/?/-	0/?/-	0/0/-	-/?/-	0/?/-	Developing the green belt sites may risk further deterioration of air quality at the Dosthill Road/Watling Street junction because of the increased traffic using Dosthill Road. Several of the SUE sites have the potential to affect known sewer flooding problems, and the green belt sites risk problems with capacity and pumping. Hydraulic modelling will need to be undertaken. For the green belt sites, major investment in water infrastructure is likely to be required. All of the options would involve the loss of greenfield land and agricultural land. Developing Anker Valley and one of the green belt sites would result in the loss of a small amount of

Objectives	1	2	3	4	5	6	7	Comments
								grade 2 agricultural land.
16. To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment.	+	+	+	+	+	+	+	All options maximise the potential for development of the town centre, which will help to create a vibrant environment and should help to improve the appearance of some sites.
17. To reduce the need to travel, reduce out-commuting and encourage sustainable modes of transport.	+/-	+/-	+/-	+/-	+/-	+/- -	+/-	By maximising the amount of development within the urban area, all options seek to reduce the need to travel. Sustainable modes of transport will be provided in SUEs and community infrastructure is to be provided to reduce the need to travel. However, the more sites that are allocated on the edge of Tamworth, the more this would lead to increased travel distances to access town centre facilities and services. The SUEs will be well-located with respect to schools and employment land. Delivery of high levels of housing growth is also likely to increase the need for out-commuting.
18. To make best use of the existing transport infrastructure and seek improvements to reduce congestion and improve safety.	0/+	0/+	-/+	0/+	0/+	-/+	0/+	With the delivery of transport infrastructure improvements, the Anker Valley site is unlikely to add to congestion at Fountains Junction on Ashby Road. The green belt sites are likely to add to congestion on the A51 and construction of a new road may be required. Policy requires development to make use of and improve existing rights of way to the town centre and station. By maximising development in the urban area, all options will ensure the best use is made of existing transport infrastructure.

Table F.2 Appraisal of Housing Options

Option A: 240 dpa

Option B: 260 dpa

Option C: 250 dpa

Objectives	A	B	C	Comments
1. To meet the housing needs of the whole community, providing affordable, decent, appropriate and sustainably constructed homes in accessible locations.	+/-	+/-	+/-	All of the options are within the range for Tamworth's objectively assessed need, and therefore would meet the needs of the whole community. However, none of the options would deliver Tamworth's identified need for affordable housing of 183dpa. The higher the housing numbers the less negative the effect on affordable housing provision, but the numbers are small and there is no significant difference between the options.
2. To encourage the efficient use of land and soil.				Dependent on the nature of development rather than overall numbers.
3. To reduce deprivation, including health and income deprivation.				Not relevant to housing numbers.
4. To ensure equal access to community services and facilities.				Not relevant to housing numbers.
5. To encourage equal access to education, jobs and training.				Not relevant to housing numbers.
6. To encourage active and healthier lifestyles by providing accessible green infrastructure, including networks of paths and open spaces, and formal and informal sport and recreation facilities.	-	-	-	Only the golf course has accessible open space and none of the other allocations or green belt sites has accessible open space. There will be additional pressure from higher numbers of people using open spaces, although the difference between the options on this is likely to be very small.
7. To make communities safer by reducing crime, fear of crime and anti-social behaviour.				Not relevant to housing numbers.
8. To encourage a diverse and competitive economy that will provide sustainable economic growth.				Not relevant to housing numbers.

Objectives	A	B	C	Comments
9. To protect and enhance historic assets.	-	---	--	Two of the allocated sites have the potential for adverse effects on historic assets. The higher the housing numbers, the more possible it becomes that adverse impacts will be seen on historic assets, particularly the setting of assets if not the assets themselves. There are areas of Tamworth with historic landscapes that may come under pressure for development with higher housing numbers, including one of the green belt sites.
10. To encourage high quality and locally distinct places, spaces, buildings and landscapes.	-	--	-	All options will result in the permanent loss of greenfield land. The higher the housing numbers the greater the area of greenfield land that will be lost. Delivering a higher target than in the draft Local Plan may result in the loss of green belt land, which will affect the setting of Tamworth. A lower target than is in the draft Plan is unlikely to reduce the loss of greenfield land in Tamworth, but could reduce any loss in North Warwickshire although the likely significance of this is not known.
11. To conserve and enhance biodiversity and geodiversity, sites of nature conservation value and ecological networks.	-	---	-	Biodiversity is likely to be adversely affected by development. The higher the housing target, the greater the pressure on biodiversity, both through habitat loss and through the effects of human activity on habitats that are not lost. Effects can arise from recreational pressure, from disturbance and noise, from the effect of additional water extraction and wastewater treatment on water quality, and from reduced air quality from higher traffic levels. All the SUE sites have constraints and have the potential for adverse impacts on biodiversity. The green belt sites have particularly significant biodiversity constraints.
12. To minimise flood risk.	?	?	?	Loss of greenfield land could contribute to adverse effects on flood risk, by reducing the area of permeable land in Tamworth, Lichfield and North Warwickshire and increasing the rate of run-off from the land. However, it is not known how much permeable land Tamworth could lose without significantly affecting flood risk. Given that flooding is already a significant problem in Tamworth, it is possible that with higher housing numbers effects on flood risk could be experienced, but there is no data to judge this with any degree of certainty.
13. To reduce energy consumption by encouraging energy efficiency and use of renewable energy sources.				Not relevant to housing numbers.
14. To encourage the reduction, re-use and recycling of waste and water.				Not relevant to housing numbers.
15. To protect and improve	0/?/-	?/?/- -	0/?/-	Developing the green belt sites may risk further deterioration of air quality at the Dosthill

Objectives	A	B	C	Comments
environmental quality including in relation to air, water, land and noise.				<p>Road/Watling Street junction because of the increased traffic using Dosthill Road. However, it is not certain which sites would be developed to meet a higher housing target.</p> <p>Several of the SUE sites have the potential to affect known sewer flooding problems, and the green belt sites risk problems with capacity and pumping. For the green belt sites, major investment in water infrastructure is likely to be required.</p> <p>Higher housing numbers would result in the loss of more agricultural land, potentially including some grade 2 agricultural land on one of the green belt sites.</p>
16. To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment.	+	+	+	Under each scenario development within the town centre will be maximised to the same extent.
17. To reduce the need to travel, reduce out-commuting and encourage sustainable modes of transport.	-	--	-	Higher housing targets are likely to increase the need to travel because the additional growth could not be accommodated within the urban area. Sites on the edge of Tamworth would need to be allocated, leading to increased travel distances to access town centre facilities and services and probably also to places of work and potentially also to schools although this is uncertain. A higher housing target is also likely to increase the level of out-commuting.
18. To make best use of the existing transport infrastructure and seek improvements to reduce congestion and improve safety.				Unlikely to be differentially affected by housing numbers.

Table F.3 Appraisal of Employment Scenarios

Scenario 1: 21.02 ha

Scenario 2: 32.91 ha

Scenario 3a: 48.51 ha

Scenario 3b: 66.49 ha

Scenario 4: 27.82 ha

Scenario 5: 30.16 ha

Objectives	1	2	3a	3b	4	5	Comments
1. To meet the housing needs of the whole community, providing affordable, decent, appropriate and sustainably constructed homes in accessible locations.							Not relevant to employment scenarios.
2. To encourage the efficient use of land and soil.							Dependent on the nature of development rather than overall number of hectares.
3. To reduce deprivation, including health and income deprivation.	?	?	?	?	?	?	Providing higher amounts of employment land could play a small part in reducing deprivation by enabling more jobs to be created. However, reduction of deprivation is more strongly dependent on a range of other factors than simply allocation of hectarage, such as improved education and training and more targeted interventions in deprived areas.
4. To ensure equal access to community services and facilities.							Not relevant to employment scenarios.
5. To encourage equal access to education, jobs and training.	?	?	?	?	?	?	By providing employment land, the Plan is likely to improve access to jobs, and the more land that is provided, the more possible it is that access is improved. However, the issue of unequal access is dependent on much more specific policy interventions than simply providing land.
6. To encourage active and healthier lifestyles by providing accessible green infrastructure, including networks of							Not relevant to employment scenarios.

Objectives	1	2	3a	3b	4	5	Comments
paths and open spaces, and formal and informal sport and recreation facilities.							
7. To make communities safer by reducing crime, fear of crime and anti-social behaviour.							Not relevant to employment scenarios.
8. To encourage a diverse and competitive economy that will provide sustainable economic growth.	+	+	++	+++	+	+	By seeking higher amounts of employment land, scenario 3b, and to a lesser extent scenario 3a, will indirectly provide the greatest potential for economic growth, although this is also dependent on a range of other factors.
9. To protect and enhance historic assets.	0	0	0	0	0	0	The higher the employment land requirement, the more possible it becomes that adverse impacts will be seen on historic assets, particularly the setting of assets if not the assets themselves. However, none of the allocated sites are likely to have adverse effects on historic assets and therefore no clear adverse effects are predicted under any of the scenarios.
10. To encourage high quality and locally distinct places, spaces, buildings and landscapes.	-	-	--	---	-	-	All scenarios will result in the permanent loss of greenfield land through the allocated sites, around 15 hectares of land or three quarters of the allocated employment land. It is likely that with a higher employment land requirement, additional sites will be needed beyond the Borough boundary. Although the location of such sites is unknown, it is possible that additional greenfield land will be lost within other local authorities. The higher the housing numbers the greater the area of greenfield land that will be lost. A lower target than is in the draft Plan is unlikely to reduce the loss of greenfield land in Tamworth, but could reduce any loss in North Warwickshire although the likely significance of this is not known.
11. To conserve and enhance biodiversity and geodiversity, sites of nature conservation value and ecological networks.	-	-	--	---	-	-	Biodiversity is likely to be adversely affected by development. The higher the employment land requirement, the greater the pressure on biodiversity, both directly through habitat loss and indirectly through the effects of human activity on habitats that are not lost. Effects can arise from disturbance and noise and from reduced air quality from

Objectives	1	2	3a	3b	4	5	Comments
							higher traffic levels.
12. To minimise flood risk.	?/-	?/+	?/-	?/- -	?/-	?/-	None of the allocated sites has been assessed as having negative impacts on flood risk. However, loss of greenfield land could contribute to adverse effects on flood risk, by reducing the area of permeable land in Tamworth and increasing the rate of run-off from the land, but there is no difference between the scenarios on the amount of land allocated within Tamworth. It is possible that development outside the Borough could affect flood risk, particularly if any employment sites are on greenfield land, but the likelihood and significance of effects are unknown. Scenario 2 is likely to have the least effect on climate change by minimising out-commuting (see objective 17). Scenario 3b is likely to have the greatest effect on greenhouse gas emissions.
13. To reduce energy consumption by encouraging energy efficiency and use of renewable energy sources.							Not relevant to employment scenarios.
14. To encourage the reduction, re-use and recycling of waste and water.							Not relevant to employment scenarios.
15. To protect and improve environmental quality including in relation to air, water, land and noise.	-/?/-	-/?/+	-/?/-	-/?/- -	-/?/-	-/?/-	The allocated sites would result in the loss of agricultural land within Tamworth, but there is no difference in the amount between the scenarios. It is possible that good quality land would be lost outside the Borough to meet Tamworth's needs, but the location of sites outside the Borough is not known, therefore the likelihood and significance of effects are unknown. Scenario 2 is likely to have the least effect on air quality by reducing the need to travel (see objective 17). Scenario 3b is most likely of the scenarios to have an adverse effect on air quality, although the significance of effects is uncertain.
16. To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment.							Significantly different effects on the town centre are unlikely between the scenarios.
17. To reduce the need to travel, reduce out-commuting and encourage	-	+	-	--	-	-	Scenario 2 seeks to minimise outward commuting from Tamworth, thereby reducing the need to travel. Provision of a lower employment

Objectives	1	2	3a	3b	4	5	Comments
sustainable modes of transport.							land requirement than scenario 2 could therefore increase outward commuting. A higher employment land requirement than scenario 2 is likely to promote outward commuting as the draft Plan indicates that it is unrealistic that additional sites could be found within the Borough.
18. To make best use of the existing transport infrastructure and seek improvements to reduce congestion and improve safety.							Unlikely to be differentially affected by employment scenarios.

Table F.4 Appraisal of Affordable Housing Scenarios

Scenario 1: 20%

Scenario 2: 25%

Scenario 3: 30%

Objectives	1	2	3	Comments
1. To meet the housing needs of the whole community, providing affordable, decent, appropriate and sustainably constructed homes in accessible locations.	---	--	-	None of the scenarios would meet the identified need for 183 affordable homes per annum. Scenario 3 would provide 83 affordable homes per annum (assuming 40% affordable homes will be delivered in Lichfield and North Warwickshire) and therefore is the best performing scenario against the objective. Scenario 2 would deliver 75 affordable homes per annum and scenario 1 would deliver 66 affordable homes per annum.
2. To encourage the efficient use of land and soil.				Not relevant
3. To reduce deprivation, including health and income deprivation.	+	++	+++	Providing higher amounts of affordable housing would help to improve access to housing for poorer members of the community and therefore will help to address deprivation.
4. To ensure equal access to community services and facilities.				Not relevant
5. To encourage equal access to education, jobs and	+	++	+++	Providing higher amounts of affordable housing will indirectly help people to

Objectives	1	2	3	Comments
training.				access and keep low income jobs in Tamworth by reducing their housing costs. This will help to improve equality of access to employment.
6. To encourage active and healthier lifestyles by providing accessible green infrastructure, including networks of paths and open spaces, and formal and informal sport and recreation facilities.				Not relevant
7. To make communities safer by reducing crime, fear of crime and anti-social behaviour.				Not relevant
8. To encourage a diverse and competitive economy that will provide sustainable economic growth.	0	0	0	Unlikely to have a significant impact on the economy of Tamworth.
9. To protect and enhance historic assets.				Not relevant
10. To encourage high quality and locally distinct places, spaces, buildings and landscapes.				Not relevant
11. To conserve and enhance biodiversity and geodiversity, sites of nature conservation value and ecological networks.				Not relevant
12. To minimise flood risk.				Not relevant
13. To reduce energy consumption by encouraging energy efficiency and use of renewable energy sources.				Not relevant
14. To encourage the reduction, re-use and recycling of waste and water.				Not relevant
15. To protect and improve environmental quality including in relation to air, water, land and noise.				Not relevant
16. To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment.				Not relevant
17. To reduce the need to travel, reduce out-commuting and encourage sustainable modes of				Not relevant

Objectives	1	2	3	Comments
transport.				
18. To make best use of the existing transport infrastructure and seek improvements to reduce congestion and improve safety.				Not relevant

Table F.5 Appraisal of Leisure Centre Options

Option 1: Location in town centre

Option 2: Location in east of Borough

Option 3: Location outside of Borough

Objectives	1	2	3	Comments
1. To meet the housing needs of the whole community, providing affordable, decent, appropriate and sustainably constructed homes in accessible locations.				Not relevant
2. To encourage the efficient use of land and soil.	?	-	?	Providing a leisure centre on the Golf Course site would entail the use of greenfield land and may reduce the amount of land available for housing. A location near Gungate and outside of the Borough may or may not involve the use of greenfield land.
3. To reduce deprivation, including health and income deprivation.	+	+	+	All options would contribute to improving sport provision and therefore help to reduce health deprivation.
4. To ensure equal access to community services and facilities.	++	+	?	A location near to Gungate would be most accessible to the greatest number of residents. The accessibility of the leisure centre if it were to be located outside of the Borough is uncertain, but is likely to be less accessible than the Gungate option.
5. To encourage equal access to education, jobs and training.				Not relevant

Objectives	1	2	3	Comments
6. To encourage active and healthier lifestyles by providing accessible green infrastructure, including networks of paths and open spaces, and formal and informal sport and recreation facilities.	+	+	+	All options will increase formal sport and recreation facilities and will encourage active and healthier lifestyles.
7. To make communities safer by reducing crime, fear of crime and anti-social behaviour.				Not relevant
8. To encourage a diverse and competitive economy that will provide sustainable economic growth.				Not relevant
9. To protect and enhance historic assets.	?	?	?	For options 1 and 3, the likelihood and significance of impacts depends on the specific location which is not known. There are historic assets on and near the Golf Course site and therefore there is the potential for adverse impacts on historic assets, but again, the likelihood and significance of any impacts will depend where the leisure centre would be located, which is not known.
10. To encourage high quality and locally distinct places, spaces, buildings and landscapes.				Not relevant
11. To conserve and enhance biodiversity and geodiversity, sites of nature conservation value and ecological networks.	?	?	?	For options 1 and 3, the likelihood and significance of impacts depends on the specific location which is not known. There are areas of biodiversity importance on and near the Golf Course site and therefore there is the potential for adverse impacts on nature conservation value, but again, the likelihood and significance of any impacts will depend where the leisure centre would be located, which is not known.
12. To minimise flood risk.	0	-	?	The Gungate area is not affected by flood risk, but large parts of the Golf Course site are within flood zones 2 and 3 and therefore adverse effects on flood risk are possible. The impact on flood risk of a location outside of the Borough is unknown.
13. To reduce energy consumption by encouraging energy efficiency and use of renewable energy sources.				Not relevant
14. To encourage the reduction, re-use and recycling of waste and water.				Not relevant

Objectives	1	2	3	Comments
15. To protect and improve environmental quality including in relation to air, water, land and noise.				Not relevant
16. To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment.	+	0	0	Locating a leisure centre near Gungate will increase activity in the town centre and contribute to its vitality, whereas options 2 and 3 will not.
17. To reduce the need to travel, reduce out-commuting and encourage sustainable modes of transport.	+	?	?	A location near Gungate is likely to maximise the use of sustainable modes of travel into the town centre. The impact of a location on the Golf Course site will depend on what transport infrastructure is provided as part of the development. The impact of a location outside of the Borough would depend on where the centre would be provided which is unknown.
18. To make best use of the existing transport infrastructure and seek improvements to reduce congestion and improve safety.	+	-	?	A location near Gungate is likely to make the best use of existing transport infrastructure. A location on the Golf Course site would require new transport infrastructure to be provided. The impact of a location outside of the Borough would depend on where the centre would be provided which is unknown.

Table F.6 Appraisal of Retail Options

Option 1: Town centre first

Option 2: Additional retail space at Ventura Park

Objectives	1	2	Comments
1. To meet the housing needs of the whole community, providing affordable, decent, appropriate and sustainably constructed homes in accessible locations.			Not relevant
2. To encourage the efficient use of land and soil.	+	?	Prioritising retail provision in the town centre will help to encourage the use of previously developed land. Providing additional retail space at Ventura Park may or may not involve the use of greenfield land, depending on how the additional space would be provided.

Objectives	1	2	Comments
3. To reduce deprivation, including health and income deprivation.			Not relevant
4. To ensure equal access to community services and facilities.	+	?	Prioritising retail provision in the town centre will provide the greatest access to services and facilities for the greatest number of residents, particularly for those without access to a car. Providing additional retail space at Ventura Park may reduce access to services and facilities if town centre shops are lost.
5. To encourage equal access to education, jobs and training.	+	+	Both options will support the creation of additional retail employment.
6. To encourage active and healthier lifestyles by providing accessible green infrastructure, including networks of paths and open spaces, and formal and informal sport and recreation facilities.			Not relevant
7. To make communities safer by reducing crime, fear of crime and anti-social behaviour.			Not relevant
8. To encourage a diverse and competitive economy that will provide sustainable economic growth.	+	+	Both options will support the creation of additional retail which will contribute to economic growth. However, this will do little to increase economic diversity in the Borough and the sustainability of any growth is uncertain, although these factors do not differentiate between the options.
9. To protect and enhance historic assets.	?	?	The town centre contains listed buildings, conservation areas and scheduled monuments. Adverse impacts on historic assets are therefore possible with new retail development but the likelihood and significance of impacts will depend on the location of specific developments and any mitigation put in place. There is a listed building near to the retail parks to the south of the town, but the scale of any impacts is likely to be small.
10. To encourage high quality and locally distinct places, spaces, buildings and landscapes.			Not relevant to options
11. To conserve and enhance biodiversity and geodiversity, sites of nature conservation value and ecological networks.	0	0	There are unlikely to be significant effects on biodiversity and geodiversity.

Objectives	1	2	Comments
12. To minimise flood risk.	0	?	Large parts of the retail parks to the south of the town centre are within flood zone 3. Adverse impacts on flood risk are therefore possible, but the likelihood and significance of any impacts will depend on how the additional retail floor space would be provided. If greenfield development takes place, flood risk may be adversely affected. The town centre is much less constrained by flood risk and therefore adverse effects are unlikely.
13. To reduce energy consumption by encouraging energy efficiency and use of renewable energy sources.			Not relevant
14. To encourage the reduction, re-use and recycling of waste and water.			Not relevant
15. To protect and improve environmental quality including in relation to air, water, land and noise.			Not relevant
16. To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment.	+	?	Prioritising retail provision in the town centre will support economic activity and will enhance the vitality of the town centre. Providing additional retail space at Ventura Park may reduce the vibrancy of the town centre if town centre shops are lost.
17. To reduce the need to travel, reduce out-commuting and encourage sustainable modes of transport.	+	-	Prioritising retail provision in the town centre will reduce the need to travel by supporting multi-purpose trips to town centre facilities, and will maximise the use of sustainable modes of transport into the town centre. Providing additional retail space at Ventura Park will increase the need to travel, particularly if town centre shops are lost. Although accessible by foot and bus, the retail parks are likely mainly to encourage use of the private car.
18. To make best use of the existing transport infrastructure and seek improvements to reduce congestion and improve safety.	+	+/?	Both options will support the use of existing transport infrastructure. Providing additional retail space at Ventura Park may create congestion on roads in the area, although the significance of any impacts will depend on any mitigation which is put in place.