

Report to Planning Committee

30 July 2018

Agenda Item No. 5

Contact Officer: Nick Cox

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Report of the Director Of Place And Community

ISSUES PAPER – PLANNING APPLICATION REF. 18/00840/OUTMEI

OUTLINE APPLICATION FOR UP TO 210 DWELLINGS, PUBLIC OPEN SPACE, LANDSCAPING SUSTAINABLE URBAN DRAINAGE, ACCESS, AND ASSOCIATED INFRASTRUCTURE. (ALL MATTERS RESERVED EXCEPT ACCSS).

LOCATION: LAND OFF BROWNS LANE, TAMWORTH

1. Purpose of Report

1.1 To inform Members that an outline planning application (ref: 18/00840/OUTMEI) has been received for up to 210 dwellings, public open space, landscaping, sustainable urban drainage, access, and associated infrastructure.

The application is submitted in outline with all matters except for means of access reserved for future consideration.

1.2 The purposes of this 'Issues Paper' is to highlight to members the fact that a strategic major application has been recently submitted to the Council and explain the process in terms of consultation and publicity. In addition, the paper will highlight the key planning issues, which will need to be considered when the full report comes before the Committee for their determination. This will allow an opportunity for Members to raise key planning issues that either they wish to be expanded upon or added to in the full report at the decision making stage. This report is therefore a precursor to the main report, which will be presented at the end of the planning application process - it is not a report for debate or decision making, but rather an opportunity to raise issues.

2. Site and Location

2.1 The site is located to the north of Tamworth and south east of the village of Wigginton and currently comprises an agricultural field which is boarded by Browns Lane to the south, the new development of Chestnut Walk to the southeast and the railway line further to the east and the village of Wigginton to the north west. A public footpath exists towards the west part of the site and runs from north to south. Further agricultural fields exist to the north of the site. The application site amounts to a total of 12.65 hectares of land.

2.2 Members will note that the site lies outside of but adjacent to the designated village settlement boundary of Wigginton and outside of the Broad Development Area identified within the Local Plan

Allocations Document (emerging – submitted for examination). In addition, the application site falls within the Wigginton, Hopwas and Comberford Neighbourhood Plan Area. The proposal therefore falls to be considered under the Policy Rural 1: Rural Areas of the Local Plan Strategy and Policy W1 – Coalescent with Tamworth as well as other more detailed policy considerations.

3. Summary of Proposals

3.1 The application was registered on 31 May 2018. Appendix 1 describes the site and proposals in more detail. In summary, the application comprises an outline application for the erection of up to 210 dwellings including public open space, landscaping, sustainable urban drainage, access and associated infrastructure. All matters are reserved for future approval apart from access which is intended to be gained off Browns Lane through an existing piece of land located between No's 60 and 68.

3.2 As required under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017), a Screening Opinion and subsequently a Scoping Opinion was undertaken, prior to the submission of this application, which determined what was to be contained within the submitted Environmental Statement (ES). The ES, which accompanies the application, contains reports specific to Landscape and Visual Effects, Transport and Access, Air Quality, Agricultural Land and Farming, Ecology, Archaeology and Heritage and Socio-Economic impacts.

3.3 The application, in addition to the Environmental Statement, is supported by a Planning Statement, Design and Access Statement, Preliminary Ecology Report, Air Quality Report, Flood Risk Assessment and Drainage Strategy, Phase 1 Geo-Environmental Desk Study, Transport Assessment, Utilities Technical Note, Draft Noise Screening Report, Statement of Community Involvement and a Design and Access Statement.

3.4 The application has also been accompanied by a Preliminary Indicative Master Plan which shows how the site could be developed. The plan shows the residential properties heavily weighted towards the east side of the site with a large area of open space providing a buffer between the properties and the existing dwellings of Wigginton. A large landscape belt is shown to seek to screen the proposed dwellings from the village. The indicative residential layout shows a mixture of property sizes served by a variety of road typologies including private drives and courtyards.

3.5 A copy of the proposals will be available for viewing in the lobby area to the Council Chamber from 5.30pm onwards on the evening of your Committee on the 30 July 2018. In addition, the plans and all associated documents are available on the Council's website by visiting the planning application search page at www.lichfielddc.gov.uk (viewed by entering the application number).

3.6 Members are invited to raise issues in relation to the current application, which they may feel require further clarification or detail when the application is reported to you in full for determination.

3.7 Members are also invited to discuss the application further with either Nick Cox (Planning Case Officer) or Claire Billings (Planning Development Manager) outside of the Committee meeting, if there are specific issues of detail on which you require further clarification.

4. Consultation and Process

4.1 The applicant has undertaken a pre-application public consultation exercise in the form of a public exhibition at Tamworth Town Hall, Market Street, Tamworth, on 14 June 2017. A summary of the comments relate to;

- Infrastructure

- Foul Drainage
- Lack of Space at schools and doctors
- Traffic and Highway Safety
- Amenities for children
- Lichfield – Tamworth Border
- Number of Houses
- Design of Development
- Access Road
- Social Housing

4.2 Following receipt of the planning application, the Council, as Local Planning Authority, has undertaken extensive consultation, including with statutory and non-statutory consultees. This consultation has included the appropriate Parish Council and Tamworth Borough Council. A notice was published in the local press on the 14 June 2018 and a site notice has also been displayed adjacent to the site. In addition individual notification letters have been sent to properties in the vicinity of the site.

4.3 The application site crosses both Lichfield District and Tamworth Borough Council's boundaries and therefore a planning application has been submitted to both authorities. Tamworth Borough Council will also be carrying out their own appropriate consultations in respect of the application.

5. Recommendation

5.1 The Planning Committee are recommended to note the item for information and raise any relevant planning issues on which they require further clarification and which are requested to be addressed in the subsequent report to Planning Committee when this application is formally considered.

APPENDIX 1

SUMMARY OF SITE AND PROPOSALS

Site and Location

The site is located to the north of Tamworth and south east of the village of Wigginton and currently comprises an agricultural field which is boarded by the rear of residential properties which front onto Browns Lane to the south, the new development of Chestnut Walk to the southeast and the railway line further to the east and main road to the west with the village of Wigginton to the north west. A public footpath exists towards the west part of the site and runs from north to south. Further agricultural fields exist to the north of the site. The application site amounts to a total of 12.65 hectares of land. The site is generally well screened from Main Road by the existence of large mature hedgerow yet the site is visible from the railway line to the east.

Proposals

The application comprises an outline application for the erection of up to 210 dwellings including public open space, landscaping, sustainable urban drainage, access and associated infrastructure. All matters are reserved for future approval apart from access which is intended to be gained off Browns Lane through an existing piece of land located between No's 60 and 68.

The application has also been accompanied by a Preliminary Indicative Master Plan which shows how the site could be developed. The plan shows the residential properties heavily weighted towards the east side of the site with a large area of open space providing a buffer between the properties and the existing dwellings of Wigginton. A large landscape belt is shown screen the dwellings from the village. The indicative residential layout shows a mixture of property sizes served by a variety of road typologies including private drives and courtyards.

The scheme proposes 40% affordable housing which amounts to 84 units with the remaining 60% for open market sale which amount to 126 Units. The overall housing mix proposed is as follows:

1 Bed	2 Bed	3 Bed	4 Bed
1.9 %	33.8%	39.1%	25.2%

The proposed public open space including the Sustainable Urban Drainage System amounts to 5.5 Hectares and an area of natural play will be provided.

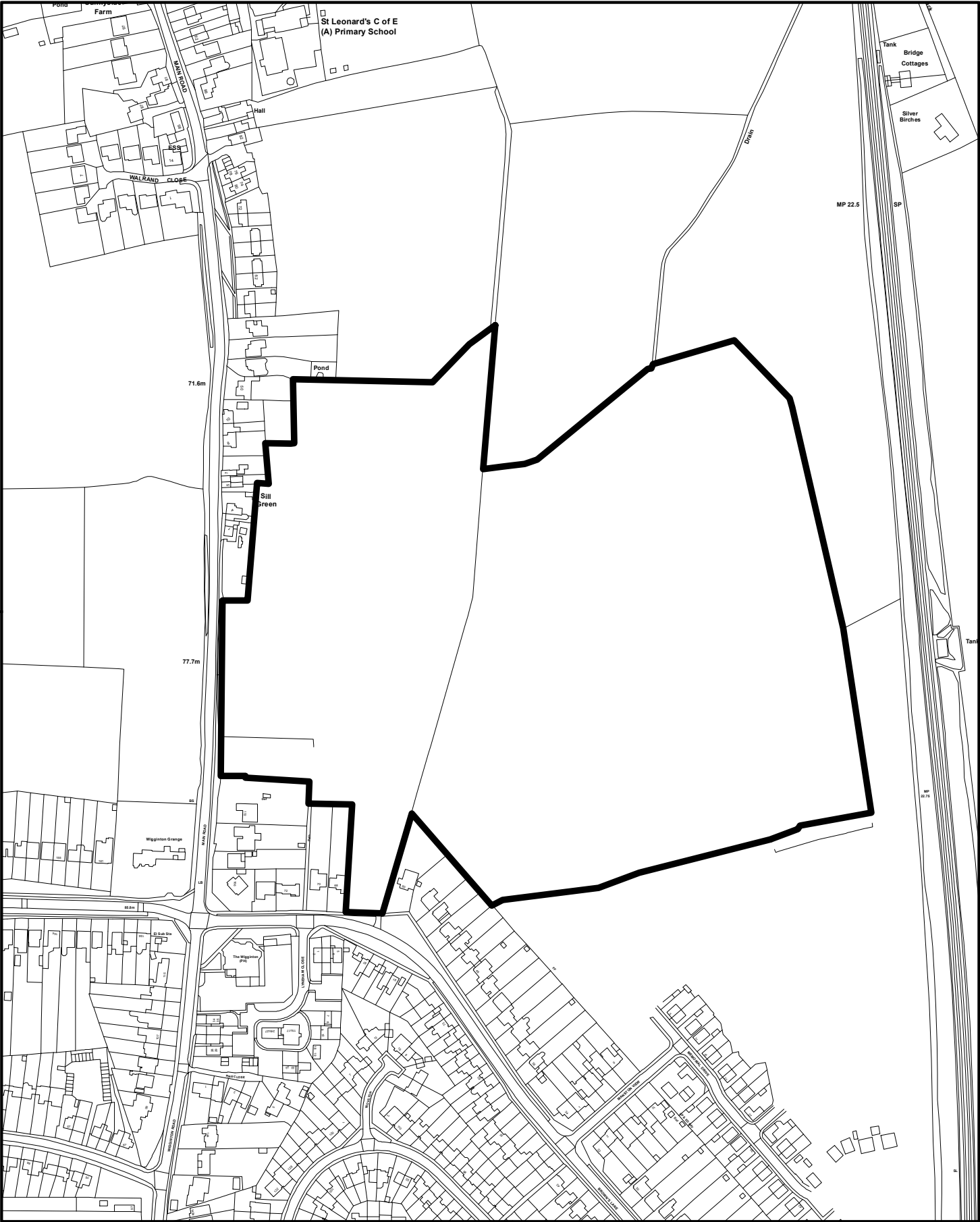
Summary of Key Issues to be considered in the Determination of the Application:

- Policy and Principle of Development (Rural Development and site allocation);
- Loss of Agricultural Land;
- Housing Numbers and Mix;
- Affordable Housing;
- Highways Issues, including accesses and impact on the surrounding highway network including Strategic Network
- Noise and Air Pollution Issues
- Impact on Amenity of Existing and Future Occupiers;
- Impact on existing landscape features and new landscape and planting;
- Impact on the wider landscape setting;
- Impact upon Heritage Assets;
- Education Provision;

- Sports Facilities;
- Refuse Collection;
- Urban Design and Wayfinding;
- Pedestrian and Cycle Connectivity;
- Flood Risk and Drainage;
- Archaeological Impact;
- Waste Management;
- Ecological and Biodiversity Impacts;
- Planning Obligations.

Members are invited to comment on the detail of any of the above issues and to identify any matters, which they consider have not been highlighted at this stage.

 <p>Lichfield district council www.lichfielddc.gov.uk</p> <p>District Council House Frog Lane Lichfield Staffs WS13 6YY</p> <p>Telephone: 01543 308000 enquiries@lichfielddc.gov.uk</p>	<h1>LOCATION PLAN</h1> <p>18/00840/OUTME1</p> <p>Land North Of Browns Lane</p> <p>Tamworth</p> <p>Staffordshire</p>		<p>Scale: 1:3,500</p>	<p>Dated: July 2018</p>	
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district council

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BLOCK PLAN

18/00840/OUTMEI
Land North Of Browns Lane
Tamworth
Staffordshire

Scale:

Dated:
July 2018

Drawn By:

Drawing No:



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