

LAND AT BROWNS LANE, TAMWORTH

DESIGN AND ACCESS STATEMENT

P16_1451_12 PREPARED BY PEGASUS DESIGN
FOR SUMMIX BLT DEVELOPMENTS LTD
JULY 2017





“The government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making better places for people.”

Paragraph 56, NPPF 2012.



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NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 DOUBLE SIDED



1 INTRODUCTION

THIS SECTION DESCRIBES THE VISION AND PURPOSE OF THE DESIGN AND ACCESS STATEMENT.

01 INTRODUCTION

PURPOSE OF DOCUMENT

- 1.1 This statement has been prepared by Pegasus Design (part of the Pegasus Group) on behalf of SUMMIX BLT Developments LTD. This document is intended to accompany and be read in conjunction with the outline planning application for residential development at Browns Lane, Tamworth. All matters are reserved, save for access.
- 1.2 This statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended June 2015, which requires certain applications to be accompanied by a Design and Access Statement.
- 1.3 The purpose of this statement is to set out:

“How the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospect users”

(para.30 National Planning Policy Framework (NPPF) March 2014)

DOCUMENT FORMAT

- 1.4 In response this document will demonstrate the proposed design principles and development concepts focusing on layout, scale, amount and site access. The document will therefore seek to:
- List all key constraints and opportunities that have shaped and influenced the design proposals.
 - Provide a summary of the pre-application consultation with Lichfield District Council and the local community.
 - Give a clear breakdown of the evolution of the design and access, stating how the key stimulus have influenced them.
 - Provide a clear assessment of the site and how its relationship with the wider context has been addressed.
- 1.5 This document has been set out in accordance with Design and Access Statements and how to write, read and use them. Commission for Architecture and the Built Environment (CABE) 2006.
- 1.6 In order to meet the general requirements of Design and Access Statement writing, this document is structured as follows:

Section 1: Introduction
Section 2: Planning Policy Context
Section 3: Assessment
Section 4: Involvement
Section 5: Design Principles
Section 6: Design Proposal
Section 7: Summary

- 1.7 Pegasus have been supported in the preparation of this document by Framptons Planning Consultants. Other members of the project team and associated reports include:

- Design and Masterplanning (Pegasus)
- Planning Statement (Framptons)
- Transport Assessment (DTA)
- Travel Plans (DTA)
- Flood Risk Assessment and Drainage Strategy (Wardell Armstrong)
- Utilities Assessment (Wardell Armstrong)
- Ecology Assessment (Cotswold Wildlife Survey)
- Archaeological Assessment (CGM Consulting)
- Landscape and visual Impact Assessment (Pegasus)
- Geo Environmental Study (Wardell Armstrong)
- Noise Assessment (Wardell Armstrong)
- Air Quality Report (Wardell Armstrong)
- Heads of Terms (Framptons/Shakespeare Martineau)
- Statement of Community Involvement (Framptons)

SITE DESCRIPTION

- 1.8 The application site (hereafter referred to as 'the site') is situated to the northern fringe of Tamworth; adjacent to the large conurbation of Perry Crofts. The site spans the two planning authorities of Lichfield District Council and Tamworth Borough Council, with the large majority of the site and all housing numbers falling within Lichfield District Council.
- 1.9 Tamworth is a 'large service town' which lies within South Staffordshire, 15 miles northwest of Birmingham city centre and 6 miles east of Lichfield and Sutton Coldfield centres. Tamworth's location acts as a conduit between Staffordshire, Warwickshire and West Midlands but falling with strong road and rail links into each region.
- 1.10 The site provides a new urban edge to the northern residential settlement of Tamworth. North of 'Tamworth Town Centre' there are two defined 'Local Centres' and 'Neighborhood Centres' to provide local services and amenities within a short walking distance of the site.
- 1.11 The application site is classed as 'greenfield' agricultural land and is 31.87 acres / 12.89 hectares. The site is centered upon national grid reference 421167, 306088.
- 1.12 The site comprises of two arable fields which are principally bound to the south by the single carriageway road of Browns Lane and to the west by Main Road which leads to the village of Wigginton, located approximately 0.4 mile north of the site. Several properties abut the southern edge of Wigginton and form a north westerly edge to the site.
- 1.13 There is an existing gated access into the site

from Browns Lane intended as a means of access; presently there is no delineated route. Access to the site is within the jurisdiction of Tamworth Borough Council.

- 1.14 To the south-east of the site a new residential development delivered by Taylor Wimpey known as Chestnut Walk is currently under construction. The eastern edge of the site is bound by a triangular arable field and the Birmingham-Derby Railway line.
- 1.15 The north boundary of the site is characterised by field edges an existing watercourse ditch and wider afield further formations of agricultural fields subdivided by mature hedgerows are formed on gently undulating ground. This landscape field boundary pattern is present on site which subdivides the two no. fields.
- 1.16 The site is not within any nationally designated landscapes, such as National Parks or Areas of Outstanding Natural Beauty (AONB), no locally designated landscape and does not contain any significant heritage assets such as Listed Buildings and Conservation Areas. The site is located outside of the Tamworth Green Belt.
- 1.17 Wigginton Conservation Area is located centrally to the village northwest of the site; views are however filtered.

- 1.18 This Design and Access Statement is submitted to accompany the following description of development:

'Outline application for residential development (Class C3) with public open space, landscaping, sustainable urban drainage and associated infrastructure to land off Browns Lane, Tamworth. All matters are reserved, save for access'.

- 1.19 The red line boundary indicated on page 7 is the intended outline application line for the purpose of this document.
- 1.20 The proposed development has been assessed for up to 210 dwellings comprising of a mix of housing types, sizes and tenures. 40% of the dwellings proposed are Affordable Homes. 5.5 hectares of public open space is included for active and passive uses, integrating a dedicated children's play space, natural play spaces including retainment of public recreational space and green corridor links made accessible through existing and proposed footpath links.
- 1.21 A storm water attenuation strategy including habitat and biodiversity enhancements will form the northeastern part of the site to include footpaths, retain key views and other associated infrastructure.

DESCRIPTION OF DEVELOPMENT

SITE HISTORY

- 1.22 The site has limited planning history having being regarded as agricultural land.
- 1.23 In 2008 an Outline planning permission referenced 07/01160/OUTM) for 250 residential dwellings was refused on the basis of a non-allocated site in the Lichfield District Local Plan, non conformity with the Spatial Strategy and the potential to prejudice future allocations. The local development plan and national policy in respect of development in this location has moved on considerably since this application was determined. Current Development Plan policies support growth in this area and therefore the reasons for refusal outlined, do not set a precedent against development on the site.

DESIGN VISION

- To produce a new living environment of the highest standard, with a clear and distinguishable character which reflects the local vernacular and contextual surroundings.
- To provide a sustainable development with a diverse range of housing choice to suit all needs while providing attractive open spaces and safe and secure areas of play.
- The site aims to provide an appealing development with streets and places which promote social interaction through giving priority movement to pedestrians, cyclists and innocuous routes to local public transport.



2

PLANNING POLICY

THIS SECTION PROVIDES A SUMMARY OF THE RELEVANT PLANNING POLICIES AT NATIONAL REGIONAL AND LOCAL LEVEL

02 PLANNING POLICY

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

“Where in making any determination under the Planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”

National Guidance:

- BFL12. Design Council/CABE (2012)
- Manual for Streets (DoT/DCLG, 2007)
- Manual for Streets 2.(DoT/DCLG,2010)
- New Homes 2014. ACPO Secured by Design. (2014)

Local Supplementary Planning Guidance:

- Sustainable Design (December 2015)
- Historic Environment (December 2015)
- Trees Landscaping and Development (May 2016)
- Biodiversity and Development (May 2016)
- Developer Contributions (May 2016)
- Housing Needs Study and Strategic Housing Market Assessment (SHMA)(update May 2014)
- Staffordshire Residential Design Guide (2000)

NATIONAL PLANNING POLICY

2.2 The National Planning Policy Framework (NPPF) published in March 2012 sets a presumption in favour of sustainable development and a positive approach to planning as a means of supporting the country’s economic and (social) housing growth, while protecting the environment. It directs local planning authorities to approve development proposals that accord with the development plan without delay.

HOUSING SUPPLY

2.3 Local planning authorities must demonstrate a five year deliverable supply of housing and should therefore plan for a housing mix based on current and future demographic trends, market trends and the needs of different groups in the community, to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

ENVIRONMENT

2.4 Under the NPPF, planning decisions should encourage the effective use of land by re-using land that has been previously developed brownfield land, provided that it is not of high environmental value. Within local planning documents, authorities should consider a locally appropriate target for the use of brownfield land.

GOOD DESIGN PRACTICE

2.5 Good design is identified within the NPPF as a key aspect of sustainable development, which should positively contribute to making better places for people. The importance of planning positively for high quality and inclusive design for all development is well emphasised.

2.6 Policies and decisions should aim to ensure that developments:

- Function well and add to the overall quality of the area over the lifetime of the development;
- Establish a strong sense of place to create attractive and comfortable places to live, work and visit;
- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; and
- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping.



THE DEVELOPMENT PLAN

- 2.7 The relevant policies of the Development Plan comprise of the Lichfield Local Plan Strategy 2008-2029 (LLPS) adopted 17th February 2015 together with the accompanying Local Plan Allocations document (LPAD); however the LPAD is not yet adopted. The remaining 'Saved Policies' of the Lichfield District Local Plan (1998) are not relevant to this application.
- 2.8 The recent emerging allocations document has been subject to a Regulation 19 application; to which it seeks to allocate a site adjacent to our clients site for 1000 dwellings at Arkall Site the application of which is subject to a Secretary of State examination.
- 2.9 The LPAD identifies the permitted Taylor Wimpey site known as 'Chestnut Walk' referenced 15/00807/REM for 165 dwellings allocated to the North Tamworth Broad Development Area.
- 2.10 Wigginton and Hopwas Neighbourhood plan (WHNP) also forms a part of the Development Plan approach for Lichfield District to which the site falls within.
- 2.11 All policies pertaining to this application can be found with the accompanying report of the Planning Statement prepared by Framptons. However the key policies are outlined as follows:



LICHFIELD LOCAL PLAN STRATEGY 2008-2029 (FEBRUARY 2015)

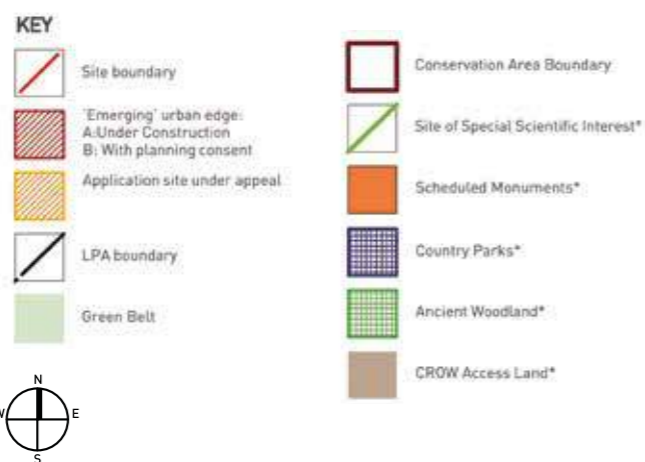
- 2.12 The Local Strategy deals with all strategic matters for the north of Warwickshire. The document sets out long term vision, key objectives and high level policies that are intended to guide development in the District for the next twenty years.
- 2.13 In addition to delivering Lichfield Districts development needs there is also a requirement to consider the needs of adjoining authorities. Tamworth Borough has identified a need to accommodate housing beyond its boundaries and therefore an important merit to address with regards to this application.
- 2.14 The following strategic policies are considered to be of relevance:
- Vision for the District
 - Strategic Policy 1 – Sustainable Communities
 - Strategic Policy 5- Meeting Housing Needs
 - CP1- Spatial Strategy
 - CP2- Presumption in Favour of Sustainable Development
 - CP3- Delivering Sustainable Development
 - CP4 and IPI- Infrastructure
 - CP5 and STI- Sustainable Transport
 - CP6- Delivery
 - H2- Affordable Homes
 - CP13- Natural Resources
 - Policy HSC1: Open Space Standards
 - NR3- Biodiversity, Protected Species and their Habitats



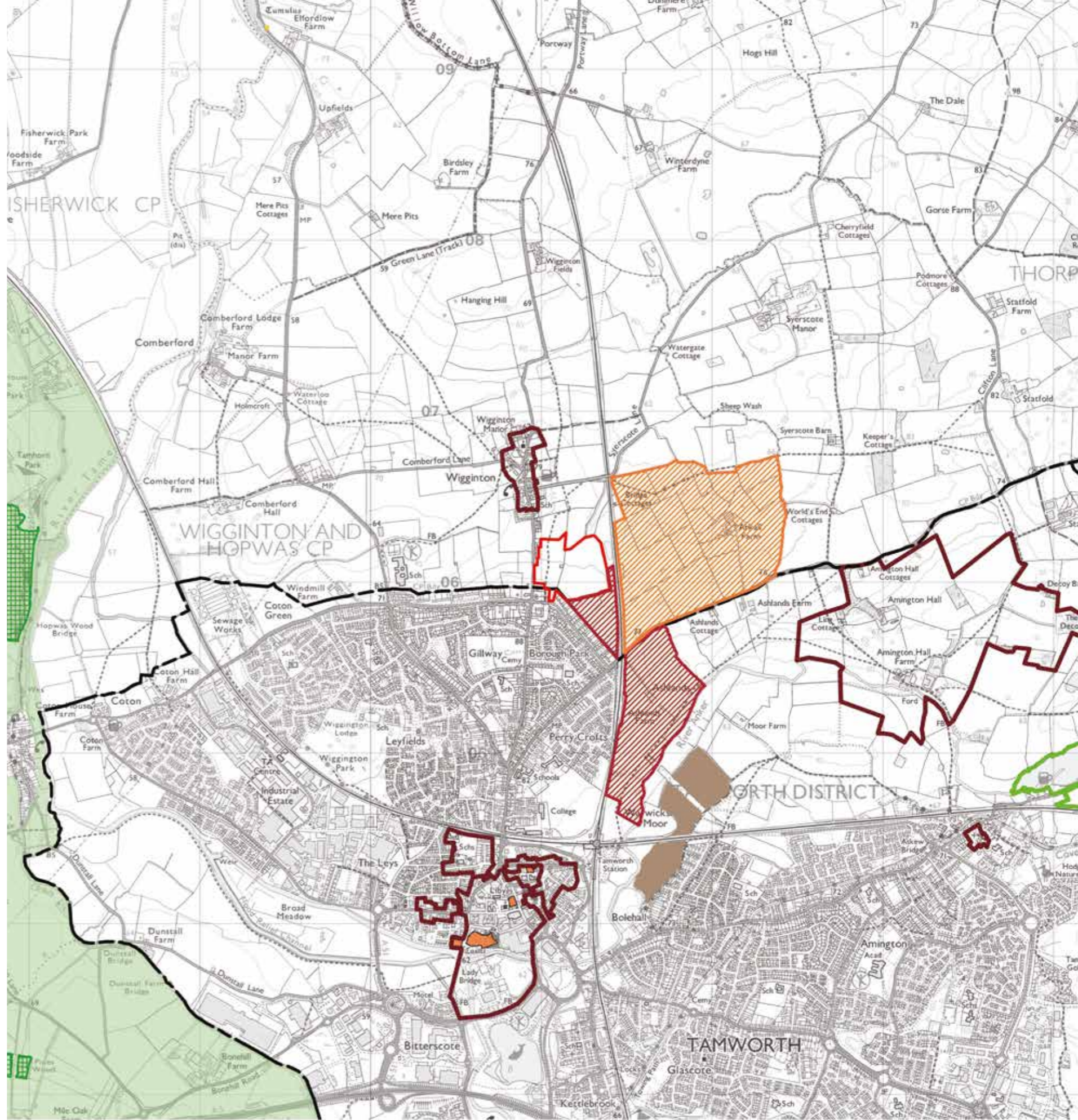
- NR4- Trees, Woodland and Hedgerows
 - NR5- Natural and Historic Landscapes
 - NR6- Linked Habitat Corridors and Multi-functional Green Spaces
 - CP14- Built and Historic Environment
 - BE1- High Quality Development and;
 - Policy: North of Tamworth
- 2.15 In terms of the site Policy North of Tamworth, CP1-CP3 and CP6 are of importance which seek to deliver a sustainable housing supply in accordance with the identified hierarchy of settlements based on their suitability working to secure their growth. The site falls within North of Tamworth Broad Development Location which seeks in part to help meet the need of Tamworths housing market; 500 homes are set out to meet needs arising in the borough of Tamworth.
- 2.16 Affordable Housing Provision is to be delivered at a rate of 40% to development schemes within the district in line with nationally set thresholds.
- 2.17 Policy HSC1 sets out the provision of the minimum standards of open space, sport and recreation facilities. The site will be subject to providing an on-site equipped area of play 0.4ha, amenity green space (1.43 ha per 1000.population) and natural/semi natural green space (2 ha per 1000. population).
- 2.18 NR3-NR6 policies ensure where appropriate to demonstrate how strategic planned Green Infrastructure, protection of the natural environment and biodiversity are enhanced to new development proposals.
- 2.19 Policy BE1 sets out the principles of delivering a high quality inclusive design in terms of; responding to local vernacular, landscaping treatments and promoting sustainable modes of transport.

WIGGINTON AND HOPWAS NEIGHBOURHOOD PLAN 2015-2029 (DECEMBER 2016)

- 2.20 The purpose of the Neighbourhood Plan is to allow the various local communities help shape the area where they live and work. The document is compliant with the NPPF and policies of the LLPS and sets out key objectives in terms of preserving its landscape setting, sustain attributes of a village community, high quality design and safe pedestrian movement.
- 2.21 Policies W1- Coalescence with Tamworth and W2-Foul and Surface Water Drainage are applicable to the site. Policy W1 seeks to ensure that there will be no coalescence of any development North of Tamworth with Wigginton; new developments should have regard to maintaining a visual separation and conserve the nature of Wigginton Village as a Conservation Area.
- 2.22 Policy W2 ensures all new developments address both foul and surface water drainage are adequately dealt with and planning applications are accompanied by an appropriate drainage report.



PLANNING DESIGNATIONS



| ENVIRONMENT | ECONOMICS

3

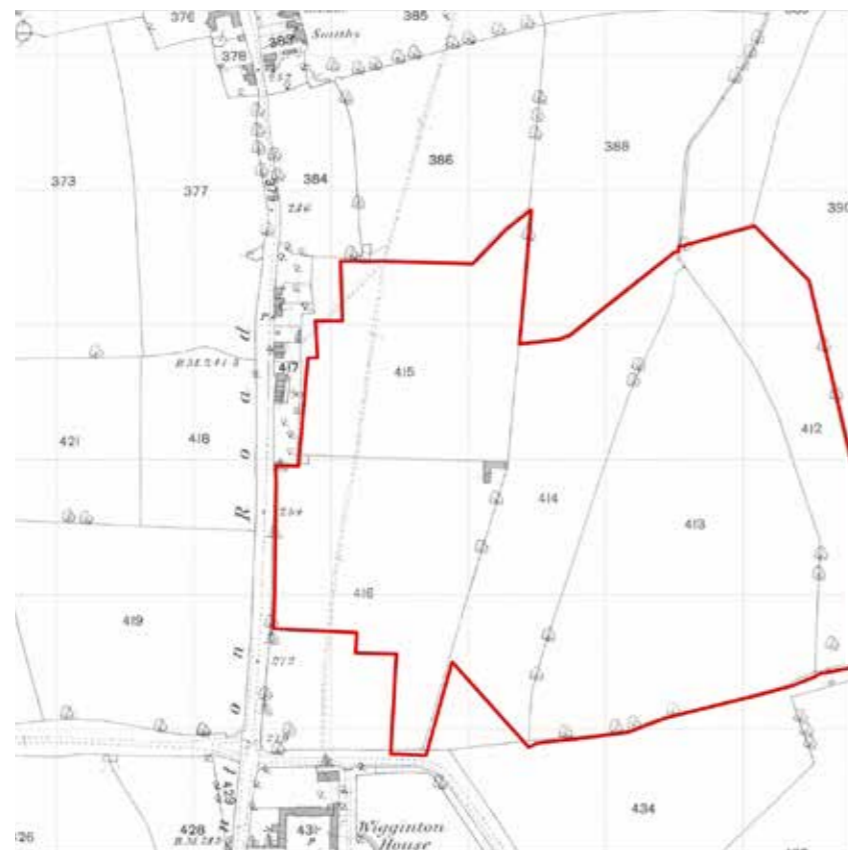
ASSESSMENT

THIS SECTION PROVIDES A SUMMARY OF THE ASSESSMENTS UNDERTAKEN OF THE SITE AND ITS SURROUNDINGS AND EVALUATES THE SITES CONSTRAINTS AND OPPORTUNITIES

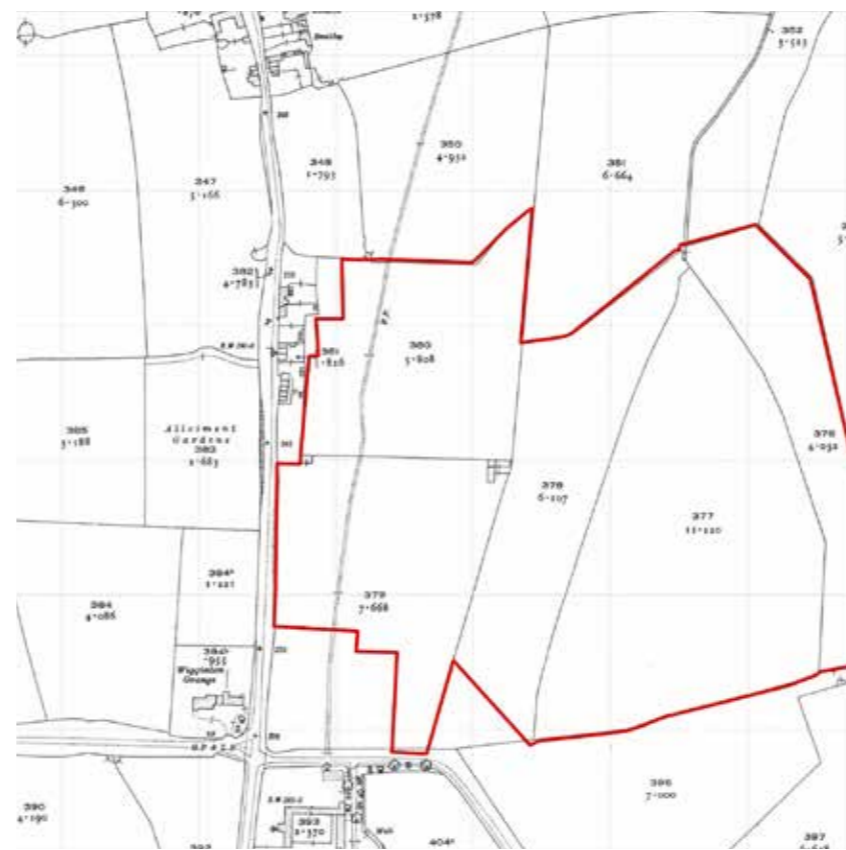
03 ASSESSMENT

HISTORICAL BACKGROUND

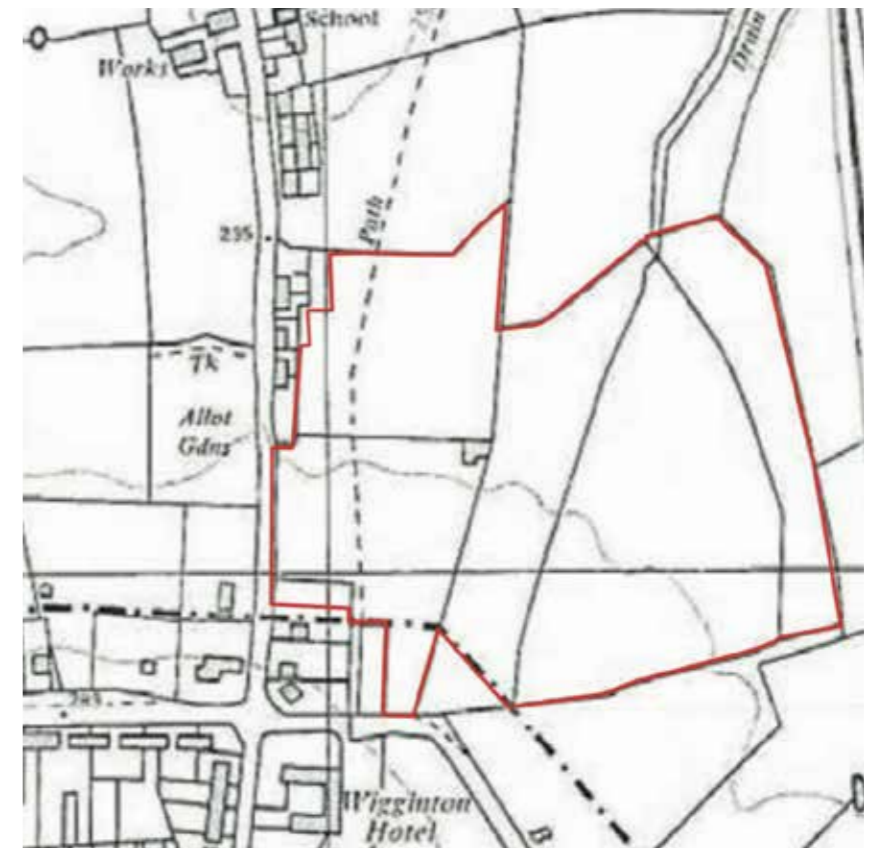
- 3.1 The Perry croft location of Tamworth today is considered a wider residential 'conurbation' forming the northern part of the Tamworth Borough. Development here to its full extents did not begin until the late 20th Century circa 1970-1980 period.
- 3.2 'Wigginton' village located immediate north of the site is one of the first known settlements in South Lichfield dating back to the 17th Century. The village originally lay on a medieval trade route.
- 3.3 During Civil Government periods the township included the 'Hamlets' of Comberford and Coton in the 18th Century. By the late 19th Century the civil parish had extended its resident population to form Wigginton and Hopwas; part of the Lichfield Rural District.
- 3.4 Historical Ordnance Survey Mapping shows that the site and neighboring lands were mostly agricultural in the 18th and 19th Centuries. Dwellings comprised a series of irregular linked built form patterns focusing around the Church of St Leonard formerly an Anglican Chapel within today's the Conservation Area.
- 3.5 Residential growth patterns from early to mid 20th century indicate the area of Comberford located west of the site began expanding the northern town of Tamworth; prior to the 1970's Ordnance Survey Maps indicate the eastern boundary of the borough remained as agricultural and playing fields.
- 3.6 By late 20th Century as indicated beyond 1970's mapping the boroughs north-west boundaries began sporadic residential infill which now includes Ashcroft Infants Nursery School. Development immediate north of Browns Lane is indicated on 1978 mapping which abuts the proposed application land and namely in 2015 permission was granted for 165 dwellings to the Chestnut Walk south of the site.
- 3.7 The area today is mostly residential with a small number of local centres. Historic data and residential growth patterns are further indicated within the Archaeological Assessment under a cartographic timeline.



1884



1924



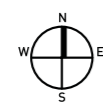
1967

1. VIEW FACING SOUTH IDENTIFYING RISING LANDFORM TOWARDS REAR PROPERTIES ALONG BROWNS LANE
2. VIEW SOUTH EAST TOWARD A SITE HIGH POINT FACING CHESTNUT WALK
3. LAND DESCENDING TO SITE LOW POINT FACING NORTH-EAST OF THE SITE

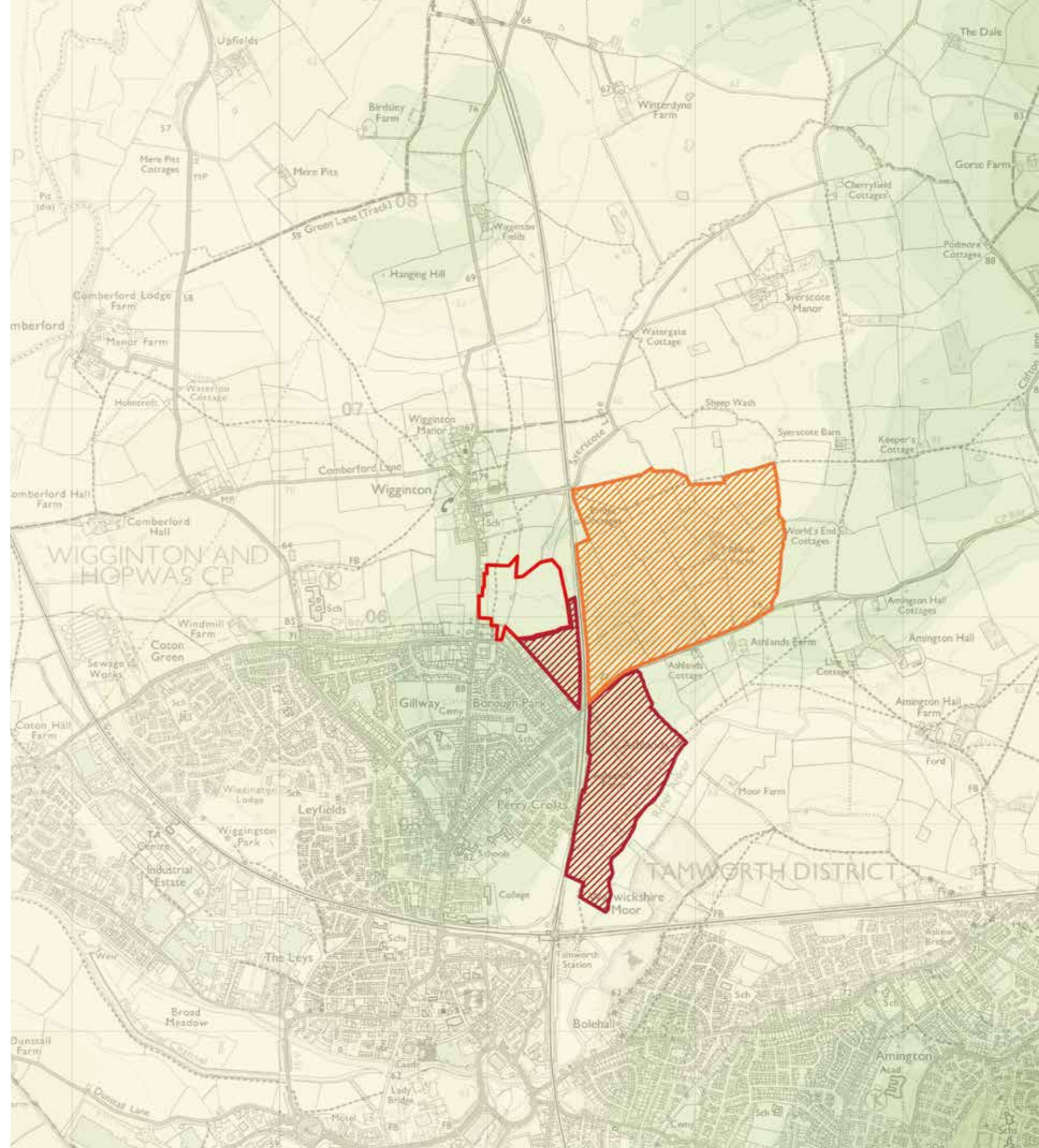
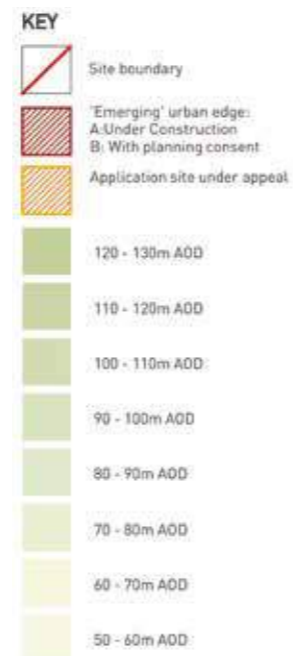


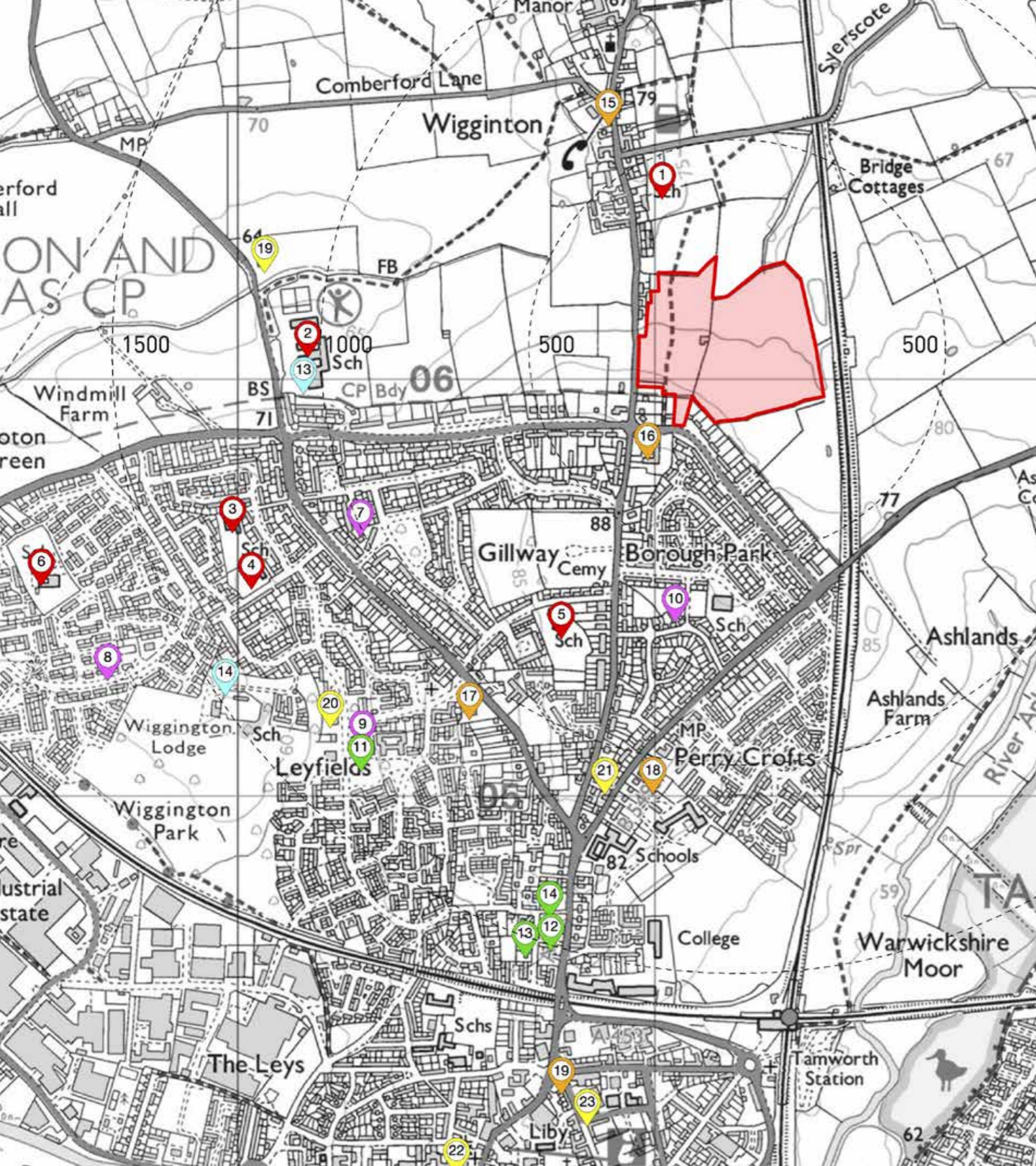
TOPOGRAPHY AND LANDFORM

- 3.8 Topographically, the study area comprises a gently undulating landform of low ridgelines and shallow valleys that gradually descend in height from south to north.
- 3.9 The majority of the study area lies between 60m and 80m Above Ordnance Datum (AOD) and rises up to a maximum of 88m AOD in the south-west where the built form of Tamworth occupies the locally higher ground.
- 3.10 The village of Wigginton also occupies a spur of higher ground where it sits between 75m and 79m AOD just to the north of the urban area. Levels across the site reflect the sloping landform north of Tamworth and range from c. 80m AOD adjacent to the south-west boundary to c.70m AOD in the north-east corner.
- 3.11 A ground Geo-environmental assessment by Wardell Armstrong accompanies this application.



TOPOGRAPHY PLAN





- Site Location
31.87 Acres/12.9 Hectares

- Primary Schools**
- 1 St Leonards C of E Aided Primary School
- 2 The Rawlett School
- 3 St Elizabeths Catholic Primary School
- 4 Lark Hall Community Infant School
- 5 Flax Hill Junior Academy
- 6 Coton Green Primary School, Preschool, Nursery

- Supermarkets**
- 7 Gillway Supermarket
- 8 CO-OP and Post Office
- 9 Select and Save Post Office
- 10 Kangs Supermarket

- Medical**
- 11 Tamworth Pharmacy
- 12 Aldergate Pharmacy
- 13 Aldergate Medical Practice
- 14 The Hollies Medical Practice

- Leisure**
- 13 Rawlett Leisure Centre
- 14 Tamworth Rugby Union Football Club

- Bars and Resaurants**
- 15 The Old Crown
- 16 The Wigginton Pub
- 17 The Riftwood
- 18 Four Counties Spice
- 19 Delhi Divan

- Community**
- 19 Coton Green Church
- 20 St Francis Church
- 21 Spital Chapel of St James
- 22 Tamworth Borough Council
- 23 Tamworth Library



LOCAL FACILITIES

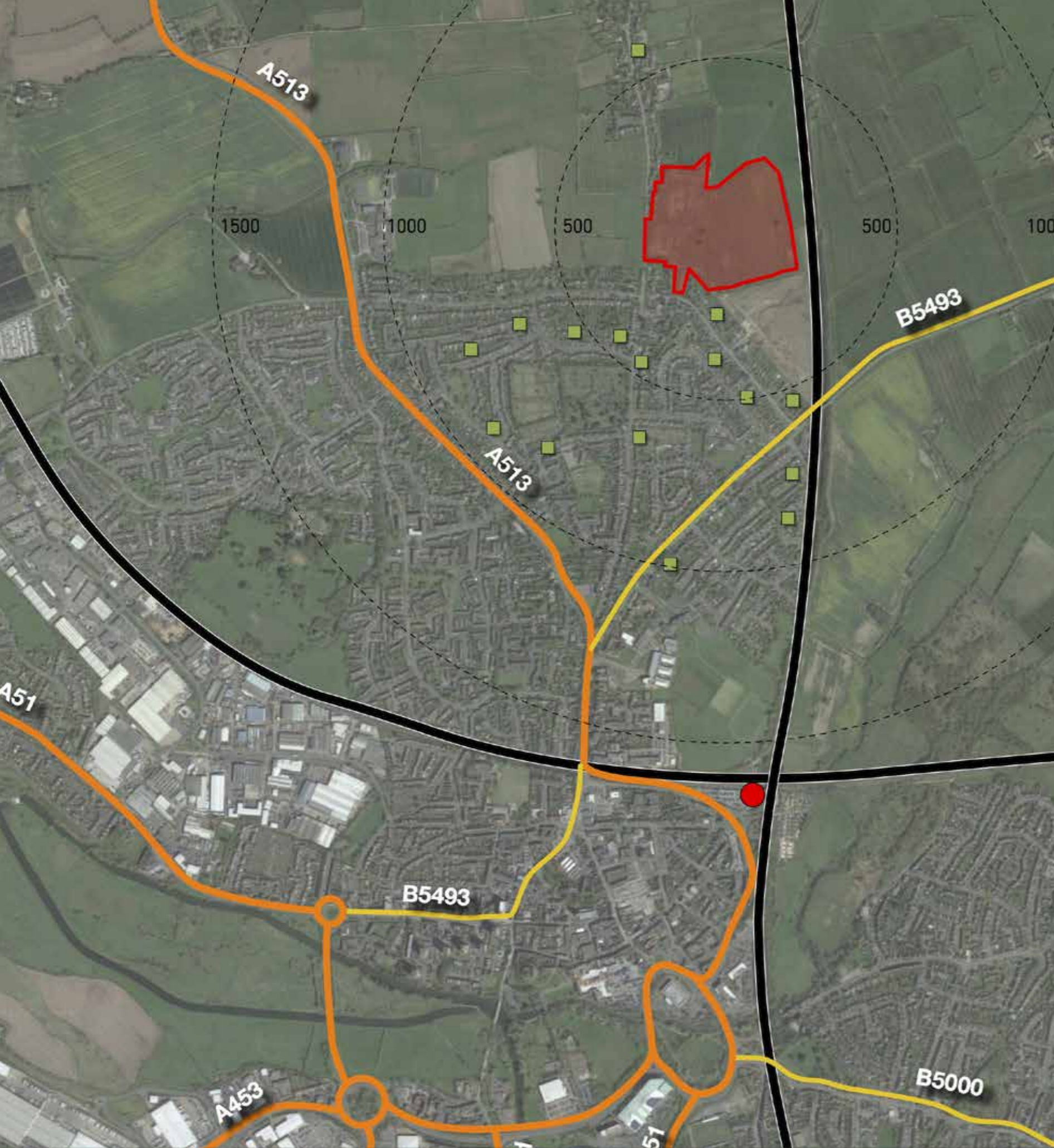
1. LOCAL SUPERMARKET AND CENTRE SHOPS LAKENHEATH
2. THE RAWLETT SCHOOL ACADEMY AND LEISURE CENTRE
3. THE OLD CROWN LOCATED ALONG MAIN ROAD Wigginton






LOCAL FACILITIES

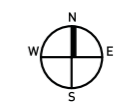
- 3.12 The site has good access to a range of services and facilities within its close proximity to Tamworth Centre. Within 1000 metres of the site accessible by foot there are several means of Education, Local Convenience Stores, Communal leisure facilities and wider afield of 1500 metres GP practices and pharmacies readily available.
- 3.13 The closest GP practices being Aldergate Practice located off Salters lane and the Hollies Medical Practice off Upper Gungate are located around 1.4km to the south of the site.
- 3.14 In terms of local education facilities there are several schools in the vicinity of the site. Closest of which includes Ashcroft Infant School (ages 3-7) is located around 900m to the south of the site off Mildenhall. There are two junior schools within the immediate vicinity of the site; Flax Hill Junior School (ages 7-11) is located around 800m to the south of the site off Chestnut Avenue and St Leonards C of E Primary School (ages 4-11) is located around 1km north of the site off Syerscote Lane, Wigginton of which are accessible by public footpaths. New primary schools are also proposed at the nearby Anker Valley and Arkall Farm schemes to the east of the site.
- 3.15 The nearest secondary schools within the site's catchment area are The Rawlett School 1.4km and Landau Forte Academy QEMS 1.6km.
- 3.16 There are 2no. Local Shop Centres located approximately 800 metres south of the site access; which include Kang's Supermarket off Lakenheath near Ashcroft Infant School.

- 3.17 Wider afield to Coton and along Comberford there are further offered facilities which include a Cooperative supermarket, post office, pharmacy several public houses and restaurants, library, village hall and recreational leisure facilities to include Wigginton Park and Rawlet Leisure Centre.
- 3.18 Larger shopping facilities can be accessed within Tamworth Centre located approximately 2.2km from the proposed development, including a Morrisons, Aldi and Lidl. Ventura Retail Park is located to south of the Town Centre and provides further retail opportunities and superstores.
- 3.19 Tamworth is well known for its employment opportunities and there are several within reasonable commuting distance of the site. The closest being the Lichfield Industrial Estate located 4km to the east of the site off the Lichfield Road. There are more opportunities for employment further afield, such as Ankerside Shopping Centre, Tame Valley Industrial Estate, Centurion Park and Ventura Retail Park
- 3.20 The site is considered to be in a highly sustainable location with all of these facilities accessible via the continuous foot way network within the Perry Crofts and Tamworth area. Larger shopping, leisure and employment areas are available via public transport into Birmingham City.





-  Site location (TBC)
31.87 Acres/12.9 Hectares
-  A Road
-  B Road
-  Railway and station
-  Bus stop



MOVEMENT AND ACCESS

1. EXISTING GATED ACCESS OFF BROWNS LANE ALONG THE SITES SOUTHERN BOUNDARY

MOVEMENT AND ACCESS

- 3.21 The site is located to the north of Tamworth Borough and is bound to the north by agricultural land, to the west by Main Road and dwellings adjoining the southern edge of Wigginton, to the east the existing Birmingham-Derby railway line and to the east by the new development Chestnut Walk. Browns lane and adjoining dwellings align to the south of the site.
- 3.22 Browns Lane is a single carriageway road that is subject to a 30mph speed limit and is approximately 6.6m wide. The road is lit and 1.5m footways are located both its sides, separated from the carriageway by grass verge. Proposed vehicular access to the site would be via a simple priority T-junction off Browns Lane at this location.
- 3.23 To the west of the existing gated access (as below), Browns Lane connects with Main Road, Wigginton Road and Gillway Lane via a crossroads. To the east, Browns Lane connects with the B5493 Ashby Road via a simple priority T-junction, which links with the M42 and also Tamworth town centre.
- 3.24 The site can be readily accessible by pedestrian foot ways along Browns Lane. These foot ways also lead to wider residential areas, local amenities, public transport connections and nearby schools. No existing access provision is present along Main Road or Chestnut Walk.
- 3.25 A number of public rights of way radiate from Wigginton where they provide access to the wider countryside. These comprise short sections of footpaths and bridleways that mainly follow field edges and other physical boundaries. A public footpath crosses the western part of the site in a north-south direction where it connects Wigginton to the northern residential edge of Tamworth.
- 3.26 By cycle there are no designated Sustrans National Cycle Routes within the vicinity of the site, however visible street lighting and accident history suggest that the surrounding road network is entirely suitable for cycling. Browns Lane is suggested as an advisory cycle route.
- 3.27 There are three regular bus services operating between 30 minutes to 1 hour periods between Monday-Saturday which provide access to Coton, Tamworth town centre and other neighbouring villages. Bus services 2, 82 and 3 are all circular services; no3. operating hourly on Sundays.
- 3.28 The closest bus stop to the site access is located approximately 75 metres to the east along Browns Lane and can be accessed by the existing foot way which has street lighting provision. This stop has marked facilities.
- 3.29 The closest railway station to the site is located in Tamworth approximately 2 km to the south of the site . The station operated by London Midlands provides regular connections every half an hour to Nottingham and every hour to Crewe, London Euston, Birmingham New Street and Cardiff.
- 3.30 The station includes 50 cycle storage spaces as well as a 290 space car park with 12 accessible spaces.



CA2

CHARACTER STUDY: CHARACTER AREA TWO BROWNS LANE/GILLWAY LANE

Location: **South / South West of the site**
Estimated density: **Approximately 26 dwellings per net hectare**



CA2 CHARACTERISTICS:

- Approximate age: Mostly 20th century;
- With a grade II listed building surrounded by 20th Century development 11-17 Lynham Close;
- Medium density; structured building patterns, generally aligned to linear patterns with greater rear plot depths;
- Some elements of detached and semi detached defining architectural styles of mock Tudor along Browns Lane reflecting mid 1900 vernacular;
- Properties resembling post-war 1960's onwards show greater repetition, regular use of chimney detailing;
- Reduced variance in building footprint sizes and use of materials (with the exception of focal buildings)
- Building lines are defined, set back from the streetscape with landscaped front gardens;
- Parking typologies include garages set to side or link detached. Frontage and side parking within curtilages;
- Smaller regular gaps between wider choice mix detached, semi-detached and terraced dwellings;
- Generally 2 storeys. Some use of bungalows and 3 storey and;
- Varied roof proportions and styles;

CA3 CHARACTERISTICS:

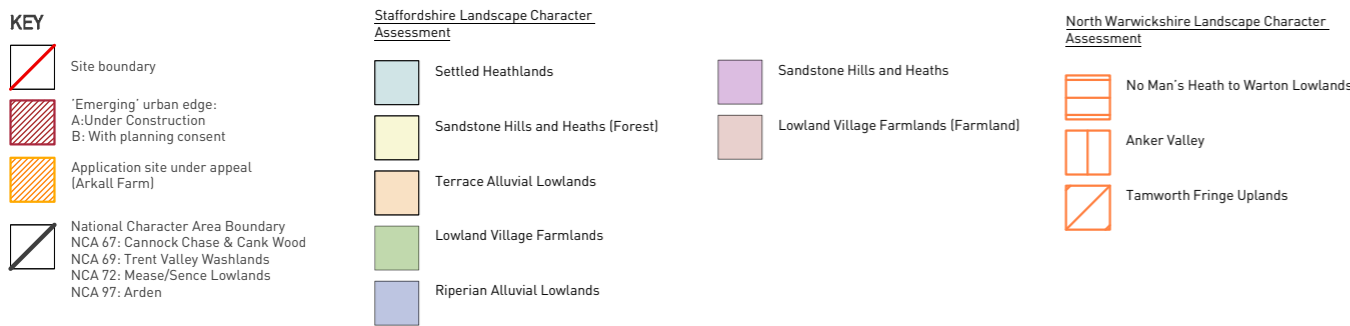
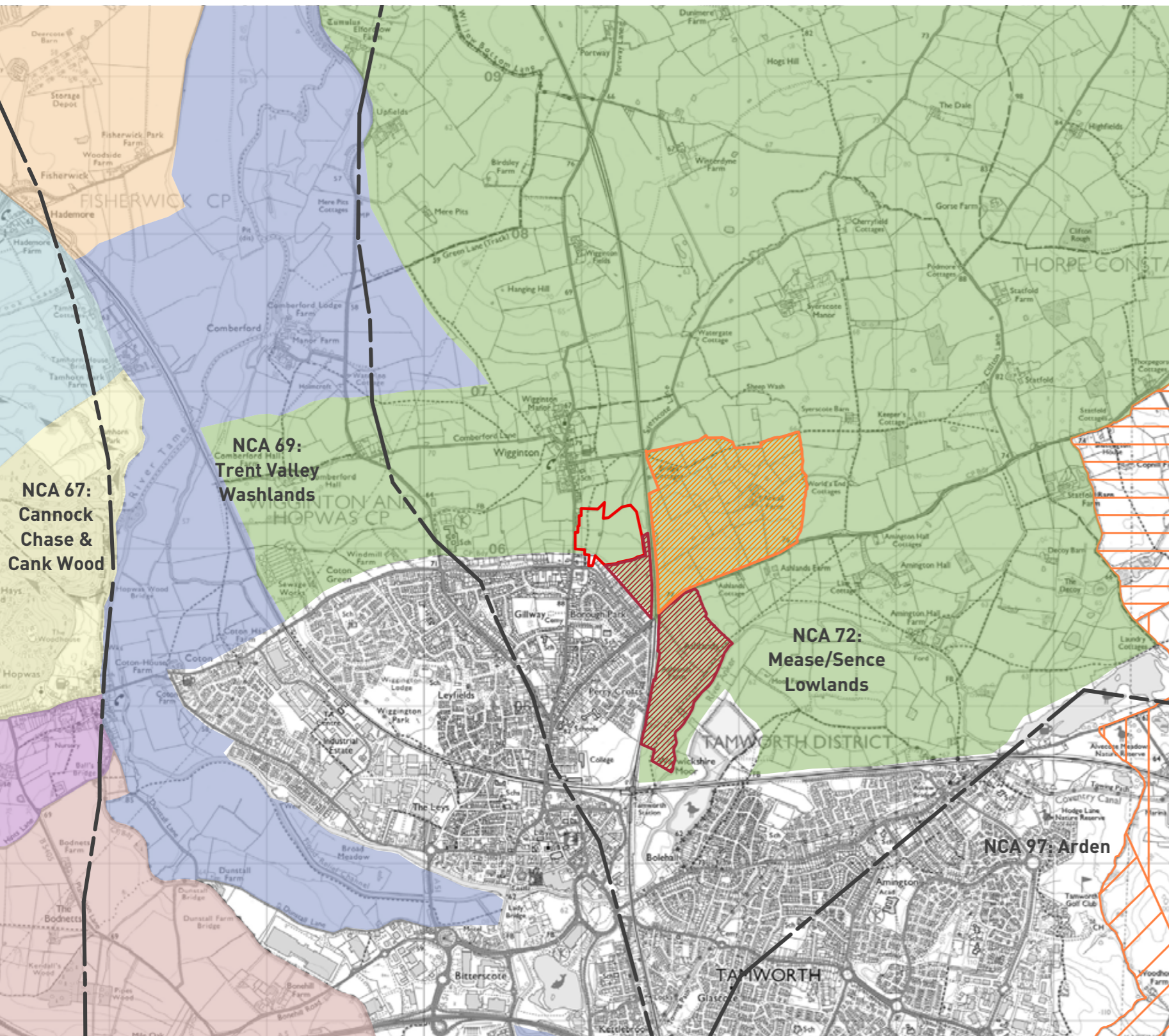
- Approximate age: 21st Century recently built;
- Medium-high density development with typical built form block structure formation of the era;
- Modern streetscape rectilinear street patterns, buildings which align streets;
- Wider choice of house type sizes and mix, use of detached, semi-detached and terraced dwellings;
- Generally 2 storey with some variation in roof vernacular;
- Garages set to side and front, with some integral garages. Use of on plot parking typologies and grouped parking courts;
- Densities and building typologies are repeated.
- Small and regular gaps between built form;
- Fluidity in the building lines set back to distances to allow for frontage amenity depths typical of modern design;
- Some character properties established through material treatments, however traditional UK volume house builder design with an overall identifiable theme.

CA3

CHARACTER STUDY: CHARACTER AREA THREE CHESTNUT WALK/MEMORIAL LANE

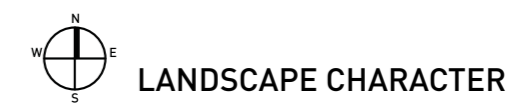
Location: **Immediate South of the site**
Estimated density: **Approximately 35 dwellings per net hectare**





EXISTING LANDSCAPE CHARACTER

- 3.34 The location of the site on the northern edge of Tamworth is currently characterised by a baseline dynamic that includes both emerging residential development as well as other development with planning consent, and further development to the east of the site that is subject to a planning appeal. As such, the 'urban' fringe' influence is gradually increasing although the overall 'balance' of character remains based on a residential urban edge at the interface with a wider more open agricultural landscape.
- 3.35 The agricultural landscape that extends further to the north, east and west is generally arable in terms of production, enclosed by a well-managed and generally continuous and intact hedgerow network with some missing elements. The arable landscape comprises a well organised broadly regular pattern of medium and larger sized fields enclosed by the hedgerow network. Some smaller and more irregular pasture fields also occur around the edge of Wigginton Village and some of these retain a medieval ridge and furrow profile. Wigginton itself lies to the north of Tamworth and directly to the north-west of the site. The agricultural landscape provides the overall setting to the village.
- 3.36 Topography plays a role in the contextual landscape, with the wider agricultural field network gently undulating between c. 60-80 metres AOD, with an noticeable slope rising up to the northern edge of Tamworth itself, such that the edge appears to the site is a slightly elevated position above the adjacent landscape c. 88 metres AOD.
- 3.37 In terms of existing vegetation patterns, large blocks of woodland are not a feature of the landscape, although linear belts and clumps of vegetation punctuate the landscape associated with transport infrastructure, watercourses, less intensively managed field boundaries and the built-up edges of Tamworth and Wigginton. Field boundaries are mostly defined by native hedgerows with occasional hedgerow trees and field trees.



1. VIEW FROM BRIDGE CROSSING OF SYNERSCOTE LANE LOOKING SOUTH-WEST
2. VIEW FROM PUBLIC RIGHT OF WAY LOOKING SOUTH AT THE SOUTHERN EDGE OF Wigginton
3. VIEW FROM MAIN ROAD FACING NORTH TOWARD THE VILLAGE OF Wigginton

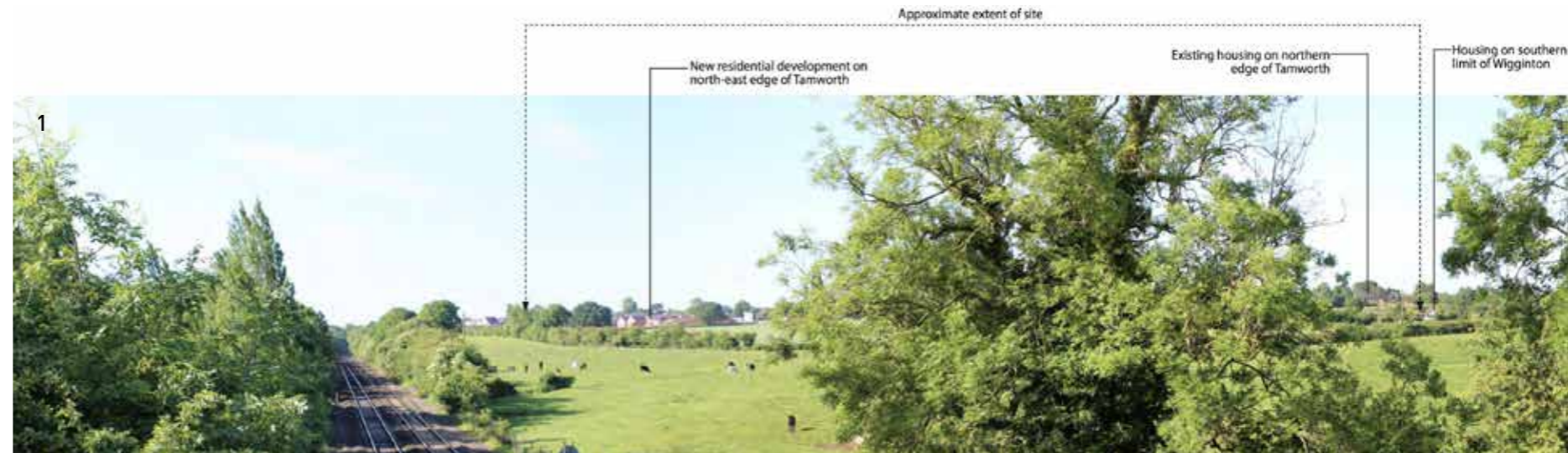
VISUAL AMENITY

3.38 The site is visible from a number of locations on or in immediate proximity to it, in particular from the public footpath that crosses the western section of the site itself. These views are generally open and uninterrupted, and the village of Wigginton is evident to the north, in the context of longer distance views across the countryside further to the north.

3.39 The wider visual envelope for the site is broadly defined to the north, by gently rising landform in the vicinity of Syerscote Lane and existing hedgerows which adjoin the lane, combined with the southern edge of Wigginton and pattern of field hedgerows and hedgerow trees further to the north on gently undulating ground; to the east, by the vegetated corridor of the adjacent railway line together with the gently undulating landform beyond and general pattern of field hedgerows and hedgerow trees.

3.40 The site can be visually seen to the south by the existing and emerging settlement edge of Tamworth on rising ground and the wider built-up area beyond; and to the west, by existing hedgerows and properties adjoining Main Road combined with the pattern of field hedgerows and hedgerow trees further to the west on gently undulating ground.

3.41 Further information can be found in the Landscape and Visual Analysis Report by Pegasus Group, which supports the application together with accompanying viewpoint photographs.



1. WET DITCH ALIGNING WITH FIELD HEDGEROW ACROSS THE SITE
2. LINEAR FIELD HEDGEROW DISSECTING EAST AND WEST PARTS OF THE SITE
3. FIELD BOUNDARY TREES (T3) SUITABLE FOR BAT ROOSTING / HIBERNATION

ECOLOGY

- 3.42 An ecological appraisal was undertaken in March 2017 prepared by Cotswold Wildlife Surveys. Further details of which are supplied within the document to accompany this application. To summarise the following information was considered to potentially impact on by the development of the site.
- 3.43 There is one statutory site within a 2.0 km radius; Warwickshire Moor Local Nature Reserve (LNR), situated approximately 1.2 km to the south of the study area. The LNR covers approximately 5.74 hectares and comprises both woodland and wetland habitats, along with heath and grassland areas.
- 3.44 There are no locally designated Sites of Interest for Nature Conservation (SINCs) within 2.0 km of the study area however beyond 2.0km one non-statutorily designated is located south.
- 3.45 On the 27th March 2017 a Phase 1 Habitat Survey was undertaken to determine the presence of any important habitats or species which might be impacted on by potential development of the site. The following observations are made;

EXISTING VEGETATION

- 3.46 The site is dominated by arable farmland under continuous cultivation. Margins and small corners of poor, semi-improved grassland are present in with a very small area of young wet woodland situated in the northwestern corner. Species poor, intact hedgerows surrounded the majority of the site, whilst also forming a separation between two fields through the centre of the plot. Small sections of wet ditch were also present along the site boundaries.
- 3.47 Two of the trees on site (T2 and T3 located within the separating field hedgerow and within the northern boundary) supported features such as decay cavities, woodpecker holes, fissures and exfoliating bark, that would be considered suitable for bat roosting and/or hibernation; removal of these is discouraged.

PROTECTED SPECIES

- 3.48 A total of 21 species of bird were observed during the visit, of which five were species of High Conservation Concern (RSPB Red list).
- 3.49 A check for ponds within 500 metres revealed the presence of a small field pond approximately 300 metres to the northwest. It was considered highly unlikely that any newts, if present, would find their way onto the site, separated by arable farmland under continuous cultivation, two rows of residential properties, and a busy road.
- 3.50 No Great Crested Newts were found directly on site, wet ditches and wet woodland are present (identified to the right), but offer limited foraging opportunities and no suitable basking areas.
- 3.51 There were no signs of badger activity within the site although there was evidence of Rabbits *Oryctolagus cuniculus*. The site had low suitability for reptiles, and they are considered to be absent.



ARCHAEOLOGY

- 3.52 There are no designated archaeological assets on or adjacent to the site. However there is a non-designated evidence of a medieval ridge and furrow recorded in the western location of the site.
- 3.53 The site is considered to have a moderate potential for evidence of medieval and post-medieval agricultural activity and a low potential for all other evidence.
- 3.54 In these circumstances, it is considered that the site will not have any archaeological impact and therefore as a modest archaeological interest site this will be secured by way of Planning Condition. Further details are outlined within the Archaeological Desk Based Assessment undertaken in February 2017 by CGMs Consulting.

NOISE

- 3.55 Wardell Armstrong have independently carried out a Noise Screening dated January 2017 and considers the various potential noise issues associated with the site, both from existing sources and by impact upon existing and future residents.
- 3.56 Traffic on Main Road adjacent to the western boundary of the site comprises the dominant source of noise for residents situated in the western part of the site. Traffic noise will have a insignificant impact on the internal and external noise levels for the site.
- 3.57 The railway line situated 200 metres from the eastern boundary of the site comprises the dominant source of noise for residents situated in the eastern part of the site. It is unlikely that noise from train movements will have significant impact on internal and external noise levels.
- 3.58 Additional road traffic generated by the site will have insignificant increase in noise levels at existing sensitive receptors. Appropriate mitigation measures are to be addressed at detailed design stage.

AIR QUALITY

- 3.59 Consultations have been undertaken with relevant officers at both Local Authorities it was agreed that a qualitative assessment would be undertaken for outline planning.
- 3.60 Further to Wardell Armstrong assessing air quality at the site reports concluded that any effects should be not significant during the construction phase at existing sensitive receptors, with appropriate site specific mitigation measures in place. Due to the proposed number of dwellings and low background pollutant concentrations, it is not considered likely that there will be any significant effects of air quality at proposed sensitive receptor sites during the operational phase of the development.

UTILITIES

- 3.61 Consultation has taken place with all statutory undertakers and a summary is provided below:

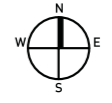
Foul Drainage (Severn Trent Water)	A 225mm combined sewer is recorded to cross the site in a north westerly direction from the south east boundary to the north west boundary. This will be diverted under the adopted highway of the proposed development, and will discharge via a pumping station (located in the north of the site) to the combined sewer to the east of the site.
Surface Water (Severn Trent Water)	Following a site visit in February 2017 revealed a private sewer crossing the site depicted in the Drainage Strategy report. The sewer will be diverted along the site's eastern boundary.
Electricity (Western Power Distribution)	Subject to the payment of costs, suitable capacity can be made available for the development through the construction of a new sub station within the site to be further agreed with Western Power. The records show an existing underground High Voltage (HV) apparatus located within the highway along Main Road, adjacent to the western boundary of the site and an existing HV 400kV substation is located within the highway at the southern boundary at Memorial Drive.
Gas (National Grid)	National Grid Gas record plans show a 180mm PE Low Pressure (LP) gas main is located within the footpath on the eastern side of Main Road adjacent to the site and a 180mm PE Low Pressure (LP) gas main is located within the footpath on the northern side of Browns Lane adjacent to the site. There is no gas supply infrastructure shown within the site boundary however national grid have confirmed that capacity is currently available for up to 240 dwellings with a point of connection available located on Browns Lane.
Clean Water (South Staffs Water)	South Staffs Water have confirmed that there is a requirement for an additional offsite mains upgrade works. Presently there is a 4" AC Portable supply pipe located within Main Road and a 6" supply within Browns Lane.
Telecommunications (BT Openreach))	BT Openreach (BT) plant records identify underground apparatus located within the highway along Main Road footpath/verge to the east of the site and along the Browns Lane footpath/verge south of the site.

FLOOD RISK AND DRAINAGE

- 3.62 To support the planning submission, a full Flood Risk Assessment (FRA) has been produced in accordance with NPPF guidelines. This includes an assessment of all the relevant flood risk sources at the site and are assessed as low. The site is located in Flood Zone 1 therefore the 'more vulnerable' residential development is suitable to be sited in Flood Zone 1.
- 3.63 Surface water will be managed on site in accordance with the Sustainable Drainage hierarchy. The post development runoff rate will be restricted to the pre-development rate via the use of various SuDS on site. Initial analysis indicates that infiltration is unlikely to provide a feasible method of discharge, and proposals include discharging surface water to the existing outfall drainage ditch network located to the north east corner of the site.



- KEY**
- SITE LOCATION (TBC)
31.88 ACRES / 12.90 HECTARES
 - LOCAL BUILT FORM
 - EXISTING SITE ACCESS
 - PRIMARY ROAD
 - RAILWAY
 - PUBLIC RIGHTS OF WAY
 - BUS STOP
 - SPEED LIMIT
 - EXISTING VEGETATION (INDICATIVE)
 - EXISTING LINEAR VEGETATION
 - VIEWS OUT OF SITE
 - VIEWS INTO SITE FROM NEIGHBOURING DWELLINGS
 - SITE LOW POINT
 - SITE HIGH POINT
 - POTENTIAL NOISE
 - LOCAL FACILITIES
 - LISTED BUILDING
 - DRY DITCH
 - EXISTING BUILD LINE
 - 10M STAND OFF TO SEWER LINE (TBC BY ENGINEERS REPORT)



CONSTRAINTS AND OPPORTUNITIES

3.64 Following the assessment of the site and its surroundings in terms of local character a number of identified constraints and opportunities where appropriate are outlined as follows:

CONSTRAINTS

- Hedgerows, trees and wet ditches in particular along the northern and central field boundaries requirement for an appropriate set back to protect such features;
- Responding to known ecological issues across the site emphasis to trees for local wildlife;
- Residential amenity of neighboring properties along Browns Lane, Main Road south of Wigginton and the new Chestnut Walk south-east of the site;
- Site high and low points with slightly rising landform creating potential visibility of development in views from the north;
- Noise filtration of Main Road and the eastern boundary railway line;
- Potential for perceived coalescence between northern Tamworth edge and Wigginton;
- Protect the existing public right of way footpath west of the site and;
- Existing utilities across the site with consideration of an eastern boundary diversion.

OPPORTUNITIES

- Provide access to the site via the existing road network off Browns Lane;
- Development of the north eastern parcel of land which is less intrusive, appropriately screened by existing landscape features of the internal field hedgerow in turn;
- Protects and maintains 'no' coalescence strategy with Wigginton to provide safeguarded natural open space to the west;
- Further improve public access across the site through new connection points which consider connectivity with the existing PROW;
- Ensuring existing properties along Browns Lane and Main Road have appropriate privacy distances maintained;
- Retention and enhancement of existing site vegetation, incorporating the internal linear hedgerow as a green corridor to retain wet ditches;
- Site low points / depressions to form apart of the proposed SuD attenuation and biodiversity site features to the north eastern area of the site;
- Extend existing urban edges into the site from the south Chestnut Walk development creating a strong connection with the modern contextual character that adjoins the site to the south-east;
- Create new housing patterns which respect existing views through the site to the north and building patterns and orientations to respond to the identified site constraints whilst;
- Applying appropriate densities to make efficient use of land;
- Create a balanced, sustainable residential development which offers a range of family house types, sizes and tenures;
- Interlink public green spaces and sustainable forms of drainage through the provision of an outer green infrastructure along site boundaries which link to the provision for public open spaces, an equipped children's play area and a wider recreational field for new and existing communities to use and;
- Retain existing and natural enhancements of areas such as the protection of trees to ensure ecological mitigation is met for identified bat roosting / hibernation locations and protected bird species.

4

INVOLVEMENT

THIS SECTION IDENTIFIES THE AVENUES OF CONSULTATION WITH KEY STAKEHOLDERS

04 INVOLVEMENT

“Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.”

LICHFIELD DISTRICT COUNCIL (LDC) PRE-APPLICATION MEETING

- 4.1 A pre-application meeting was held on the 2nd of June 2017 at the local planning authorities offices. Attendees included; the Planning Officer, representatives of Summix BLT developments and the appointed planning, highways and drainage consultants.
- 4.2 The purpose of the meeting was to discuss the general context and ambitions of the site and the intention to take forward an application for residential development.
- 4.3 An early concept design was presented. Relating to the design and site context of the scheme some of the key issues discussed were:
- Transport provision including previous updates held with discussions with Staffs County Council Highways (SCCH) ;
 - Arkall Farm site appeal updates;
 - Status of Planning Policy updates and any other appeal matters;
 - Drainage strategy updates and existing utilities;

- Planning Officer confirms a requirement for 40% of affordable homes;
- Education Contributions;
- It was suggested both the Parish Council be consulted and advised on the need for Public Engagement and;
- The likelihood of timescales of submission.

4.4 Prior to and following this meeting several communications have been made with the SCCH department and the Officers of Tamworth Borough Council and our clients consultants DTA Transport to address the principle access. Information of which is contained within the accompanying Transport Assessment.

PUBLIC CONSULTATION

- 4.5 SUMMIX BLT Developments held a public exhibition on 14th June 2017 between the hours of 3pm and 7.30pm at the Tamworth Town Hall, Market Street. The exhibition included a 1 hour preview session for local Councilors and key stakeholders. The venue was within easy access from the site located central to the Town Centre.
- 4.6 Prior to the event the exhibition was advertised locally both in the Tamworth Herald and by postal leaflet invitation. Approximately 702 properties within close proximity of the site were given the opportunity to attend.
- 4.7 The purpose of the exhibition was to present and discuss the emerging proposals with the local community and obtain feedback with a number of consultants present to further advise. Approximately

42 visitors attended the event and 15 written feedback forms were received following the event.

4.8 The key comments which arose from the exhibition were:

- Additional bus services facilities;
- Localised issues with drainage along Browns Lane;
- Insufficient capacity spaces in local schools and general practices;
- Traffic and Highways increased congestion issues;
- Development predominantly within Lichfield District utilising facilities of Tamworth;
- Dwellings numbers and children’s amenities;
- Built form design of block structures positioning and creating issue with backing on to existing properties neighbouring the site access;

4.9 Following the public exhibition the presentation was made available on the Framptons Town Planning Website. Detailed information and full design responses to the above issues can be found in the Statement of Community Involvement Report by Framptons which supports this application.

5

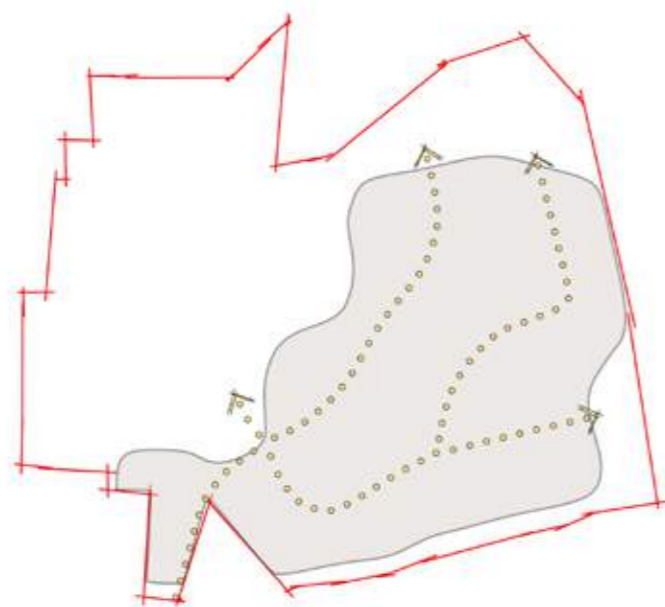
EVALUATION & DESIGN PRINCIPLES

THIS SECTION DETAILS DESIGN PROGRESSION AND THE KEY OVERARCHING PRINCIPLES

05 DESIGN PRINCIPLES

DESIGN PRINCIPLES AND SUSTAINABLE STRUCTURING

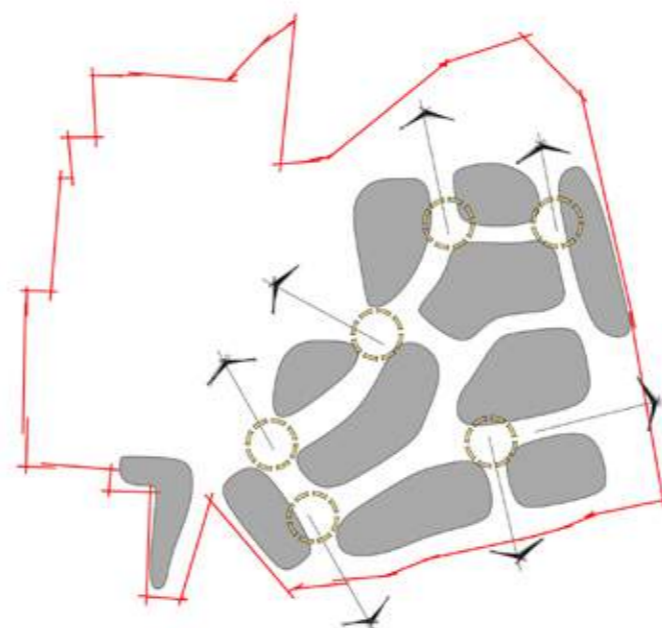
- 5.1 The indicative masterplan is an evolving response to the site assessment, contextual observations and survey aided studies. In identifying the key fundamental principles which shape this scheme in order to develop and achieve the criteria set out within the NPPF, namely:
- Accessibility
 - Function and Quality
 - Quality of Public Realm
 - Response to Context
 - Safe and Accessible Environments and;
 - A place for Everyone
- 5.2 During the initial conceptual stages the principles of good design are considered as follows:



LEGIBILITY

PRINCIPLE 1: LEGIBILITY

- 5.3 Legibility is a key consideration of this development; alongside identifying how both new and existing physical features are used to shape and enhance the identity of the scheme.
- 5.4 The existing developments along west and south boundaries, the wider landscape context in the north and east, existing vegetation features and ditches which surround the site boundaries and linear green corridor which dissects the 2 no. of field boundaries east and west are key to creating a development envelope. They are sufficient in size to allow for appropriate movement corridors which are safe, attractive and assist in creating a legible development for pedestrians and vehicular alike.



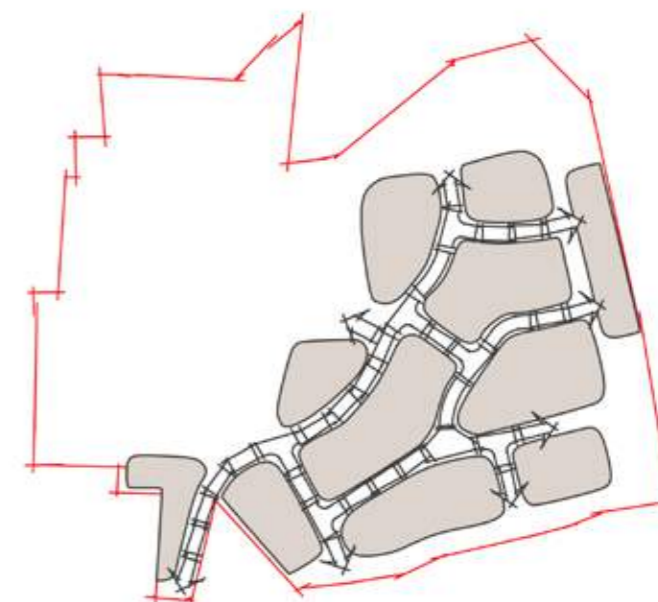
STRUCTURE

PRINCIPLE 2: STRUCTURE

- 5.5 Block structures are identified to set the built form parameters, ensuring frontages overlook areas of public open space, any constraints which require structures to be orientated in a functioning manner which also help to reinforce good urban design principles.

PRINCIPLE 3: ROUTES AND MOVEMENT

- 5.6 Through defining what makes a scheme legible the creation of a built form structure this can be developed to define a sense of place, a movement corridor which responds to connecting a variety of places alternative uses, retaining key views and areas of public open spaces through the starting formation of a street hierarchy.



ROUTES AND MOVEMENT

6

DESIGN PROPOSALS

THIS CHAPTER EXPLAINS THE DESIGN OF THE PROPOSED DEVELOPMENT AND ELABORATES KEY DESIGN PRINCIPLES

06 DESIGN PROPOSALS

THE MASTERPLAN

- 6.1 This section of the Design and Access Statement provides a comprehensive description of the design concepts and principles which underpin the indicative masterplan. The level of detail is appropriate to the context and scope of the application for Outline Permission.
- 6.2 The indicative masterplan indicated to the right hand side of this page has been prepared to illustrate how a development could work. It does not preclude alternative layouts or varying quantum as part of a subsequent reserved matters or detailed planning application; providing the underlying principles established in this document are satisfied and the delivery of quality within the built environment remain creative, responsive and address the criteria of the NPPF.
- 6.3 Following the initial conceptual stages of development (identified at page 31) a series of public engagement comments, consultee and other key stakeholder discussions the masterplan has undergone refinements. The final indicative masterplan now excludes the area of development to the immediate west of the access to improve existing relationship amenities, centralising the main access point for highway safety measures and orientating eastern development parcels to accommodate the sites utilities constraints

KEY	
	SITE LOCATION (DRAWN TO LAND REGISTRY) 31.87 ACRES / 12.9 HECTARES
	LOCAL AUTHORITY DESIGNATED BOUNDARY
	NET DEVELOPMENT AREA (15.27 ACRES / 6.19 HECTARES) CIRCA 215 DWELLINGS @ 35dph / 245 DWELLINGS @ 40dph
	PROPOSED SITE ACCESS (ACCESS TO BE CONFIRMED)
	PUBLIC RIGHTS OF WAY
	POTENTIAL ACCESS INTO NEIGHBOURING DEVELOPMENT
	PEDESTRIAN LINKAGES
	10M STAND OFF TO SEWER LINE (TBC BY ENGINEER REPORT)
	KEY VIEWS THROUGH SITE
	PUBLIC OPEN SPACE INCLUDING SUDS (12.97 ACRES / 5.24 HECTARES)



INDICATIVE MASTERPLAN



USE AND AMOUNT

RESIDENTIAL USE CLASS C3

- 6.4 The proposed indicative masterplan comprises approximately 210 no. dwellings and proposes a balanced approach to the provision of housing and green space.
- 6.5 The masterplan seeks to make efficient use of land whilst promoting densities which are appropriate to the local area and will help assimilate the development into the wider residential context.
- 6.6 The indicative density equates to approximately 35 dwellings per hectare and allows for the provision of a range of dwellings of varying sizes and tenures which will offer choice and promote a sustainable, balanced residential community. New households will help to sustain local shops, businesses and services. Net calculations exclude public open space and SUDs features.
- 6.7 The development will offer a modern approach to choice, comprising of types and sizes which could include bungalows, maisonettes, terraced semi detached and detached dwellings. The illustrative masterplan identifies the following achievable indicative mix:

20% / 26no.	2 bedroom houses
40% / 50no.	3 bedroom houses
40% / 50no.	4 bedroom houses

Total 126 no. dwellings

AFFORDABLE HOUSING

- 6.8 In accordance with policy H2: Affordable Homes, 30% of the development is proposed to be offered comprising of affordable rented and shared ownership. The individual breakdown of types are based upon the broad requirements of the SHMA 2012 and are contained within the accompanying Affordable Homes support paper by Affordable Homes LLP which accompanies this application.
- 6.9 Based on the indicative masterplan this equates to 84 no. dwellings which are proposed to be pepper potted across the development in a series of small clusters, generally comprising of no more than 10 no. dwellings and will seek to be tenure blind.
- 6.10 The proposed affordable mix is as follows:

65% Rented dwellings (54no.)

5% / 4no.	1 Bedroom Maisonette
28% / 24no.	2 Bedroom dwellings
27% / 23no.	3 Bedroom dwellings
5% / 3no.	4 Bedroom dwellings

35% Intermediate (30no.)

25% / 21no.	2 Bedroom dwellings
10% / 9no.	3 Bedroom dwellings

- 6.11 Subject to consent, exact housing mixes will be determined through reserved matters or a detailed application.

PUBLIC OPEN SPACE

- 6.12 In accordance with policy HSC1: Open Space Standards the on-site provision of public open space equates to:

Total 13.74 acres / 5.5 hectares (* includes SuDs)

- 6.13 Approximately the development will have 990 proposed occupancies. Under the provision of policy HSC1 a total of required Public Open Space would equate to 3.44 hectares of equipped children's play, amenity green space and semi-natural spaces. The site exceeds this provision by sum 37%.
- 6.14 The indicative masterplan identifies a series of alternative use green spaces which include; amenity green space, semi natural open space with a children's equipped play spaces and the provision of green corridor which extends north east and south around the development to the existing public right of way located west enabling pedestrian movements to wider communities. A full breakdown of which is available within the Landscape Strategy section of this report.
- 6.15 Subject to consent any further off-site contributions will be agreed by way of section 106 agreement.

ACCESS

- 5.16 The indicative masterplan proposes that vehicular access would be taken from Browns Lane to the south of the site as shown on page 33. In accordance with the Staffordshire Residential Design Guide, an access road with a width of 6m would be provided into the site with 1.8m wide footways running alongside the carriageway edge.
- 5.17 No frontage access will be made within 150 metres off the main access road.




PARKING PROVISION

5.18 Car parking provision on site will be provided in line with the car parking standards contained within Lichfield District Councils; Sustainable Design SPD. The following principles will apply:

- 1 spaces per 1 and 2 bedroom dwellings
(1 additional space per 3 dwellings for visitors)
- 2 spaces per 3 and 4 bedroom dwellings
- 3 spaces per 5 bedroom dwellings

SCALE

- 6.19 In response to contextual observations identified in the assessment section of this document, the height and massing of the proposed indicative masterplan will be predominantly 2 storeys. The occasional 2.5 storey structure is proposed at key locations such as the development core, street junctures and at ends of vistas to create focal points and landmark buildings;
- 6.20 New block structures abutting existing residences will be optional of 1.5 to 2 storeys to assist with successful integration into the existing urban area of Chestnut Walk and dwellings north of Browns Lane. Some use of one storeys may be feasible to these areas to respond to land topography area.

-  Green edges typically 1.5 - 2 storey
-  Development core typically 2 - 2.5 storey
-  Key focal buildings



BUILDING HEIGHTS AND MASSING





- CA1 - Development core
- CA2 - Green edges
- CA3 - Chestnut Walk interface



CHARACTERS PLAN

1. MODERN PROPERTIES WITHIN CHESTNUT WALK SOUTH OF THE SITE
2. PUBLIC RIGHT OF AWAY WEST (ON-SITE)
3. IMAGE OF LOCAL WILDLIFE - SKYLARK

CHARACTER AREAS

6.21 The structure of the masterplan has a functional rationale, which has been informed by contextual observations and site constraints. The development will comprise of the following character areas:

CA1 DEVELOPMENT CORE

6.22 This character area is located in the heart of the development and is served primarily by the principle street hierarchy leading to secondary circuitous routes, higher density patterns are hinged around a central focal square, whilst road proportion widths will be wider, street frontages will generally be narrow with building set backs reduced to create dominant build form led structure.

CA2 GREEN EDGES

6.23 This area is located adjacent to the main western natural open space corridor continuing toward north and easterly edges to respond to the nature of wider context characters. To demark the purpose of a lower category nature of predominantly tertiary routes which lead to wider public green spaces building densities will be much lower with greater set backs utilising a landscape led approach.

CA3 CHESTNUT WALK INTERFACE

6.24 This character area is primarily the street scene which provides development frontage to Chestnut Walk which integrates into the existing community and aims to provide architectural styles and built form which focus upon mirroring continued building lines off Memorial Drive. Whilst primarily the street hierarchy is of a tertiary nature it essentially has a strong characterful theme opportunity to be created.



APPEARANCE

6.25 The three character areas will have a unified theme with use of a traditional building material palette prevalent to the northern Tamworth vernacular including:

- Red and orange blended brickwork;
- Tile hanging;
- Grey and brown plain roof tiles.

And may include architectural details such as:

- Brick plinths;
- A range of door styles with glazed view panels;
- Flat and pitched canopies;
- Casement and Sash windows (with vertical proportions);
- Bay windows;
- Gables and dormer windows;
- Brick banding, dental coursing and arches;
- Reconstituted stone and or brick quoins;
- Bargeboards;
- Exposed rafter feet; and
- Chimneys used in regular patterns



ECOLOGY

6.26 The proposed ecology mitigation strategy focuses on the avoidance of impacts on key ecological features of the site and provides options which could provide an ecological net gain. The strategy is based upon:

- The provision of general protection and habitat improvement measures; and
- The specific protection and enhancement measures for feeding/roosting bats, birds and;

6.27 The strategy comprises the following improvement measures:

- To retain existing hedgerows and utilise gaps where possible;
- To retain existing trees and further enhance within public open spaces particular emphasis to retaining T2 and T3;
- To retain existing perimeter ditches with an offset provision of green space safeguarding wildlife movement paths;;
- To retain areas of natural agricultural land within the west areas;



- Provision of new hedgerow planting;
- Infill existing hedgerow gaps where not required;
- Provide storm water attenuation features suitable for wildlife habitats (applicable to the northern location through the semi-natural spaces;
- Provide display notices which provide the local community with information about wildlife habitats present;
- Potential to provide bat boxes on existing trees;
- Potential to provide bird boxes on existing trees;
- Plant native trees and shrubs to provide foraging and nesting habitats;
- Further enhance rich grasslands for foraging habitats and;
- Circuitous walking routes to enable the enjoyment of local wildlife.



LANDSCAPE STRATEGY

- 6.29 Landscape design is a key component for creating a successful, high quality development. Green spaces will be an integral part of the place, providing a strong landscape structure across the site. The provision of new green infrastructure has influenced the creation of new routes and spaces within the masterplan. Landscape helps to define public and private spaces whilst adding colour, water and seasonal interest to the residential environment.
- 6.30 In accordance with Policies HSC1, NR6 and BE1 (Green Infrastructure and Design Policies) the landscape and visual strategy is founded upon the following elements:

NORTHERN BOUNDARY

- 6.31 The northern boundary ensures full retention of the existing native hedgerow and a large set-back of public open space to accommodate existing ditches and proposed SuDs areas; together with a number of proposed landscape features including new infrastructure planting to provide visual mitigation in respect of the proposed development providing appropriate levels of screened edges/views from the north.

EASTERN BOUNDARY

- 6.32 The eastern boundary comprises both the retention of the existing native hedgerow and a section of replacement hedgerow where it is missing along the southern section, with a set-back of approximately 10 metres to accommodate linear open space and an accessible pedestrian access route in line with previously existing permissive routes.

SOUTHERN BOUNDARY

- 6.33 This comprises the full retention of the existing native hedgerow, with a set-back of approximately 10 metres to provide a linear open space and public access route, together with some native infrastructure planting that will establish to provide a level of physical and visual containment to the emerging development directly to the south. Provision of wider pedestrian connection to the new development is possible.

WESTERN BOUNDARY

- 6.34 This comprises the retention of the existing internal field hedgerow, other than where a section is required to be removed to accommodate the new access from Brown's Lane. It also includes a native planting belt in order to provide visual mitigation of the proposed development in views from the north and west, which tape adjacent to the area of open space to retain the long-distance views northwards from the public footpath corridor to the west.

RETAINED OPEN AGRICULTURAL FIELD

- 6.35 The western section of the site set between the on-central linear hedgerow and Main Road. Retaining long distance view northwards from the urban edge of Tamworth and in doing both a physical and visual 'separation' between the proposed development and Wigginton is delivered. In terms of character, it is proposed to retain its agricultural character form and accommodate informal public access to the perimeter links namely with the exiting public right of way network.

SEMI-NATURAL OPEN SPACE WITH EQUIPPED CHILDREN'S PLAY

- 6.36 This area of open space extends from the point at which the proposed access road cross the existing hedgerow, northwards along the western side of the hedgerow where it is characterised as a linear space with native infrastructure planting for visual containment; and further north it increases in width to provide a more accessible area for informal recreation and equipped play in a location that will be subject to good natural surveillance. It will be populated with a series of native shrub and tree planting groups, to allow filtered views across it from the public footpath to the west.

GREEN CORRIDORS

- 6.37 These spaces extend along the southern and eastern site boundaries, and effectively allow public access around the entire site to link with other open spaces to ensure a fully accessible and permeable development framework. They will be characterised with retained and extended hedgerow planting; native tree planting; and appropriately surfaced footpaths. The entire length of the spaces will be overlooked by proposed adjacent development.

FOCAL POINT

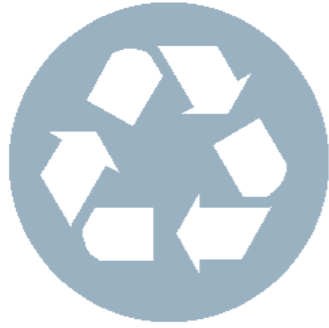
- 6.38 A small 'urban' space provides an opportunity for a focal point just inside the development envelope. Other similar areas could be created at detailed design stage, possibly at the junction of the interior access roads with the use of hard landscape features.

NATURAL OPEN SPACE

6.39 Located at the northern end of the development framework, this large open space will accommodate the required drainage infrastructure, and will include a large balancing pond, which will be complemented with a mosaic of landscape features including native riparian tree planting; wildflower grass meadows of various type and species; native woodland planting belts; and both marginal and aquatic planting species adjacent to the pond.



LANDSCAPE STRATEGY



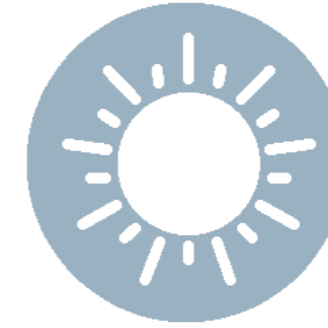
ADAPTABILITY

- 6.1 The development will be flexible enough to respond to future changes in use, lifestyle and demography. This means creating flexibility within living environments, public spaces and considering new approaches to transportation, traffic management and parking. The development could allow for:
- The provision of dwellings and car parking spaces designed to the requirements of Lifetime Homes, being capable of adaptation to address changing needs and provide for people with disability or mobility problems;
 - The provision of rear garden sizes in accordance with minimum length and garden area requirements (as per Space about Dwellings Standards), providing homeowners with the opportunity to extend their dwellings whilst maintaining usable rear garden space;
 - Achieving energy efficiency through building design, siting, design and orientation, including insulation levels and varied roof designs to safeguard the installation of roof mounted energy panels developers will take on a material first approach;
 - Designing roof pitches which facilitate the potential for future loft conversions; and
 - The provision of sustainable urban drainage features such as ponds, swales and permeable paving.



SUSTAINABILITY

- 6.2 Where appropriate, sustainable building construction techniques will be used in line with current Building Regulations. The development will generally seek to:
- Encourage sustainable modes of travel and reduce walking distances. Through the provision of a comprehensive network of pedestrian routes will be connected to the new streets and public open spaces to the wider residential context, local facilities and public transport connections;
 - Improve energy efficiency through siting, design and orientation of dwellings and use of dual aspect dwellings to achieve good levels of natural daylight;
 - Provide a percentage of larger dwellings that could have space to be used as an office and facilitate working from home;
 - Use water conservation measures such as low flush w.c's, water saving taps and water butts;
 - Use simple traditional construction detailing and materials to achieve fabric efficiency, a robust and high quality build and where possible, use local and/ or recyclable building materials;
 - Promote habitat enhancement and creation through the provision of retaining a green corridor, retaining existing trees hedgerows and the pond to support the local wildlife;
 - Provide features such as bird boxes and bat tiles to support existing and new wildlife; and
 - Mitigate for hedgerow loss with replacement hedgerow planting.



CRIME PREVENTION

6.3 One of the design objectives within paragraph 58 of the National Planning Policy Framework (NPPF) states that developments should:

“Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion;” (point 5, item 58, NPPF 2012)

6.4 The design proposals are based on an understanding of best practice and reference has been made to relevant documents including “Manual for Streets” and ACPO Secure by Design ‘New Homes 2014’. The proposed indicative masterplan will create an environment which is well designed, attractive, clearly defined and well maintained. The development will be clearly defined with no ambiguity as to which areas are private, which are public, and how the two relate to one another.

6.5 The masterplan is hinged upon the following principles:

- Use of development zones or ‘housing blocks’. Comprising outward facing frontages, housing blocks ensure rear garden spaces are enclosed, secure and overlooked;
- Natural surveillance. New residential streets and open spaces will be overlooked by housing frontages. Provision of dual aspect dwellings at ends of streets will ensure building lines are continuous and corners are turned. Blank gables will be avoided;
- Well defined routes which are overlooked by new development and active frontages. All routes are proposed to be direct and necessary providing access to dwellings, public open spaces. New routes will promote inclusivity and link to the existing road network;
- In accordance with the South Staffordshire Residential Design Guide no frontage access ways are proposed within the immediate 150 metres of site access__;
- To provide optimum surveillance, a majority of car parking provided within the amenity curtilage. In instances where grouped car parking is proposed, spaces will be visible from the dwellings that they belong to;

- Use of high quality boundary treatments. A range of (screen) walls, fences, railings, hedges/ low level planting and surface treatments are proposed to enhance development character areas, demark ownerships and define public and private realm;
- Security. All buildings will be secured to the relevant standards as set out in Building Regulations or by the Local Planning Authority. This will include following the good practices of ‘Secure by Design’ principles to include instances of terraced buildings limiting use of alleyways unless they are enclosed and securely gated as appropriate;
- Lighting. Public open spaces and areas of play are proposed to be appropriately lit (whilst addressing sensitive hedgerows and wildlife areas and overlooked by new housing frontages that will promote natural surveillance and discourage anti-social behavior. Frontages will be active, having external illumination and a mix of habitable and non-habitable room windows at both ground and first floor level.

7

SUMMARY

HOW THE PROPOSED DEVELOPMENT WILL REPRESENT A SUSTAINABLE, ATTRACTIVE AND SUCCESSFUL NEW COMMUNITY

07 SUMMARY

SUMMARY

- 7.1 This Design and Access Statement details key development principles to ensure a high quality scheme can be delivered. The design philosophy and the rationale behind the indicative masterplan has been communicated through development parameter plans, which subject to consent, will ensure key principles of the scheme are not lost in subsequent detailed stages of design.
- 7.2 The masterplan has been prepared within a comprehensive policy and guidance framework provided at National and Local Authority level. The development will therefore respect the character of North Tamworth and fundamentally move the area towards a sustainable future through a significant increase in housing choice.
- 7.3 SUMMIX BLT Developments Ltd and the design team have undertaken a comprehensive consultation process with both Lichfield District Council, Tamworth Borough Council, Staffs County Highways, key stakeholders and the local community. The pre-application process has been meaningful and beneficial to the development of the proposals, which have evolved in a progressive manner.
- 6.4 In concluding the development scheme at Rush Lane will provide:
- 210 new dwellings of housing choice in the form of 1, 2 3 and 4 bedroom homes of varying sizes and tenures which will deliver to assist Lichfield Districts housing land supply and also contribute towards Tamworths unmet need; including the provision of 40% affordable housing;
 - A deliverable residential development in a sustainable location, within easy access to pedestrian routes, local facilities and amenities, and close to public transport including bus routes; minimising the need to travel by car or other private motor vehicle, and resulting in efficient use of the site;
 - The site provides a logical urban extension to the northern edge of Tamworth. It will be a place with distinctiveness, having its own identity, character areas and an overall vernacular which positively harmonises with adjoining residential areas to the north;
 - Delivery of functional public open spaces offering diversity to include retaining existing green infrastructure of merit, new green interconnecting links, key biodiversity enhancements, a western green space (which continues east and south) to include sustainable urban drainage, socially interactive areas and green play spaces;
- Maintaining an open agricultural field to the west for public amenity connections to the existing PROW network whilst ensuring a functional use of protecting and safeguarding 'no coalescence' with Wigginton and landscape character views filtering from the north;
 - Provide a high standard of design and construction enabling an enhanced residential amenity and the wider visual amenity of the locality, offering visual improvements to the at present despoiled appearance of the site;
 - The creation of a high quality, integrated residential community which is compatible and complementary with surrounding uses and considers retaining existing views and responding well to local character and;
 - A development which will contribute to creating employment opportunities during construction and post occupation in the form of maintenance and management of the site.

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