



**PLANNING STATEMENT
TO ACCOMPANY A PLANNING APPLICATION FOR**

**OUTLINE APPLICATION FOR UP TO 210 DWELLINGS PUBLIC OPEN SPACE, LANDSCAPING,
SUSTAINABLE URBAN DRAINAGE, AND ASSOCIATED INFRASTRUCTURE- ALL MATTERS RESERVED
EXCEPT ACCESS**

FOR:

LAND AT BROWNS LANE, TAMWORTH, B79 8TA

CLIENTS: SUMMIX BLT DEVELOPMENTS LIMITED

PF 9710

JULY 2017

CONTENTS

Section

- 1.0 Section 1: Introduction
- 2.0 Section 2: Site and surroundings
- 3.0 Section 3: The proposed development
- 4.0 Section 4: Pre-application consultation summary
- 5.0 Section 5: Planning policy context
- 6.0 Section 6: Assessment of proposals
- 7.0 Section 7: Conclusions

Tables:

Table 1: Proposed Housing Mix and breakdown of affordable housing

1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by Framptons Town Planning Ltd on behalf of Summix BLT Developments Limited (hereafter the Applicants) to accompany an outline application for up to 210 dwellings, public open space, landscaping, sustainable urban drainage, and associated infrastructure to the north of Tamworth.

1.2 The planning statement is set out as follows:

- Section 1 Introduction
- Section 2: Site and surroundings;
- Section 3: The proposed development;
- Section 4: Pre-application consultation summary;
- Section 5: Planning policy context;
- Section 6: Assessment of proposals;
- Section 7: Conclusions.

1.3 The application is submitted following a series pre-application meetings with Officers from Lichfield District Council (LDC), Tamworth Borough Council (TBC), and Staffordshire County Council (SCC) in respect of transportation.

1.4 Following discussions with LDC, the application is submitted with a request for a formal screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

1.5 The application submission comprises :

- Planning Application Form (Framptons)
- Planning Statement July 2017 (Framptons)
- Statement of Community Involvement (Framptons)
- Screening Opinion Request July 2017 (Framptons)
- Design and Access Statement (Pegasus)
- Landscape and Visual Impact Assessment (Pegasus)
- Affordable Housing Scheme (AHOUK)
- Archaeology Report (CGMS)
- Air Quality Assessment (Wardell-Armstrong)
- Ecology Assessment (Cotswold Wildlife Survey)
- Flood Risk and Drainage Strategy (Wardell-Armstrong)
- Foul Drainage and Utilities Assessment (Wardell-Armstrong)
- Geo-environmental Report (Wardell-Armstrong)
- Noise Assessment (Wardell-Armstrong)
- Transport Assessment and Travel Plan (DTA)

Drawings:

- Location Plan – 13th June 2017
- Access Plan – 18405-01, 1st May 2017

1.6 The illustrative concept plan (P16-1451_05_1K) sets out the design and layout principles of the development including points of access and open space provision. It is indicative only and is not a formal part of the application.

2.0 THE SITE AND THE SURROUNDING AREA

- 2.1 The application site comprises land at Browns Lane, Tamworth located on the northern fringe of the existing urban area of Tamworth. The site area equates to 12.65 hectares in LDC's administrative area, and 0.24 hectares in TBC's administrative area (12.89 hectares total) and is presently agricultural land.
- 2.2 The site comprises two arable field enclosures which are bounded to the south by Browns Lane (a residential street), to the west by Main Road which leads to the village of Wigginton (situated some distance north west of the site). The south-east of the site is bounded by a new residential development of 175 dwellings from Taylor Wimpey, which is known as Chestnut Walk and is currently under construction. The eastern edge of the site is also bounded by the Birmingham-Derby Railway line. The north boundary of the site is also characterised by an existing watercourse ditch. The existing urban edge of Tamworth is present in many views of the site, and will become more prevalent as Chestnut Walk is built.
- 2.3 Access to the site is proposed to be taken from Browns Lane, through the existing gap in built development. There is currently a field gate in the location of the proposed access. The route of the access is within TBC's administrative area. Pre-application advice has been sought in respect of the access and amendments have been made to the proposal in response to advice received (and also in response to feedback received at the public exhibition for the proposal).

2.4 The site is not within any nationally designated landscapes, such as National Parks or Areas of Outstanding Natural Beauty (AONB), nor locally designated landscape. It is outside of the West Midlands Green Belt.

2.5 The site does not contain any designated or non-designated heritage assets. Wigginton village to the north has a conservation area at its centre, though the site is at some distance from this.

Site History

2.6 The site is agricultural land and has a limited planning history.

2.7 In 2008 outline planning application (07/01160/OUTM) for 250 residential units on the site was refused.

The reasons for refusal were:

- The site was not allocated in the Lichfield District Local Plan
- The development of the site was not in conformity with the Regional Spatial Strategy
- The development of the site may prejudice future allocations.

2.8 The local development plan and national policy position in respect of development in this location has moved on considerably and materially since this application was determined. The existing Development Plan policies support growth in this area and identify the site in part of a 'Broad Development Location'. Therefore the reasons for refusal outlined are no longer relevant to the present context of the application and should not set a precedent against development on the site.

3.0 THE PROPOSED DEVELOPMENT

3.1 The proposed development involves up to 210 dwellings comprising of a mix of housing types, sizes and tenures. Affordable housing will comprise 40% of the dwellings proposed. Approximately 5.1 hectares of public open space is included for active and passive uses. A landscape and visually led ‘development envelope’ retains clear separation between the western edge of the proposed development and the village of Wigginton. The proposal includes retention of the western part of the site (including public footpath) as a public open space. Provision of new Green Infrastructure is proposed, including planting belts, groups of trees and new hedgerows to provide transition measures to the wider countryside (the north of the site takes a parkland approach, as a result of pre-application advice). The illustrative design integrates a semi natural children’s play space and proposed footpath links. A storm water attenuation strategy including habitat and biodiversity enhancements will form the northeastern part of the site. The proposal also includes footpaths and associated infrastructure.

3.2 The proposal identifies a mix of housing. This is shown on the master plan in tabular form which is that shown at Table 1 below.

Table 1: Accommodation schedule:

Open Market (60%)	%	Total Units
2 Bed House	20%	26
3 Bed House	40%	50
4 Bed House	40%	50
		Total: 126 Units
Affordable (40%)		
Rent (65%)		
1 Bed Maisonette	5%	4
2 Bed House	28%	24
3 Bed House	27%	23
4 Bed House	5%	3
		Total: 54 Units
Intermediate (35%)		
2 Bed House	25%	21
3 Bed House	10%	9
		Total: 30 Units
		AH Total: 84 Units

3.3 The design proposals and the process undertaken by the applicant is summarised in the accompanying Design and Access Statement and depicted visually on the illustrative concept plan.

3.4 In summary, the proposed development delivers new housing to assist LDC's housing land supply and also contribute towards Tamworth's unmet need, including the provision of 40% affordable housing.

4.0 APPLICATION CONSULTATION SUMMARY

- 4.1 A Statement of Community Involvement (SCI) is submitted alongside this Planning Statement in support of the outline planning application. The SCI identifies the process by which the applicant has sought to engage the Local Community.
- 4.2 Pre-application meetings and discussions have taken place with officers at LDC (pre-application meetings with the Development Control team on 3rd April 2017 and with the Case Officer, Jon Allinson, on 2nd June 2017) as well as with TBC Development Control officers, on behalf of the applicant. Also, the consultant team have sought advice from Staffordshire County Council (the Local Highway Authority) relating to transportation. Tamworth Borough Council officers attended the public exhibition event. The process involved formal and informal discussions with officers of both authorities.
- 4.3 A public exhibition was held in the Town Hall, Tamworth on 14th June 2017. The details of the event including the exhibition material; methodology for advertising the event and some attendance feedback is provided in the accompanying SCI.

5.0 PLANNING POLICY CONTEXT

5.1 This section sets out the broad planning policy framework against which the proposals must be assessed.

The Development Plan

5.2 The Development Plan comprises:

- Lichfield Local Plan Strategy 2008-2029 (LLPS) (adopted February 2015).
- Wigginton and Hopwas Neighbourhood Plan (WHNP), made in December 2016.

5.3 A Local Plan Allocations Document (LPAD) is being prepared to accompany the LLPS. The LPAD has recently been subject to a Regulation 19 Consultation. It seeks to allocate a site of 1000 dwellings at Arkall Farm; the planning application has already been made for this proposed allocation and it has been called-in for determination by the Secretary of State.

5.4 The following LLPS 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
- CP SCI- Sustainable Standards
- CP4 and IPI- Infrastructure
- CP5 and STI- Sustainable Transport
- CP6- Delivery
- H2- Affordable Homes
- CP13- Natural Resources
- 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
- NR9- Water Quality
- CP14- Built and Historic Environment
- BE1- High Quality Development
- Policy North of Tamworth

5.5 The Wigginton and Hopwas Neighbourhood Plan:

- W1- Coalescence with Tamworth
- W2- Foul and Surface Water Drainage

National Planning Policy Framework (the Framework)

5.6 At the heart of the Framework is a presumption in favour of sustainable development.

Paragraph 7 identifies three dimensions to sustainable development; economic, social and environmental roles. Paragraph 8 goes on to state that: *“these roles should not be undertaken in isolation, because they are mutually dependent... economic, social and environmental gains should be sought jointly and simultaneously through the planning system”*.

5.7 Paragraph 14 states that for decision- making this means (unless material considerations indicate otherwise):

- *“approving development proposals that accord with the development plan without delay; and,*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *Specific policies in this Framework indicate that development should be restricted”*.

5.8 Paragraph 17 then sets out twelve core planning principles that should underpin plan making and decision taking.

- 5.9 Paragraph 49 of the Framework states that *“housing applications should be made in the presumption in favour of sustainable development”*.
- 5.10 Paragraph 186 states: *“local planning authorities should approach decision making in a positive way to foster the delivery of sustainable development”* and Paragraph 187 states *“local planning authorities should look for solutions rather than problems, and decision makers at every level should seek to approve applications for sustainable development where possible”*.

Government Housing White Paper ‘Fixing our Broken Housing Market’

- 5.11 The White Paper was published in February 2017 and seeks to plan for the right homes in the right places and looks to do this by building homes faster to help people now. The White Paper makes it clear that more homes are urgently needed, and outlines a direction of travel to tackle this through national planning policy.

6.0 ASSESSMENT OF PROPOSALS

Introduction

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) states that the determination of planning applications should be made in accordance with the Development Plan unless material considerations indicate otherwise. This does not mean proposal must comply with each and every policy of the development plan in a prescriptive manner; but proposals should comply with the underlying aims of policies of the plan when read as a whole. The wording of policy should be subservient to its underlying aims. Section 38(6) retains a plan-led system, not a plan-determined system.

6.2 The Framework reiterates the statutory position at paragraph 14 and states that proposals which comply with the development plan should be approved without delay. The proposal does accord with the development plan, as set out below.

Housing development in principle:

6.3 The policies most relevant to this proposal are; policies CP1, CP2, CP6 and policy North of Tamworth, which seek to deliver sustainable housing in identified sustainable locations. CP1 sets out the spatial strategy for the District and seeks to deliver a minimum of 10,030 dwellings by 2029, within the most sustainable settlements to make the best use of, and improve on, existing infrastructure. It states that the majority of development will be directed towards a list of locations; one of which is

the North of Tamworth Broad Development Location. The policy identifies the Land North of Tamworth as in part delivering housing to meet the unmet needs of Tamworth. The Spatial Strategy and Strategic Objectives are reflected in CP6, which identifies the particular needs of the District and housing delivery strategy. The District's housing need incorporates the unmet for 500 homes for Tamworth in the Broad Development Area (the LLPS Examining Inspector recognised that delivery of dwellings in close proximity to Tamworth will better meet this unmet need). Policy CP2 reflects the Framework presumption in favour of sustainable development.

6.4 Policy North of Tamworth identifies a Broad Development Location (BDL) for approximately 1000 dwellings to be delivered by 2029. Development within the BDL must deliver:

- A range of housing
- Provision for open space and recreation facilities
- Landscaping and Green Infrastructure
- A clear strategy for delivering links to Tamworth
- Protection of local areas and habitats
- Public transport serving the site
- Provision of pedestrian and cycling routes
- Integrated vehicular access
- Provision of SuDs and flood mitigation measures
- Adherence to the policies of the plan.

- 6.5 The development proposal is within the identified BDL and represents sustainable development; it thus complies with the overall spatial strategy aims of CP1, CP2 and Policy North of Tamworth. The proposal's compliance with the various Policy North of Tamworth development control criteria is addressed below.
- 6.6 The LPAD goes further to identify land at Arkall Farm and the under-construction Taylor Wimpey site (Chestnut Walk) as allocations for development in the BDL. The development proposal is not an identified allocation. This does not make the development proposal contrary to the overall aims of the Plan; the adopted LLPS identifies the BDL as a growth area for sustainable development and does not impose a limit on that to specific allocations. The target is also a minimum.
- 6.7 In any case, the LPAD is not yet adopted and its allocations do not form part of the development plan. There is a large degree of uncertainty around its timescale for adoption, potential for judicial review upon adoption and the extent of its allocations. This is due to the Arkall Farm allocation being controversial for a number of reasons, and the planning application submitted has been called-in to the Secretary of State.

Design

6.8 A Design and Access Statement (DAS) has been submitted with the application. This sets out the design principles of the scheme in full. The proposal provides a sustainable development underpinned by a number of design and master planning principles:

- It has a landscape and visually led 'development envelope' that retains clear separation from Wigginton village and integrates well with the existing urban edge of Tamworth
- A large area of public open space, including public footpath
- Provision of Green Infrastructure to include planting belts and new hedgerows to provide transition into the wider countryside
- Retention and enhancement of existing landscape and biodiversity features
- Landscape led hierarchy of streets, with clearly defined spaces, varying densities to respond to key constraints and active frontages
- Well-integrated footpath links
- Semi-natural outdoor play spaces,
- Site low points retained and incorporating attenuation measures and existing watercourse features.

6.9 The proposal also responds to pre-application advice in a number of ways; focusing on a parkland approach north-west and north of the site, strengthening natural field boundaries, avoiding any perceived coalescence with Wigginton, a central widened

and tree lined access point, no dwellings along the access road (response to community engagement).

- 6.10 The proposal thus delivers a high quality and inclusive design in conformity with policies BE1, CP3, North of Tamworth, and CP14 of the Development Plan, as well as paragraph 57 of the Framework.

Transportation:

Access –

- 6.11 The proposal will take vehicle access from Browns Lane to the south of the site, in the form of a simple priority T-Junction. Pre-application advice has been sought in terms of the form of the access and amendments have been made to reflect this.
- 6.12 A footway/cycleway link can be provided into Chestnut Walk to the south, to improve pedestrian routes, though no vehicular access is proposed (given the apparent limits of the vehicular access at Chestnut Walk, raised at the public exhibition event).
- 6.13 The vehicular access is within Tamworth’s administrative area. Tamworth Borough Council’s Local Plan 2006-2031 (adopted 2016) does not have a policy which refers specifically to vehicular access; its development control requirements are site specific depending on individual allocations, though its policy IM1 requires good accessibility. The proposal accords with TBC’s overall aims for a safe and accessible road network.

The proposal also accords with policies CP5, IPI, North of Tamworth and CP3 of the LLPS.

Traffic impact-

6.14 The application is submitted with a comprehensive Transportation Assessment (TA) produced by DTA which examines the impact on both the Local and Strategic road network. A Travel Plan also accompanies this. The scope of the TA was agreed at pre-application stage with Staffordshire Country Council (Geoff Evenson) and the approach has also been discussed with both LDC and TBC.

6.15 The Transport Assessment finds that the site is well located in terms of sustainable accessibility and opportunities for enhancing connectivity by sustainable modes between the site and local area have been identified in the report. The report demonstrates that with the mitigation measures identified, the proposed development would have no material adverse impact on the safety or operation of the adjacent highway network and is in full accordance with the transport policy tests for new developments set out in paragraph 32 of the Framework. The proposal thus also accords with policies CP5, IPI, North of Tamworth and CP3 of the LLPS.

Public transport-

6.16 Bus stops are located regularly along Browns Lane. The bus stops are within a short walking distance of the site and can be accessed via continuous footway links from the

site. This topic is covered in detail by the TA produced by DTA. The proposal therefore accords with policies CP5, IPI, North of Tamworth and CP3 of the LLPS.

Flood risk and drainage:

6.17 NPPF, Technical Guidance in relation to flood risk, emphasises that all forms of flooding (Surface water and foul) and their impact on the natural and built environment are material planning considerations. Paragraph 5 states that the aim of planning policy should be to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk. The proposal is accompanied by a Flood Risk Assessment and Drainage Strategy which dully outlines the approach taken for the proposal.

6.18 The site is in Flood Zone 1: Low Probability. This zone comprises land assessed as having less than a 1 in 1000 annual probability of river or sea flooding in any year (<0.1%). As such the focus of the Flood Risk Assessment for the development will be placed on providing a satisfactory solution for both surface water and foul water flows.

Surface Water-

6.19 A topographical survey has been completed across the site area and the Drainage Strategy makes use of the natural topography of the site and existing drainage ditches.

6.20 Surface water runoff will be directed to an attenuation feature before discharging into the adjacent watercourse at greenfield runoff rates. Currently, runoff from the site enters the watercourse network unrestricted, increasing in rate and volume as rainfall intensity increases. Post-development flow from attenuation into the watercourse network will be restricted to greenfield runoff rates for all rainfall events, providing significant betterment over the existing situation, and offering a significant reduction in peak flows entering the adjacent watercourse. The potential for Sustainable Drainage Systems is also considered, and suitable features proposed. Such features will provide further betterment not accounted for in the drainage design.

Foul Water Flows -

6.21 Severn Trent Water are the relevant statutory undertaker. The proposed approach to foul water flows is contained in the submitted FRA and Drainage strategy. For the avoidance of doubt it is Severn Trent Water’s responsibility and cost, in accordance with the Water Industry Act (1991) to implement improvements post planning consent.

Landscape Impact:

6.22 In terms of the effect of the proposals upon landscape character, it is acknowledged that the proposed development will extend the built edge of Tamworth to the north; however, the site is within a residential setting.

- 6.23 The proposed development represents the opportunity to create an appropriate and defensible edge to the urban area, improving the current visual appearance of the immediate locality, and creating a sympathetic transition between the rural areas to the north. The high quality landscape proposals will complement the built form; the details of which are reserved matters. The proposal also seeks to safeguard an area of land in perpetuity to prevent actual or perceived coalescence between Tamworth and Wigginton.
- 6.24 In terms of the effect of the proposals upon the visual environment, it is considered that whilst the proposals will represent a magnitude of change from the undeveloped site presently, though the significance of the impact will be limited in the long term. The proposal therefore affords with policies CP SCI, CP13, NR9 of the LLPS, and W2 of the Wigginton and Hopwas Neighbourhood Plan.
- 6.25 Pegasus have produced a comprehensive Landscape and Visual Impact Assessment which accompanies the application.

Ecology and Biodiversity:

- 6.26 The application is submitted with a comprehensive ecological assessment. This assesses the ecological constraints; ecological designations; fauna; habitat potential; protected species, opportunities for biodiversity and makes a conclusion concerning whether in ecological terms the site is a feasible development option.

6.27 The appraisal has confirmed the site to be of low wildlife value, mostly dominated by arable farm land under continuous cultivation. There is an area small areas of poor semi-improved grassland, and a small block of young woodland along with tall boundary hedgerows, mature hedgerow trees and small watercourses. A survey for Great Crested Newts has confirmed them to be absent and the presence of reptiles is thought unlikely. A single pair of Sky Larks has been noted, with common bird species in the taller hedgerows. There are no signs of badger activity, but there are rabbits present in hedge bottoms. Bat activity is low, as the majority of the site is open, though there is potential for roosting in the mature trees which are to be retained. The development provides opportunities for ecological enhancement including green corridors, and rich grassland (in accordance with policies CP13, NR3, NR4, NR5 and, NR6). Development therefore can be readily accommodated within a sensitively designed master plan and is in accordance with policies NR3, CP13, NR4, NR5, and NR6.

Open Space:

6.28 The illustrative concept plan shows areas of open space to the north and west of the site, incorporating a children's play area. To the west of the site is a large area of open space with the public right of way crossing it; this area maintains openness between Tamworth and Wigginton. In the north of the site is a pond for drainage (which is to be enhanced with landscaping). These areas amount to 5.1 hectares of new public open space, and provide opportunities for formal and informal recreation, as well as contributing to the landscape and visual improvement of the area and enhancing

ecology. The proposal therefore accords with policies SP1, CP SCI, CP4, ST1, CP4, BE1, and Policy North of Tamworth.

Coalescence with Wigginton:

6.29 Policy W1 of the WHNP seeks to prevent coalescence between Tamworth and Wigginton by drawing a limit to the western extent to built development at the railway line. However, Chestnut Walk is to the west of this line. Though the proposal extends to the north of Chestnut Walk, its proposed built extent does not encroach further to the west than previously approved development.

6.30 There is no actual coalescence with Wigginton. The potential for perception of coalescence is carefully considered in the LVIA from various viewpoints and the site is well located within the existing urban fringe context, and does not close any perceived gaps between Tamworth's edge and Wigginton.

6.31 The proposal seeks to safeguard the land to the west in perpetuity to prevent coalescence; the land is within the Applicant's control and the Applicant is willing to enter in to a legal agreement to this effect.

6.32 The proposal therefore accords with the underlying aim of policy WP1, as well as policies CP3 and North of Tamworth in the LLPS.

Planning Obligations:

6.33 The scope of planning obligations under S106 of the Act has been defined in statute by the Community Infrastructure Levy Regulations 2010.

6.34 Sec 122 (2) states:

'A planning obligation may only constitute a reason for granting planning permission for development if the obligation is Necessary to make the development acceptable in planning terms directly related to the development, and fairly and reasonably related in scale and kind to the development.'

6.35 The District Council has adopted a Community Infrastructure Levy (CIL) charging schedule and Regulation 123 list.

6.36 A Section 106 Planning Obligation will be prepared contingent upon the applicant being satisfied that such an obligation is justified and is hence lawful.

Education:

6.37 Some formal feedback has been provided through the pre-application process in relation to local school catchment and capacities. Following feedback, the Applicant is taking advice from an education advisor and will engage with the Local Education Authority (LEA) through the application process. Where financial contributions are required, details will be agreed as part of the overall S106 negotiations post submission.

Heritage Impact – Including Archaeology:

- 6.38 The site does not form part of the setting of any designated heritage assets and does not contain any designated or non-designated heritage assets; therefore, the proposed development would not detract from their significance.
- 6.39 The archaeology assessment was completed by CGMS consulting in February 2017. Its findings were that the site has a low archaeological potential for evidence given the intensive farming activity at the site. It is therefore considered that no further archaeological work will be necessary. The proposal accords with policies NR5 and CP14.

Noise and vibration:

- 6.40 The application is accompanied by a comprehensive noise and vibration assessment. It includes assessment of all on site traffic noise; traffic flows on adjacent roads and the railway. The proposal therefore accords with policies BE1 and North of Tamworth.

Impact on Neighbouring properties:

- 6.41 The concept plan shows no instances of adverse overlooking to neighbouring land uses and the adequate separation distances will prevent loss of amenity or daylight. The concept plan is indicative; the final site layout and design will be determined at Reserved Matters stage. Following feedback received at the public exhibition, the

Applicant has made amendments to remove dwellings along the access road and to the rear of the neighbouring property. In this sense no conflict exists with any policy in the Development Plan that seeks to preserve residential amenity.

6.42 The Applicant would be willing to discuss the imposition of reasonably worded planning conditions to safeguard the amenity of any neighbouring properties during the preparatory and construction phases. Such conditions could cover matter such as permitted hours of operation; construction management; dust management as well as any other mitigation identified. Similarly, the Applicant would be willing to enter into a s106 agreement.

7. CONCLUSIONS AND OVERALL PLANNING BALANCE

6.43 When undertaking the planning balance this proposal should be considered in accordance with the Development Plan (Section 38(6) Planning and Compensation Act 2004). In the context of the presumption in favour of sustainable development as set out at paragraph 14, first bullet point, of the Framework.

6.44 The assessment above demonstrates that the proposal is in accordance with the strategic aims and housing policies of the Development Plan, as well as those development management policies which seek to address the detail of development. The site lies within an identified Broad Development Location, which is supported for growth and is not limited to any particular quantum by policy.

6.45 The proposal represents sustainable development as set out at paragraph 7 of the Framework; it meets the three dimensions of sustainable development in terms of its economic, social and environmental roles.

6.46 In summary, the proposal will deliver the following benefits:

- A deliverable residential development in a sustainable location to meet local housing need for Lichfield and unmet need for Tamworth, with 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

- The provision of a range and mix of dwellings, including much needed family homes and including 40 % affordable housing;
- Delivery of a large area of open space including biodiversity enhancements and ground water drainage improvements;
- Jobs created during construction and post occupation in the form of maintenance and management of the site, and;
- Economic benefits during construction (direct and indirect positive impacts resulting from new housing construction). A recent study by the Confederation of British Industries (CBI) demonstrates that construction projects have a significant benefit on the local and wider economy. The report concludes that for every £1 of construction spend, £2.84 is injected into the economy.

6.47 Whilst it must be acknowledged that the proposal would result in the loss of greenfield land, the landscape and visual impacts of the proposal have been carefully considered and the site must be viewed in its urban fringe context. Moreover, the site is within an area identified for growth in the Development Plan and remains sustainable development which accords with the Plan.

6.48 The Secretary of State (SoS) has confirmed that the Council can demonstrate a deliverable supply of five years (5.11 years) at appeal (APP/K3415/A/14/2224354). However, he nonetheless concluded that the proposal was sustainable development and should be granted planning permission on the basis of the substantial weight to

be given to the delivery of sustainable market and housing affordable housing. It remains the case that substantial weight should be given to the delivery of housing.

6.49 The development proposal is sustainable development which accords with the Development Plan, and therefore planning permission should be granted without delay unless material considerations indicate otherwise (paragraph 14, first bullet point, the Framework).

Framptons

July 2017

