

**Baldwin, Christine**

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**From:** Generic - Planning Portal  
**Sent:** 23 July 2018 11:09  
**To:** Generic - DC Consultation  
**Subject:** Consultee Comments for Planning Application 18/00840/OUTMEI

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 11:09 AM on 23 Jul 2018 from housing@lichfielddc.gov.uk.

**Application Summary**

**Reference:** 18/00840/OUTMEI

**Address:** Land North Of Browns Lane Tamworth Staffordshire

**Proposal:** Outline application for up to 210 dwellings, public open space, landscaping, sustainable urban drainage, access, and associated infrastructure. (All matters reserved except access).

**Case Officer:** Nick Cox 01543 308181

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DEVELOPMENT SERVICES

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**Comments Details**

RE: Application No: 18/00840/OUTMEI Land North Of Browns Lane, Tamworth, Staffordshire

Thank you for your letter inviting our comments on the above planning application. Having considered the proposal at length, we would like to submit the following comments.

Proposal

The planning statement intends a development of up to 210 homes comprising a mix of housing types, size and tenure.

**Comments:**

| Size & Type      | No of Homes | Percentage of Homes |
|------------------|-------------|---------------------|
| 1 bed Maisonette | 4           | 2%                  |
| 2 bed House      | 71          | 34%                 |
| 3 bed House      | 82          | 39%                 |
| 4 bed House      | 53          | 25%                 |

It is proposed that of the above 210 homes, 40% (84) homes will be affordable housing. 65% of which will be affordable rents and 35% will be intermediate housing.

| Size & Type      | No of Affordable Homes | Percentage of Affordable Homes | No of Intermediate Homes | Percentage of Intermediate Homes |
|------------------|------------------------|--------------------------------|--------------------------|----------------------------------|
| 1 bed Maisonette | 4                      | 7%                             | 0%                       | 0%                               |
| 2 bed House      | 28                     | 44%                            | 21                       | 70%                              |
| 3 bed House      | 27                     | 43%                            | 9                        | 30%                              |
| 4 bed House      | 5                      | 6%                             | 0%                       | 0%                               |

The planning statement also confirms there is 5.1 hectares of open space allocated across the site for active and passive use, and will retain the existing public footpath along with additional green infrastructure to include the planting of new trees and hedgerows.

### Housing Mix

We have reviewed the type and tenure proposed within the submitted planning application. The proposal for 25% of the dwellings to be four bedroom homes is not in line with Council policy, which seeks a higher proportion of smaller dwellings to be built in the district. The provision needs to reflect local housing needs as evidenced by the most recent housing needs study which indicates a required property size split as follows:

#### Size Percentage

1 bed 5%  
2 bed 42%  
3 bed 41%  
4+ bed 12%

It would therefore be preferable to increase the number of smaller properties and decrease the number of four bedroomed homes to better reflect this mix. It is worth noting that there are no one bedroomed homes being delivered for open market sale, with the 2% of one bedroomed homes being delivered only for affordable rent.

It should also be noted that the proposal does not identify the type of properties to be delivered at this stage, in particular there is no mention of bungalow or retirement accommodation and we would welcome further discussions on this.

### Affordable Housing

Delivery of affordable housing is a strategic priority in Lichfield as set out in the Council's Strategic Plan, to enable our commitment to being a clean, green and welcoming space, and building healthy and safe communities to reduce homelessness. In line with the Local Plan Policy H2, we currently expect a proportion of housing delivered on site to be affordable, this is presently set at 37% in line with the dynamic model of viability. This application proposes 40% affordable housing, which is welcomed to assist Lichfield District Council (LDC) deliver in their strategic housing aims.

The mix of property size and type of the affordable homes should reflect that of the overall site, and should be spread across the whole development as identified within your proposals.

We have interrogated the LDC housing register to provide demand data for those applicants that have selected this, or the surrounding areas as one of their three areas of preference, the breakdown of bedroom size need is as follows:

#### Size Number of Applicants Percentage of LDC Housing Register

1 Bed 37 3%  
2 Bed 25 2%  
3 Bed 8 1%  
4+ Bed 2 0%  
Total 72 6%

While the above is useful data, not every applicant will submit areas of preference with their application. When we have previously analysed the demand for the affordable homes at the neighbouring development on Browns Lane. This shows a significant number of bids received for the properties, far in excess that the figures above suggest:

#### Size & Type Lichfield District Council

2 bed house 166  
3 bed house 17

This demonstrates a high demand for properties in this area, however due to the lack of other properties developed on this site, we are unable to provide data for one bedroomed and four bedroomed homes.

The proposed mix of affordable housing gives a high (54%) provision of 2 bed houses. Given the location and demand data, We would consider this this proposal reasonable however would like to see an increase in the number of one bedroomed homes delivered on site based on the evidence from, and further discussions with the Housing Strategy Team to discuss the most appropriate types of properties delivered to ensure we are best meeting our strategic aims.

#### Allocations & Approved Provider Status

The affordable housing will be transferred to an 'Approved Registered Provider' of the Council as stated in the Affordable Housing Scheme document.

In order to address housing need in Lichfield, all affordable rented accommodation within the district is let in accordance with the Council's Allocations Policy and any supplementary Local Lettings Plans. These set out the eligibility and qualifying criteria of applicants and prioritises them in accordance of housing need.

A Local Lettings Plan will need to be agreed prior to delivery to ensure allocations address the local needs of residents in close proximity to the development.

#### Design

The Design and Access Statement does stipulate the provision of properties to Lifetime Homes standards, this in particular is welcomed to enable the Council to ensure the needs of our ageing population are met both now and in the future. In addition, the proposal identifies the need to deliver energy efficient homes, and aims to achieve

this through the building design, insulation and roof mounted energy panels.

#### Health & Wellbeing

The site includes substantial amount of open space and there are proposals for an equipped play area which is welcomed.

#### Location

It is clear that this location is undergoing significant development with the Secretary of State granting outline permission for approximately 1000 homes on land at Arkall Farm, in addition to the development already underway at Browns Lane, delivering 165 homes. This development proposes a further 210 homes. The level of growth and suitability of location will be addressed by our colleagues in Spatial Policy, however I would like to highlight our general concerns about the level of growth in this area and the potential for coalescence with the village of Wigginton with the development to the north of Tamworth as outlined in the neighbourhood plan.

#### Conclusion

To conclude, while we have concerns in regard to the levels of growth in the proposed area and coalescence with the village of Wigginton, we welcome the inclusion of 40% affordable housing provision to meet the identified housing need of Lichfield District, in addition to all homes being delivered will meet Lifetime Homes standards that are also energy efficient. We would like to see the inclusion of bungalows to support population projections and address the needs of older people and would welcome further discussions on the property type delivered should the development be approved.

Yours sincerely,

Lucy Robinson  
Housing and Wellbeing Manager  
Regulatory Services, Housing and Wellbeing