

Strategic Planning and Development Service

APPLICATION REF: 18/00840/OUTMEI

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

LOCATION: Land North Of Browns Lane, Tamworth

Comments

The proposed development is located adjacent to the Tamworth border as well as existing approved developments for up to 1,165 dwellings at Browns Lane and Arkall Farm.

Meeting Tamworth's need

The adopted Tamworth Borough Local Plan 2006-2031 identifies a need for 6,250 additional dwellings by 2031 and available land to provide only 4,425. This leaves a shortfall of 1,825 dwellings. Tamworth Borough Council signed a statement of common ground with Lichfield District Council (LDC) and North Warwickshire Borough Council (NWBC) in September 2018 in which LDC committed to provide 912 dwellings towards Tamworth's unmet need.

As you may be aware, recent evidence, in the form of the joint Lichfield and Tamworth Housing and Economic Development Need Assessment (HEDNA), demonstrates that Tamworth's housing need should now be considered to be significantly lower than previous evidence suggested, and so there is no longer an unmet need arising in Tamworth. In light of this most recent evidence, the Council wish to make it clear that it will not accept meeting Tamworth's housing need as an argument to support development on or in close proximity to the Tamworth border.

Impact on Tamworth

The highways issues at Fountains Junction and Upper Gungate are well documented and any additional development to the north of Tamworth would further exacerbate these issues. I note that a transport assessment has been submitted as part of the proposal which concludes that *"there are no reasons in transport terms why the relevant planning application should not be consented"*. The Fountains Junction/Upper Gungate corridor is mentioned as part of the assessment (p.29), however the assessment does not appear to be particularly comprehensive as it only refers to journey time surveys on a single day during summer (during a holiday when journey numbers are naturally depressed) and does not appear to clearly show what impact the proposed development might have. The survey was also undertaken in 2017. Since then significant progress has been made on the sustainable urban extension site at Anker Valley, and outline consent has been granted for up to

1,000 dwellings on land at Arkall Farm which should warrant further consideration and testing.

Conclusion

We therefore consider that it cannot be sufficiently demonstrated at this time that the proposed development would not have a significant adverse impact on the highway network within Tamworth Borough. On this basis, Tamworth Borough Council wishes to **object** to the proposal at this time.

Notwithstanding this, should you be minded to approve the application, we would expect that suitable contributions (financial or otherwise) are secured through a s106 agreement towards mitigating the impacts of the development on infrastructure in Tamworth Borough including, but not limited to, sports and leisure facilities. We would be happy to meet to discuss this further.

Planning Policy and Delivery

17 January 2020