
APPELLANT'S STATEMENT OF CASE

Land North of Browns Lane, Tamworth

On Behalf of Summix BLT Developments Limited



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1. INTRODUCTION

- 1.1 This Statement of Case has been prepared on behalf of Summix BLT Developments Limited (“the Appellant”) in respect of a planning appeal for the proposed development of Land North of Browns Lane, Tamworth (“the Appeal Site”). The planning appeal is submitted pursuant to Section 78 of the Town and Country Planning Act 1990 (as amended).
- 1.2 This Statement sets out the Appellant’s grounds for appeal, brought against the refusal of outline planning permission with all matters reserved apart from access by Lichfield District Council (LDC) and Tamworth Borough Council (TBC) for a proposed development comprising up to 210 dwellings, public open space, landscaping, sustainable urban drainage, access and associated infrastructure.
- 1.3 This Statement has been prepared by the Appellant’s consultant team and covers matters in relation to planning policy, design quality, landscape, heritage and affordable housing. A schedule of appeal documents relating to Lichfield District Council and Tamworth Borough Council is provided at **Appendix A and B** respectively. Throughout this Statement of Case, references to documents within the LDC Schedule will be preceded with the letter ‘L’ (e.g. **L600**), and documents within the TBC Schedule will be preceded with the letter ‘T’ (e.g. **T600**). For clarity, documents that feature at the same point in both Schedules will not be preceded by any letter.
- 1.4 Marrons, on behalf of the Appellant, submitted by email a Notification of Intention to Submit an Appeal to the local planning authorities and to The Planning Inspectorate on 13th February 2024. A copy of this notification is provided at **Appendix C**.
- 1.5 The Appellant requests that this planning appeal progresses by way of a Public Inquiry for the reasons identified within the written explanation in Section 6 below.
- 1.6 This Statement has been prepared following the guidance within Annex J of the Planning Inspectorate Procedural Guide Planning Appeals – England and pursuant to the Town and Country Planning (Inquiries Procedure) (England) Rules 200.
- 1.7 In accordance with the Guidance and the Rules, the Appellant is content that at the time of making this planning appeal, it is able to provide full disclosure of the details of its case and the arguments that will be put forward.
- 1.8 The Appellant has prepared two separate draft Statements of Common Ground which have been provided to the local planning authorities respectively for their consideration and comment. The Appellant intends to discuss common ground

with the local planning authorities and any other relevant stakeholders to agree common ground on all relevant matters for the planning appeal, including proposed planning conditions for consideration by the Planning Inspector.

- 1.9 The Appellant will endeavour to agree a list of Core Documents with the local planning authorities through discussions in relation to common ground.

2. APPEAL SITE AND SURROUNDING AREA

- 2.1 The Appellant intends to reach common ground with the local planning authorities in respect of the character and setting of the Appeal Site and the surrounding area. The Appeal Site is identified in the Site Location Plan [400] submitted with the outline planning application edged in red.
- 2.2 The Appeal Site is currently accessed off Browns Lane which lies to the south. The Appeal Site itself extends to circa 12.65 hectares and consist of two medium sized fields of a broadly regular shape, which are in arable use. Levels across the site reflect the generally sloping landform north of Tamworth ranging from circa +80m AOD adjacent to the south-west boundary to circa +70m AOD in the north-east corner of the Appeal Site.
- 2.3 The south/south-west boundary of the Appeal Site lies adjacent to the existing urban edge of Tamworth, which comprises modern two storey dwellings along Browns Lane and a recently constructed development to the south-east. Beyond the eastern boundary of the Appeal Site lies a railway line beyond which, to the east, lies a consolidated pattern of recently constructed residential development associated with Arkall Farm.
- 2.4 To the Appeal Site's western extent lies Main Road; the northern section of the western boundary is adjacent to several properties on the southern edge of Wigginton village. Field hedges defined the northern and north-eastern boundaries of the Appeal Site. Further beyond the northern boundary of the Appeal Site lies a number of gently undulating agricultural fields and the main part of Wigginton village.
- 2.5 An existing Public Right of Way crosses the westernmost field of the Appeal Site on a north/south axis.
- 2.6 The Appeal Site straddles the administrative boundaries of Tamworth Borough Council and Lichfield District Council. The administrative boundaries between these two local planning authorities is shown on the Indicative Masterplan Drawing [630].

3. BACKGROUND TO THE APPEAL

- 3.1 The Appellant intends to reach common ground with the local planning authorities in respect to the background to the Appeal Proposals. The outline planning applications subject to the appeal were validated by Lichfield District Council on 31st May 2018 and by Tamworth Borough Council on 11th June 2018.
- 3.2 On 15th August 2017 Lichfield District Council adopted a screening opinion [L1304] in relation to the erection of up to 210 dwellings at the Appeal Site. This concluded that cumulatively, the development is likely to have a significant effect on the environment and that an Environmental Impact Assessment (EIA) was required. On 23rd August 2017, Tamworth Borough Council adopted a screening opinion [L1305] in relation to the same description of development and also concluded that an EIA was required.
- 3.3 On 16th November 2017, Lichfield District Council adopted a scoping opinion [L1308] in response to an EIA Scoping Report submitted for the Appellant by Framptons dated October 2017 [L1306].
- 3.4 The application submissions were accompanied by an Environment Statement by Framptons [L1300/T1302]. The Environment Statement was updated in late 2022 to reflect the committed development of 1,000 houses at Arkhall Farm to the North of Tamworth, which was allowed at appeal in July 2019. The updates to the Environment Statement concerned the following topics: air quality, ecology and transport.
- 3.5 On 31st October 2023, a Planning Statement Addendum [632] was submitted by Summix, which confirmed that the applicant wished to progress a 100% affordable housing scheme in collaboration with Platform Housing Group. The Planning Statement Addendum was accompanied by a report by Ridge [634] which undertook a review of the supply of affordable dwellings against recognised need within both local authority areas concluding there was a significant, unmet shortfall arising over the next five years.
- 3.6 The planning application lodged with LDC was reported [L301] to the Planning Committee of 27th November 2023 with a recommendation for refusal. Planning permission was refused by way of a Decision Notice [L300] dated 28th November 2023 for the following reasons:
- 1. The site is not allocated for development and is located outside of any defined settlement boundaries within the adopted Lichfield Local Plan Strategy. Furthermore, the level of housing growth from this development would be contrary to the spatial strategy as set out in the adopted Local Plan Strategy which seeks to concentrate a proportionate level of growth to the North of Tamworth in line with the settlement hierarchy of approximately 1,000 units. Whilst the housing**

figure is an approximate, it is considered important to maintain the general thrust of the adopted Local Plan Strategy. To date the current committed development and completions in this location equates to 1,165 units and it is considered that an additional 210 units would result in an alteration to the proportionate level of growth set out within the adopted Local Plan. Whilst the proposed housing would provide affordable units, there is no evidence to conclude that such housing is necessary in this location and could not be provided within more sustainable locations where there is an evidenced need. The proposed scheme of development is therefore contrary to the spatial plan for new housing and requirements set out in policies CP1 (The Spatial Strategy), CP3 (Delivering Sustainable Development), CP6 (Housing Delivery), Policy Rural 1: Rural Areas of the Local Plan Strategy 2015, Policy NT1 (North of Tamworth Housing Land Allocations) of the Local Plan Allocations Document and the National Planning Policy Framework.

- 2. The proposed development would extend the northern edge of Tamworth much closer to the village of Wiggington, of which the historic part is a designated Conservation Area. The proposed development would cause less than substantial harm to the significance of the Conservation Area by virtue of causing detriment to its setting, in particular with regard to views in and out of the Conservation Area, which make a positive contribution to its setting. None of the public benefits associated with the proposal would outweigh this harm. The proposals are therefore contrary to policies CP1 (Spatial Strategy), CP3 (Delivering Sustainable Development), CP14 (Our Built and Historic Environment), BE1 (High Quality Development) and NR5 (Natural and Historic Landscapes) of the Local Plan Strategy 2015, Policy BE2 (Heritage Assets) of the Local Plan Allocations Document, the Historic Environment SPD, the Sustainable Design SPD, Policies W1, WHC1 and WHC3 the Wiggington Hopwas & Comberford Neighbourhood Plan (2016) and the National Planning Policy Framework.**
- 3.7 The planning application lodged with TBC was refused by way of a Decision Notice [T300] dated 5th December 2023 for the following reason:
- 1. The area of the site within the boundary of Tamworth Borough Council is connected to a wider development which is not allocated for development. Approving this part of the development where Lichfield refuse their application would potentially permit an access road to a development site with no planning permission. The development therefore would be out of character with the surrounding area and not conform to Tamworth Borough Council Policy EN5 and the NPPF.**

4. THE APPEAL PROPOSALS

4.1 The planning applications that are now the subject of this appeal were made in outline with all matters reserved for later consideration apart from access. The description of development set out on the respective application forms and the respective decision notices reads as follows:

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

4.2 The decisions on the respective applications were reached after a prolonged period of determination during which further information was submitted to each local authority. The most recent substantive changes to the Appeal Proposals are reflected in the Development Parameter Plan Drawing [635] and, illustratively, the Sketch Layout Drawing [636]. These drawings illustrate the following key features:

- **210 dwellings comprising indicatively a mix of 1 bed, 2 bed, 3 bed and 4 bed properties**
- **Formulation of a new access onto Browns Lane**
- **Feature hard landscape area/focal point**
- **Locally Equipped Area for Play (LEAP)**
- **Local Area for Play (LAP)**
- **Tree-lined primary streets**
- **Proposed tree planting**
- **Retention of existing trees and hedgerows**
- **Proposed hedges**
- **New footpath links across the public open space**
- **Community orchard**
- **Sustainable urban drainage systems**
- **Wildflower meadow**
- **Green corridors**
- **Natural and semi-formal public open space**

4.3 As referred to above, the Appeal Proposal is for 100% affordable housing provision and the Appellant will submit a legal agreement during the course of the appeal to secure the same in perpetuity.

4.4 As illustrated by the drawings, the proposed developable area is concentrated towards the eastern part of the Appeal Site with a substantial amount of open space and green infrastructure planting proposed to the western part of the Appeal Site.

5. DEVELOPMENT PLAN POLICY AND MATERIAL CONSIDERATIONS

- 5.1 The Appellant intends to reach common ground with the local planning authorities in respect of the relevant Development Plan policies.
- 5.2 The Appellant will refer to relevant national guidance set out in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG).
- 5.3 The Appellant will explain that the Development Plan for the area currently comprises:
- The Lichfield Local Plan Strategy (adopted 2015)
 - The Local Plan Allocations (adopted 2019)
 - Tamworth Borough Council Local Plan (adopted 2016)
 - The Wigginton, Hopwas, and Comberford Neighbourhood Plan (adopted 2016)
- 5.4 The Appellant will also refer to emerging Development Plans and their evidence bases particularly in relation to housing, and specifically affordable housing, need.
- 5.5 Where relevant, the Appellant will also refer to Supplementary Planning Guidance, documents and advice.

6. APPEAL PROCEDURE AND PRESENTATION OF EVIDENCE

- 6.1 The Appellant considers that a **Public Inquiry** would be the most appropriate choice of procedure in this case. The Appellant will endeavour to narrow down the issues in dispute in Statements of Common Ground (SoCG). However, given the scale and nature of the development proposals, and the issues raised by the Reasons for Refusal (RfRs), it is likely there will be complex issues that remain in dispute.
- 6.2 This appeal will need to address detailed matters of affordable housing need within the Borough of Tamworth and the District of Lichfield. As the Appeal Proposal relates to residential development that will be 100% affordable housing, understanding scale of unmet need for affordable housing in both local authority areas is critical to the apportionment of weight to the benefits of affordable housing provision in the planning balance. The technical evidence in this regard is likely to include, amongst other things, a detailed interrogation of affordable housing need and supply, which will need to be properly tested through cross-examination.
- 6.3 The RfRs also raise matters of impact of the Appeal Proposal upon the setting of Wigginton's Conservation Area and matters of coalescence with Wigginton. This will require the decision-maker to consider landscape and heritage issues in relation to which detailed evidence will be submitted by the Appellant.
- 6.4 The matters in question can only be properly tested through formal questioning of Expert Witnesses by an Advocate, which would not be possible under the Hearing procedure. It may also be necessary to make legal submissions which again are best tested through the Inquiry procedure.
- 6.5 The level of public interest further justifies a Public Inquiry.
- 6.6 Given the matters raised, it is also highly likely that this appeal will take more than 2 days to be heard, which exceeds normal practice for a Hearing. The Appellant considers that the Inquiry would need to sit for up to 6 days.
- 6.7 Should the Planning Inspectorate agree to the appeal being dealt with under the Public Inquiry procedure, the Appellant will prepare written evidence in advance of the Inquiry to address the RfRs. Such evidence will also consider other material issues raised by Third Parties and consultees. At this stage it is anticipated the evidence will be presented as follows:
- **Affordable Housing – James Stacey MRTPI (Tetlow King)**
 - **Landscape – James Atkins (Pegasus)**
 - **Design Quality – Mike Carr (Pegasus)**
 - **Heritage – Gail Stoten (Pegasus)**
 - **Planning – Brian Mullin MRTPI (Marrons)**

- 6.8 The Appellant reserves the right to introduce additional witnesses as necessary to address any other issues that may be raised by the LPAs and/or Third Parties.

7. CASE FOR THE APPELLANT

7.1 Two draft SoCGs have been submitted as part of the appeal to narrow down matters of dispute, one for each LPA [**T800** and **L800**]. It is anticipated that the final SoCGs will record that the Appellant and LPA's are in agreement on various issues under the following headings:

- **Environmental Impact Assessment**
- **The Principle of Development**
- **Housing Land Supply**
- **Development Plan**
- **Quantum of Development**
- **Landscape and Visual Impact**
- **Access and Highways**
- **Design**
- **Impact on Residential Amenity**
- **Housing Mix**
- **Air Quality**
- **Affordable Housing**
- **Trees and Hedgerows**
- **Ecology and Biodiversity Net Gain**
- **Contamination**
- **Built Heritage**
- **Archaeology**
- **Agricultural Land Quality**
- **Social Infrastructure**
- **Noise**
- **Flood Risk and Drainage**
- **Public Benefits**

7.2 The Appellant has reviewed the RfRs of the respective LPAs and therefore the matters which are expected to remain in dispute. The Appellant reserves the right to supplement its case to address any other issues that the LPA may identify beyond those within the RfRs:

Issue 1: Effects of the proposals in relation to the spatial strategy

Issue 2: Affordable housing need

Issue 3: Proximity to the village of Wigginton and the impact on the setting of its Conservation Area and public benefits

Issue 1: Spatial Strategy

- 7.3 Core Policy 1 of the Lichfield Local Plan Strategy (2015) states that a minimum of 10,030 dwellings will be delivered over the Plan period 2008 to 2029. Tamworth is identified as accommodating approximately 1,000 dwellings over the same period. That equates to about 10% of the Local Plan Strategy's minimum housing requirement.
- 7.4 The Appeal Proposal will come forward at a location where the spatial strategy envisages strategic housing growth. The Appellant will explain that the spatial strategy's approach of concentrating major growth at urban areas including Tamworth will not be undermined and, in fact, would be complemented by the Appeal Proposal, which is well-related and sustainably connected to existing built form, services and facilities within Tamworth.
- 7.5 The Appellant will argue that the provision of up to 210 dwellings to the North of Tamworth would not distort the spatial strategy. Even with this additional provision over and above the existing level of commitment of 1,165, this part of the Plan Area will continue to accommodate a comparable percentage of housing growth to other settlements that occupy similar rungs in the District's settlement hierarchy to Tamworth. In other words, the resultant growth at Tamworth would not be materially out of proportion with that which is envisaged at other settlements within the Plan Area, which have the same or a similar role, function and place within the settlement hierarchy.
- 7.6 It will be acknowledged by the Appellant that the Appeal Site is not allocated for development and that it lies beyond any existing built-up area. However, it will be argued that the Appeal Site lies within a broad location where the strategic policies of the Development Plan support housing development and there is, at most, only a technical conflict with the Development Plan's provisions regarding new development within the countryside. It will be submitted that this technical conflict should only attract limited weight in the planning balance owing to the overwhelming benefits of the Appeal Proposal, in particular its provision of much-needed affordable housing.

Issue 2: Affordable Housing Need

- 7.7 Evidence will be presented to substantiate the acute affordable housing need across the District of Lichfield and the Borough of Tamworth. Notwithstanding the five year housing land supply figures of both Lichfield District Council and Tamworth Borough Council, which are assessed by the LPAs as being 9.5 years and 10.5 years respectively, the Appellant will adduce evidence to show that having regard to the scale of affordable need versus the extent of deliverable supply for affordable housing, there will be a substantive shortfall across the Borough of Tamworth and District of Lichfield over the next five years which will not be recovered without intervention. The Appellant will also submit further

evidence to corroborate the significant and worsening affordability situation across both authority areas.

- 7.8 Both Tamworth Borough Council and Lichfield District Council have published a Housing and Economic Development Need Assessment (HEDNA) dated September 2019 which notes the provision of affordable housing as a “*pressing issue*” in the two local authorities. Both authorities have decided that the strategic policies of their respective Development Plans, in particular those relating to affordable housing, require updating. However, it will be shown there is little prospect of this occurring in the short-term owing to the plan-making situation in each authority area, with Lichfield District Council in particular having withdrawn its emerging Local Plan from examination in October 2023.
- 7.9 It will be submitted that the delivery of affordable homes in a sustainable location to address the significant and demonstrable shortfall should attract substantial weight in favour of the Appeal Proposal.

Issue 3: Proximity to the village of Wigginton, the impact on the setting of its Conservation Area and public benefits

- 7.10 The Development Plan relates the importance of retaining the separate identities of Wigginton and Tamworth and the need to maintain visual separation between these two settlements. The Appellant will submit the Appeal Proposal meets this objective and that, both spatially and visually, a significant gap would be retained between the development envelope and Wigginton, and that this will host new public open space and structural landscape planting.
- 7.11 The Appellant will demonstrate that the perception of having left one settlement and entered another will be retained along the Public Right of Way running north to south within the western field of the Appeal Site, as well as along Main Road.
- 7.12 In relation to Wigginton Conservation Area, the Appellant will submit that retention of the western portion of the Appeal Site as undeveloped will, as set out above, avoid spatial and perceptual coalescence between Tamworth and Wigginton and there will be very limited changes to the views to and from Wigginton Conservation Area.
- 7.13 The Appellant will demonstrate that the Appeal Proposal will result in a very minor impact to the overall significance of Wigginton Conservation Area equating to a low level of less than substantial harm, and that this low level of harm is outweighed by the public benefits accruing from the proposal.

The Overall Planning Balance

- 7.14 The Appellant will acknowledge and accept that planning law requires planning applications and appeals to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 7.15 In this case it is accepted that the Appeal Site is not within an existing built-up area nor is it allocated for housing. However, it is located to the North of Tamworth which is identified as a Broad Location for Development within the Development Plan. Taking account of commitments, North of Tamworth has already met and exceeded its minimum apportionment of housing growth but the Appeal Proposal would not result in a quantum of development, taken cumulatively with existing commitments, that would have the effect of demonstrably undermining the spatial strategy. In fact, North of Tamworth will continue to contribute a percentage of housing comparable to other locations within the same or similar rungs of the settlement hierarchy. The Appeal Proposal would comply with the spatial strategy articulated within the Development Plan when read as a whole.
- 7.16 Affordable housing need is significant within both Lichfield District and Tamworth Borough. It will be shown that the deliverable supply of affordable housing is such that this need will not be met within the next five years and given the plan-making situation in both areas, this situation will not be resolved in the short or medium term. The Appellant will demonstrate that the benefits of delivering a 100% affordable housing scheme in a location in acute need of such housing, which is demonstrably sustainable and close to where such need arises, should be given **substantial weight** in the planning balance.
- 7.17 The affordable housing will be delivered by Platform Housing Group, a well-established Registered Social Landlord and developer of affordable homes with a track record of delivery both nationally and locally. If granted planning permission, the proposed development will be delivered rapidly to meet affordable housing need. Evidence will be adduced to show that the proposed development will be designed to a high standard. Construction of the new homes will also boost the local economy through the provision of construction jobs, will benefit supply chains and boost consumer spending that will benefit local businesses. These factors should be accorded **moderate weight** in the planning balance.
- 7.18 Whilst the Appeal Proposal would result in the introduction of built-form where previously there was none, it would be well-related to the existing built edge of Tamworth and other urbanising features such as the railway line to the east. Substantial new planting will be provided to screen and filter the new built form to mitigate visual impact. Given this, the Appellant will assert the loss of a

previously open agricultural field should attract **limited weight** in the planning balance.

- 7.19 The Appeal Proposal would deliver substantial areas of publically accessible open space and green infrastructure provision in the context of a high quality landscaping scheme, benefiting present and future residents. In addition, the Appeal Proposal will deliver 20% biodiversity net gain. It will be submitted that these benefits should be accorded **moderate weight** in the planning balance.
- 7.20 The impacts upon the setting of Wigginton Conservation Area arising from the Appeal Proposal are **very minor**, towards the low end of less than substantial harm. The public benefits identified above clearly outweigh the less than substantial harm accruing to the setting of the Wigginton Conservation Area.
- 7.21 It will be demonstrated that there are no technical objections to the Appeal Proposal from statutory consultees and there are no barriers to rapid delivery of the Appeal Proposal for much-needed affordable housing. The impacts of the Appeal Proposal would be acceptable in all other respects.
- 7.22 The Appellant will assert that the Appeal Proposal complies with the Development Plan when read as a whole. To the extent that there is a conflict relating to the provision of new housing in the countryside, material considerations are such that planning permission should be granted.

8. DOCUMENTATION, PLANNING CONDITIONS AND OBLIGATIONS

8.1 A set of Core Documents will be agreed with the local planning authorities in advance of the Public Inquiry.

8.2 In addition to the application documents, planning history and consultation responses, it is anticipated that the following will be referred to:

National Documents

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)

Local Documents

- Lichfield Local Plan Strategy (2015)
- Lichfield Local Plan Allocations (2019)
- Tamworth Borough Council Local Plan (2016)
- The Wigginton, Hopwas, and Comberford Neighbourhood Plan (adopted 2016)
- Review of the Tamworth Borough Local (2020)
- Wigginton Conservation Area Appraisal and Management Plan (2018)
- The Housing and Economic Development Need Assessment – Update (2020)
- The emerging Lichfield District Local Plan to 2040 and Evidence Base
- Lichfield Local Plan 2040 Update Cabinet Report

Relevant Appeal Decisions and Legal Cases

- Various appeal decisions
- Various legal judgements

8.3 The Appellant reserves the right to refer to additional documents to those outlined above in preparation of its case and in support of the Appeal Proposals.

Planning Conditions and Obligations

8.4 An agreed set of planning conditions will be provided to the Inspector before the start of the Public Inquiry. The Appellant will also present deeds pursuant to Section 106 of the Town and Country Planning Act (1990) which will secure any planning obligations deemed necessary to make the development proposals acceptable.

APPENDIX A – Schedule of Appeal Documents (Lichfield)

SCHEDULE OF DOCUMENTS

Appeal against the decision of Lichfield District Council to refuse outline planning application ref: 18/00840/OUTMEI, an application 'for up to 210 dwellings, public open space, landscaping, sustainable urban drainage, access, and associated infrastructure (all matters reserved except access)' at Land North of Browns Lane, Tamworth, Staffordshire

DOC NO.	DOCUMENT NAME	AUTHOR	DATE UPLOADED TO PUBLIC ACCESS
1. A copy of the original application form sent to the LPA			
100.	Application Form	N/A	7 th June 2018
101.	Agricultural Notification Letter	N/A	N/A
3. A copy of the LPA's decision notice (if issued)			
300.	Decision Notice	N/A	29 th November 2023
301.	Committee Report	N/A	28 th November 2023
302.	Supplementary Committee Report	N/A	28 th November 2023
4. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary.			
400.	Location Plan	N/A	7 th June 2018
5. Copies of all plans, drawings and documents sent to the LPA as part of the original application			
500.	Covering Letter	Framptons	7 th June 2018
501.	Indicative Masterplan, drawing no. P16-1451_05_2 rev K	Pegasus	7 th June 2018
502.	Development Parameter Plan, drawing no. P16-1451_10	Pegasus	7 th June 2018
503.	Title Plan	Land Registry	7 th June 2018
504.	Site Access Proposals, drawing no. 18405-01 rev B	David Tucker Associates	7 th June 2018
505.	Planning Statement	Framptons	7 th June 2018
506.	Landscape and Visual Impact Assessment	Pegasus	7 th June 2018
507.	Verified Views Report	vista3d	7 th June 2018
508.	Affordable Housing Statement	Richard Brown Planning	7 th June 2018
509.	Air Quality Overview Report	Wardell Armstrong	7 th June 2018
510.	Desk-Based Archaeology Assessment	CgMs Consulting	7 th June 2018
511.	Built Heritage Assessment	CgMs Consulting	7 th June 2018
512.	Flood Risk Assessment and Drainage Strategy	Wardell Armstrong	7 th June 2018
513.	Draft Noise Screening Report	Wardell Armstrong	7 th June 2018

SCHEDULE OF DOCUMENTS

514.	Phase 1 Geo-Environmental	Wardell Armstrong	7 th June 2018
515.	Preliminary Ecological Appraisal	Cotswold Wildlife Surveys	7 th June 2018
516.	Transport Assessment	David Tucker Associates	7 th June 2018
517.	Utilities Technical Note	Wardell Armstrong	7 th June 2018
518.	Statement of Community Involvement	Framptons	7 th June 2018
6. Copies of additional plans, drawings and document sent to the LPA but which did not form part of the original application			
600.	Indicative Masterplan with Measurements, drawing no. P16-1451_05_2 rev K	Pegasus	19 th December 2019
601.	Landscape & Visual Note rev A	Pegasus	19 th December 2019
602.	Built Heritage Assessment (Updated)	RPS	6 th February 2020
603.	Road Safety Audit Combined Stage 1 & 2	TMS	27 th March 2020
604.	Gungate Corridor RSA Stage 2 Response Report	Link Engineering	27 th March 2020
605.	S278 Vehicle Tracking Sheet 1, drawing no. GG-LE-HAD-OF-DR-CE-121 rev A	Link Engineering	27 th March 2020
606.	S278 Vehicle Tracking Sheet 2, drawing no. drawing no. GG-LE-HAD-OF-DR-CE-122	Link Engineering	27 th March 2020
607.	S278 Geometry Layout, drawing no. GG-LE-HAD-OF-DR-CE-131 rev A	Link Engineering	27 th March 2020
608.	S278 Overview Layout, drawing no. GG-LE-HAD-OF-DR-CE-100 rev B	Link Engineering	27 th March 2020
609.	S278 General Arrangement, drawing no. GG-LE-HAD-OF-DR-CE-101 rev B	Link Engineering	27 th March 2020
610.	Technical Transport Note, ref: 210802 J324320 TN002 Rev C	Mode Transport Planning	25 th February 2022
611.	Technical Transport Note, ref: 210802 J324320 TN003 Rev A	Mode Transport Planning	25 th February 2022
612.	Technical Transport Note, ref: 210802 J324320 TN004 Rev A	Mode Transport Planning	25 th February 2022
613.	Residential Travel Plan rev C	Mode Transport Planning	25 th February 2022
614.	S278 Overview Layout, drawing no. GG-LE-HAD-OF-DR-CE-100 rev D	Link Engineering	25 th February 2022
615.	S278 General Arrangement, drawing no. GG-LE-HAD-OF-DR-CE-101 rev D	Link Engineering	25 th February 2022
616.	S278 Vehicle Tracking Sheet 1, drawing no. GG-LE-HAD-OF-DR-CE-121 rev C	Link Engineering	25 th February 2022
617.	Highways Construction Cost Estimates Report	Link Engineering	25 th February 2022
618.	Planning Policy Update Statement	Summix Planning Limited	25 th February 2022
619.	Planning Policy Update Statement Appendix 1 (<i>Submission to Lichfield Local Plan Preferred Option Consultation</i>)	Framptons	25 th February 2022

SCHEDULE OF DOCUMENTS

620.	Planning Policy Update Statement Appendix 2 (<i>Local Highways Authority Form X (ii) 13.01.22</i>)	N/A	25 th February 2022
621.	Planning Policy Update Statement Appendix 3 (<i>Indicative Masterplan, drawing no. P16-1451_05_2 rev K</i>)	Pegasus	25 th February 2022
622.	Planning Policy Update Statement Appendix 4 (<i>Landscape & Visual Note rev A</i>)	Pegasus	25 th February 2022
623.	Planning Policy Update Statement Appendix 5 (<i>Falling Short Report</i>)	Turley	25 th February 2022
624.	Representations to Pre-Submission (Publication) Version Regulation 19 Consultation	Summix Planning Limited	25 th February 2022
625.	Gungate Corridor Improvements Tamworth – Stage 1/2 Road Safety Audit	Mode Transport Planning	17 th March 2022
626.	Traffic Flows rev 3 (Excel)	N/A	17 th March 2022
627.	S278 General Arrangement Alternative Arrangement Extended, drawing no. GGLE-HAD-OF-DR-CE-SKO6 rev A	Link Engineering	17 th March 2022
628.	Technical Transport Note, ref: 21017	JCT Consultancy Limited	17 th March 2022
629.	Site Access Arrangements, drawing no. J32-4320-PS-001	Mode Transport Planning	18 th March 2022
630.	Indicative Masterplan, drawing no. P16-1451_05_2 rev L	Pegasus	11 th April 2023
631.	BNG Metric (Excel)	Cotswold Wildlife Surveys	11 th April 2023
632.	Planning Statement Addendum	Summix Planning Limited	31 st October 2023
633.	Planning Statement Addendum Appendix 1 (<i>Platform Housing Group Supporting Statement</i>)	Platform Housing Group	31 st October 2023
634.	Planning Statement Addendum Appendix 2 (<i>Review of anticipated undersupply of Affordable Dwellings against recognised need in Tamworth Borough and Lichfield District Councils</i>)	Ridge and Partners LLP	31 st October 2023
635.	Planning Statement Addendum Appendix 3 (<i>Development Parameter Plan, drawing no. DPP-01 rev P1</i>)	Thrive Architects	31 st October 2023
636.	Planning Statement Addendum Appendix 4 (<i>Sketch Layout, drawing no. SKL-01 rev P2</i>)	Thrive Architects	31 st October 2023
7. A copy of the design and access statement sent to the LPA			
700.	Design and Access Statement	Pegasus Design	7 th June 2018
8. A copy of the Draft Statement of Common Ground			
800.	Draft Statement of Common Ground	Marrons	N/A
10. Any relevant correspondence with the LPA			

SCHEDULE OF DOCUMENTS

1000.	Consultee Comment Joint Waste Services 11.06.18	N/A	12 th June 2018
1001.	Consultee Comment Mineral and Waste 12.06.18	N/A	13 th June 2018
1002.	Consultee Comment Fire and Rescue 13.06.18	N/A	14 th June 2018
1003.	Consultee Comment Environment Agency 18.06.23	N/A	19 th June 2018
1004.	Consultee Comment Network Rail 20.06.18	N/A	20 th June 2018
1005.	Consultee Comment Environmental Health 21.06.18	N/A	22 nd June 2018
1006.	Consultee Comment Highways England 26.06.18	N/A	27 th June 2018
1007.	Consultee Comment Building Conservation and Design 27.06.18	N/A	28 th June 2018
1008.	Consultee Comment LLFA 28.06.18	N/A	3 rd July 2018
1009.	Consultee Comment Natural England 29.06.18	N/A	3 rd July 2018
1010.	Consultee Comment Local Highways Authority 02.07.18	N/A	3 rd July 2018
1011.	Consultee Comment School Organisation 02.07.18	N/A	9 th July 2018
1012.	Consultee Comment Economic Development 03.07.18	N/A	3 rd July 2018
1013.	Consultee Comment Development Plans 10.07.18	N/A	11 th July 2018
1014.	Consultee Comment Ecology 11.07.18	N/A	11 th July 2018
1015.	Consultee Comment Severn Trent 16.07.18	N/A	17 th July 2018
1016.	Consultee Comment Housing 23.07.18	N/A	24 th July 2018
1017.	Consultee Comment Economic Development 21.11.19	N/A	9 th December 2019
1018.	Covering Letter dated 24.07.19 and Appeal Decision Against Birmingham City Council (ref: APP/P4605/W/18/3192918)	Secretary of State	19 th December 2019
1019.	Consultee Comment Building Conservation and Design 30.12.19	N/A	30 th December 2019
1020.	Consultee Comment Planning Tamworth BC Policy and Delivery 17.01.20	N/A	17 th January 2020
1021.	Consultee Comment Building Conservation and Design 24.02.20	N/A	24 th February 2020
1022.	Consultee Comment Tamworth BC Conservation 11.03.20	N/A	23 rd March 2020
1023.	Consultee Comment Local Highways Authority 13.01.22	N/A	13 th January 2022
1024.	Consultee Comment Local Highways Authority Form X (ii) 13.01.22	N/A	10 th March 2022
1025.	Consultee Comment Environment Agency 10.03.22	N/A	10 th March 2022
1026.	Consultee Comment Rights of Way 10.03.22	N/A	10 th March 2022
1027.	Consultee Comment Sports England 10.03.22	N/A	10 th March 2022
1028.	Consultee Comment National Highways 10.03.22	N/A	10 th March 2022
1029.	Consultee Comment Joint Waste Services 11.03.22	N/A	11 th March 2022
1030.	Consultee Comment Parks and Leisure Services 14.03.22	N/A	14 th March 2022
1031.	Consultee Comment Severn Trent 14.03.22	N/A	14 th March 2022
1032.	Consultee Comment The Ramblers Association 16.03.22	N/A	16 th March 2022

SCHEDULE OF DOCUMENTS

1033.	Consultee Comment Arboricultural Officer 21.03.22	N/A	21 st March 2022
1034.	Consultee Comment Flood Risk Management Team 22.03.22	N/A	22 nd March 2022
1035.	Consultee Comment Natural England 22.03.22	N/A	22 nd March 2022
1036.	Consultee Comment Highways England 23.03.22	N/A	23 rd March 2022
1037.	Consultee Comment Sports England 23.03.22	N/A	23 rd March 2022
1038.	Consultee Comment Rights of Way 23.03.22	N/A	23 rd March 2022
1039.	Consultee Comment School Organisation 23.03.22	N/A	23 rd March 2022
1040.	Consultee Comment Fire and Rescue 25.03.22	N/A	25 th March 2022
1041.	Consultee Comment Wiggington and Hopwas Parish Council 25.03.22	N/A	25 th March 2022
1042.	Consultee Comment Severn Trent 28.03.22	N/A	28 th March 2022
1043.	Consultee Comment Environment Agency 29.03.22	N/A	29 th March 2022
1044.	Consultee Comment Spatial Policy and Delivery Officer 29.03.22	N/A	29 th March 2022
1045.	Consultee Comment School Organisation 30.03.22	N/A	30 th March 2022
1046.	Consultee Comment Environmental Health 05.04.22	N/A	5 th April 2022
1047.	Consultee Comment Police 05.03.22	N/A	6 th April 2022
1048.	Consultee Comment Local Highways Authority 07.04.22	N/A	7 th April 2022
1049.	Consultee Comment Building Conservation and Urban Design 08.04.22	N/A	8 th April 2022
1050.	Consultee Comment Housing 11.04.22	N/A	12 th April 2022
1051.	Consultee Comment Natural England 13.04.22	N/A	13 th April 2022
1052.	Consultee Comment Ecology 21.04.22	N/A	21 st April 2022
1053.	Consultee Comment Natural England 04.08.22	N/A	4 th August 2022
1054.	Consultee Comment Integrated Care Board 20.09.22	N/A	20 th September 2022
1055.	Consultee Comment National Highways 24.11.22	N/A	24 th November 2022
1056.	Consultee Comment Rights of Way 24.11.22	N/A	24 th November 2022
1057.	Consultee Comment Joint Waste Services 24.11.22	N/A	24 th November 2022
1058.	Consultee Comment Natural England 27.11.22	N/A	28 th November 2022
1059.	Consultee Comment School Organisation 05.12.22	N/A	5 th December 2022
1060.	Consultee Comment Archaeology 08.12.22	N/A	8 th December 2022
1061.	Consultee Comment Local Highways Authority 14.12.22	N/A	14 th December 2022
1062.	Consultee Comment LLFA 14.12.22	N/A	14 th December 2022
1063.	Consultee Comment Parks and Leisure Services 15.12.22	N/A	15 th December 2022
1064.	Consultee Comment Environmental Health 16.12.22	N/A	16 th December 2022
1065.	Consultee Comment Ecology 16.12.22	N/A	16 th December 2022
1066.	Consultee Comment Arboricultural Officer 16.12.22	N/A	16 th December 2022

SCHEDULE OF DOCUMENTS

1067.	Consultee Comment Building Conservation and Urban Design 19.12.22	N/A	19 th December 2022
1068.	Committee Report 06.02.23	N/A	6 th February 2023
1069.	Supplementary Committee Report 06.02.23	N/A	6 th February 2023
1070.	Consultee Comment Ecology 18.05.22	N/A	18 th May 2023
1071.	Consultee Comment Wiggington and Hopwas Parish Council 10.11.23	N/A	10 th November 2023
1072.	Consultee Comment Housing 14.11.23	N/A	14 th November 2023
1073.	Consultee Comment Tamworth BC 15.11.23	N/A	15 th November 2023
13. A copy of any Environmental Statement plus certificates and notices relating to publicity			
1300.	Environmental Statement	Framptons	7 th June 2018
1301.	Environmental Statement Appendix 1.1 (<i>Site Location Plan</i>)	N/A	7 th June 2018
1302.	Environmental Statement Appendix 1.2 (<i>Concept Plan</i>)	Pegasus	7 th June 2018
1303.	Environmental Statement Appendix 1.3 (<i>Access Plan</i>)	David Tucker Associates	7 th June 2018
1304.	Environmental Statement Appendix 1.4 (<i>Screening Opinion LDC 15.08.17</i>)	N/A	7 th June 2018
1305.	Environmental Statement Appendix 1.5 (<i>Screening Opinion TBC 23.08.17</i>)	N/A	7 th June 2018
1306.	Environmental Statement Appendix 1.6 (<i>Scoping Report 03.10.17</i>)	Framptons	7 th June 2018
1307.	Environmental Statement Appendix 1.7 (<i>Scoping Opinion TBC 14.11.17</i>)	N/A	7 th June 2018
1308.	Environmental Statement Appendix 1.8 (<i>Scoping Opinion LDC 16.11.17</i>)	N/A	7 th June 2018
1309.	Environmental Statement Appendix 3.1 (<i>Development Parameter Plan</i>)	Pegasus	7 th June 2018
1310.	Environmental Statement Appendix 6.1 (<i>Verified Views</i>)	vista3d	7 th June 2018
1311.	Environmental Statement Appendix 7.1 (<i>Transport Assessment</i>)	David Tucker Associates	7 th June 2018
1312.	Environmental Statement Appendix 8.1 (<i>Air Quality Legislation and Policy Context</i>)	Summix Planning Limited	7 th June 2018
1313.	Environmental Statement Appendix 8.2 (<i>Traffic Flow Information</i>)	N/A	7 th June 2018
1314.	Environmental Statement Appendix 8.3 (<i>2016 Wind Rose</i>)	N/A	7 th June 2018
1315.	Environmental Statement Appendix 8.4 (<i>Model Verification Procedure</i>)	N/A	7 th June 2018
1316.	Environmental Statement Appendix 8.5 (<i>Air Quality Assessment Results</i>)	N/A	7 th June 2018
1317.	Environmental Statement Appendix 9.1 (<i>ALC Survey Report and Map</i>)	N/A	7 th June 2018
1318.	Environmental Statement Appendix 11.1 (<i>Desk-Based Archaeology Assessment</i>)	CgMs Consulting	7 th June 2018
1319.	Environmental Statement Appendix 11.2 (<i>Built Heritage Assessment</i>)	CgMs Consulting	7 th June 2018
1320.	Environmental Statement Figure 6.1 (<i>Site Location and Planning Designations</i>)	Pegasus	7 th June 2018

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1321.	Environmental Statement Figure 6.2 (<i>Topography</i>)	Pegasus	7 th June 2018
1322.	Environmental Statement Figure 6.3 (<i>Landscape Character</i>)	Pegasus	7 th June 2018
1323.	Environmental Statement Figure 6.4 (<i>Viewpoint Locations and PRow</i>)	Pegasus	7 th June 2018
1324.	Environmental Statement Figure 6.5 (<i>Landscape and Visual Analysis</i>)	Pegasus	7 th June 2018
1325.	Environmental Statement Figure 6.6 (<i>Viewpoint Photos</i>)	Pegasus	7 th June 2018
1326.	Environmental Statement Figure 6.7 (<i>Landscape & GI Strategy</i>)	Pegasus	7 th June 2018
1327.	Environmental Impact Assessment Non-Technical Summary	Framptons	7 th June 2018
1328.	Environmental Statement Update (September 2022)	Summix Planning Limited	12 th September 2022
1329.	Updated ES Transport Chapter	Summix Planning Limited	-
1330.	Environmental Statement Appendix 7.1 Figure 2.1 (<i>Off-Site Junction Locations</i>)	Mode Transport Planning	12 th September 2022
1331.	Environmental Statement Appendix 7.2 (<i>Updated Highways and Transport Technical Notes 002, 003, 004</i>)	Mode Transport Planning	20 th September 2022
1332.	Environmental Statement Updated Air Quality Chapter	Summix Planning Limited	15 th November 2022
1333.	Environmental Statement Updated Air Quality Receptor Location Plan	Wardell Armstrong	15 th November 2022
1334.	Environmental Statement Updated Appendix 8.1 (<i>Air Quality Legislation and Policy Context</i>)	Summix Planning Limited	15 th November 2022
1335.	Environmental Statement Update (November 2022)	Summix Planning Limited	15 th November 2022
1336.	Environmental Statement Updated Ecology Chapter	Summix Planning Limited	N/A

LIST OF DOCUMENTS AND PLANS THAT THE LPA BASED ITS DECISION ON:

CORRESPONDING DOC SCHEDULE NO.	DOCUMENT NAME	AUTHOR	DATE RECEIVED
400.	1:7500 Location Plan	N/A	07 June 2018
1300-1326.	Environmental Statement and Appendices	Framptons, Pegasus, David Tucker Associates, vista3D, Summix Planning Limited, CgMs Consulting	07 June 2018
625.	Gungate Corridor Stage 1&2 Road Safety Audit	Mode Transport Planning	17 March 2022
604.	Gungate Corridor Improvement Scheme	Link Engineering	17 March 2022

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627.	GGLE-HAD-OF-DR-CE-SKO6 Gungate Improvements	Link Engineering	17 March 2022
614.	GG-LE-HAD-OF-DR-CE-100 Rev D S278 Overview Layout	Link Engineering	17 March 2022
615.	GG-LE-HAD-OF-DR-CE-101 Rev D S278 General Arrangement	Link Engineering	17 March 2022
616.	GG-LE-HAD-OF-DR-CE-121 Rev C S278 Vehicle Tracking Sheet 1	Link Engineering	17 March 2022
626.	211019_Traffic Flows_REV3_DTA_mode (traffic flow diagrams)	N/A	17 March 2022
628.	Highways Technical Note 21017	JCT Consultancy Limited	17 March 2022
612.	Highways Technical Note (Response to SCC Highways Comments)	Mode Transport Planning	17 March 2022
613.	Residential Travel Plan rev C	Mode Transport Planning	22 March 2022
629.	J32-4320-PS-001 Site Access Arrangements	Mode Transport Planning	18 March 2022
1328.	Environmental Statement Update (September 2022)	Summix Planning Limited	12 September 2022
1330.	Environmental Statement - Figure 2.1 Updated Off Site Junction Locations	Mode Transport Planning	12 September 2022
1331.	Environmental Statement - Updated Highways and Transport Technical Notes 002, 003, 004 Rev C	Mode Transport Planning	20 September 2022
1333. & 1334.	Environmental Statement - Updated Air Quality Information	Summix Planning Limited/ Wardell Armstrong	15 November 2022
1332.	Environmental Statement - Updated Cover Report (Air Quality)	Summix Planning Limited	15 November 2022
632.	Planning Statement Addendum	Summix Planning Limited	31 October 2023
633.	Planning Statement Addendum Appendix A- Platform Housing	Platform Housing Group	31 October 2023
634.	Planning Statement Addendum Appendix B- Affordable Housing Supply Review	Ridge and Partners LLP	31 October 2023
635.	Proposed Parameter Plan, drawing no. DPP.01 rev P1	Thrive Architects	31 October 2023
636.	Sketch Layout, drawing no. SKL01 rev P2	Thrive Architects	31 October 2023
631.	Biodiversity Net Gain Update reports	Cotswold Wildlife Surveys	11 April 2023

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606.	S278 Vehicle Tracking Sheet 2, drawing no. GG-LE-HAD-OF-DR-CE-122	Link Engineering	-
607.	S278 Geometry Layout, drawing no. GG-LE-HAD-OF-DR-CE-131 rev A	Link Engineering	-
506.	Landscape and Visual Impact Assessment	Pegasus	-
601.	Landscape & Visual Note rev A	Pegasus	-
602.	Built Heritage Assessment (Updated)	RPS	-
617.	Highways Construction Cost Estimates Report	Link Engineering	-
507.	Verified Views Report	vista3d	-
509.	Air Quality Overview Report	Wardell Armstrong	-
510.	Desk-Based Archaeology Assessment	CgMs Consulting	-
512.	Flood Risk Assessment and Drainage Strategy	Wardell Armstrong	-
513.	Draft Noise Screening Report	Wardell Armstrong	-
514.	Phase 1 Geo-Environmental	Wardell Armstrong	-
515.	Preliminary Ecological Appraisal	Cotswold Wildlife Surveys	-
516.	Transport Assessment	David Tucker Associates	-
517.	Utilities Technical Note	Wardell Armstrong	-
518.	Statement of Community Involvement	Framptons	-
700.	Design and Access Statement	Pegasus Design	-
1327.	Environmental Impact Assessment Non-Technical Summary	Framptons	-
1335.	Environmental Statement Update (November 2022)	Summix Planning Limited	-
1336.	Environmental Statement Updated Ecology Chapter	Summix Planning Limited	-

APPENDIX B – Schedule of Appeal Documents (Tamworth)

SCHEDULE OF DOCUMENTS

Appeal against the decision of Tamworth Borough Council to refuse outline planning application ref: 0241/2018, an application ‘for up to 210 dwellings, public open space, landscaping, sustainable urban drainage and associated infrastructure (all matters reserved except access)’ at Land North of Browns Lane, Tamworth, Staffordshire, B79 8TA

DOC NO.	DOCUMENT NAME	AUTHOR	DATE UPLOADED TO PUBLIC ACCESS
1. A copy of the original application form sent to the LPA			
100.	Application Form	N/A	7 th June 2018
101.	Certificate A & B	N/A	12 th June 2018
102.	Notification Letter	Framptons	12 th June 2018
3. A copy of the LPA's decision notice (if issued)			
300.	Decision Notice	N/A	11 th December 2023
301.	Committee Report	N/A	N/A
4. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary.			
400.	Location Plan	N/A	12 th June 2018
5. Copies of all plans, drawings and documents sent to the LPA as part of the original application			
500.	Covering Letter	Framptons	12 th June 2018
501.	Indicative Masterplan, drawing no. P16-1451_05_2 rev K	Pegasus	12 th June 2018
502.	Development Parameter Plan, drawing no. P16-1451_10	Pegasus	-
503.	Title Plan	Land Registry	-
504.	Site Access Proposals, drawing no. 18405-01 rev B	David Tucker Associates	12 th June 2018
505.	Planning Statement	Framptons	12 th June 2018
506.	Landscape and Visual Impact Assessment	Pegasus	12 th June 2018
507.	Verified Views Report	vista3d	-
508.	Affordable Housing Statement	Richard Brown Planning	12 th June 2018
509.	Air Quality Overview Report	Wardell Armstrong	12 th June 2018
510.	Desk-Based Archaeology Assessment	CgMs Consulting	12 th June 2018
511.	Built Heritage Assessment	CgMs Consulting	-
512.	Flood Risk Assessment and Drainage Strategy	Wardell Armstrong	12 th June 2018
513.	Draft Noise Screening Report	Wardell Armstrong	12 th June 2018

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514.	Phase 1 Geo-Environmental	Wardell Armstrong	12 th June 2018
515.	Preliminary Ecological Appraisal	Cotswold Wildlife Surveys	12 th June 2018
516.	Transport Assessment	David Tucker Associates	12 th June 2018
517.	Utilities Technical Note	Wardell Armstrong	12 th June 2018
518.	Statement of Community Involvement	Framptons	12 th June 2018
6. Copies of additional plans, drawings and document sent to the LPA but which did not form part of the original application			
600.	Indicative Masterplan with Measurements, drawing no. P16-1451_05_2 rev K	Pegasus	-
601.	Landscape & Visual Note rev A	Pegasus	-
602.	Built Heritage Assessment (Updated)	RPS	-
603.	Road Safety Audit Combined Stage 1 & 2	TMS	-
604.	Gungate Corridor RSA Stage 2 Response Report	Link Engineering	-
605.	S278 Vehicle Tracking Sheet 1, drawing no. GG-LE-HAD-OF-DR-CE-121 rev A	Link Engineering	-
606.	S278 Vehicle Tracking Sheet 2, drawing no. drawing no. GG-LE-HAD-OF-DR-CE-122	Link Engineering	-
607.	S278 Geometry Layout, drawing no. GG-LE-HAD-OF-DR-CE-131 rev A	Link Engineering	-
608.	S278 Overview Layout, drawing no. GG-LE-HAD-OF-DR-CE-100 rev B	Link Engineering	-
609.	S278 General Arrangement, drawing no. GG-LE-HAD-OF-DR-CE-101 rev B	Link Engineering	-
610.	Technical Transport Note, ref: 210802 J324320 TN002 Rev C	Mode Transport Planning	-
611.	Technical Transport Note, ref: 210802 J324320 TN003 Rev A	Mode Transport Planning	-
612.	Technical Transport Note, ref: 210802 J324320 TN004 Rev A	Mode Transport Planning	11 th November 2021
613.	Residential Travel Plan rev C	Mode Transport Planning	11 th November 2021
614.	S278 Overview Layout, drawing no. GG-LE-HAD-OF-DR-CE-100 rev D	Link Engineering	15 th November 2021
615.	S278 General Arrangement, drawing no. GG-LE-HAD-OF-DR-CE-101 rev D	Link Engineering	15 th November 2021
616.	S278 Vehicle Tracking Sheet 1, drawing no. GG-LE-HAD-OF-DR-CE-121 rev C	Link Engineering	15 th November 2021
617.	Highways Construction Cost Estimates Report	Link Engineering	-
618.	Planning Policy Update Statement	Summix Planning Limited	-
619.	Planning Policy Update Statement Appendix 1 (<i>Submission to Lichfield Local Plan Preferred Option Consultation</i>)	Framptons	-

SCHEDULE OF DOCUMENTS

620.	Planning Policy Update Statement Appendix 2 (<i>Local Highways Authority Form X (ii) 13.01.22</i>)	N/A	-
621.	Planning Policy Update Statement Appendix 3 (<i>Indicative Masterplan, drawing no. P16-1451_05_2 rev K</i>)	Pegasus	-
622.	Planning Policy Update Statement Appendix 4 (<i>Landscape & Visual Note rev A</i>)	Pegasus	-
623.	Planning Policy Update Statement Appendix 5 (<i>Falling Short Report</i>)	Turley	-
624.	Representations to Pre-Submission (Publication) Version Regulation 19 Consultation	Summix Planning Limited	-
625.	Gungate Corridor Improvements Tamworth – Stage 1/2 Road Safety Audit	Mode Transport Planning	-
626.	Traffic Flows rev 3 (Excel)	N/A	11 th November 2021
627.	S278 General Arrangement Alternative Arrangement Extended, drawing no. GGLE-HAD-OF-DR-CE-SKO6 rev A	Link Engineering	-
628.	Technical Transport Note, ref: 21017	JCT Consultancy Limited	-
629.	Site Access Arrangements, drawing no. J32-4320-PS-001	Mode Transport Planning	-
630.	Indicative Masterplan, drawing no. P16-1451_05_2 rev L	Pegasus	-
631.	BNG Metric (Excel)	Cotswold Wildlife Surveys	-
632.	Planning Statement Addendum	Summix Planning Limited	31 st October 2023
633.	Planning Statement Addendum Appendix 1 (<i>Platform Housing Group Supporting Statement</i>)	Platform Housing Group	31 st October 2023
634.	Planning Statement Addendum Appendix 2 (<i>Review of anticipated undersupply of Affordable Dwellings against recognised need in Tamworth Borough and Lichfield District Councils</i>)	Ridge and Partners LLP	31 st October 2023
635.	Planning Statement Addendum Appendix 3 (<i>Development Parameter Plan, drawing no. DPP-01 rev P1</i>)	Thrive Architects	31 st October 2023
636.	Planning Statement Addendum Appendix 4 (<i>Sketch Layout, drawing no. SKL-01 rev P2</i>)	Thrive Architects	31 st October 2023
7. A copy of the design and access statement sent to the LPA			
700.	Design and Access Statement	Pegasus Design	12 th June 2018
8. A copy of the Draft Statement of Common Ground			
800.	Draft Statement of Common Ground	Marrons	N/A
10. Any relevant correspondence with the LPA			

SCHEDULE OF DOCUMENTS

1000.	Consultee Comment Joint Waste Services	N/A	14 th June 2018
1001.	Consultee Comment Arboricultural Officer	N/A	20 th June 2018
1002.	Consultee Comment Environmental Protection 28.06.18	N/A	28 th June 2018
1003.	Consultee Comment LLFA 28.06.18	N/A	29 th June 2018
1004.	Consultee Comment School Organisation 02.07.23	N/A	2 nd July 2018
1005.	Consultee Comment Police 03.07.18	N/A	3 rd July 2018
1006.	Consultee Comment Severn Trent 16.07.18	N/A	16 th July 2018
1007.	Email Chain between LPA & Agent 20.11.18	N/A	21 st November 2018
1008.	Email from Agent to LPA re further EoT	N/A	8 th January 2019
1009.	Email Chain between LPA & Agent	N/A	5 th June 2019
1010.	Consultee Comment Local Highways Authority 21.08.21	N/A	26 th August 2021
1011.	Email from Transport Consultant to LHA 29.09.21	N/A	14 th December 2021
1012.	Email Chain between Transport Consultant & LHA (Oct & Nov 21)	N/A	14 th December 2021
1013.	Consultee Comment Local Highways Authority Form X (ii) 13.01.22	N/A	14 th January 2022
1014.	Consultee Comment Councillor Pritchard 13.03.22	N/A	15 th March 2022
1015.	Consultee Comment Joint Waste Services	N/A	14 th January 2022
1016.	Consultee Comment Rights of Way	N/A	28 th November 2022
1017.	Consultee Comment School Organisation 23.03.22	N/A	5 th December 2022
1018.	Consultee Comment Severn Trent	N/A	7 th December 2022
1019.	Consultee Comment Archaeology	N/A	8 ^h December 2022
1020.	Consultee Comment LLFA	N/A	14 th December 2022
1021.	Consultee Comment Tamworth Planning Policy & Delivery 15.12.22	N/A	15 th December 2022
1022.	Consultee Comment School Organisation	N/A	16 th May 2023
1023.	Consultee Comment Wigginton and Hopwas Parish Council	N/A	20 th November 2023
13. A copy of any Environmental Statement plus certificates and notices relating to publicity			
1300.	Request for Screening Opinion 31.07.17	Framptons	12 th June 2018
1301.	Environmental Statement Covering Letter	Framptons	12 th June 2018
1302.	Environmental Statement	Framptons	12 th June 2018
1303.	Environmental Statement Appendices	N/A	12 th June 2018
1304.	Environmental Impact Assessment Non-Technical Summary	Framptons	-
1305.	Press Notice – Tamworth Herald 14.06.18	N/A	14 th June 2018
1306.	Press Notice – Tamworth Herald 21.06.18	N/A	21 st June 2018
1307.	Environmental Statement Update (September 2022)	Summix Planning Limited	8 th September 2022

SCHEDULE OF DOCUMENTS

1308.	Environmental Statement Updated Transport Chapter	Summix Planning Limited	8 th September 2022
1309.	Environmental Statement Appendix 7.1 Figure 2.1 (<i>Off-Site Junction Locations</i>)	Mode Transport Planning	-
1310.	Environmental Statement Appendix 7.2 (<i>Updated Highways and Transport Technical Notes 002, 003, 004</i>)	Mode Transport Planning	-
1311.	Environmental Statement Update (November 2022)	Summix Planning Limited	15 th November 2022
1312.	Environmental Statement Updated Air Quality Chapter	Summix Planning Limited	15 th November 2022
1313.	Environmental Statement Updated Air Quality Receptor Location Plan	Wardell Armstrong	15 th November 2022
1314.	Environmental Statement Updated Appendix 8.1 (<i>Air Quality Legislation and Policy Context</i>)	Summix Planning Limited	15 th November 2022
1315.	Environmental Statement Updated Ecology Chapter	Summix Planning Limited	25 th November 2022

LIST OF DOCUMENTS AND PLANS THAT THE LPA BASED ITS DECISION ON:

CORRESPONDING DOC SCHEDULE NO.	DOCUMENT NAME	AUTHOR	DATE UPLOADED TO PUBLIC ACCESS
400.	Location Plan	N/A	12 th June 2018
1302. & 1303.	Environmental Statement and Appendices	Framptons, Pegasus, David Tucker Associates, vista3D, Summix Planning Limited, CgMs Consulting	12 th June 2018
625.	Gungate Corridor Stage 1&2 Road Safety Audit	Mode Transport Planning	-
604.	Gungate Corridor Improvement Scheme	Link Engineering	-
627.	GGLE-HAD-OF-DR-CE-SKO6 Gungate Improvements	Link Engineering	-
614.	GG-LE-HAD-OF-DR-CE-100 Rev D S278 Overview Layout	Link Engineering	15 th November 2021
615.	GG-LE-HAD-OF-DR-CE-101 Rev D S278 General Arrangement	Link Engineering	15 th November 2021
616.	GG-LE-HAD-OF-DR-CE-121 Rev C S278 Vehicle Tracking Sheet 1	Link Engineering	15 th November 2021

SCHEDULE OF DOCUMENTS

626.	211019_Traffic Flows_REV3_DTA_mode (traffic flow diagrams)	N/A	11 th November 2021
628.	Highways Technical Note 21017	JCT Consultancy Limited	-
612.	Highways Technical Note (Response to SCC Highways Comments)	Mode Transport Planning	11 th November 2021
613.	Residential Travel Plan rev C	Mode Transport Planning	11 th November 2021
629.	J32-4320-PS-001 Site Access Arrangements	Mode Transport Planning	-
1307.	Environmental Statement - Updated Report (September 2022)	Summix Planning Limited	
1309.	Environmental Statement - Figure 2.1 Updated Off Site Junction Locations	Mode Transport Planning	-
1310.	Environmental Statement - Updated Highways and Transport Technical Notes 002, 003, 004 Rev C	Mode Transport Planning	-
1313. & 1314.	Environmental Statement - Updated Air Quality Information	Summix Planning Limited/ Wardell Armstrong	15 th November 2022
1312.	Environmental Statement - Updated Cover Report (Air Quality)	Summix Planning Limited	15 th November 2022
632.	Planning Statement Addendum	Summix Planning Limited	31 st October 2023
633.	Planning Statement Addendum Appendix A- Platform Housing	Platform Housing Group	31 st October 2023
634.	Planning Statement Addendum Appendix B- Affordable Housing Supply Review	Ridge and Partners LLP	31 st October 2023
635.	Proposed Parameter Plan, drawing no. DPP.01 rev P1	Thrive Architects	31 st October 2023
636.	Sketch Layout, drawing no. SKL01 rev P2	Thrive Architects	31 st October 2023
631.	Biodiversity Net Gain Update reports	Cotswold Wildlife Surveys	-
606.	S278 Vehicle Tracking Sheet 2, drawing no. GG-LE-HAD-OF-DR-CE-122	Link Engineering	-
607.	S278 Geometry Layout, drawing no. GG-LE-HAD-OF-DR-CE-131 rev A	Link Engineering	-
506.	Landscape and Visual Impact Assessment	Pegasus	12 th June 2018
601.	Landscape & Visual Note rev A	Pegasus	-
602.	Built Heritage Assessment (Updated)	RPS	-
617.	Highways Construction Cost Estimates Report	Link Engineering	-

SCHEDULE OF DOCUMENTS

507.	Verified Views Report	vista3d	-
509.	Air Quality Overview Report	Wardell Armstrong	12 th June 2018
510.	Desk-Based Archaeology Assessment	CgMs Consulting	12 th June 2018
512.	Flood Risk Assessment and Drainage Strategy	Wardell Armstrong	12 th June 2018
513.	Draft Noise Screening Report	Wardell Armstrong	12 th June 2018
514.	Phase 1 Geo-Environmental	Wardell Armstrong	12 th June 2018
515.	Preliminary Ecological Appraisal	Cotswold Wildlife Surveys	12 th June 2018
516.	Transport Assessment	David Tucker Associates	12 th June 2018
517.	Utilities Technical Note	Wardell Armstrong	12 th June 2018
518.	Statement of Community Involvement	Framptons	12 th June 2018
700.	Design and Access Statement	Pegasus Design	12 th June 2018
1304.	Environmental Impact Assessment Non-Technical Summary	Framptons	-
1311.	Environmental Statement Update (November 2022)	Summix Planning Limited	15 th November 2022
1315.	Environmental Statement Updated Ecology Chapter	Summix Planning Limited	25 th November 2022

APPENDIX C – Notification of Intention to Submit an Appeal

Megan Simpson

From: Megan Simpson
Sent: 13 February 2024 11:46
To: inquiryappeals@planninginspectorate.gov.uk; planningadmin@tamworth.gov.uk; devcontrol@lichfielddc.gov.uk
Cc: Brian Mullin; Ben Ward; Hashi Mohamed; Matthew.Carroll@platformhg.com; Daniel.Hodson@platformhg.com; greg.mitchell@summix.com
Subject: Pre-Notification of Appeal - Inquiry - Land North of Browns Lane, Tamworth, Staffordshire [SHMA-ACTIVE.FID8517654]
Attachments: Pre-Notification of Appeal.pdf

Good morning,

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78
Notification of intention to submit an appeal against Refusal by Lichfield District Council (LDC) and Tamworth Borough Council (TBC)

Appellant: Summix BLT Developments Limited

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

Address: Land North of Browns Lane, Tamworth, Staffordshire

Under the provisions of Recommendation 3 of the Rosewell Review into inquiry appeals, this notification is to give the Local Planning Authority(s) and Planning Inspectorate not less than 10 working days' notice of an intention to submit a planning appeal where the appellant will request the inquiry procedure.

The attached completed Notification Letter provides all of the required details in relation to the refused applications, intended appeal submission date and anticipated inquiry duration.

Should you have any queries however, please let us know.

Regards,

Megan Simpson MRTPI

Planner

M 07970 823 169

E megan.simpson@marrons.co.uk


Main T 0116 254 5454 ext 6232




Marrons

One Colton Square, Leicester, LE1 1QH



 I'm empowered to work in ways that best suit the needs of our clients, colleagues and life – be that email, phone, video or in-person - which means I may work outside of traditional business hours. I do not expect that you will read, respond to, or action this email outside of your usual working pattern.

 As a sustainable business, we try to minimise paper use so please use email where possible - although signed original documents should be returned as instructed.



FRAUD PREVENTION

Please do not reply to or act upon any email you might receive purporting to advise you that our bank account details have changed. Please always speak to the lawyer acting for you to check any changes to payment arrangements. We will also require independent verification of changes to any bank account to which we are asked to send money.

**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 78**

Notification of intention to submit an appeal

Under the provisions of Recommendation 3 of the Rosewell Review into inquiry appeals, this notification is to give the Local Planning Authority and Planning Inspectorate not less than 10 working days' notice of an intention to submit a planning appeal where the appellant will request the inquiry procedure.

Complete the following:

The appeal will be against the decision of Lichfield District Council (LDC) and Tamworth Borough Council (TBC) to refuse

Appellant(s) name... Summix BLT Developments Limited

Site address... Land North of Browns Lane, Tamworth, Staffordshire

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

Planning application number... 18/00840/OUTMEI (LDC), 0241/2018 (TBC)

Likely submission date of appeal... W/C 26th February 2024

Proposed duration of inquiry in days... 4

Next steps:

1. Complete the above fields
2. Save this document
3. Attach to an email and send to the Local Planning Authority and also the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk)
4. Submit your appeal via the [Appeals Casework Portal](#) not less than 10 working days after sending this notification.