

TBC Appeal Ref 3340094

Presented by David G Foster – Deputy Leader TBC – 1 Parsons Hollow, Wilnecote.

We are 2 recently elected Tamworth Borough Councillors and I am speaking on behalf of Marion Couchman, another recently elected member, my colleague Pat Pallett is with me. Marion and Pat represent the Spital and Mercian wards, which we believe will be very negatively impacted if this application were to be approved.

We have read the Highways Report from Staffordshire County Council dated 13/01/2022.

However having spoken to local residents both in Brown's Lane and other streets affected by the ever increasing traffic congestion in the area we believe that this report is already out of date due to the increased house building both in Lichfield and Tamworth.

The substantive development is in Lichfield but the single entrance and exit to the proposed development exits onto Brown's Lane which is a minor road situated between two roads which lead to Tamworth Town Centre and feeds into the Gungate Junction . This junction is a pinch point and there are often delays due to the volume of traffic that has to use it as there is no other access to the north of the town unless drivers take a long detour.

The junction has suffered significant road damage and there are significant repairs having to be undertaken every year

In addition during the last 8 years there has been an explosion of housebuilding in the north of the town without adequate infrastructure being developed. This has significantly impacted on the volume of traffic using both the Ashby Road and Wiggington Road . There is also a development of 70 homes built behind Brown's Lane which exits onto it via Manston View.

Traffic that does not access Wiggington Rd and Ashby Rd will cross into Gillway Lane and down to the junction of Comberford Rd and Coton Lane and then either go through Hopwas to Lichfield or Mile Oak to Birmingham. This causes significant traffic delays at all these junctions during the morning and evening commutes.

This is further exacerbated by the proximity of 5 schools in the area.

Anker Valley primary school is situated on the new estate of over 500 houses on the left of Ashby Road as it is approached from the M42 and opposite Anker Valley a new development of 1000 homes is being built on Arkall Farm.

Ashcroft Infants Sschool is in Mildenhall, the estate that Brown`s Lane borders

Flax Hill Junior School with approximately 300 pupils is the other side of Wiggington Road on Chestnut Avenue.

There is no pedestrian crossing in Wiggington Rd for children crossing from the estates to Chestnut Avenue.

Rawlett Secondary School with approximately 800 pupils is on Comberford Road adding to the traffic congestion. There is no regular bus service that serves the school during the day.

Coton Lane has also had considerable housing built and along with the increased traffic already outlined the road has deteriorated so badly that Staffordshire County Council are due to spend £1.600.000 pounds on repairs later this year.

The pinchpoint at Upper Gungate leads to traffic queues backed up to the Fountain Junction where Comberford Rd and Ashby Rd merge and also where Wiggington Rd joins. These 3 roads all minor roads provide the only route into the Town via the Gungate lights and onto the ring road around the town. When there has been a traffic accident the whole of the traffic comes to a standstill.

Other motorists who wish to avoid these delays then use Gillway Lane and Coton Lane as a rat run. The staggered junction on Comberford Rd joining Gillway and Coton Lane then also becomes congested as motorists turn right onto Comberford Rd towards the Rawlett School.

As motorists become increasingly frustrated then instances of bad driving are witnessed.

We do not believe that this development should go ahead as it impacts the quality of life of thousands of people living on the north side of the town.

Councillor Marion Couchman Spital Ward

Councillor Patricia Pallett Mercian Ward