

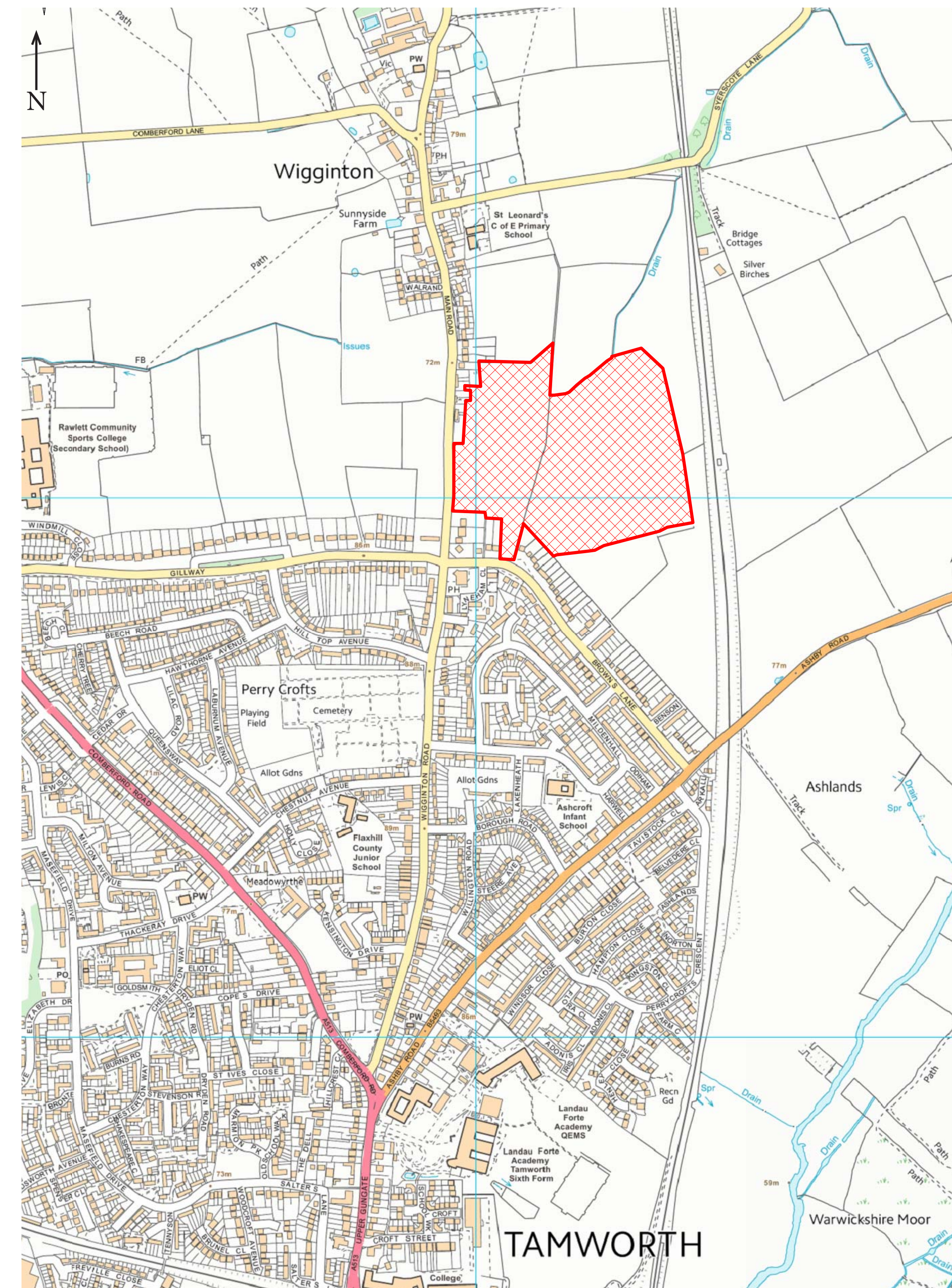
Welcome to this public exhibition. Thank you for taking the time to attend today. Our team wishes to use this event as a forum to inform local residents of the outline planning application that is being prepared for submission to Lichfield District Council on Land at Browns Lane, Tamworth.

The development is being promoted by Summix RLT Developments Limited.

The scheme proposes the following:

- Up to 216 homes (40% affordable homes)
- 5.1 hectares of public open space
- Landscaping
- Sustainable drainage systems
- Footpaths, roads and associated infrastructure.

Key members of the team are here today to answer any questions you have about the approach we have taken and discuss the proposals with you.

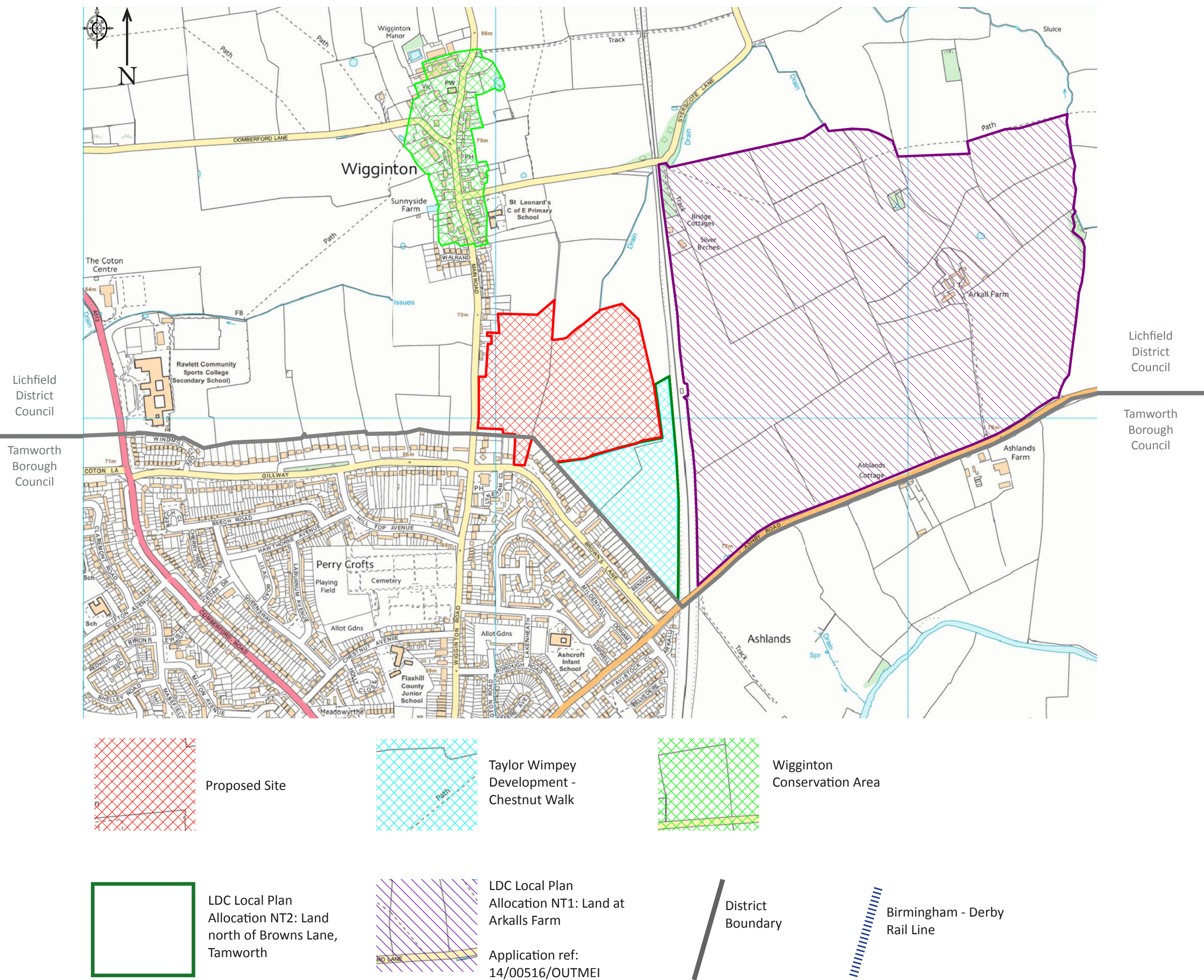


Site Location Plan

Land at Browns Lane, Tamworth is 32 hectares in area and lies north of Tamworth, within the administrative area of Lichfield District Council. A small part of the site, including its access, is in the administrative area for Tamworth Borough Council.

The site benefits from being within accessible distance of the main amenities of the town and is bounded to the south by a recent residential development by Taylor Wimpey (Chestnut Walk), and established residential development along Brown’s Lane. To the east of the site is the Birmingham-Derby railway line, and beyond this is a site known as Arkalls Farm.

To the north-west is the village of Wigginton. The relationship of the site with Wigginton and Tamworth, as well as the railway has been assessed and taken into account when designing the scheme.



The Core Principles of the National Planning Policy Framework (the Framework) promote sustainable development, including an aim to significantly boost the supply of housing and deliver a wide choice of high quality homes. Local Authorities are required to plan strategically across local boundaries and have a duty to work together. Both Lichfield and Tamworth Councils have targets to ensure enough houses are built for local people needing them. This proposal could make a valuable contribution to local housing needs.

The Government’s White Paper ‘Fixing Our Broken Housing Market’ says we need to plan for the right homes in the right places, and build them.

Lichfield District Council has recently consulted on its new Local Plan Allocations Document, which sets out the detail relating to planning policies and site allocations complimenting the existing Local Plan Strategy document to show where homes and businesses will be built in the coming years. The Local Plan identified a Broad Development Location north of Tamworth for approximately 1000 dwellings; this site is at least partly within that broad area.

Policy W1 of the Wigginton and Hopwas Neighbourhood Plan requires that there is no coalescence of development with Wigginton. The policy seeks to draw a western boundary of any development at the Birmingham-Derby Railway Line. A site to the west of the railway line, developed by Taylor Wimpey has been granted planning permission and is being built.



Existing Site and Character

- The site comprises 2 no. arable field enclosures, both of which are generally defined by mature, well managed hedgerow boundaries with a limited number of mature trees within them;
- The hedgerow that sub-divides the site into two enclosures is consistent with the boundary hedgerows in terms of maturity and management;
- Access to the site is currently off Browns Lane via a secure gated access located along the southern site boundary, built form along Browns Lane is adjacent to both sides of the access;
- Land gradually slopes from the west and south of the site (82 metres approx. AOD.) down towards the north east low point of the site (73 metres approx. AOD);
- The northerly site boundary is also characterised by an existing watercourse ditch;
- A public right of way crosses the site on a north to south alignment on the western field parcel, linking Tamworth to Wigginton, and thereafter linking into the wider public right of way system;
- The site is generally consistent in terms of landscape character with the wider agricultural landscape context;
- Views of the site are generally limited to short and medium distance views of parts of the site;
- Longer distance views are more limited as the landscape context is generally flat or slightly undulating with limited vantage points;
- The existing urban edge of Tamworth is present in many views of the site;
- Residential development is likely to be more prevalent in views as the adjacent planning consent emerges into built form;
- The village of Wigginton, to the north-west of the site, is generally linear in form as it extends along Main Street. There is a Conservation Area in the centre of Wigginton.



Ecology

A Preliminary Ecological Appraisal of the site has confirmed it is of low wildlife value, with most of it dominated by arable farmland under continuous cultivation. There are 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.

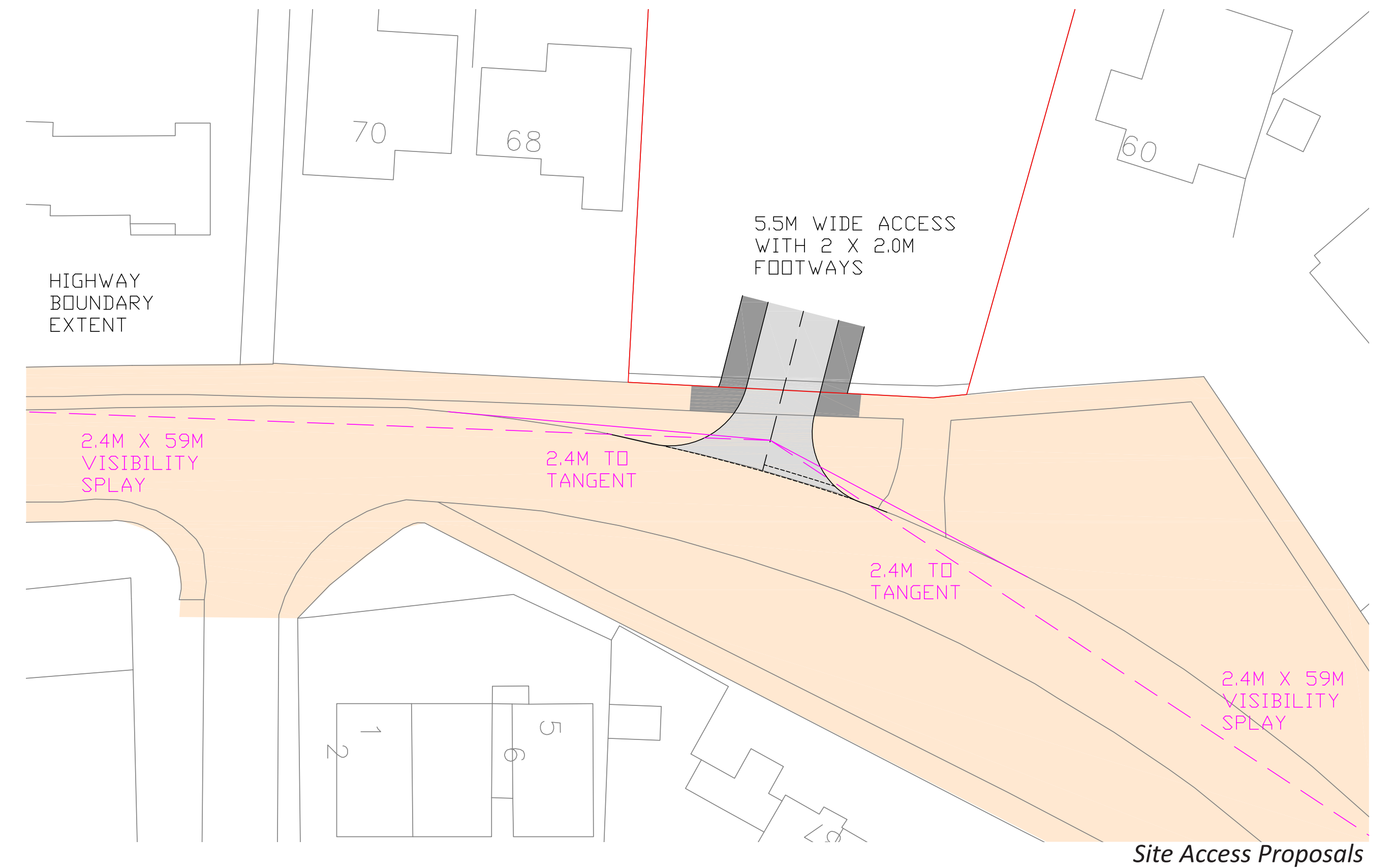
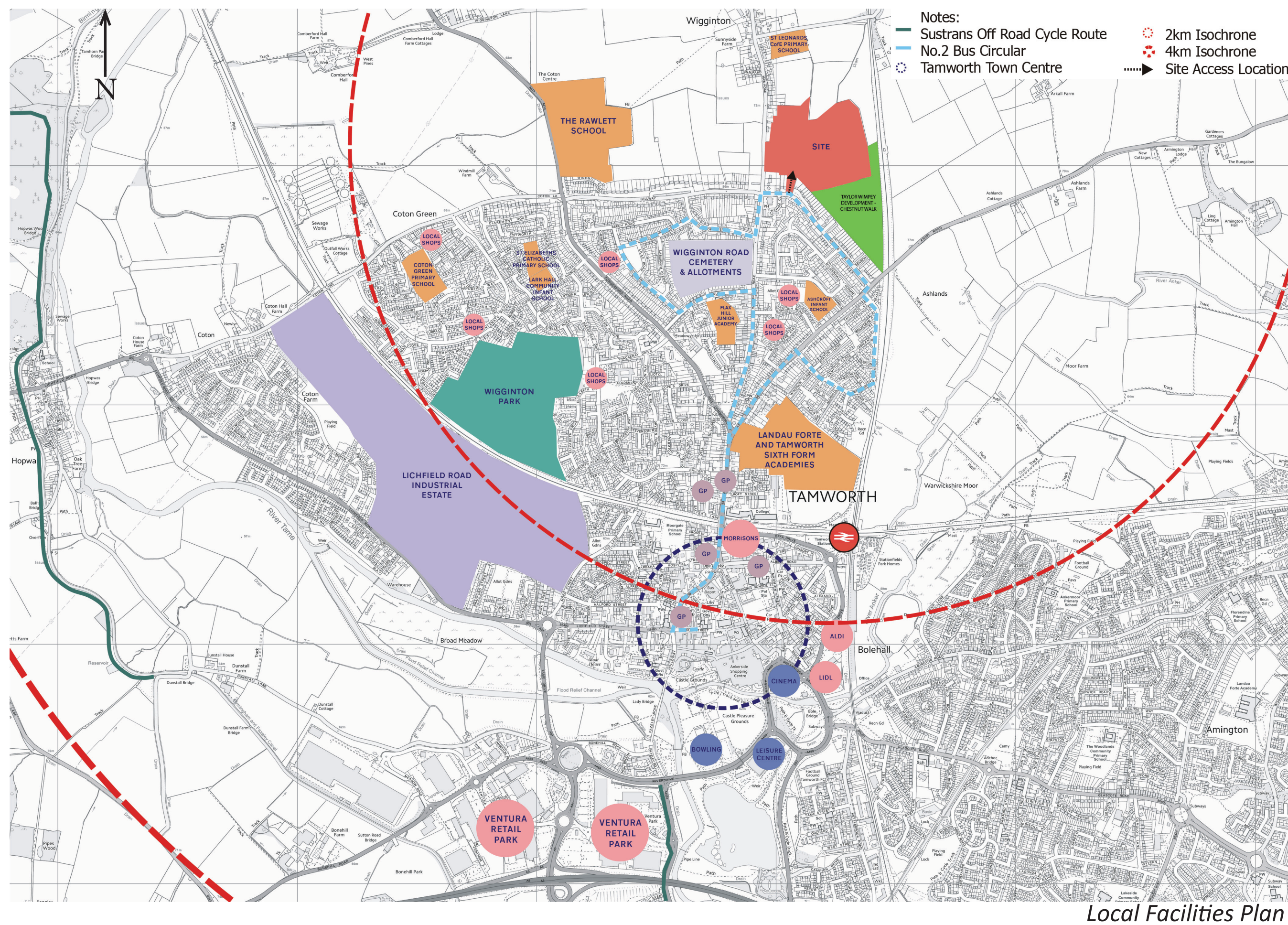
Great crested newts are considered to be absent. Similarly the presence of reptiles is also thought unlikely.

A single pair of skylarks has been noted, with common bird species in the taller hedgerows. There are no signs of badger activity, but rabbits are present in the hedge bottoms.

Bat activity is low, as the majority of the site is open, but potential bat roost features are present in some of the mature hedgerow trees – these are all being retained.

There are no designated wildlife sites adjoining or near the site.

The proposed development provides opportunities for ecological enhancement including green corridors, planting of native trees and shrubs, sowing of species-rich grassland in open spaces, the provision of surface water attenuation ponds and the erection of bird and bat boxes.





Key Principles of the Masterplan

- The vision of the masterplan is to provide a sustainable urban extension. It remains both conceptual and illustrative at this stage and is underpinned by a number of principles as follows:
- A landscape and visually led 'development envelope' that retains clear separation between the western edge of proposed development and the village of Wigginton;
- Retention of the western part of the site (including the public footpath) as public open space;
- Provision of new 'Green Infrastructure' (GI) to include planting belts; groups of trees and new hedgerows to provide transition measures to the wider countryside;
- Retention and enhancement of existing landscape and biodiversity features including the vast majority of the hedgerow network;
- Dwellings backing on to the existing railway line offset to a minimum of 30 metres and consideration of noise suppression measures;
- Active frontages to overlook Public Open Spaces and the wider countryside;
- Varying densities to respond to the key constraints, opportunities and the character of the site and its surroundings;
- A series of well integrated footpath links to the wider context and existing infrastructure leading to;
- Semi-natural outdoor play spaces including a designated children's play space;
- Safeguarding the possible provision of a pedestrian and vehicular link to the south along the recently developed site;
- Retained site low points incorporating attenuation measures and retained existing watercourse features;

The Planning Balance

These proposals necessarily will require the Local Planning Authority to undertake a ‘planning balance’ when the proposal is submitted for determination by the Planning Committee.

The site has not been allocated for housing under the emerging Site Allocations DPD though, it does fall within an identified broad development area within the Local Plan. The planning judgement to be reached is as set out at paragraph 187 of the Framework, namely:

“At the heart of the National Planning Policy is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking... for decision taking this means approving development proposals that accord with the development plan without delay”

Next steps

We welcome your comments on this proposal and would ask you to complete and return a comments form to enable you to express an opinion on the proposals at this stage. All comments will be compiled and submitted to the Council in a Statement of Community Involvement (SCI). We will provide a response to the comments made within the SCI.

It is proposed to submit a planning application shortly and this will be accompanied by a full range of supporting documents and technical reports.

When submitted, the Council will announce receipt of the application. Details will be publically available via the Council’s website. Following submission there will then be a determination period. During this period comments can be made formally to the Local Planning Authority on the application.

This exhibition is available to view at:
<http://www.framptons-planning.com/projectsandconsultations>

Thank you for visiting this exhibition and for any feedback you wish to provide.

If there are matters you wish to raise in correspondence, please send an email to enquiries@framptons-planning.com

or by letter to **Framptons, Oriel House, 42 North Bar, Banbury, Oxfordshire, OX16 0TH**

