

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 North Warwickshire District Council on Land at Rush Lane, Dosthill, Tamworth.

The proposed development is being promoted by Summix RLT Developments Limited and involves:

- UP to 165 residential dwellings comprising a mix of housing types, sizes and tenures; to be delivered at a varying mix of densities dependent on the creation of individual characters of the site; e.g higher density core of the development
- Affordable housing comprising 30% of the dwellings proposed;
- Approximately 1.8 hectares of new Public Open Space for active and passive uses, integrating a central children's play space, green corridor networks made accessible through existing and proposed footpath links.
- Incorporation of a storm water attenuation strategy including habitat and biodiversity enhancements in the northern part of the site.
- Footpaths, roads and associated infrastructure.

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

This exhibition has been set out in the following format:

- Site History and Location
- Proposed Development
- Planning Policy
- Landscape and visual
- Transportation
- Ecology
- The Planning Balance - Next Steps



Aerial Site Location Plan

The Core Principles of the National Planning Policy Framework (the Framework) promote sustainable development and seek to significantly boost the supply of housing. Paragraph 17 sets out the core principles of what planning should be-

“not simply about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives” and;

“to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.”

The existing site is despoiled land with no current use; the proposal represents sustainable development and makes social, economic and environmental contributions to the local area.

The Government White Paper ‘Fixing Our Broken Housing Market’ proposes to amend the Framework to attach great weight to the re-use of suitable land for homes.

North Warwickshire Borough Council has recently consulted on its new Local Plan which sets out the planning policies and site allocations to show where homes and businesses will be built in the coming years; it aims to provide over 6800 homes and 40 hectares of employment land.

North Warwickshire Borough and Tamworth Borough have targets to ensure enough houses are built for the local people who need them. North Warwickshire BC needs to provide some housing to meet the needs of Tamworth, which Tamworth BC cannot meet within its own boundaries.

The long term vacancy of this site and its marketing strategy will be discussed with the Council through the application process.



Land at Rush Lane is six hectares in area and lies south of Dosthill, Tamworth. The site benefits from being within accessible distance of the main amenities of the town and is bounded to the north by a relatively recent residential development.

- Tamworth Road (A51) lies immediate west of the site providing connections to the Wilnecote bypass (A5) in the north with local connections to the M6 and M42 motorways;
- Wilnecote Railway Station (with local and national connections) lies approximately 4km north of the site;
- The site is located next to residential areas to the north, Rush Lane and wider afield the railway line and industrial units to the east, a small localised industrial estate to the south.
- Benefiting from local facilities within walking distance including; convenience stores with post office, a doctor's surgery with dentist, pre-school, primary, and secondary education facilities, with an adjoining local library and a large number of employment opportunities through surrounding commercial and industrial facilities;
- Tamworth Town Centre lies 5.5km north of the site with well-connected public transport links.

Existing Site and Character

- Access to the site is currently from Tamworth Road via an unadopted access way located within the northern site boundary;
- Land gradually slopes equally from the west and south of the site (82 metres approx.) down towards the north point of the site (73 metres approx.) The perimeter site boundaries are defined by a series of mounds;
- A public footpath crosses the site along its northern boundary linking from the west toward Slade Lane and Ascot Drive across the site toward the railway line and along Rush Lane, east of the site.

The site was worked for minerals until the 1970s, later becoming a landfill site before laying vacant. The site has been unsuccessfully marketed for industrial and employment uses for some time.

No planning application for housing has been submitted to North Warwickshire Borough Council (NWBC). The purpose of this exhibition is to introduce a proposal to you.

Due to the former use of the site, careful investigation has been undertaken into potential contamination or structural issues on the land and consideration has been given to the suitability of the site for redevelopment. RSK Ltd Environmental Consultancy has been carrying out these site investigations. Due to its past uses, the land has very limited potential for any archaeological interest.





Key Principles of the Masterplan

The vision of the masterplan is to provide a sustainable urban extension to Dosthill which addresses local community needs. It remains both conceptual and illustrative at this stage and is underpinned by a number of principles as follows:

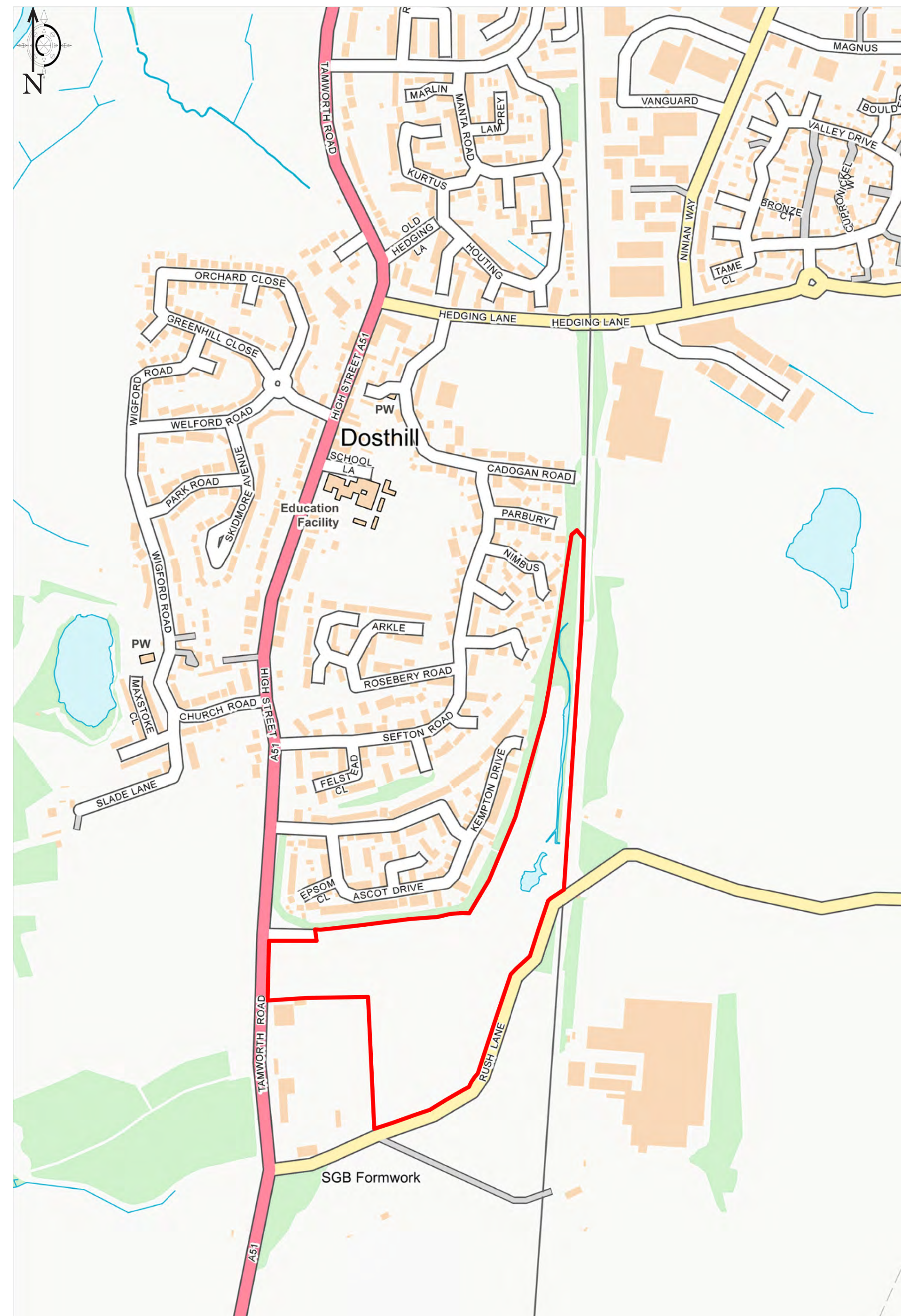
- Proposed vehicular access into the site off Tamworth Road;
- Frontages facing Rush Lane and industrial uses, to have noise suppression measures;
- Active frontages to overlook Tamworth Road;
- Hierarchy of character led streets with central shared surface zones of higher density;
- A series of well integrated footpath links to wider context and existing infrastructure leading to;
- A central green outdoor space accommodating a childrens play space;
- Retention of the northern public footpath through the site;
- Retained site low points incorporating attenuation measures and retained existing watercourse features;
- Creation of a 'green infrastructure bund' and fencing to reduce acoustic interface adjacent to industrial use;
- Creation of green corridors surrounding developable areas and;
- Identification of a 'development envelope' for built form that has been led by survey work and analysis of the characteristics of the site.
- Defining a sustainable mix of uses that reflect current local need and demand.

Transport

The site access will retain the existing priority controlled T-junction from the A51 Tamworth Road. The access junction takes the form of a ghost right turn lane. The mouth of the access road widens to accommodate a second lane to segregate right and left turners exiting onto Tamworth Road. A pedestrian refuge island is also provided here for safer and more convenient crossing. The access road measures 7.3m in width to accommodate two-way traffic movements with footways on both sides to link with the existing footway provision on Tamworth Road. In addition, a footway/cycleway link will be provided within the site through the north eastern corner for access directly onto Rush Lane.

The closest bus stops are located 140m north of the site access on Tamworth Road. There are regular (hourly or better) services from this stop in the 16/X16 service from Kingsbury to Tamworth via Ventura Park, and the 115 service from Hurley to Tamworth Via Kingsbury. The bus stops are within a short walking distance of the site and can be accessed via continuous footway links from the site.

Road safety records for the last 5 years have been analysed for the local roads within the immediate vicinity of the site and will be considered in detail as part of the Transport Assessment.



Location Plan

Ecology

A Preliminary Ecological Appraisal has confirmed the site to be of modest wildlife value, this is dominated by re-vegetating bare ground and encroaching birch and willow scrub. There are areas of semi-improved grassland, and a large pond incorporating a reedbed, the latter containing breeding Reed Bunting and Reed Warbler.

A survey for Great Crested Newts has confirmed them to be absent, but Smooth Newts and Common Frogs are present in small numbers. The presence of reptiles is thought unlikely over the main part of the site.

There are no ground nesting birds, but a wide variety of common bird species are present in woodland to the north of the pond. There were no signs of Badger activity, but Rabbits are common.

Bat activity across the majority of the site is low, with small numbers of pipistrelles noted foraging around the pond.

A small population of Dingy Skipper butterflies is present in the grassland areas.

The proposed development provides opportunities for ecological enhancement including green corridors, planting of native trees and shrubs, and sowing of species-rich grassland in open spaces. The latter will be aimed at maintaining the population of Dingy Skippers which are a UK Biodiversity Action Plan Priority Species.



Dingy Skipper Butterfly

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 a Planning Officer or at the Planning Committee.

The planning judgement to be reached is as set out at paragraph 187 of the Framework, which says:

“Local Authorities should look for solutions rather than problems and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area”.

This decision should be made in accordance with the principles of achieving sustainable development, boosting the supply of housing and the core aims of the Framework relating to the best use of land. The Framework applies a presumption in favour of sustainable development (Paragraph 197).

Next steps

We welcome your comments on this proposal and would ask you to complete and return a comments form if you wish 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:
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 at Frampton Town Planning, Oriel House, 42 North Bar, Banbury, Oxfordshire, OX16 0TH

