

NON-CONFIDENTIAL



Borough of Tamworth

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PLANNING COMMITTEE

24 June 2024

Dear Councillor

A meeting of the Planning Committee will be held in **Town Hall, Market Street, Tamworth on Tuesday, 2nd July, 2024 at 6.00 pm**. Members of the Committee are requested to attend.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S. C. V.'.

Chief Executive

AGENDA

NON CONFIDENTIAL

- 1 Apologies for Absence**
- 2 Minutes of the Previous Meeting (Pages 5 - 8)**
- 3 Declarations of Interest**

To receive any declarations of Members' interests (pecuniary and non-pecuniary) in any matters which are to be considered at this meeting.

When Members are declaring a pecuniary or non-pecuniary interest in respect of which they have dispensation, they should specify the nature of such interest. Members should leave the room if they have a pecuniary or non-pecuniary interest in respect of which they do not have a dispensation.

Under Section 33(2) of the Localism Act 2011, the act permits an authority to grant a dispensation from either or both of the restrictions not to participate and / or vote on a matter in which they have a pecuniary interest. Planning Committee Members have received a dispensation for applications relating to the Future High Street Project for a period of two years starting from 7th July 2022 until 7th July 2024.

4 Applications for Consideration

Summary of Applications received:

Application no:0133-2024

Development: Proposed new shopfront and associated works

Location: 12-13 Market Street

a 0133-2024 12-13 Market Street, Tamworth (Pages 9 - 16)

(Report of The Assistant Director – Growth & Regeneration)

5 0561/2018 Update information (Pages 17 - 20)

6 0163/2023 - Update

Verbal Update

Access arrangements

If you have any particular access requirements when attending the meeting, please contact Democratic Services on 01827 709267 or e-mail democratic-services@tamworth.gov.uk. We can then endeavour to ensure that any particular requirements you may have are catered for.

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FAQs

For further information about the Council's Committee arrangements please see the FAQ page [here](#)

To Councillors: L Wood, C Adams, M Clarke, R Claymore, G Coates, D Foster,
R Kingstone, K Norchi, P Pallett, L Smith, S Smith, M Summers and
P Turner

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MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 5th JUNE 2024

PRESENT: Councillor L Wood (Chair), Councillors C Adams, M Clarke, G Coates, D Foster, R Kingstone, K Norchi, P Pallett, L Smith, S Smith, M Summers and P Turner

The following officers were in attendance: Max Howarth (Legal Advisor) Anna Miller (Assistant Director – Growth & Regeneration), Glen Baker-Adams (Team Leader - Development Manager), Andrew Davies (Planning Officer), Tracey Pointon (Legal Admin & Democratic Services Manager), Laura Sandland (Democratic and Executive Support Officer) and Rob Barnes (Executive Director Communities)

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor R Claymore

2 APPOINTMENT OF THE VICE-CHAIR

Councillor D Foster was appointed as Vice Chair of the committee

(Moved by Councillor L Wood and seconded by Councillor L Smith)

3 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 5th March 2024 were approved and signed as a correct record.

(Moved by Councillor C Adams and seconded by Councillor M Summers)

4 DECLARATIONS OF INTEREST

Cllr R Kingstone declared an interest on application 0367/2023 and moved to the public gallery whilst the item was discussed.

Councillor Paul Turner declared an interest on application 0061/2024 and left the meeting whilst this item was discussed.

5 APPLICATIONS FOR CONSIDERATION

5.1 **0367/2023 South Staffordshire College**

Application	0367/2023
Proposal	Demolition of all existing buildings
Location	Tamworth and Lichfield College Croft Street Tamworth Staffordshire B79 8AE

The Agent, Bendon Dale spoke in favour of the application

Officers presented the item and responded to issues and questions raised, including:

- Concerns regarding the amount of demolition and debris near the railway line.
- Concerns regarding the damage to highways from the demolition trucks

A motion was moved to refuse the application on the grounds of SU1 & SU2 in the Local Plan

(Moved by Councillor S Smith and seconded by Councillor P Turner)

Following advice from the Legal Advisor this motion was withdrawn.

A motion was moved to defer the application to allow for more information to be compiled regarding highways access and safety.

(Moved by Councillor S Smith and seconded by Councillor P Turner)

5.2 **0061/2024 Land off Moor Lane, Bolehall**

Application:	0061/2024
Proposal	Installation of a stoned access track, manoeuvring area to front of agricultural building and timber restroom (retrospective), installation of solar panels to rear roof slope.
Site Address	Land off Moor Lane, Bolehall, Tamworth

Ward Councillor C Dean spoke against the application

Ward Councillor S Daniels spoke against the application

Officers presented the item and responded to issues and questions raised. Members debated the item and

A motion was moved that the application be refused with the 2 recommendations in the report and with an additional recommendation number 3. below.

1. The proposed retention of the structure described as a timber restroom is unacceptable due to its design which is (a) not in keeping with the design of the agricultural storage building (b) designed around the presence of a caravan which whilst it was still present on the 8th May 2024, the Applicant has stated will be removed and (c) is of poor design and materials that are harmful to the character and appearance of the site. The proposed retention of the timber restroom is therefore not in compliance with Policy EN5 Design of New Development of the Tamworth Local Plan 2006-2031.
2. The access track by virtue of the materials used in construction are deemed to be inappropriate for the setting and out of character with the site as a whole and therefore not in accordance with Policy EN5 Design of New Development of the Tamworth Local Plan 2006-2031and;
3. Due to the lack of a landscape character assessment being undertaken to support of the application and the overall lack of contribution the access track provides to the enhancement, restoration or regeneration of the landscape affected, it is not in accordance with Policy EN1 of the Tamworth Local Plan 2006-2031 and paragraph 180 of the National Planning Policy Framework
(Moved by Councillor M Summers and seconded by Councillor S Smith)

6 UPDATES TO COMMITTEE FROM PLANNING OFFICERS

None

Chair

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PLANNING COMMITTEE

2nd JULY 2024

APPLICATION FOR CONSIDERATION

REPORT OF ASSISTANT DIRECTOR - GROWTH & REGENERATION

Application Reference	0133/2024
Proposal	Proposed new shopfront and associated works
Site Address	12 - 13 Market Street Tamworth B79 7LU
Case Officer	Debbie Hall
Recommendation	Approve subject to Conditions

1. Introduction

1.1 This planning application for a proposed new shopfront and associated works.

1.2 It has been reported to Planning Committee as the application relates to the Future High Streets Programme of works that is currently ongoing in the town centre.

1.3 The following lists the proposed works for the proposed shopfront of the newly constructed building at 12-13 Market Street:

- Install new DSD (double sliding door) with single sliding automatic door and fixed panel and SAS (safety activation system). Frames to match RAL 7026.
- Install shopfront glass panels. Glass panels to be P5A rating. Aluminium window frames to match RAL 7026.
- Install new stall riser to shopfront made of brickwork, finished with timber panels with mouldings decorated to match RAL 7026.
- Install new Alucubond panel to ATM side, to match RAL 7031, with new security wall behind. Allow to cut out section to install External ATM.
- Install new external ATM unit (SelfServ 84 [Ext.], CEN III, 4 High Security Enclosure) with plinth and associated works.
- Install new masonry wall to existing middle column, finished with timber panels with mouldings decorated to match RAL 7026.
- Install new post box, post box number to be grey.
- Install new bulkhead to house recess over door heater.

Location Plan



2. **Policies**

2.1 **Local Plan Policies**

SS1 - The Spatial Strategy for Tamworth
SS2 – Presumption in Favour of Sustainable Development
EC1 – Hierarchy of Centres for Town Centre Uses
EC2 – Supporting Investment in Tamworth Town Centre
EC3 – Primary and Secondary Shop Frontages
EN5 – Design and New Development
EN6 – Protecting the Historic Environment
SU1 - Sustainable Transport Network
SU2 – Delivering Sustainable Transport

2.2 Supplementary Planning Documents

Design SPD

2.3 National Planning Policy

National Planning Policy Framework 2021
National Design Guide 2021
National Planning Practice Guidance 2014-

2.4 Other Policy/ Guidance:

- Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment: English Heritage (2008)
- Historic Environment Good Practice Advice Notes 2, and 3: Historic England (2015)
- Town Centre Conservation Area Appraisal
- Town Centre Conservation Area Management Plan Update 2016

3. **Relevant Site History**

0134/2024	Installation of various internally illuminated and non-illuminated signage to front elevation
T14915	Change Of Use To Tea Rooms
T16038	Change Of Use To Retail
T19313	Change Of Use Of Part Of Ground Floor To Coffee Shop
0688/2003	Change of use from A1 to A3 for part of ground floor
0222/2022	Replacement shop front and windows, demolition and replacement of single storey rear extension, installation of plant and associated works.
0365/2022	Alterations to proposed works (proposed non-material amendment of 0222/2022)
0202/2023	Discharge of conditions : 3 (external materials) 5 (construction environmental and transport management plan) of application 0222/2022
0273/2023	Demolition and replacement of 12-13 Market Street including replacement of single storey rear extension, new plant and associated works
0316/2023	Discharge of conditions :4 (external materials and joinery) of application 0273/2023

3. **Consultation Responses**

3.1 Whilst every effort has been made to accurately summarise the responses received, full copies of the representations received are available to view at <http://planning.tamworth.gov.uk/northgate/planningexplorer/generalsearch.aspx>

The consultation responses comments are précised if conditions are proposed these are included within the conditions at the end of the report unless stated otherwise.

Tamworth Borough Council Consultees

3.1.1 *Tamworth Borough Council Environmental Protection*
Comments yet to be received (expiry date 22/06/2024)

3.1.2 *Tamworth Borough Council Conservation Officer*
No objections

Statutory Consultees

3.1.3 *Historic England*
Comments yet to be received (expiry date 22/06/2024)

Other Consultees

3.1.4 Staffordshire Police – advice given

4. Additional Representations

4.1 As part of the consultation process adjacent residents were notified. A press notice was published on 06/06/2024 and site notices were erected on 31/05/2024. Whilst every effort has been made to accurately summarise the responses received, full copies of the representations received are available to view at <http://planning.tamworth.gov.uk/northgate/planningexplorer/generalsearch.aspx>.

4.2 No comments have been received.

5. Equality and Human Rights Implications

5.1 Due regard, where relevant, has been taken to the Tamworth Borough Council's equality duty as contained within the Equalities Act 2010. The authority has had due regard to the public sector equality duty (PSED). Under section 149 of the Equality Act 2010, a public authority must in the exercised of its functions, have due regard to the interests and needs of those sharing the protected characteristics under the Act, such as age, gender, disability and race. This proposal has no impact on such protected characteristics.

5.2 There may be implications under Article 8 and Article 1 of the First Protocol of the Human Rights Act, regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these issues have been taken into account in the determination of this application.

6. Planning Considerations

6.1 The key issues to be considered at this stage are

- Principle
- Character and Appearance
- Heritage
- Amenity
- Community Infrastructure Levy

6.1 Principle

6.1.1 The Tamworth Local Plan 2006-2031 (LP) was adopted in February 2016. The most up to date national planning guidance which relates specifically to town centre developments are contained in the recently adopted Local Plan Policies. As well as the local there is guidance within the National Planning Policy Framework and its practice guidance (NPPF).

- 6.1.2 12-13 Market Street is within the Tamworth Town Centre and therefore Local Plan policies EC2 Supporting Investment in Tamworth Town Centre and EC3 Primary and Secondary Shop Frontages are relevant to this application. The site is located within a secondary shop frontage. EC2 also states that “the regeneration and economic development of the town centre is seen as a key Council objective and driver to the wider regeneration of Tamworth.” The policy outlines the importance in the protection and enhancement of heritage assets within the town, stating that they “assist in defining Tamworth’s unique streetscape, fostering local distinctiveness and preserving local character.” Clearly the proposals aim to improve a heritage asset.
- 6.1.3 The site is a locally listed building located within the Tamworth Town Conservation Area and within the setting of numerous listed buildings. The proposal is therefore required to comply with Local Plan policy EN6 Protecting the Historic Environment.
- 6.1.4 Chapter 6 of the National Planning Policy Framework 2021 (NPPF) focuses on building a strong, competitive economy. Paragraph 81 elaborates that “significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”
- 6.1.5 Chapter 7 aims to ensure the vitality of town centres outlining that planning policies and decisions should support the growth, management and adaptation of town centres given their importance to local communities.
- 6.1.6 The application relates solely to the external physical works and no change of use is proposed. Although internal conversion works are also being undertaken, these do not require planning consent. The proposals are therefore fully supported by the policies above for an appropriate town centre use.
- 6.2 Heritage
- 6.2.1 12-13 Market Place is a locally listed building located within the Tamworth Town Conservation Area and within the setting of numerous listed buildings. The Local List Report (2018) entry dates the building from the mid-late 18th century and describes it as “a two storey stuccoed brick building, originally two buildings. Four bays wide, 6/6 sashes to 1st floor, pitched roof fronting Market Square with 2 dormer windows with hipped rooves. Two recessed doors, late 20th Century shop front.” The Report then summarises that the “building has good historic detailing and is an early building which lies in a prominent position along the main shopping street of Tamworth overlooking the Market Square and Town Hall. The building is of a scale which has presence within the street scene and provides a strong contribution to the historic street scene.”
- 6.2.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when determining applications for development which affects a listed building or its setting to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural and historic interest which it possesses. Section 72 of the Act states that in the exercise of planning functions special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 6.2.3 Section 16 of the National Planning Policy Framework (NPPF) (2023) provides the national policy on conserving and enhancing the historic environment. Paragraphs 205-208 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.
- 6.2.4 Paragraph 205 of the NPPF states that “the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”
- 6.2.5 The Planning Practice Guide (PPG) and Historic England Advice Note 2 (HEAN2) Making Changes to Heritage Assets sets out how the policies of the NPPF are expected to be applied and includes guidance on the conservation of and making changes to the historic environment.

6.2.6 Policy EN6 of the Tamworth Local Plan (TLP) (2016) seeks to protect the historic environment of the Borough and sets out the Council's approach to development affecting designated and non-designated heritage assets. Where sites are located within conservation areas proposals are required to pay particular attention to a number of aspects listed within the policy. The policy also states that the Council will support proposals that promote the use of vacant, under-used historic buildings, including necessary and appropriate minor changes that involve sensitive adaptation and minimal disturbance. Proposals will be required to pay particular attention to the scale, form, height, massing, detailing and materials of the development, the existing buildings and physical context to which it relates.

6.2.7 To aid in the assessment of this, the Tamworth Borough Council conservation officer has been consulted and provided the following analysis:

It is considered that the proposed shopfront has a generally well-balanced appearance designed to suit the function of the new operator. Despite there being clearly functional and modern aspects to the shopfront design to suit the new operator, it is considered that it demonstrates some components of a traditional design including the balance provided by the central pilaster, the proportions of the large glazing panels and fanlights, and the moulding details to the timber panelled stallrisers and pilasters. The fascia panel and fixed sign are of a proportionate scale to the wider shopfront and do not overly dominate the frontage with advertisements.

The lettering and logos for the proposed advertisements would be visually acceptable in terms of imaging and fonts and the colours proposed for the main components of the shopfront are considered to have muted tones and reflect traditional characteristics. The proposal would not result in an over-proliferation of signs upon the building. Whilst the advertisement arrangements for previous operators of the building included no form of illumination, the proposed internal illumination for the lettering of the fascia signage and within the fixed sign is clearly focused to a small area on the frontage only where the illumination is required and is therefore considered to have no significant adverse effect upon the amenities of the area, including the wider Tamworth Town Conservation Area.

For the above reasons it is considered the proposal would be compatible with the significance of the locally listed building 12-13 Market Street, preserve the character and appearance and thus significance of the Tamworth Town Centre, and ensure there are no adverse effects upon the significance of nearby listed buildings which include the grade II Town Hall and grade II Statue of Sir Robert Peel due to the proposal being an appropriate presence within their setting. The proposal would therefore comply with policies EN5 and EN6 of the TLP, section 16 of the NPPF and the statutory duties of Sections 66 and 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.*

6.2.8 The analysis above shows that an appropriate development is proposed for this location that would meet the requirements of policy EN6 of the Tamworth Local Plan and statutory duty under sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.3 Design

6.3.1 Policy EN5 of the TLP seeks to guide the design of new development within the Borough. It states that high quality buildings and places will be achieved across Tamworth with particular attention paid to the enhancement of the town centre and conservation areas. Poor design or design that fails to take the opportunities available to improve the character and quality of an area and the way it functions will be refused.

6.3.2 New developments will be expected to (those considered relevant to this proposal are listed):

- a. Respect and where appropriate reflect existing local architectural and historic characteristics but without ruling out innovative or contemporary design which is still sympathetic to the valued characteristics of an area.
- b. Take into account the impact of the proposal on the significance of heritage assets.
- c. Be of a scale, layout, form and massing which conserves or enhances the setting of the development.
- d. Utilise materials and overall detailed design which conserves or enhances the context of the development.

- e. Be outward facing with active frontages which incorporate landscaping and boundary treatments appropriate to the local context.

6.3.3 The front elevation approved under reference 0273/2023 allowed for a standardised shopfront design at ground floor, whilst this proposal is designed to operate functionally for the new commercial operator Nationwide.

6.3.4 Approval has been granted (reference 0273/2023) for the reconstruction of the building which includes the reinstatement of historic detailing and features across its front elevation, in particular above ground floor level. Implementation of this approval would result in a form of enhancement to the character and appearance of the building and continue to ensure it makes a positive contribution to the character and appearance and thus significance of the Tamworth Town Conservation Area.

6.3.5 When applying the general principles of EN5 on design, it is considered the proposal would accord with this policy and the relevant design paragraphs in chapter 12 of the NPPF.

6.4 Amenity

6.4.1 Policy EN5 – Design and New Development states that developments will be expected to minimise or mitigate environmental impacts for the benefit of existing and prospective occupants of neighbouring land. Such impacts may include loss of light, privacy or security or unacceptable noise, pollution, flooding or sense of enclosure.

6.4.2 Given the nature of the intended use as a building society, there are no impacts associated with the use that are likely to give rise to adverse environmental impacts.

6.4.3 Environmental Protection have been consulted on this proposal and the deadline for comments had not passed when this report has been written, however their views will be provided to councillors at committee.

6.5 Community Infrastructure Levy

6.5.1 Tamworth Borough Council adopted its Community Infrastructure Levy (CIL) Charging Schedule on the 17th July 2018 which came into force for applications determined after 1st August 2018. A CIL charge may apply to this application. If applicable, this would involve a monetary sum payable prior to commencement of development. Further information regarding our CIL Charging Schedule is available on the Council's website at www.tamworth.gov.uk/cil.

7 **Conclusion**

A new shopfront and associated works are proposed as part of the redevelopment of 12-13 Market Street and the wider Future High Street Project of works for Tamworth town centre. The proposed development is acceptable in principle and is of an acceptable design which will not have a detrimental impact upon 12-13 Market Street, the setting of the adjacent listed buildings or the wider Tamworth Town Conservation Area. There are no identified impacts on neighbour amenity. Any later comments from Tamworth Borough Council environmental protection remain outstanding. The application is recommended for approval subject to conditions.

8 **Recommendation**

Approve with conditions

Conditions / Reasons

1. The development shall be started within three years from the date of this decision. Reason: In compliance with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall only be carried out in accordance with the application form, the supporting letter and drawings: PR.00.E1, EX.00.E1 and b90f/uk/1104720/1486893 unless otherwise agreed in writing by the Local Planning Authority.
Reason: To define the permission.

2018/0561

RESIDENTIAL DEVELOPMENT INCLUDING COMMUNITY HUB, PRIMARY SCHOOL, GREEN INFRASTRUCTURE, SUSTAINABLE DRAINAGE, VEHICULAR ACCESS AND ASSOCIATED DEVELOPMENT

LAND TO THE EAST OF FORMER TAMWORTH GOLF COURSE, NORTH OF TAMWORTH ROAD (B5000) AND WEST OF M42, ALVECOTE

This briefing note is produced to update members on the above application. Members will recall that the Applicant, Hallam Land Management Ltd, presented jointly to the Planning Committee and North Warwickshire Borough Council members in August 2023 to update both LPAs on progress on the application. The vast majority of the application site sits within North Warwickshire, with minor parts of the access junctions within Tamworth Borough Council.

Following further discussions with NWBC, a revisions package was submitted to both Councils in May 2024. This removed all development east of Robey's Lane bar the principal access and associated road and some structural planting south of Alvecote Wood. The proposed primary school and sports provision has been relocated west of Robey's Lane. The changes are summarised in the table below:

	Original Scheme (ES based on 1700 dwellings) December 2018	Amended Scheme 6186-L-04Y 6186-L-12Z April 2024	Difference
Site Size	96ha	73.8ha	-22.2ha
Residential Units	Up to 1540 (1440 dwellings + a 100 bed Extra Care development)	1370 (1270 dwellings + a 100 bed Extra Care development)	-170 dwellings
Community Hub	Up to 2,250m ²	Up 2,250m ²	-
Primary School	2ha	2.2ha	+ 0.2ha
Green Infrastructure	50ha	34.28ha	-15.72ha

A copy of the latest indicative layout is appended to this note. The land west of Robey's Lane is a residential allocation within NWBC's Local Plan (1270 dwellings).

To support the revision package, an Environmental Statement Addendum has been submitted which includes updates to supporting technical documents, including the Transport Assessment. The overall access strategy remains the same with the principal access via a roundabout on the B5000, east of Robey's Lane. An additional access point has been included on Robey's Lane itself to facilitate emergency access and serve a limited number of dwellings. The section of Robey's Lane between access points '3b' and '4' on the indicative layout remains proposed to be closed to traffic and be a route solely for pedestrians and cyclists.

Warwickshire County Council & Staffordshire County Council (as local highway authorities) and National Highways all had no objections to the original scheme, subject to conditions and S.106 obligations to secure junction improvements.

The updated Transport Assessment advises that across the local highway network traffic flows have decreased by 3% between 2016 and 2023. This equates to a decrease in flows of 0.43% per annum. Forecast future traffic flows are also predicted to be lower than previous estimates. These factors, coupled with a reduction in proposed development (noting that the original assessments tested 1700 dwellings) informs the conclusion of the updated Transport Assessment that the proposed development can be accommodated on the highway network and that the impact remains 'negligible' as per the original assessment. The mitigation package continues to include improvements at the B5000 / Sandy Way / Pennine Way Roundabout and the B5000 / Mercian Way / Beyer Close Roundabout, amongst other wider measures and improvements in North Warwickshire.

The scheme continues to propose 30% affordable housing and will secure contributions to a range of local infrastructure requirements, including education. The community hub remains central to the scheme, with provision for up to 2,250m² of floor space for a range of supporting uses which could include retail, café/restaurant, public house, health facilities, creche/nursery and other community uses. The proposed primary school remains a two-form entry and the amount of land given to the primary school has increased by 10%. Although the application pre-dates the statutory Biodiversity Net Gain requirement, the scheme nevertheless is supported by a BNG assessment that demonstrates how a gain of circa 16% could potentially be achieved. The proposed sports pitches have been relocated west of Robey's Lane, in the southern section of the development following consultation with Sport England. These facilities will include a changing pavilion and car parking.

Hallam Land Management Ltd continues to work with officers of NWBC and TBC, with the aim of bringing the application to both planning committees within the next 2-3 months.

21.06.24



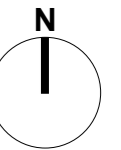
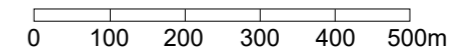
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- Site Boundary
- Residential
- Primary School
- Extra Care/ Care Home
- Community Hub
- Sports Pitches
- Proposed Primary Point of Access
- Proposed Secondary Point of Access
- Proposed Emergency Access
- Proposed Access to Across Robey's Lane
- Proposed Access to Robey's Lane
- Indicative Bus Route
- No Through Route
- Green Infrastructure
Includes: Retained hedgerows, trees and watercourses, new woodland, hedgerows, tree planting, play, grassland, drainage basins and recreational routes.
- Existing Vegetation
- New Planting and Green Space
- Play Area
- Drainage Basins and Swales
[Combination of infiltration and attenuation]
- Recreational Routes
[Indicative Locations]
- Section of Robey's Lane for Pedestrian/ Cycle Access Only

The Indicative Layout illustrates how the detailed layout of streets and buildings could come forward based upon the Development Parameters Plan. Rather than showing individual dwellings - which is a matter for the detailed stage - the buildings shown represent the housing blocks and an indication of the design approaches envisaged.



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