

**PLANNING COMMITTEE**

**5<sup>th</sup> October 2021**

**APPLICATION FOR CONSIDERATION**

**REPORT OF ASSISTANT DIRECTOR - GROWTH & REGENERATION**



**Application Number:** 0556/2018

**Development:** Reserved Matters application for the construction of 91 dwellings and associated landscaping and open space relating to Phase 4c (Harwood) of the development

**Location:** Former Municipal Golf Course, Eagle Drive, Amington, Tamworth, B77  
4EG

## **1. Introduction**

- 1.1. On 25<sup>th</sup> January 2016 outline planning permission was granted subject to conditions and a section 106 agreement for the demolition of clubhouse and construction of up to 1100 dwellings, primary school, local centre, parking, comprehensive green infrastructure comprising community woodland, community park, extension to local nature reserve, formal and informal open spaces, footpaths, cycleways, water areas (including enhancement to existing ponds and creating a sustainable urban drainage system), landscaping and vehicular access.
- 1.2 This application represents detailed proposals for the fourth phase of that development. Phase 4 is located to the south of the site. The main access for this phase through phase 2b which is accessed from Eagle Drive and this will then provide access to the final phase of the development, through phase 4 a&b, subject to a separate application, 0012/2019, which was approved at Planning Committee on 7<sup>th</sup> September 2021, to this final section.
- 1.3 The development comprises 91 dwellings, reduced from 93 as originally submitted and is known as phase 4C (Harwood).
- 1.4 Approval of reserved matters for the first phase were granted planning permission for 218 dwellings reference 0136/2016 at the Planning Committee on the 7<sup>th</sup> June 2016 and a further reserved matters for the second phase were granted planning permission reference 0400/2016 for 254 dwelling at the Planning Committee on the 8<sup>th</sup> November 2016. An application for an extension to the local nature reserve also recently has been approved reference 0220/2017 on the 6<sup>th</sup> September 2017. Phase 3 for 252 dwellings was granted under reference 0129/2018 dated 6<sup>th</sup> June 2018, and various substitutions have been made since with minor changes to overall numbers. In addition, phase 4 a&b is subject to a further application 0012/2019 and has been recently approved.
- 1.5 The full planning history and discharges of conditions is shown below.
- 1.6 Having accepted the principle of the development, by granting outline planning permission, members are now required to consider matters relating to layout, landscaping, scale and appearance for the erection of 91 dwellings including an element of affordable housing and public open space, utilising an access already agreed with the Outline permission and which links directly to phase 4 a&b and Eagle Drive

## **2. Policies**

### **2.1 Local Plan Policies**

SS1 - The Spatial Strategy for Tamworth  
SS2 – Presumption in Favour of Sustainable Development  
HG1 – Housing  
HG2 – Sustainable Urban Extensions  
HG4 – Affordable Housing  
HG5 – Housing Mix  
HG6 – Housing Density  
EN4 – Protecting and Enhancing Biodiversity  
EN5 – Design and New Development  
SU1 - Sustainable Transport Network

SU2 – Delivering Sustainable Transport  
 SU4 - Flood Risk and Water Management  
 SU5 – Pollution, Ground Conditions and Minerals and Soils  
 IM1 – Infrastructure and Developer Contributions  
 Appendix A – Housing Trajectory  
 Appendix C – Car Parking Standard

### 3. Relevant Site History

O	0088/2015	Outline application for the demolition of clubhouse and construction of upto 1100 dwellings, primary school, local centre, parking, comprehensive green infrastructure comprising community woodland, community park, extension to local nature reserve, formal and informal open spaces, footpaths, cycleways, water areas (including enhancement to existing ponds and creating a sustainable urban drainage system), landscaping and vehicular access - Approved subject to conditions and a S106 agreement 25th January 2016.
DISCON	0086/2016	Discharge of conditions 6 (Design Code), 7 (Landscape Strategy), 8 (Phasing Plan), 9 (Tree Removal/Protection Plan), 10 (Foul & Surface Water Drainage) and 11 (S.U.D.S) of planning permission 0088/2015
DISCON	0202/2016	Discharge of condition 15 [Ecological Enhancement Strategy] of Planning Permission 0088/2015
DISCON	0305/2016	Discharge of condition 6 of Planning Application 0136/2016 [cycle storage facilities]
DISCON	0315/2016	Discharge of Conditions of Planning Application 0088/2015: Condition 17 [land contamination]; Condition 21 [landscape management] and Condition 28 [refuse storage facilities]
DISCON	0343/2016	Discharge of conditions of Planning Application 0088/2015: 13 [drainage plans]; 14 surface water drainage design]; 18 [Written Scheme of Investigation]; 24 [design of Public Open Space]; 26 [hard and soft landscaping] and 27 [lighting scheme].
RM	0136/2016	Reserved matters application for the construction of 218 dwellings and associated landscaping and open space Phase 1 – Approved 1st July 2016
RM	0400/2016	Reserved matters application for 254 units and associated landscape and public open space Phase 2(A and B) – Approved 1st July 2016
DISCON	0091/2017	Discharge of conditions 19 (no build zones) of planning permission 0088/2015
AM	0153/2017	Non material amendment to application 0136/2016 to allow for additional window on gable end of plot 53 only (house type C1)
AM	0154/2017	Non material amendment to application 0400/2016 to allow for additional windows on the gable end of Apartments A4 & B10 (plots 367-372) and House Type C1 (plots 445 - 569)
RM	0220/2017	Reserved matters application for Nature Reserve Extension – Approved 5th September 2017
RM	0387/2017	Reserved matters application for the construction of 269 dwellings and associated landscaping and public open space
DISCON	0321/2017	Discharge of condition 16 of planning permission 0088/2015 [invertebrate survey]
AM	0334/2017	Non-material amendment to substitute brick types on plots 70 to 102
DISCON	0376/2017	Discharge of Condition 6 [lighting and security of proposed apartments] and Condition 7 [cycle storage facilities] relating to Planning Permission 0400/2016
DISCON	0381/2017	Discharge of Conditions relating to outline planning permission 0088/2015: Conditions 1 & 2 [Reserved Matters approval]; Condition 3 [commencement date]; Condition 13 [drainage]; Condition 14 [surface water]; Condition 17 [Site Investigation Survey]; Condition 21 Landscape Management plan]; Condition 22 [Construction Management plan]; Condition 25 [finished site and ground floor levels]; Condition 28 [storage of refuse]; Condition 29 [Noise Survey]; Condition 32 [Travel Plan]; Condition 33 [site access]; Condition 34 [pedestrian crossing]; Condition 35 [relocation of bus stops]; Condition 36 [footway improvements]; Condition 37 [improvements at Glascote Road/Mercian Way roundabout]; Condition 41 internal road access]
DISCON	0376/2018	Discharge of Conditions relating to Planning Permission 0088/2015: Condition 1 [Reserved Matters approval]; Condition 2 [Reserved Matters time limit submission]; Condition 17 [site investigation]; Condition 21 [Landscape Management Plan]; Condition 24 [Public Open Space]; Condition 28 [storage of refuse]; Condition 31 [Sustainable Drainage System] and Condition 41 [internal access arrangements]
RM	0343/2018	Proposed cycleway through community woodland

RM	0129/2018	Reserved matters application for the construction of 252 dwellings and associated landscaping and open space [Resubmission of application 0387/2017]
DISCON	0436/2019	Discharge of Conditions relating to Planning Permission 0088/2015: Condition 20 (British Pipelines Agency), Condition 22 (Construction Management Plan - Phase 3) & Condition 31 (SUDS Scheme)
DISCON	0081/2019	Discharge of conditions relating to planning permission 0088/2015: condition 12 (updated badger survey with Phase 4 application), condition 17 (geotechnical and geoenvironmental survey) and condition 27 (lighting plans)
DISCON	0104/2021	Discharge of Condition relating to Planning Permission 0088/2015 (Condition 17 - Site Investigation Report for Driving Range Area)

### 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>

#### 3.2 Staffordshire County Council (Highways)

(AMENDED PLANS RECEIVED 06/07/21 and 17/08/21)

Site visit carried out on 1 July 2021.

Phase 4C (Drawing No. 1671-08-02-450 Rev. C), the application is now for 91 dwellings.

Off-Site Highway Works

The off-site highway works to the roundabout were the subject of a Stage One Road Safety Audit as part of Approval of Reserved Matters 0400/2016 and were also approved by that Decision Notice. I understand that these are the subject of a s278 Agreement with the HA.

Internal Layout

On the Site Plan – Phase 4C Drawing, appropriate visibility splays in both directions are not shown at the junctions of the shared private drives to serve plots 1101 to 1109, and 1153 to 1157. Unlike with visibility splays at adopted road junctions, land for visibility splays for private drives that extend over land not normally included in the proposed adoptable highway extent does not need to be included in the adoptable highway extent. The above visibility splays can be secured by the condition below.

In accordance with the Tamworth Borough Council Local Plan Car Parking Standards, for self-contained flats/apartments there is a requirement of one space per flat for residents and one space per 4 flats for visitors (1.25 spaces per unit). There is a requirement for two spaces for traditional two and three bedroom dwellings and three spaces for four or more bedroom houses. In light of the C21 Heritage Collection “2017 Edition” Drawing, the dimensions of the integral garages for this house type are insufficient to be counted as car parking spaces and so there is a shortfall of one space for plots 1139 and 1152.

The Tamworth Borough Council Local Plan details “The Council will require the provision of sufficient, safe, weatherproof, convenient and secure cycle parking within developments to assist in promoting cycle use where viable and appropriate.” In most instances this is expected to be achieved on plot through the use of rear gardens (garden sheds) or the use of garages. On the basis of the Site Plan – Phase 4C, many plots don’t have a garage and therefore don’t have any cycle parking. No specific details of the design for cycle parking for houses that do not have garages have been submitted. The HA would prefer these to be of a metal construction.

Regarding the cycle parking for the apartments, shared cycle parking provision internally to flats is much higher quality. Ideally, it should be inside the main doors to each building, and also in a secured, lockable area (there will be visitors etc. coming and going and so if it is lockable, it would reduce the perceived risk of theft from such people).

Appropriate cycle parking for all plots can be secured by the condition below.

Appropriate visibility splays in both directions are shown at the junctions of the shared private drives to serve plots 1133 to 1137, 1163 to 1167, and 1170 to 1172, and the access to serve plot 1115.

On the basis of the Site Plan – 4C, the car parking for plots 1101 to 1109 is acceptable.

Adoptability

A Design Code (Version three) for the wider development was approved by 0086/2016 (application or discharge of condition 6 of 0088/2015).

The Developer should consider replacing the proposed footway shown on the Site Plan – Phase 4C

between plots 1173 and 1175 on the southbound side of the road, with a narrower maintenance margin.

The Highway Adoption Plan (Drawing No. 1671-08-02-459 Rev. C) does not show appropriate visibility splays at the junction of the road serving plots 1117 to 1131 with the main road. The land required for the visibility splays (to the western frontage of plot 1117) must be included in the proposed highway extent on a revised drawing. Appropriate details can be secured by the condition below. The Highway Adoption Plan shows a highway footway to the east of plot 1180, but the Highway Authority would not wish to adopt this path; it is more appropriate for this to be maintained as part of the privately managed areas. Appropriate details can be secured by the condition below. No details of street lighting or highway drainage have been submitted and so no comments are provided on these matters; details are not required to be submitted at this Planning stage.

The bend widening at the frontage of plot 1114 to enable two vehicles to pass one another within the carriageway is acceptable.

The layout appears to comply with the 20 miles per hour design speed detailed in the Manual for Streets, or less, and speed reduction measures are included accordingly. The raised tables shown on the Highway Adoption Plan Drawing (No. 1671-08-02-459 Rev. C) are acceptable. Commuted sum payments to cover future maintenance may be required.

Forward visibility splays of a minimum of 25 metres in accordance with the design speed of the road (20mph) are shown on the Drawing and are acceptable.

#### Privately Managed Areas

The Design and Access Statement, December 2018 states "Three cycle ways are proposed within this application, which will complete the strategic cycleway within the site. Another one runs to the western side along the BPA easement...All these cycle ways link the development as a whole."

It is assumed that these cycleways are to be maintained either by the Developer, a management company or Tamworth Borough Council.

#### Recommendations

: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval: -

#### Conditions

1 Before first occupation of any of plots 1101 to 1109 and 1153 to 1157, visibility splays of 2.4 metres by 25 metres shall be provided at the junction of the private drive to serve that plot with the proposed adopted highway. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway.

2 Before first occupation of any of plots 1133 to 1137, and 1163 to 1167, appropriate visibility splays in connection with the access serving that dwelling, as shown on the Site Plan – Phase 4C (Drawing No. 1671-08-02-450 Rev. C) shall be provided. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway.

3 Before the development commences, details of parking facilities within the site shall be submitted to the Planning Authority for approval in writing. Before first occupation of each dwelling hereby permitted, the parking facilities for the benefit of that dwelling shall be provided and shall thereafter not be obstructed and shall permanently remain available for parking.

4 Secure, covered and safe cycle parking facilities for each dwelling shall be provided within the site prior to the first occupation of that dwelling in accordance with a scheme that has first been submitted to, and approved in writing by, the Planning Authority. The approved facilities shall be retained in perpetuity.

5 Before the development commences, details of the proposed adoptable highway extent shall be submitted to the Planning Authority for approval in writing. This drawing must show appropriate visibility splays at the junction of the road serving plots 1117 to 1131 with the main road within the proposed highway and it must not show the footway to the east of plot 1180 as proposed highway.

#### Informatives

This consent will require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. Please contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works.

### 3.3 Planning Policy and Delivery

#### Proposal

The above proposal is for the re-plan of the final phase (4c) of the former golf course SUE. The proposals include construction of the dwellings with associated landscaping and open space. The design and layout of phase 4c has changed somewhat from the one submitted in 2018 – the existing bunds on the development site have been left intact and the design has been altered accordingly.

The principle of development on this site and the amount and location of open space was agreed at outline stage (0088/2015).

To include a main entrance to the community woodland to the north of phase 4c it was suggested by project managers of the woodland that the apartment block and semi/maisonettes should be removed from the site design. This would create an entrance to what will be a premier open space in Tamworth, allowing the site to be more accessible and give a better transition from the built form to the semi-natural open space. This has resulted in a reduction in affordable housing and a new housing number and mix.

Policy considerations

Policy HG4: Affordable Housing

The policy states that new residential development involving 10 or more dwellings should provide 20% affordable housing on site with a mix of 25% intermediate tenure and 75% rented (split between social rented and affordable rented).

The update to 0556/2018 provides 7 affordable dwellings which equates to 9%. This is not strictly policy compliant although over the whole of the site there are 198 affordable dwellings proposed, which equates to almost 20%. The reduction in affordable dwellings on this phase is appropriate as it allows a much more legible, accessible entrance to the community woodland for residents and visitors to the open space.

Policy HG5: Housing mix

Each phase of the development and the overall housing mix should conform to the policy.

1bed 4%, 2bed 42%, 3bed 39%, 4bed 15%. The mix in this phase does not comply with policy HG5 but to some respects it does not meet the mix because TBC community woodland project managers suggested that some smaller dwellings be removed from this phase to create a better southern entrance to the woodland.

Overall, however, the housing mix is very near to that prescribed in policy HG5:

#### 3.4 Staffordshire County Council (Local Lead Flood Authority) LLFA

With respect to the Phase 4 layout as depicted in the submitted layout drawing 1671-08-02-450 dated November 2018. I am happy to recommend approval of matters relating to the Appearance, Landscaping, Layout and Scale.

The technical details relating to the attenuation features and finished floor levels will be considered upon receipt of any consultation for a discharge of condition application related to the drainage and flood risk associated with this phase of the development.

#### 3.5 SCC School Organisation Team

This development falls within the catchments of Amington Heath Community School and Landau Forte Academy- Amington.

The relevant Outline Application for this site is 0088/2015.

The REM application details a development which is scheduled to provide 93 dwellings of the 1100 dwellings expected from the original outline approval.

The previous REMs were 0493/2018 providing 195 dwellings (partial re plan of 0400/2016), 0129/2018 providing 252, 0400/2016 now providing 65 dwellings (256 dwellings on original 0400/2016, 0396/2017, substitutes 14 dwellings for 10 (increase of 4) and less 195 on 0493/2018), 0240/2017 additional 3 dwellings and 0136/2016 providing 218 dwellings.

A Section 106 Agreement was signed when the Outline Application was granted, and the education contribution amount and terms should be calculated in line with this. In summary those triggered through these REM's are:

Primary Contribution - The developer will pay £570,000 Index Linked prior to the commencement of the development, £1,780,000 Index Linked prior to commencement of the 100th Dwelling, £2,100,000 Index Linked prior to commencement of the 250th Dwelling and £2,100,000 Index Linked prior to commencement of the 550th Dwelling.

Secondary Contribution - The developer will pay 10% of the secondary school contribution (total £3,490,620) prior to commencement of the development, 15% prior to commencement of the 110th Dwelling, 25% prior to commencement of the 250th Dwelling and 25% prior to commencement of the 500th Dwelling.

3.6 Tree Officer  
There is not much new tree planting in the street scene for this one, but there is also not much available space for this to occur. They have instead gone for larger shrub species. It would be nice to see some more trees within the street scene although due to the space available I am not sure if this can be accommodated.

3.7 North Warwickshire Borough Council  
We have no objection to either 0012/2019 or 0556/2018

3.8 Staffordshire Police (Architectural Liaison Officer)  
Response received outlining general points, standard requirements for new housing development. These will be sent to the developer as an informative.

#### **4. Additional Representations**

4.1 As part of the consultation process adjacent residents were notified and a press notice and site notices were erected. Whilst every effort has been made to accurately summarise the responses received, full copies of the representations received are available to view at [www.tamworth.gov.uk](http://www.tamworth.gov.uk).

#### **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 grant of outline planning permission with conditions and a S106 agreement means that the principle has already been agreed. Notwithstanding this position there are a number of detailed matters subject to conditions imposed and these are being assessed alongside this "reserved matters" application..

The key issues to be considered at this stage are

- Policy context
- Layout/Highways
- Scale and appearance
- Landscaping (including ecology and biodiversity)
- Flood risk and surface water drainage

6.2 *Policy context*

6.2.1 In considering the issues listed above reference has to be made to the provisions of the adopted Tamworth Local Plan 2006-2031. In this regard there are site specific policies and more generic policies that are applicable.

6.2.2 Policy HG2 is a site specific policy and its contents were fully considered at the outline planning application. Its provisions considered the wider impact of the development and the necessary infrastructure required to support the development. The requirements of this policy have led to conditions being applied to the outline planning consent and a S106 to deliver the infrastructure.

6.2.3 Policy HG4: Affordable Housing policy states that new residential development involving 10 or more

dwellings should provide 20% affordable housing on site with a mix of 25% intermediate tenure and 75% rented (split between social rented and affordable rented).

6.2.3 The update to 0556/2018 provides 7 affordable dwellings which equates to 8%. This is not strictly policy compliant although over the whole of the site there are 198 affordable dwellings proposed, which equates to approx. 20%. The reduction in affordable dwellings on this phase is appropriate as it allows a much more legible, accessible entrance to the community woodland for residents and visitors to the open space.

6.2.4 Policy HG5 Housing Mix requires that in granting planning permission for residential development, housing sizes and types that reflect local needs will be secured.

Proposals for housing development should achieve the following mix of units:

- 4% of new housing will be 1 bedroom sized units
- 42% of new housing will be 2 bedroom sized units
- 39% of new housing will be 3 bedroom sized units
- 15% of new housing will be 4 bedroom or more sized units

6.2.5 The proposals now before the authority provide 2 – (2%) one bed, 53 – (58%) two bed, 29 – (32%) three bed 7 – (8%) four and five bed. It is considered that given that this proposal represents approximately 20% of the overall total of 1100 proposed at the former golf course site there is sufficient flexibility available to ensure that the overall aspirations for the Borough are achieved.

The mix in this phase does not comply with policy HG5 in some respects, but is considered acceptable because some smaller dwellings were required to be removed from this phase to create a better southern entrance to the woodland.

6.2.6 As this is the final phase of the whole development it is necessary for the total policy requirements to be achieved. Overall, however, the housing mix is very near to that prescribed in policy HG5. The proposals over the whole site provide 4% one bed, 40% two bed, 39% three bed 17% four and five bed. This totals 1037 dwellings.

6.2.7 Policy HG6 Housing Density requires that new residential development will make efficient and effective use of land, while enhancing the character and quality of the area it is located in. Where viable and appropriate to the local context and character it will be expected to achieve the following densities on the sites net developable area of between 30 and 40 dwellings per hectare. The Plan indicates that the net developable area for sites over 2 hectare is 60% of the gross area. The site is 5.54 hectares and the density for 91 dwellings would be 27.37 dwellings per hectare. This compares with 28.8 dwellings per hectare overall across the whole site which is considered sufficient given the constraints of topography and inclusion of the local centre and community woodland.

6.2.8 Overall the whole site totals 1037 dwellings which is 63 less than required by the outline permission. The developers indicate that this is a result of market conditions and constraints on the site. The existing bunds on the development site have been left intact and the design has been altered accordingly. While this will impact on overall provision, policy advances total numbers across the three SUE sites and overall the numbers are met in existing permissions.

### 6.3 *Layout/Highways*

6.3.1 Policy EN5 Design of New Development is of particular relevance and expects that high quality buildings and places will be achieved across Tamworth with particular attention paid to the enhancement of the town centre, conservation areas, the Sustainable Urban Extensions and Regeneration Priority 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. The proposals are considered to be in accordance with policy EN5 in all aspects as detailed below.

6.3.2 A range of plot sizes are proposed including large detached, semi-detached, terraced houses and apartment blocks. The predominant scale is 2 storey with 3 storey apartment blocks. (2 no.) The disposition and orientation of all buildings have been led by the constraints on the site and have been designed to provide a strong street frontage where variation between house types provide for a variety along the street scene.



- 6.3.3 To include a main entrance to the community woodland to the north of phase 4c it was suggested by project managers of the woodland that the apartment block and semi/maisonettes should be removed from the site design. This would create an entrance to what will be a premier open space in Tamworth, allowing the site to be more accessible and give a better transition from the built form to the semi-natural open space. This has resulted in a reduction in affordable housing and a new housing number and mix.
- 6.3.4 The use of prominent buildings in key locations assists with legibility, meaning that people unfamiliar with the area can navigate around without difficulty. In negotiations with the applicant officers have successfully improved the quality of the boundary treatments, providing quality and character to the development. The road network has been designed, and where necessary revised to ensure that large vehicles can pass through the estate, but at a speed commensurate with the residential area. This has involved the introduction of traffic calming measures in the form of raised surfacing in appropriate locations.
- 6.3.5 All properties will have car parking provision in accordance with the requirements set out in the Tamworth Local Plan. The majority of parking is provided in curtilage, but where this is not achieved it is located in convenient locations close to the front door of the property.
- 6.3.6 In drawing up the masterplan for the development at the outline planning application stage great care was taken to ensure that movement around the site was achievable by a variety of methods. The masterplan included a network of paths and cycle ways to facilitate this movement. These features have been delivered in the first phases with clear and negotiable routes across the site, ensuring that community facilities and open spaces are well linked. This theme continues into phase four.
- 6.3.7 Access for phase 4c links from approved roads off phase 2 to the north. Three cycle ways are proposed within this application, which will complete the strategic cycleway within the site. Another one runs to the western side along the BPA easement and all these cycle ways link the development as a whole.
- 6.3.8 Some concerns have been raised from highways relating to minor points in terms of the layout as indicated above, but following re-consultations on amended plans received 06/07/21 and 17/08/21; conditions are added to deal with those matters, mainly affecting visibility splays.
- 6.4 *Scale and appearance*
- 6.4.1 The individual dwellings proposed have a variety of detailing and individual elements of design. This includes the use of simple projections of structure such as bay windows and small gables and variations to the frontage design is to achieve relief to the dwellings elevations which is aided by the provision of door and window reveals. The building materials and details will vary in different areas of the site however an overall palette of primarily red brick will tie the development together and provide visual variation.
- 6.4.2 In terms of scale the dwellings are considered to be appropriate. The proposal provides "on plot" landscaping, which is consistent with the original layout and provides a well-designed high quality layout. Officers have fully considered the importance of policy EN5 and their discussions with the applicant have resulted in a number of revisions to the original submitted scheme, including removal of forward projecting garages that appeared too prominent.
- 6.4.3 In addition great care has been taken to ensure that corner plots are designed in an appropriate manner with walls set back to create active frontages avoiding blank gables. Care has also been taken to ensure that open spaces are subject to natural surveillance, making them safer for residents and people passing through the development. Materials have also been chosen with care.
- 6.4.4 It is considered that the dwellings are of a scale which is in keeping with the local vernacular, being of 2 storey in height and 2 apartment units at 3 storey. This arrangement, with the undulating topography, will ensure that an interesting and varied living environment is created.
- 6.5 *Landscaping (including ecology and biodiversity)*
- 6.5.1 The open spaces shown on the reserved matter application reflect those sought in the masterplan, and ensure the delivery of a balanced community where the housing does not dominate the area.

- 6.5.2 Overall, the landscaping provides the retention of protected mature trees, in accordance with the recommendation of the Council's Tree Officer and County Ecologist. This scheme creates visually pleasing appearance when within and adjacent to the scheme. The landscaping scheme echoes the improvements made within Phase 2 and 3 approved previously.
- 6.5.3 The open space is generally in accordance with the overall masterplan of the scheme which links to the community woodland to the north west of the scheme and provides suitable access points through phase 4. The proposed cycle and footpath network provides links between the south and north of the site. The hierarchy, position and routes of the footpaths meet the aspirations of the master plan.
- 6.6 *Flood risk and surface water drainage*
- 6.6.1 Policy SU4 Flood Risk and Water Management requires all new development, to demonstrate that there is no increased risk of flooding to existing properties and shall seek to improve existing flood risk management. As there is no objection from the Staffordshire County Council (Local Lead Flood Authority) in respect of this application, the development complies with policy SU4.
- 6.6.2 The technical details relating to the attenuation features and finished floor levels will be considered upon receipt of any consultation for a discharge of condition application related to the drainage and flood risk associated with this phase of the development. The drainage conditions of the outline permission have already been discharged, however a further condition is added to relate specifically to this phase.

**7 Conclusion**

- 7.1 It is considered that the details of layout, landscaping, scale and appearance of phase 4C of the development meet with expectations set out within the masterplan agreed at the outline planning application in terms of the location of the housing, the associated open space and infrastructure required to support the development.
- 7.2 The amount of affordable housing, mix and density generally comply with the requirements of local plan policies HG4, HG5 and HG6. Although final overall numbers are below the outline requirements, together with other sites the provision overall is achieved.
- 7.2 The layout provides a road, cycleway and path network that fully supports the development proposed, with car parking provision adequate to meet the reasonable needs of the development in accordance with standards set out in Appendix C of the adopted Tamworth Local Plan 2006-2031.
- 7.3 It is also considered that the scale and appearance of the development is in keeping with the character of the area and is of a high quality in accordance with the requirements of the policy EN5 of the Tamworth Local Plan 2006-2031.
- 7.4 The landscaping of the scheme has been detailed in a manner that supports the masterplan, but also recognises the importance of retaining existing trees of quality and providing the basis for a improving the habitat by choosing appropriate tree, shrub and grass species. This is in accordance with policy EN3: Open Space and Green and Blue Links and policy EN4: Protecting and Enhancing Biodiversity.

**8 Recommendation**

1. Approval subject to conditions

**Conditions / Reasons**

- 1. The development hereby approved shall only be carried out in accordance with the following drawings and documents including the recommendations and specifications contained therein

insofar as they do not prejudice the discharge of conditions attached to the original outline permission 0088/2015 or those below.

1671-08-02-450 – Rev C Site Plans  
1671-08-02-450 – Rev C Coloured Site Plans  
1671-08-02-451 – Rev C Materials Plan  
1671-08-02-452 – Rev C Enclosures Plan  
1671-08-02-461 – Rev C Proposed Surface Materials  
1671-08-02-459 – Rev C Highway Adoption  
House Types  
Vehicle Tracking  
Phase 4 Overhead Section  
Phase 4 Pipeline section

Reason: To define this permission.

2. Prior to the occupation of any permitted dwelling the parking and turning areas for that dwelling shall be provided. The parking and turning areas shall thereafter be retained at all times for their designated purposes.

Reason: In the interests of Highway Safety as recommended by the Highway Authority in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031.

3. All planting, seeding or turfing comprised in the approved details of landscaping and boundary treatment approved shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the setting and visual appearance of the development, and in accordance with Policy EN5 Tamworth Local Plan 2006-2031.

4. Notwithstanding the provisions of Class A of Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order), no walls, fences or other means of enclosure shall be erected forward of the principal elevations and side elevations of the dwelling, or boundary walls or fences to those dwelling, except as authorised under the submitted application, without the prior grant of planning permission on an application made in that regard to the Local Planning Authority.

Reason: In order to maintain the character of street, public space and adjacent footpath as secured under the plans hereby approved in accordance with Policy EN5 Tamworth Local Plan 2006-2031.

5. Notwithstanding the provisions of Classes A, B, C, D and E of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order), The integrated garages indicated on the approved plans shall be retained for the parking of motor vehicles and cycles. They shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

Reason: In the interests of Highway Safety in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031.

6. No development shall commence until details of the refuse, cycle storage, lighting and security to the proposed apartments shall be submitted and approved in writing by the Local Planning Authority. The approved details shall be carried prior to the occupation of the proposed apartments and shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of Highway Safety in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031.

7. Before first occupation of any of plots 1101 to 1109 and 1153 to 1157, visibility splays of 2.4 metres by 25 metres shall be provided at the junction of the private drive to serve that plot with the

proposed adopted highway. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway.

Reason: In the interests of Highway Safety in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031.

8. Before first occupation of any of plots 1133 to 1137, and 1163 to 1167, appropriate visibility splays in connection with the access serving that dwelling, as shown on the Site Plan – Phase 4C (Drawing No. 1671-08-02-450 Rev. C) shall be provided. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway.  
Reason: In the interests of Highway Safety in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031
9. Before the development commences, details of parking facilities within the site shall be submitted to the Planning Authority for approval in writing. Before first occupation of each dwelling hereby permitted, the parking facilities for the benefit of that dwelling shall be provided and shall thereafter not be obstructed and shall permanently remain available for parking.  
Reason: In the interests of Highway Safety in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031.
10. Secure, covered and safe cycle parking facilities for each dwelling shall be provided within the site prior to the first occupation of that dwelling in accordance with a scheme that has first been submitted to, and approved in writing by, the Planning Authority. The approved facilities shall be retained in perpetuity.  
Reason: In the interests of Highway Safety in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031.
11. Before the development commences, details of the proposed adoptable highway extent shall be submitted to the Planning Authority for approval in writing. This drawing must show appropriate visibility splays at the junction of the road serving plots 1117 to 1131 with the main road within the proposed highway and it must not show the footway to the east of plot 1180 as proposed highway.  
Reason: In the interests of Highway Safety in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031.
12. No development of phase 4 shall commence until drainage plans for the disposal of foul and surface water have been approved in writing by the local planning authority. No occupation of dwellings approved by this permission shall occur until the drainage scheme has been completed.  
Reason: To ensure that the development is provided with a satisfactory means of drainage, to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with policy SU4 of the Tamworth Local Plan 2006-2031 and the provisions of the NPPF.

#### Informatives

This consent will require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. Please contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works.



This page is intentionally left blank