

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:

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