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**PLANNING & DEVELOPMENT
DIVISION**

Alvecote Place

Land to the West of Robey's Lane, Tamworth

Design & Access Statement- Addendum

April 2024



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1 Executive Summary

Introduction

This Design & Access Statement (DAS) Addendum is for a proposed residential development at land to the west of Robey's Lane, Tamworth. The scheme is referred to within the DAS Addendum as 'Alvecote Place'.

- 1.1 An Outline Planning Application was submitted by Hallam Land Management Ltd for development on the site in 2018 (At the time the site was a draft allocation in the Local Plan). Accompanying the application was a Design & Access Statement, DAS (2018).
- 1.2 Since the submission, the North Warwickshire Local Plan (2021) has been adopted. The vast majority of the site is allocated as housing allocation (H4 Land west of Robey's Lane, adjacent to Tamworth)
- 1.3 This Design & Access Statement Addendum accompanies the original DAS. It provides an updated position to reflect changes to the development proposals. In summary, other than access and part of a proposed access from the B5000, no built development is now proposed to the east of Robey's Lane, which is covered by the Local Plan Policy LP4 Strategic Gap.
- 1.4 This Addendum explains the revised development proposal as set out within the revised Parameter Plan and Indicative Layout. Where necessary, it also includes updates/ changes in relation to planning, design and environmental matters that have occurred since the 2018 submission.

- 1.5 The revised development proposals effectively comprise a reduced site area, which results in a reduction in housing (1370 homes, as the Policy), and a reduction in overall green infrastructure. The proposals are set out below:

- Demolition of the existing karting centre and associated buildings. Woodhouse Farm to be dealt with in the appropriate phase of development;
- Land for up to 1370 new homes (to include up to 100 bed Extra Care), Primary School and Community Hub to include land for health facilities and local 'top up' shopping;
- Access points from the B5000 and access from Robey's Lane;
- A green infrastructure (GI) of retained vegetation, and new landscape habitats of woodland, grasslands and sustainable drainage (SuDS).
- Recreational facilities including open space, equipped play areas and recreational routes.



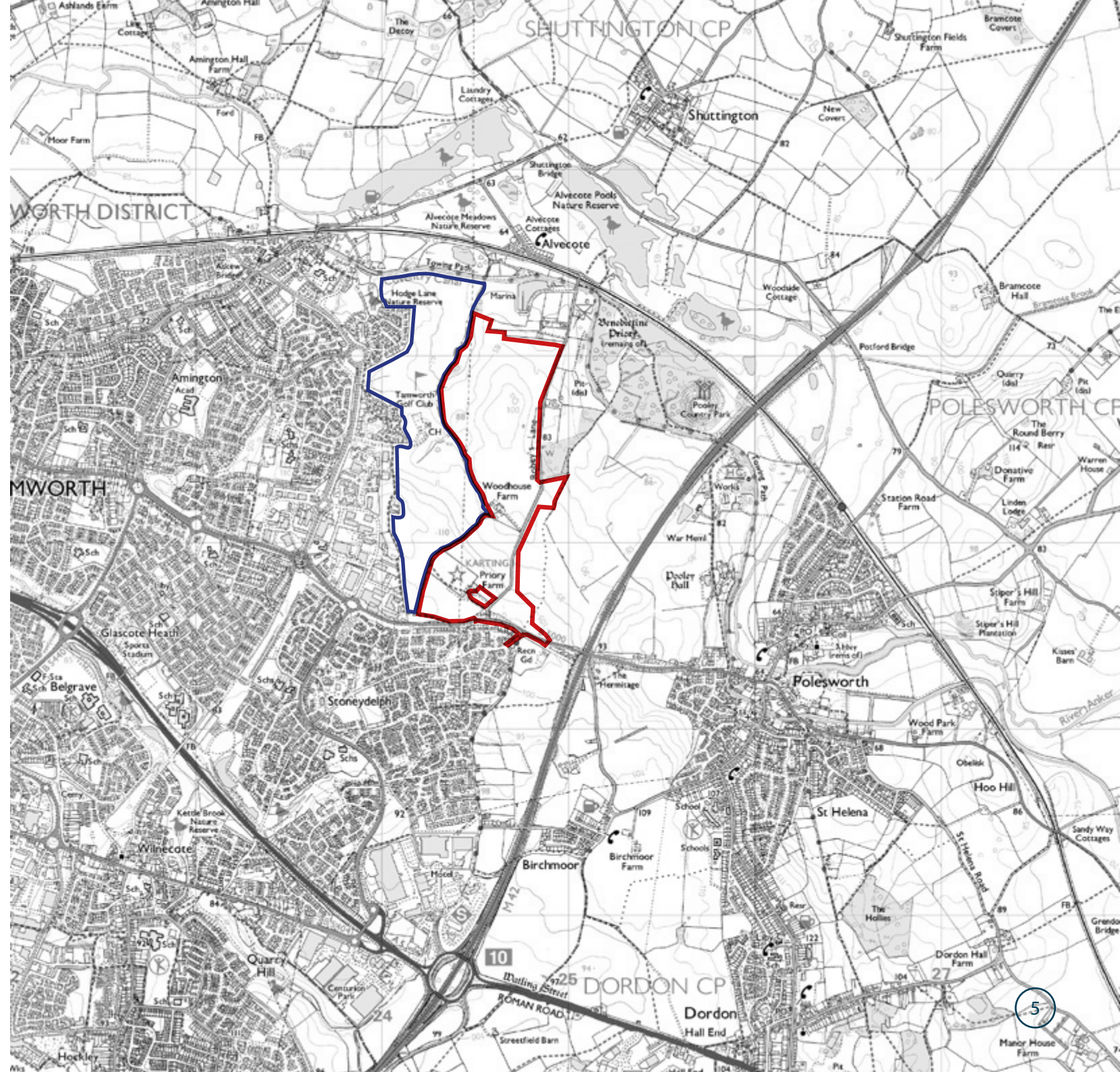
Context Plan



Site Location



New development of 1100 new homes, Primary School and Local Centre (the former Tamworth Golf Course site). Currently under construction.



Methodology

- 1.6 The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 1.7 Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Design Context

- 1.8 The DAS Addendum follows best practice urban design principles that are aimed at delivering well designed places. The following are the principal documents that have been embraced:

- National Planning Policy Framework (NPPF), Communities and Local Government, 2021;
- Planning Practice Guidance (PPG), Communities and Local Government, 2021;
- National Design Guide, (Sept 2019), Ministry of Housing, Communities and Local Government.
- Building for a Healthy Life, Homes England, (2020).

Site Location & Context

- 1.9 The site comprises around 73.8 ha of land alongside the eastern built edge of Tamworth. The site lies to the north of the B5000.
- 1.10 Woodlands Farm and Daytona Karting Centre lie within the site, and adjacent, but outside the Site, is Priory Farm.
- 1.11 The M42, which lies close by to the east, forms a prominent urbanising element within the context of the site and the local landscape. Beyond the M42 lies the Coventry Canal, the River Anker, and the settlement of Polesworth which lies approximately 1km from the site at its closest point.
- 1.12 The residential area of Stoneydelph (Tamworth), which is characterised by late 20th century housing lies to the south of the site and the B5000, whilst to the west of the Site is the 1100 housing development on the former golf course (Amington Garden Village, Redrow Homes).
- 1.13 Alvecote Wood lies to the east of Robey's Lane and to the north east is the wooded Pooley Country Park, which has been created as part of the former Pooley Hall Colliery. Beyond is the Coventry Canal, and includes Alvecote Marina to the north of the site. The villages of Alvecote and Shuttington lie further to the north.



Aerial Photograph



Site Boundary



Design Vision

- 1.11 The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It notes that:

“A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

- The layout (or masterplan)
- The form and scale of buildings.
- Their appearance.
- Landscape.
- Materials; and
- Detailing”

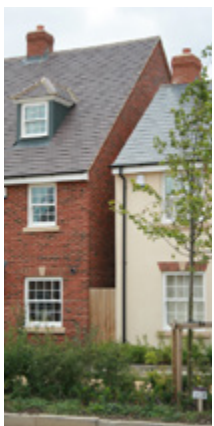
These elements are developed through the DAS. (Part 1, National Design Guide, Updated January 2021).

- 1.12 The Design Vision for Alvecote Place is the foundation of the masterplanning process.





- 1.13 The Design Vision is supported by design principles, illustrations, and an Indicative Layout contained within this DAS. The Indicative Layout is based upon the Parameters Plan from which planning permission is sought. The Indicative Layout delivers a masterplan of streets, homes and greenspace, and provides a guiding template for good design.

The Alvecote Place Design Vision







1. To ensure that the Proposed Development responds and relates to the site, and its landscape and urban edge context, this includes appropriate design solutions with regard to elements such as; Alvecote Wood, Alvecote Pools SSSI, Robey's Lane and existing residential properties (including Priory Farm).
2. To create a diverse and sustainable neighbourhood with access to a nearby range of day-to-day facilities such as local shopping, primary and pre-school education, employment, health care, leisure, community facilities and open space;
3. To locate the new built development within an extensive green infrastructure (GI) framework which conserves existing habitats and delivers ecological and recreational enhancements through new landscape habitats and areas of open space;
4. To create a connected layout of functional and well-designed streets which provide safe movement for all users with a particular emphasis on the ease of movement for pedestrians and cyclists, to include access for pedestrians and cyclists on to Robey's Lane;
5. To establish a high quality residential environment of attractive streets that are overlooked and enclosed by buildings;
6. To intersperse the development with areas of accessible greenspace, street trees and 'pocket parks';
7. To create identity and character with the use of a descending hierarchy of streets and the introduction of 'keynote buildings', feature squares, avenues and crescents;
8. To include a broad range and mix of new dwellings that allow for modern living with the provision of affordable housing, apartments, 'starter' homes, larger family dwellings and retirement living/extra care provision;
9. To draw inspiration from examples of local character and vernacular from Tamworth and the local villages.



ES Parameters Plan

	Site Boundary
	Built Development 37.8ha
	Residential 34.8ha
	Community Hub 0.8ha
	Primary School 2.2ha




Proposed Points of Access (1 to 4)

	Access with Tamworth Road and Chiltern Road
	Access from Robey's Lane
	Proposed Emergency Access
	Access across Robey's Lane
	Access to Robey's Lane
	Buildings/ Structures to be demolished

Context

	Land with Planning Consent, Development under Construction and Completed Development
	Completed Development




















Green Infrastructure

	Greenspace 34.28ha
	Includes: Retained hedgerows, trees and watercourses, new woodland, hedgerows, tree planting, play, grassland, drainage basins and recreational routes.
	Existing Retained Vegetation and Features
	Sports Pitches 2.3ha
	(2.3ha included within total greenspace)





Indicative Layout

- | | | | |
|---|--|---|--|
|  | Site Boundary |  | Green Infrastructure
Includes: Retained hedgerows, trees and watercourses, new woodland, hedgerows, tree planting, play, grassland, drainage basins and recreational routes. |
|  | Residential |  | Existing Vegetation |
|  | Primary School |  | New Planting and Green Space |
|  | Extra Care/ Care Home |  | Play Area |
|  | Community Hub |  | Drainage Basins and Swales
[Combination of infiltration and attenuation] |
|  | Sports Pitches |  | Recreational Routes |
|  | Proposed Primary Point of Access |  | Section of Robey's Lane for Pedestrian/ Cycle Access Only |
|  | Proposed Secondary Point of Access | | |
|  | Proposed Emergency Access | | |
|  | Proposed Access to Across Robey's Lane | | |
|  | Proposed Access to Robey's Lane | | |
|  | Indicative Bus Route | | |

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.

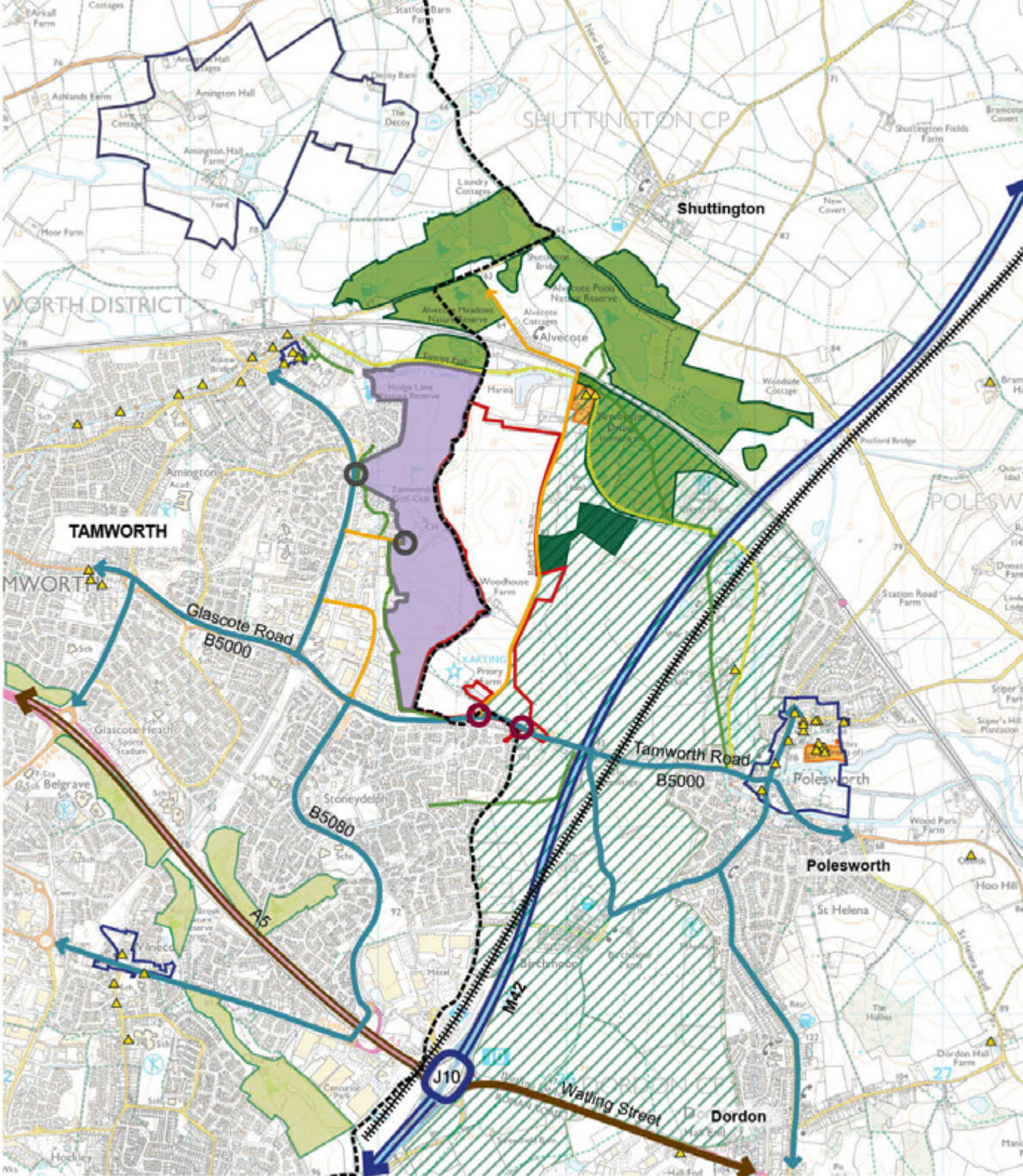


2 Understanding the Place




















Technical and Environmental Context

The planning application is accompanied by a suite of technical and environmental documents which includes an Environmental Impact Assessment (EIA) presented by an Environmental Statement (ES) (2018) and an ES Addendum (2024).

- 2.1 The effects of the proposed development on a number of environmental topics: Ecology, Landscape, Heritage, Water and Drainage, Transport, Air quality and Contamination, Noise, Socio-Economic, Health, Agriculture and Soils and Open Space has been considered in the ES (2018) and the ES Addendum (2024).
- 2.2 The proposed development is defined by the Description of Development and by the proposed arrangement of land uses that are identified on the Parameters Plan. The plan defines the extent of the development with information on siting, access, design and size.
- 2.3 Design and mitigation approaches have been developed through the early stages of the project, through the iterative approach of the EIA process in addition to the scoping public engagement exercise and stakeholder involvement. Information gathered by the applicant's design team has been fed into the design to ensure that environmental impacts have been addressed. This has guided and informed the masterplanning of this site and the adoption of appropriate mitigation strategies.



Key Considerations

-  Site Boundary (the vast majority of the site is allocated for development in the local plan)
-  Motorway
-  Dual Carriageway
-  A Road
-  B Road
-  Minor Road
-  Proposed Vehicular, Pedestrian & Cycle access
-  Public Right of Way within vicinity of site
-  Coventry Canal Tow Path
-  LP4 Strategic Gap (North Warks Local Plan)
-  New development
-  Proposed access for Site with Planning Consent
-  Conservation Areas
-  County Boundary
-  Local Nature Reserve (LNR)
-  Scheduled Monument (Alvecote Priory & Dovecote)
-  Listed Building
-  Alvecote Pools Site of Special Scientific Interest (SSSI)
-  Alvecote Wood (Ancient semi-natural woodland)



3 Design Evolution

Evolution to Design Concept

The development proposals have been guided by a technical investigations and assessment, consultation and public engagement. The outcome of these processes has been brought together within an iterative design process.

- 3.1 This has included specific strategies on:
movement, connectivity and access;
landscape, ecology and heritage; water and
drainage; noise and vibration and urban
design and placemaking.
- 3.2 The following pages explore the principal
components or the 'building blocks' of the
masterplanning process. These gradually
build up, layer by layer, into a series of design
approaches for the site and, ultimately, a
design concept.

Landscape, Ecology, Heritage & Drainage

-  Existing trees, hedgerows & vegetation
-  Existing built form
-  Local Wildlife Site (LWS)
-  SSSI
-  Scheduled Monument and Listed Building (Triangle Symbol)
-  Low points potentially suitable for drainage proposals
-  High point and potential focal Point within the Development
-  Oil Pipeline
-  Overhead power lines

It is appropriate to set development away from Alvecote Priory & Dovecote Scheduled Monuments and both Alvecote Wood and Tamworth Golf Course LWS. Appropriate buffers will introduce woodland and habitat creation to create a sensitive interrelationship with these elements.

Development will be set back from overhead power lines and the underground pipeline.









Low points within the site will be suitable for attenuation and infiltration drainage.

Site features, such as hedges and trees, will be conserved to provide an immediate setting for the built development - this includes an area of high ground with existing large trees.





Indicative Movement & Connectivity






-  Existing Main Vehicular Route
-  Existing Lane (Lower order vehicular route)
-  Development buffer to lane
-  Existing public right of way and canal tow path
-  Proposed vehicle access point
-  Potential Main Street
-  Potential recreational routes
-  Agricultural Access

Primary access is proposed via a roundabout with Tamworth Road (B5000) with a secondary, lower order access proposed via an upgraded Robey's Lane junction.

The masterplan will seek to make convenient pedestrian and cycle connections onto Robey's Lane.

The layout of the scheme will deliver a range of recreational routes

Indicative Green Infrastructure (GI)

-  Existing hedgerows, trees and vegetation to be retained
-  Tree Planting
-  Greenspace and Habitat Creation
-  Equipped Play Area
-  Proposed SUDS

New broadleaved woodland planting will connect with, and provide a buffer to, both LWS areas. Woodland to the east will be reinforced with hedgerow planting to provide a robust edge that discourages access to Alvecote Wood. Structural planting will help 'soften' views of built development.





Equipped play spaces are distributed across the site, and new sports pitches are provided.

Mosaic woodland/ grassland areas provide a transitional range of new habitats for bio-diversity enhancement.

Sustainable drainage basins, offer further diversity to the range of new habitat created.



Indicative Development Parcels

-  Residential Area
-  a Primary School
-  b Community Hub
-  c Extra Care/ Care Home

Built development is located adjacent to the existing settlement edge to the south and development at the former Tamworth Golf Course site to the west.

The proposed settlement is surrounded with a diverse green infrastructure and community facilities, including a primary school (a).

The school, a community hub (b) and extra care facility (c) are located within a central position within the layout.

4 Use & Amount

Introduction

- 4.1 The iterative Masterplanning process has brought together the preferred design strategies for the development's use, amount, layout, scale, landscaping and appearance. This is demonstrated in the Parameters Plan.

Built Development




















- 4.2 The development provides for up to 1370 new homes which includes 100 bed extra care provision.
- 4.3 Housing will be set within an attractive network of connected streets and surrounding greenspace to create a high quality residential environment.
- 4.4 The specific mix is expected to include a broad range of house types, to include starter and family homes, retirement living and affordable housing.
- 4.5 Land for a 2FE Primary School and pre-school provision is provided and since the 2018 submission this has been relocated within the central part of the site alongside the Community Hub, which provides for local community facilities.

Green Infrastructure (GI)

- 4.6 The development's green infrastructure (GI) is based upon delivering functional well designed green spaces that enhance biodiversity and provide play and recreational benefits.
- 4.7 The GI includes new landscape habitats that will ensure that there is accessible greenspace for play and recreation, as well as habitat creation.
- 4.8 The previous proposed sports area shown in the 2018 submission is now relocated within the south western part of the site. An area of 2.3ha is provided which allows for an adult football pitch, two junior sized football pitches and a changing pavilion.
- 4.9 In total, the GI accounts for approximately 46% of the site.



Indicative Layout

	Site Boundary		Green Infrastructure Includes: Retained hedgerows, trees and watercourses, new woodland, hedgerows, tree planting, play, grassland, drainage basins and recreational routes.
	Residential		Existing Vegetation
	Primary School		New Planting and Green Space
	Extra Care/ Care Home		Play Area
	Community Hub		Drainage Basins and Swales [Combination of infiltration and attenuation]
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General Principles

1. Primary Street
2. Opportunities for grass verges and street trees
3. Footway/Cycleway
4. Footway
5. Direct frontage access and shared driveways
6. A higher density street with a greater percentage of terraced, town house and semi-detached properties with a more continuous building line in comparison to other streets.
7. Generally limited front garden depths to maintain good street enclosure.
8. Opportunities for keynote/feature buildings along the street
9. Variety of parking solutions

Indicative Sketch of the Primary Street







Hallam Land
Management

Alvecote Place - Tamworth East

Design & Access Statement- Addendum

April 2024