INTRODUCTION

Welcome to our consultation on the emerging proposals (Phase 1 - 2) for new residential development on land to the east of Tamworth, to be known as Alvecote Place.

This event has been organised by Hallam Land Management and is an opportunity for comments to be made on the emerging proposals for Phase 1 that will be subject to a planning application for around 500 new homes.

Site Description

The Phase 1 application site (29.93ha) is an arable field situated on the north eastern settlement edge of Tamworth. The site sits within North Warwickshire Borough Council and adjacent to Tamworth Borough Council. It is defined by the M42 to the east, Tamworth Road to the south and Alvecote Wood to the north.

Why is the site suitable for development?

The site is considered to be in an appropriate location in which to deliver housing growth and would be located alongside a consented housing development (the former Tamworth Golf Course). Alvecote Place (Phase 1 and 2) would deliver much needed housing growth for the area (to include affordable housing) together with a range of community facilities to support modern sustainable living, such as: potential primary education, sports and open space, public transport, and walking and cycling routes.
The land adjacent to the Phase 1 site - which includes Phase 2 being promoted by Hallam Land Management - has been allocated for development within the North Warwickshire Local Plan (draft August 2016). An area of 66.1ha of land has been allocated for housing on land west of Robey’s Lane. This is Phase 2 land and the Daytona Go Karting site at Priory Farm.

Within neighbouring Tamworth Borough, the former Tamworth golf course was allocated as a Sustainable Urban Extension under Policy HG2 of the Tamworth Borough Council Local Plan 2006-2031. This site has now obtained outline planning consent.

This includes the construction of up to 1100 dwellings with a new primary school, local centre and parking and a comprehensive green infrastructure strategy.

Various Reserved Matters applications have since been approved and work has now started on this site.
KEY CONSIDERATIONS

**Site Analysis Map**

- **Key**
  - Site
  - Motorway
  - Dual Carriageway
  - A Road
  - B Road
  - Minor Road
  - Potential Internal Site Access Road
  - Potential Vehicular, Pedestrian and Cycle Access to the site
  - Potential Pedestrian/Cyclist Site Access
  - Potential Route of HS2
  - Site with Outline Planning Consent - Former Tamworth Golf Course
  - Proposed Access for site with Outline Planning Consent
  - Meaningful Gap Designation Area - North Warwickshire Draft Local Plan July 2016
  - Conservation Areas
  - County Boundary
  - Local Nature Reserve (LNR)
  - Scheduled Monument (Alvecote Priory and Dovecote)
  - Listed Building
  - Alvecote Pools Site of Special Scientific Interest (SSSI)

**Imagery**

- Modern development at Blackdown Road
- West Coast Railway Line
- Open intensively farmed arable fields
- M42 motorway
- Coventry Canal
DESIGN PRINCIPLES

- Phase 1 - 500 dwellings.
- New vehicular access from the B5000 Tamworth Road.
- Green infrastructure provision to include open space, children’s play, potential allotments, drainage features, habitat creation (to include new woodland planting) and walking and cycling routes.

- Phase 2 - 800 - 1,000 dwellings.
- Potential for a new Primary School and preschool provision (if required).
- Green infrastructure provision to include sports pitches and a community building, open space, drainage features, habitat creation and new walking and cycling routes.
THE VISION

The Vision encompasses the emerging application proposals for Alvecote Place - Phase 1 and the future long term development of the site (Phase 2), which would deliver a new sustainable neighbourhood for Tamworth of around 1,300 new homes.

Key Principles

• To ensure that the Proposed Development responds and relates to its context with a well-considered masterplan;

• To locate new built development within an extensive green infrastructure framework which conserves existing habitats and also delivers ecological and recreational enhancements through new landscape habitats and areas of open space;

• 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 establish a high quality residential environment of attractive streets that are overlooked and enclosed by buildings;

• To include a broad range and mix of new dwellings that allow for modern living with the provision of affordable housing, ‘starter’ homes, larger family dwellings and potential retirement living/extra care;

• To deliver the necessary infrastructure to support the development through either on-site provision or a financial contribution, as required, to matters including education, public open space, public transport, health and sports facilities.

Next Steps

Following this public consultation exercise, the design team will prepare the planning and environmental reports for the Phase 1 planning application, which is expected to be submitted in early 2017.

Have your say

This is your opportunity to tell us what is important to you and what you would wish to see as part of this development should it be built.

Comments can be sent via the website:

www.fpcr.co.uk/consultation

Or by post:

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Thank you for taking time to view this information.