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Statement on Behalf of Walton Homes Limited

LP066

Relating to

For Theme 1

Overall Strategy

Matter 4

Spatial Strategy and Housing Need

Matter 5

Distribution of Housing

Matter 6

Delivery of Housing

Matter 9A

Anker Valley

1.0 Land at Whitley Avenue.

1.1 Walton Homes Limited support the allocation of the land at Whitley Avenue for housing as denoted in Policy HG1.

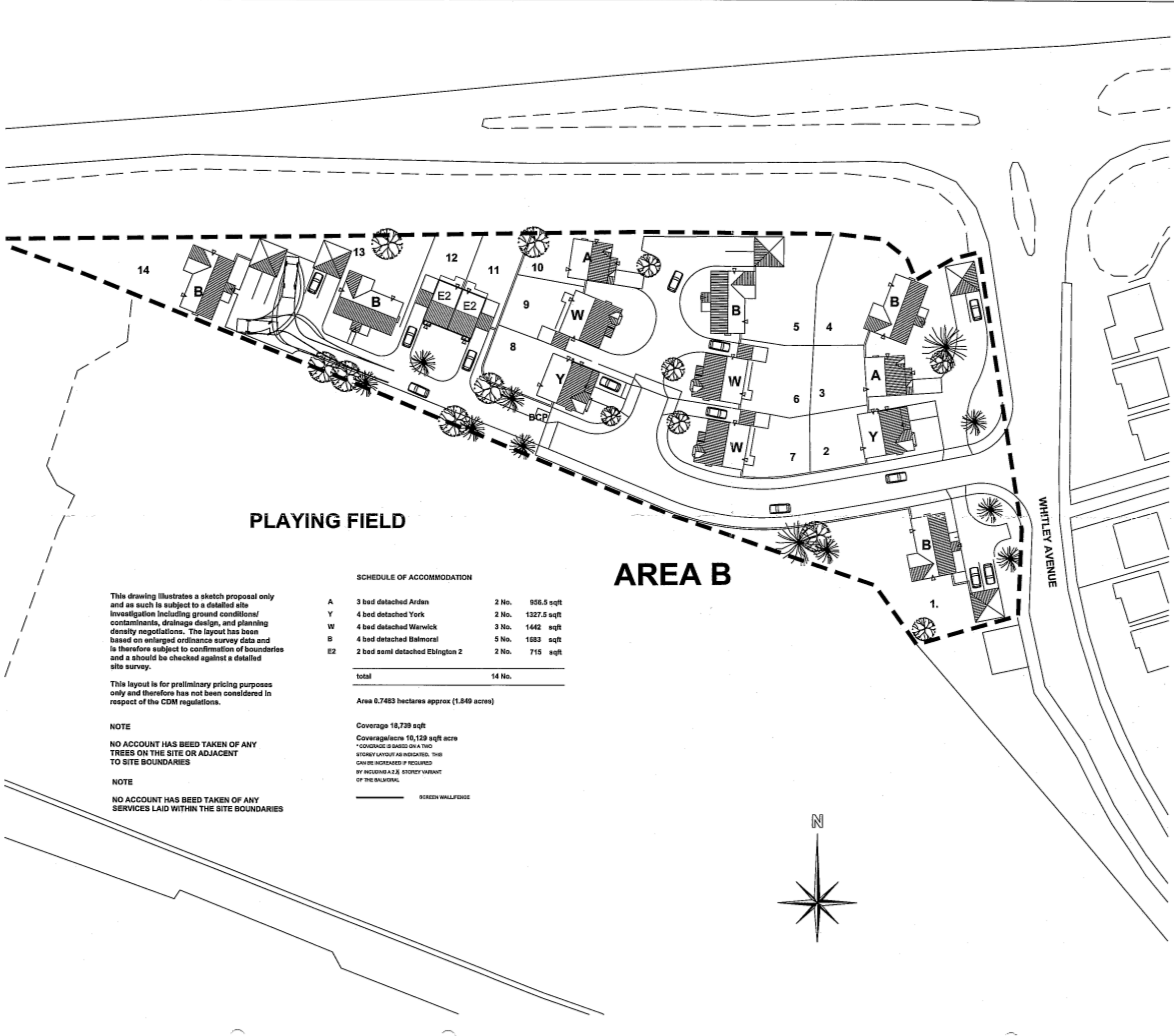
1.2 The site is the subject of an application for residential development ref 0166/2013 together with the relevant supporting statements and an indicative layout plan. All technical matters relating to the site have now been dealt with and there are no outstanding matters that would prevent planning permission from being granted.

- 1.3 It is noted from the Objections into the Plan document A 15 that there are objections raised to the deletion of the Anker Valley Link road as a means of increasing access into the wider area north of Tamworth.
- 1.4 The land owned by Walton Homes was shown in the 2006 plan as the indicative location for the crossing of the West Coast Main Line on the proposals map to achieve access to the Anker Valley. Various reports dealing with the future of the Anker Valley Link road have been commissioned during the preparation of this Plan, and have shown that the Anker Valley Link road is an unviable proposition.
- 1.5 My clients Walton Homes are the freeholders of the land at Whitley Avenue and their objective is to develop the site for new homes in accordance with the submitted application and layout plan. Walton Homes are not party to any agreement of any kind to use the land for a link road nor is there any notification of compulsory purchase or other proceedings for any other public body to acquire the land. On that basis the land is not available for any link road proposal.
- 1.6 The site is part of the collection of urban area sites allocated to meet part of the housing requirement under Policy HG1. This site is already owned by a house builder, it is the subject of a planning application and is therefore deemed to be deliverable to the market in the short term. Construction can commence as soon as the permission is issued and reserved matters have been approved.

1.7 There should be no alteration to the Plan to remove the site as a housing allocation, it is in a sustainable location and is available to meet the housing needs of the Borough. The development of the site is in compliance with the NPPF in all respects.

Appended

Layout Plan



PLAYING FIELD

AREA B

WHITLEY AVENUE

This drawing illustrates a sketch proposal only and as such is subject to a detailed site investigation including ground conditions/contaminants, drainage design, and planning density negotiations. The layout has been based on enlarged ordnance survey data and is therefore subject to confirmation of boundaries and a should be checked against a detailed site survey.

This layout is for preliminary pricing purposes only and therefore has not been considered in respect of the CDM regulations.

NOTE

NO ACCOUNT HAS BEEN TAKEN OF ANY TREES ON THE SITE OR ADJACENT TO SITE BOUNDARIES

NOTE

NO ACCOUNT HAS BEEN TAKEN OF ANY SERVICES LAID WITHIN THE SITE BOUNDARIES

SCHEDULE OF ACCOMMODATION

| | | | |
|--------------|--------------------------------|---------------|-------------|
| A | 3 bed detached Arden | 2 No. | 956.5 sqft |
| Y | 4 bed detached York | 2 No. | 1327.5 sqft |
| W | 4 bed detached Warwick | 3 No. | 1442 sqft |
| B | 4 bed detached Balmoral | 5 No. | 1683 sqft |
| E2 | 2 bed semi detached Ebington 2 | 2 No. | 715 sqft |
| total | | 14 No. | |

Area 0.7483 hectares approx (1.649 acres)

Coverage 18,739 sqft

Coverage/acre 10,129 sqft acre

* COVERAGE IS BASED ON A TWO STOREY LAYOUT AS INDICATED, THIS CAN BE INCREASED IF REQUIRED BY INCLUDING A 2.5 STOREY VARIANT OF THE BALMORAL

— GREEN WALL/FENCE



The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

The Contractor is to comply in all respects with current building legislation—British Standard Specifications, Building Regulations etc., whether or not specifically stated on this drawing.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only and should be further investigated by a suitable expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural Inspection for safety.

All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Notes

Revisions

RPS

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Client
WALTON HOMES LTD

Project
**AMINGTON AREA B
 WHITLEY AVENUE, AMINGTON**

Title
APPRAISAL LAYOUT 3

| | |
|--------------------|----------------------|
| Project File Ref : | Design File Ref : |
| Date: MAY 2013 | Scales: 1:500 |
| Drawn by: TP | Job no. Drg.no. Rev. |
| Checked by: | AAH5152 01 |

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