



CORPORATE SCRUTINY COMMITTEE

Date 18th March 2021

Wednesday, 24th March, 2021, 6.00 pm in Online Meeting

SUPPLEMENT – ADDITIONAL DOCUMENTS

Further to the Agenda and Papers for the above meeting, previously circulated, please find attached the following further information, which was not available when the agenda was issued:

Agenda No. Item

6. **Gungate Public Consultation Report (Pages 3 - 168)**
(Report of the Assistant Director, Growth & Regeneration)

Yours faithfully

A handwritten signature in black ink, consisting of stylized initials and a long horizontal stroke.

Chief Executive

To Councillors: T Jay, B Price, R Bilcliff, S Goodall, M Oates, Dr S People, P Standen,
M Summers and P Thurgood.

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WEDNESDAY 24TH MARCH 2021

REPORT OF THE ASSISTANT DIRECTOR GROWTH AND REGENERATION

**UPDATE ON THE GUNGATE REGENERATION QUARTER PUBLIC
CONSULTATION**

EXEMPT INFORMATION

N/A

PURPOSE

To update the Corporate Scrutiny Committee on findings of the Gungate Regeneration Quarter Consultation which sought the responses from the public on the future of the Gungate site during February 2021.

RECOMMENDATIONS

It is recommended that:

Corporate Scrutiny Committee is asked to note the results of the Public Consultation on the future of the Gungate site and the proposed next steps.

EXECUTIVE SUMMARY

Background to the consultation

A “virtual” public consultation on the future of the Gungate site was carried out during February 2021. The consultation was a continuation of the Council’s regeneration planning for the Gungate site.

Since 2019 the masterplanning of the site has been affected by the COVID-19 pandemic and by the success of the Council in obtaining a Future High Street Fund grant contribution of £22m towards the £38m regeneration programme on the area of Tamworth town centre next to the Gungate site. This public consultation exercise provided an opportunity to reassess the future of the Gungate site in the light of the public’s views along with these recent changes affecting Tamworth town centre.

Form of the consultation

Due to the COVID-19 pandemic it was only possible to carry out a virtual consultation using the Council’s website. A consultation document posing various questions

based on the masterplanning work carried out in 2019 was provided on the website (Appendix 1) along with a “Questions and Answers” document. (The consultation website included an on-line form for asking questions and making comments) In order to assist the consultation process the consultation document included various plans and visualisations showing how the Gungate site could be developed.

The questions posed by the consultation were:

QUESTION No	CONSULTATION QUESTION
1	Do you think a mix of uses is appropriate for this site?
2	Can you think of other uses that might work?
3	What would you like to see in a new Leisure Centre?
4	Are you aware of any other constraints (obstacles) that may present challenges for the development of the site?
5	On the basis of your local knowledge, can you think of any other key characteristics, requirements and opportunities that should be taken into consideration in developing the site that haven't been identified?
6	What uses do you think should not be next to each other?
7	What do you think about the idea of having taller and larger buildings to the north: lower and smaller buildings to the south?
8	Would the routes shown make it easier to get around the area and, in your experience, do they provide the most direct route? If not, please explain why?
9	Do you think that this new road layout would be an improvement?
10	How do you think public transport could fit into the site?
11	What would you like to see in any new public open space? (For example, types of surfacing, types of trees, public art, small amenity areas with seating)
12	What do you think about having residential development in the Gungate Regeneration area?
13	Do you prefer a contemporary or more traditional design approach for housing in this area?
14	What sort(s) of housing would you like to see within the Gungate site?
15	Other comments and questions
16	Respondent Information

A collation of the comments received at the half-way point of the consultation along with an interim questions and answers document was published on the Council's website on the 15th February. The aim of providing an interim response during the consultation period was to allow responders to see the comments and questions received by that stage of the consultation and so allow a certain amount of interaction within the consultation process. The final versions of the Comments Received and Questions and Answers documents were published on the Council's website on 12 03 2021.

Response to the consultation

The Comments Received and Questions and Answers documents are provided (Appendices 2 & 3) along with two separate documents that were sent independently to the Council in response to the consultation (Appendices 4 and 5).

Given the restraints imposed by a virtual consultation the response has been very good both in terms of the quality and quantity of the responses. It is clear that there is great interest in how the Gungate will change in the future. The virtual consultation

had responses from 197 residents, 4 town centre businesses and 3 visitors. In addition 5 respondents wrote directly to the Council. Some of the comments were lengthy and comprehensive and the Comments Received document extends to 137 pages of comments on the various questions posed by the consultation document. All of the questions posed elicited a good response with Question 2 receiving the maximum response (16 pages) while Questions 4, 8, 9 and 14 received the minimum response (seven pages). Some of the responses (such as the 12 pages on new public open space or the 10 pages on what should be in a new leisure centre) are overflowing with ideas.

Support for all the regeneration proposals can be found within the responses with only 10% of respondents against the idea for a mixed-use development on the site though it would be fair to say that all respondents supporting a mixed-use development had their own view of the ideal mix of uses.

There was general support for an attractive night-time economy of high quality restaurants and bars. There was also general support for pedestrianisation and for improved links with Tamworth train station.

However there were also challenging disagreements for all the regeneration proposals. The significant challenges expressed by the public have been summarised below and, in most cases, these challenges represent the need for political decisions that take into account the conflicting aspirations, practical problems and commercial considerations that apply to the Gungate site.

A summary of the challenges expressed through the public consultation to the current regeneration proposals is provided below:

General Issues

Mixed Use: one strongly expressed viewpoint is that focusing on residential development would give the remaining town centre businesses a chance of a sustainable future. Since 2008, Tamworth's national retail ranking has fallen from 219th to 782nd and Tamworth town centre has been demoted in the national retail hierarchy from being a town centre to being a local centre. A possible conclusion from this is that the town centre needs to shrink to a size proportionate to being a local centre. As stated in one of the responses; "we should not consider this space as a commercial space. This is an opportunity to shrink the footprint of our town centre and bring residents closer to a renewed smaller centre giving it have a chance to survive."

The Multi Storey Car Park: the Council's proposals are based on developing the surface car parks and replacing the lost car parking spaces through the construction of a Multi Storey Car Park (MSCP). If you object in principle to a MSCP then the options for development and increasing the density of economic activity at the Gungate site are greatly diminished as the options are then focused solely on the opportunities surrounding the existing surface car parks. Basic objections to a MSCP ranged from inappropriate size, ugliness, underuse of the Ankerside MSCP, perceptions of personal safety and preferences for public transport.

Heritage: it is impossible to understate the importance of "heritage" in the responses. For example the Almshouses are mentioned 88 times in individual responses and the loss of heritage buildings in the 60's and 70's was a point raised in the responses to many questions. A wide range of suggestions were made to promote Tamworth's heritage (including the demolition of 60's and 70's buildings) and Tamworth was often

compared unfavourably with Lichfield in terms of heritage conservation. The Council was essentially challenged to not repeat the mistakes made in the 60's and 70's and to create something that added to Tamworth's heritage appeal.

Sustainability: the Gungate site was seen as an opportunity for the Council to achieve its green ambitions through the incorporation of sustainable features such as; electric vehicle charging, solar power, district heating, ground source heating, electric scooters (such as those currently on trial in Stafford), low carbon building materials and a greater emphasis on public transport. Not to future-proof any development with sustainable features would be viewed as a failure by the public and there was a general view that the issue of sustainability was not given sufficient importance in the regeneration proposals.

Lighting: the issue of lighting and how it affects the atmosphere in the town centre was mentioned in a number of responses along with the need to include public safety considerations into any design. The need for architectural quality was repeatedly emphasized.

Specific Points

Residential development generated the full range of opinion from 100% in favour to 100% against and, in terms of housing tenure, from 100% social housing to 0% social housing. Responses to questions on design favoured the traditional rather than the contemporary but views on flats versus terraces versus town houses were inconclusive. With regard to compatible uses the public's views coincided with the regular considerations applied by the environmental health and planning departments; for example noise, scale, light etc. Later living accommodation, in particular, was thought to be detrimentally affected by noise nuisance and late night entertainment whereas commercial use would be relatively unaffected.

There was interest in the provision of medical services and health related businesses on the site from both the public and Staffordshire Clinical Commissioning Group. This use had been listed in the Consultation document but the public's responses suggest that greater consideration should be given to this form of development.

The MSCP, leisure centre and hotel proposals had a mixed response (an underground car park was mentioned favourably more than once). The demand for a new leisure centre was thought to be unproven and potentially non-existent due to the existing leisure facilities at the Snowdome, Strykers Bowling and various gyms and schools. Similarly, the existing hotel provision in the town centre was considered to meet demand.

Traffic in general and in particular the Bell Junction was considered to be a potential problem along with the availability of parking and the cost and pricing strategy for parking.

On the issue of the size and height of new buildings not everyone was convinced that because of the height and size of the existing buildings north of Spinning School Lane, any new development there can be of a similar height and size. The buildings surrounding Gungate are all of a small, domestic scale and alternative proposals were to return to the scale of this area prior to the developments in the 60's and 70's.

The question of a new bus station split opinion evenly. A new bus station is not currently included in the regeneration proposals and opinions are divided between the benefits of having two points to the east and west of the town centre for

accessing bus services to the benefits of centralising bus services to a new bus station on the Gungate site. The advantages and disadvantages for both arrangements were expressed.

One comment of social interest was the strong support expressed for maintaining some provision for youth as originally provided at the Staffordshire County Council Youth Services building and leisure area. This was mentioned throughout the public responses – particularly in relation to the original charitable intentions associated with the land.

Next Steps

Following on from the regeneration work carried out by the Council to date and the results of the public consultation on the Gungate site the Council's objectives for the site can be summarised as:

1. To bring forward the regeneration of this key development opportunity at the heart of the town centre.
2. To bring forward a development that helps to renew and reshape the town centre. To do this in a way that improves experience, drives growth and ensures future sustainability.
3. To build on Tamworth's existing strengths (e.g. its historic assets such as the Almshouses) and its recent successes, including the Tamworth Assembly Rooms and the award of Future High Street Funding.
4. To use existing Council assets as a foundation for future change.
5. To secure a financial return (capital/revenue) for Tamworth Borough Council, given their existing assets within the site.
6. To shift the focus of the town centre – moving away from prioritisation of retail, giving people new reasons to visit and use the town, including encouraging residential uses.
7. To diversify uses to bring new activity and use of the centre at all times of day.
8. To work with the community, partners and stakeholders to ensure a sustainable future for Tamworth.
9. To provide a town centre for all – encouraging use of the town from people of all ages.
10. To allow for innovation – providing enough flexibility in planning and programming of spaces to allow for entrepreneurial ventures and adaptation to change.
11. To use public-sector interventions to stimulate private-sector investment.

The outcome of the regeneration planning for the Gungate site will not be a fixed masterplan with specific sites allocated to specific uses but rather an agreed set of uses and a set of criteria to assess future development proposals. These assessment criteria could include such issues as heritage, transport and sustainability which were strongly reflected in the public consultation.

Officers are considering the delivery options for achieving change at the Gungate site including the options of; Joint Venture / Development Partner, Direct Development and Freehold Disposals and are looking at the differing constraints and opportunities represented by these different delivery models.

The next steps for the Council will therefore be:

- To investigate further the delivery options
- To investigate the possibilities for external grant funding
- To assess the market demand for the various agreed site uses.

RESOURCE IMPLICATIONS

There are none to complete the recommendations set out in this report.

LEGAL/RISK IMPLICATIONS BACKGROUND

No implications.

EQUALITIES IMPLICATIONS

No implications

SUSTAINABILITY IMPLICATIONS

No implications

BACKGROUND INFORMATION

See executive summary.

REPORT AUTHOR

David Hunter – Senior Regeneration Officer

LIST OF BACKGROUND PAPERS

None

APPENDICES

Appendix 1 Gungate Consultation Document 2021

Appendix 2 Gungate Consultation Comments Received 06 03 2021

Appendix 3 Gungate Public Consultation Q & A

Appendix 4 Individual Gungate Consultation response

Appendix 5 TDCS Gungate Consultation response

Tamworth Town Centre



Introduction

Tamworth Borough Council is actively seeking to redevelop a key part of Tamworth town centre; this is your chance to help inform how this major change is brought forward. For too long, the Gungate Regeneration Quarter has remained undeveloped, failing to contribute to the vitality and viability of the town centre.

Tamworth Borough Council is keen to understand your views and ideas as the process of change begins.

The Gungate Regeneration Quarter lies on either side of Spinning School Lane in Tamworth town centre. The area previously contained a Retail Precinct, Police Station, Magistrates Court, Social Services offices and Bingo Hall. The majority of these buildings are now vacant (or soon to be vacated) and therefore no longer make a positive contribution to the vitality of the town centre or its economy.

Against this backdrop, Tamworth Borough Council, in partnership with the various landowners, has been investigating the opportunities this provides to positively regenerate the area. To this end, partnerships have been formed, land has been acquired and initial ideas have been developed to determine the best future uses for the Gungate site.

Specific actions that the Borough Council has carried out include:

- Acquiring the land to the south of Spinning School Lane from the private sector
- Taking back ownership of the Bingo Hall to the north of spinning School Lane
- Researching housing need and demand
- Investigating market demand for town centre uses
- Carrying out financial viability appraisals for town centre uses
- Identifying design principles to be considered for future development
- Reviewing the constraints to development for the site

As is the case for many town centres, the Covid-19 pandemic has accelerated the rate of decline within Tamworth Town Centre and as a consequence, its role is likely to change. In response to this, the Borough Council believes that a flexible approach should be taken towards town centre regeneration, an approach which is both adaptable and responsive to changes in market conditions.

While we recognise that flexibility is key in delivering this ambitious project, we also understand that to create well-designed and welcoming places, common design themes and principles need to be set out and agreed at an early stage. These principles will, in turn, act as a guide for developers, while also ensuring a degree of consistency, and a good relationship between the different areas across the site and proposed new buildings.

Any new uses proposed in the Gungate Regeneration Quarter must work alongside each other, complement the rest of the town centre and also take into account the neighbouring proposals associated with the Tamworth

Future High Streets regeneration program that include the relocation of South Staffordshire College to the site of the Tamworth Cooperative Society Department Store, the creation of a new Enterprise Centre at the Cooperative offices and the public realm improvements proposed at St Edithas Square.

We are therefore seeking your views and opinions on these key design themes and principles which will in turn inform the future development of the Gungate Quarter.

The document is divided into a number of sections, each posing questions and we welcome your responses to these questions and any other comments you wish to make. A [link](#) is provided at the end of this document for your questions and comments. The Council will respond to questions and comments received during this consultation which, by necessity, has to be a virtual consultation due to the current pandemic.

Potential Uses

As part of the masterplanning exercise, detailed market analysis was undertaken to determine what demand existed for different types of uses/development. This indicated that there could be opportunities to deliver the following uses at the Gungate Site:

1. Residential (apartments and town/mews houses)
2. Retirement Living
3. Leisure Centre
4. Workspace
5. Hotel
6. Multi-Storey Car Parking
7. Night time Leisure Economy (restaurants / bars)
8. Local retail, medical, professional services

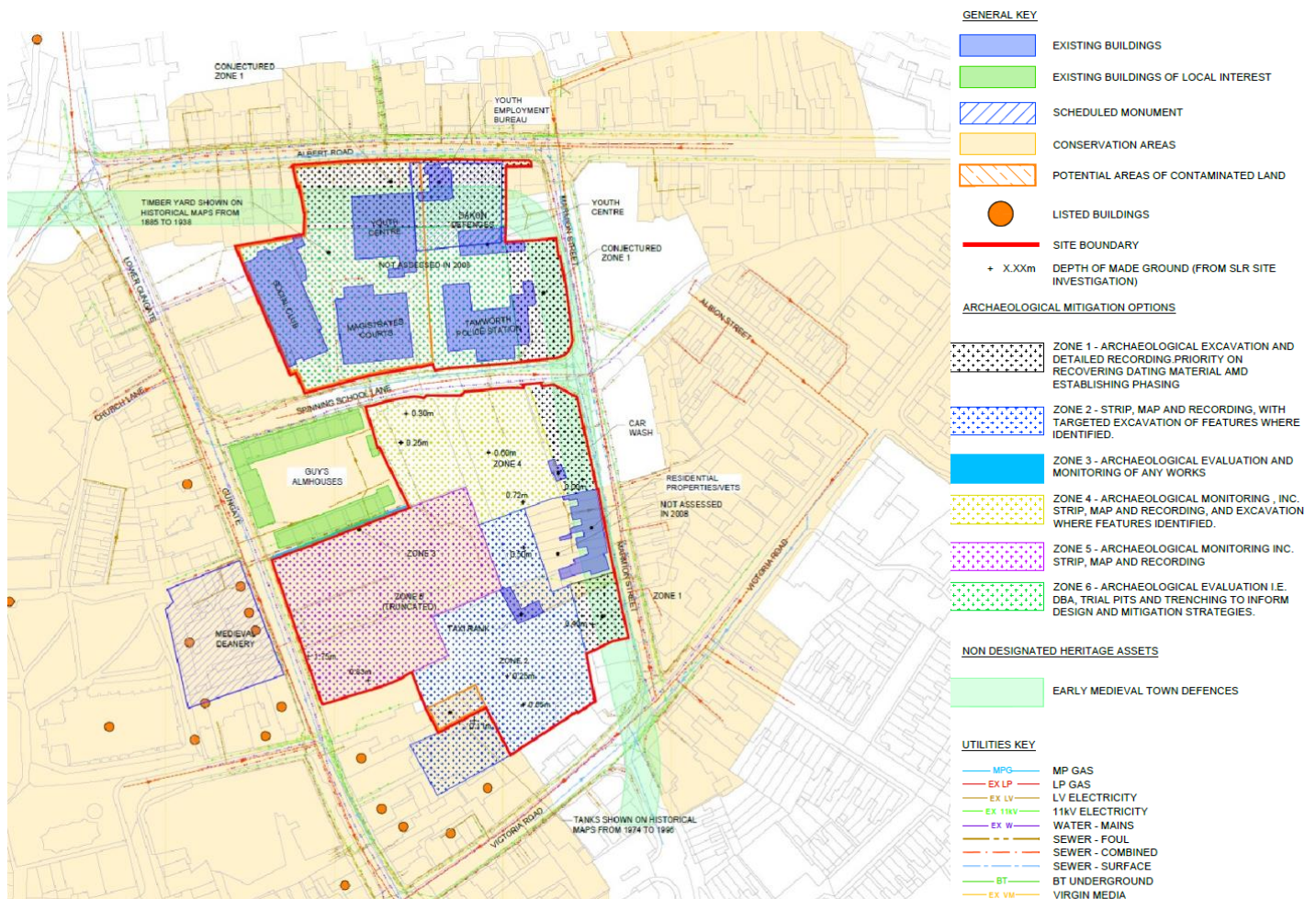
Other uses, such as a new cinema, were investigated but have been discounted due to local competition or lack of market demand.

Question 1 - Do you think a mix of uses is appropriate for the site?

Question 2 - Can you think of other uses that might work?

Question 3 - What would you like to see in a new Leisure Centre?

Site Constraints



This image shows the results of a number of studies undertaken by the Borough Council into utilities, depth of disturbed ground, level of archaeological interest and heritage designations.

This information creates a number of constraints (obstacles) that may present challenges for the development of the site and these issues may restrict what types of development can occur or where new buildings could be located.

This plan shows such information as, the proximity to areas of possible archaeological interest, surrounding conservation areas and neighbouring listed buildings and this information will be taken into account when considering development proposals.

Question 4 – Are you aware of any other constraints (obstacles) that may present challenges for the development of the site?

Site Analysis

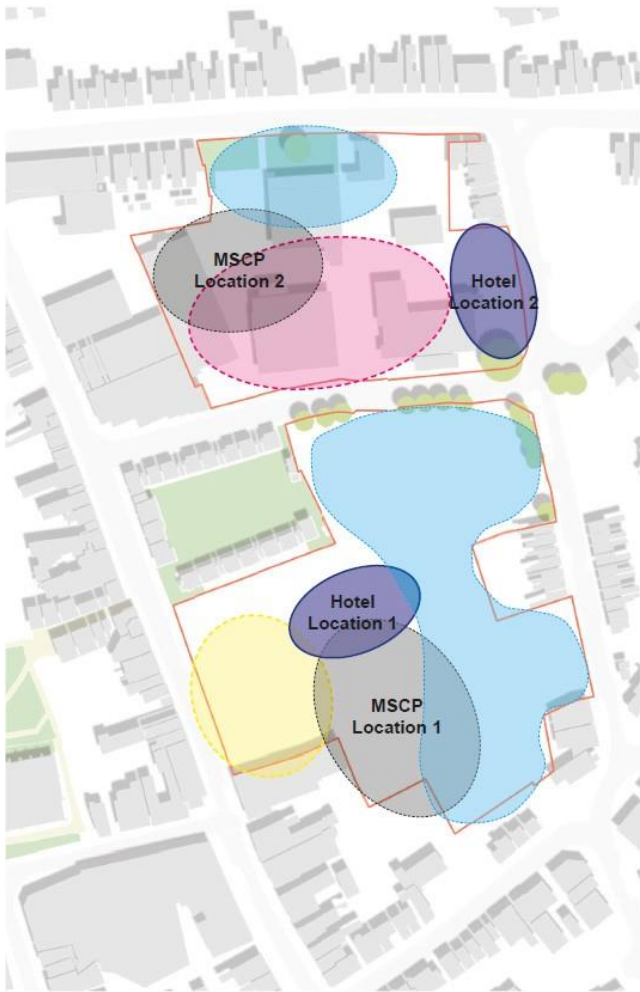







This image shows the Gungate Regeneration area (inside the red line boundaries) and starts to identify key characteristics and requirements that need to be considered when developing the site.

Key requirements identified include the need to retain and highlight the views of St Editha's Church, create sites for new public open space and create new pedestrian links through the site, such as a route from the town centre towards Tamworth Railway Station. There are also opportunities to encourage interesting street scenes across the site - this means buildings with windows and doors opening onto the street to generate interest and activity rather than blank walls.

Question 5 - On the basis of your local knowledge, can you think of any other key characteristics, requirements and opportunities that should be taken into consideration in developing the site that haven't been identified?

Good Neighbours



- | | |
|---|--|
|  Residential |  Cinema / Leisure |
|  MSCP |  Hotel |
|  Leisure | |

This image starts to consider how different types of buildings (uses) could be accommodated at the site and how they would relate to one another.

It shows that a Multi Storey Car Park (MSCP) could be located north or south of Spinning School Lane. It also shows how a hotel could be accommodated in different locations. This type of plan highlights the positives and negatives associated with the location of different buildings.

For example, creating access to a Multi Storey Car Park (MSCP) in Location 1 could be challenging as there is no immediate access/egress close to existing roads. Hotel Location 1 would also mean a tall building close to neighbouring heritage buildings.

The challenge for the Council will be to ensure that individual developments are good neighbours to each other whilst taking into account the surrounding context i.e. buildings to be retained, existing road networks and the wider town centre.

Question 6 - What uses do you think should not be next to each other?

Indicative Heights and Sizes



This plan starts to consider the scale of development across the area. In particular, it considers what heights and sizes of buildings could be appropriate for new development.

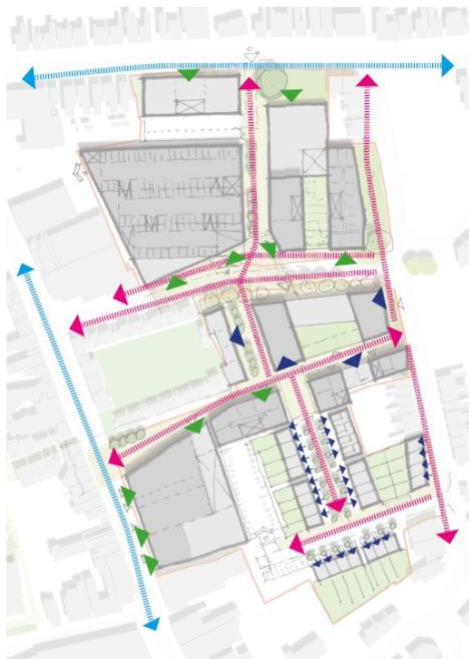
This plan suggests that taller buildings would be more appropriate to the north of Spinning School Lane where there is already the 4-storey police station building. The area north of Spinning School Lane may also be more appropriate for larger buildings, taking into account the fact that this area already accommodates the former Bingo Hall and is adjacent to Atik Nightclub; both of which are large buildings.

The analysis suggests that lower and smaller buildings would be more appropriate to the south of Spinning School Lane as this would have less impact on the heritage of Sir Thomas Guy's Almshouses and would be more suited to the scale of the existing town centre.

Question 7 – What do you think about the idea of having taller and larger buildings to the north: lower and smaller buildings to the south?

New Routes

Pedestrian and cycle routes



Key

- Existing route
- New route
- Public entrance
- Residential entrances

This plan shows an indicative layout of the site. It shows how buildings could be arranged to allow for new pedestrian and cycle routes through the site, to make it easier to both move around and through the area

Question 8 - Would the routes shown make it easier to get around the area and, in your experience, do they provide the most direct route? If not, please explain why?

New Parking and Access

Parking and access



Key

- Primary route
- Secondary route
- Access to parking
- Limited through traffic
- MSCP
- Workplace parking
- Resident parking

This plan shows how vehicles could access the site and how cars could be accommodated if a Multi Storey Car Park (MSCP) is provided north of Spinning School Lane. This could be accessed using a one-way system from Albert Road with an exit to Lower Gungate.

Providing the car park north of Spinning School Lane frees up the area to the south of the site for development. It also places the large car park building to the north of the site, where it will have less visual impact on the heritage of Thomas Guy's Almshouses and the town centre Conservation Area.

These new access proposals to the Multi Storey Car Park (MSCP) would mean less cars through Spinning School Lane and less cars coming into the town centre, creating a more pedestrian-friendly environment.

Question 9 - Do you think that this new road layout would be an improvement?

Question 10 – How do you think public transport could fit into the site?

Indicative Open Space

Open space



Key



This plan shows how buildings could be positioned to allow for public open spaces (coloured yellow). These spaces allow movement through the site and would provide space to stop and enjoy the new environment, while helping to reconnect the site with the rest of the town centre.

New housing would also bring with it gardens for new residents (coloured green) with their associated trees, lawns and ponds.

Question 11 – What would you like to see in any new public open space? (For example, types of surfacing, types of trees, public art, small amenity areas with seating)

Indicative Layouts



These two images show different ways that buildings could be accommodated within the site. There are a number of ways that the site could be developed taking into account the identified uses, site characteristics, constraints and opportunities. As private sector investment will be required for the development of the majority of the site, the final layout will depend significantly on future market demand but in accordance with the key principles of the masterplan (e.g. heights, public realm/spaces, access).



Indicative Aerial Views



Using one of the Indicative Layouts shown on the previous page, these images show 3D views of how the site could look in terms of the distribution of buildings and open space if the site is fully developed.

The images are of the site looking north-east and south west across Colehill.



Spinning School Lane Visualisation



The image looks north-west from Colehill across Spinning School Lane.

This indicative visualisation shows the type of environment which could be delivered in the Gungate area. The image highlights the principles of providing improved open space, encouraging an interesting street scene and delivering a high-quality environment.

Marmion St. Visualisation



The image looks south-east from Marmion Street across Spinning School Lane.

This indicative visualisation shows a type of residential accommodation which could be accommodated within the Gungate Regeneration Quarter. Housing could vary from the flatted accommodation of up to 4 storeys as shown in the illustration to mews houses or terraced housing.

Question 12 – What do you think about having residential development in the Gungate Regeneration area?

Question 13 - Do you prefer a contemporary or more traditional design approach for housing in this area?

Question 14 – What sort(s) of housing would you like to see within the Gungate site?

Questions, Answers and Comments

The timetable for this public engagement is:

1st February 2021	Start of consultation
15th of February 2021	Initial responses by the Council to questions and comments
26th of February 2021	Final responses by the Council to questions and comments
1st of March 2021	End of consultation

Please respond with all questions, answers and comments using the following link:

<https://wh1.snapsurveys.com/s.asp?k=161183334833>

Questions received to date (1 Feb 2021) with responses are provided in the table below. An up-dated table will be published on the website on 15/01/2021 and 26/01/2021. A final summary of the consultation exercise with the Council's conclusions and any proposed actions will be published on the website. The date of publication will depend on the level of interest and responses received from the public.

No	QUESTION /COMMENT	ANSWER
1	I have only one concern with this development and that is the reallocating of the car park capacity.	<p>The capacity of the Multi Storey Car Park (MSCP) is a major issue but, firstly, it can be stated that new capacity will be provided before the current car parking is developed. There will be no period where car parking is removed before new capacity is provided.</p> <p>The simplest approach to the number of car parking spaces is to provide like-for-like but there are a number of points that should also be considered:</p> <ol style="list-style-type: none"> 1. Increased capacity for leisure centre users 2. Increased capacity for all-day parking for Tamworth rail commuters 3. Increased capacity for an increase in visitors to Tamworth 4. Reduced capacity due to global warming policies (-though this may be affected over time by the shift to electric vehicles) 5. Reduced capacity to encourage greater use of public transport 6. Increased capacity by incorporating the car parking at nearby TBC surface car parks so freeing up these car parks for suitable town centre development <p>As can be seen the capacity of the proposed Multi Storey Car Park (MSCP) is a crucial design issue for the present and, in order to future-proof the MSCP, there will be detailed discussion of this issue when this element of the regeneration programme moves forward.</p>
2	Is hotel use feasible given the likely effect of Covid 19 on the hotel industry?	Despite initial interest from a hotel operator, this use is not now being currently pursued as the market demand for new hotel accommodation is seen as very weak due to the Coronavirus pandemic. However the Council intends to re-visit the hotel market once the pandemic is over.
3	What are the advantages of a Multi-storey Car Park in the north of the site?	The advantages of a northern Multi Storey Car Park (MSCP) location are that the site is currently occupied by large-scale buildings, is next to a main road into the town and is near to the train station. The location also allows a one-way system into and out of the MSCP which will reduce traffic going through the town centre. Any new residential development will also be some distance away from the MSCP.
4	Is a cinema an option?	The financial viability of a cinema was investigated and found to be high risk. Since the financial viability of a new cinema was investigated the Tamworth Odeon cinema has made a significant investment into up-grading into an Odeon Plus Cinema and the Covid 19 pandemic has happened. For these reasons the cinema option is not currently being pursued.

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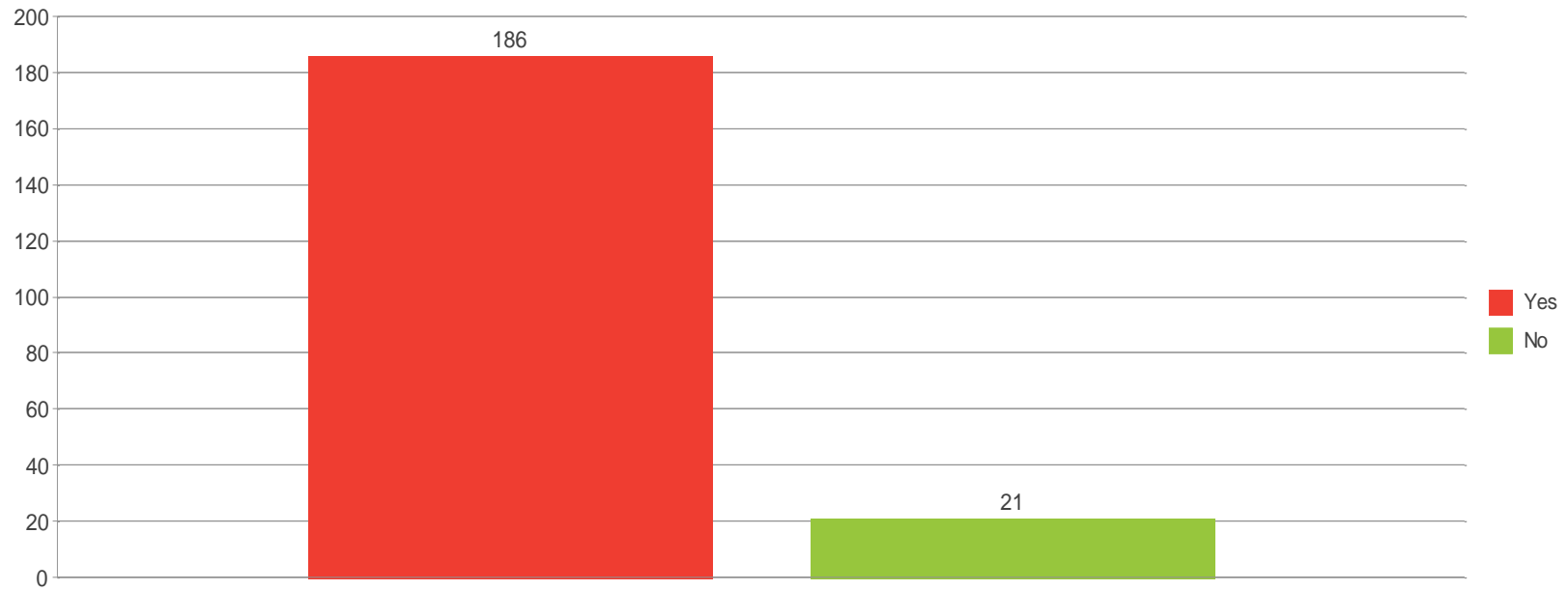
GUNGATE REGENERATION PUBLIC CONSULTATION: COMMENTS RECEIVED

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5	On the basis of your local knowledge, can you think of any other key characteristics, requirements and opportunities that should be taken into consideration in developing the site that haven't been identified?	37
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7	What do you think about the idea of having taller and larger buildings to the north: lower and smaller buildings to the south?	57
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Question 1 – Do you think a mix of uses is appropriate for this site?

Do you think a mix of uses is appropriate for the site?



Question 2 - Can you think of other uses that might work?

I appreciate the value of the income to the Borough derived from parking charges. However I question the wisdom of building a Multi Storey Car park (MSCP) in the town centre. Having travelled fairly extensively in Britain and Europe, I struggle to recall any that have added to the visual beauty of the area in which they are sited, and most are an eyesore, and they further detract from the surroundings due to the traffic flows to and from them. The ones that do work are those that are actually underground with the space above put to good civic use. I realise that there are archaeological considerations, but I have seen these actually preserved and incorporated into the structure. A good example is in Nijmegen, Holland where the underground car park shows off Roman structures. Many European car parks also incorporate safe cycle parking, which I believe is a must, especially with more people using electric bikes and wanting to store them safely. Incorporating rentable lockers with a mains plug in them could enable cyclists from further afield to charge their batteries, along the lines of the lockers you see in some shopping centres that allow charging of mobile phones.

For Tamworth, where a MSCP would make most sense is adjacent to the Railway Station. Surely working with Network Rail, the council could build a MSCP on that site. As well as providing extra parking for rail travellers, it would have the advantage of keeping traffic out of the town centre area. The access route that the council has promoted between the station, town centre and Ventura would then be used! At the other side of the town centre, but also on the access route, the Jolly Sailor Car Park could be promoted to visitors. I take it that given the push on electric vehicles, multiple charging bays would be provided.

I think these represent a good mix.

A local bus station with some cafes and public toilets.

A supermarket attached to the multi storey car park could work. It could allow people to enter directly from the car park etc. An indoor karting track could be an option, maybe in the leisure centre.

Bus station with associated coach parking - Tamworth needs a dedicated interchange rather than confusing potential new users by having 2 separate on-street locations. Better facilities could create a positive impact on the usage of public transport rather than having to wait in the cold and wet in the less than suitable on-street shelters.

Attractions to bring families and adults to the town centre that are different such as: 1) Escape Room 2) Indoor Mini Golf

Multi-purpose event space. Thinking about things such as local gaming clubs or special interest hobbies (model railways), or smaller performing arts (open mic events at lounges or cafes). Basically things that would get used 7 days a week in the evenings and would also provide drinks/snacks/alcoholic beverages.

Residential including affordable and sheltered housing only. We need to shrink the size of our town centre because commercial space within "B" location towns and "quarters" of towns are bound to fail. We are fooling ourselves if we zone this space for retail, "night economy" or other entertainment. Trends were away from this before Covid and have accelerated by 10 years post-Covid.

How about a mental health centre or others along the same lines

Museum and open public space with trees and seating.

Urban woodland/forest area to counteract the number of trees felled without replacement in & around the Tamworth area & as a way of repaying the environment for the awful decisions of building on farmland such as out on the Ashby Road & at Dunstall, to name just two.

Highlight of Tamworth history.

A community hall venue - there are very few halls around Tamworth currently suitable for use for things like fitness classes, yoga, parties, meetings, etc. Those that do exist are either fully booked up or rather selective in whom they hire to (church halls & church goers only say). The few there are also not well insulated or heated/ventilated & dirty. Perhaps a town centre location might be suitable. Although a leisure centre might suit this purpose, independent fitness teachers or private hirers wouldn't be able to use the facilities unless being employed by the leisure centre. So, a not-for-profit or community hub might be better purposed given the number of gyms already in the area.

Covent Garden type area with a mix of small shops, restaurants, coffee shops on the NCP. Open to small independents. A quirky mix with outside seating and greenery. Would complement the existing buildings. Big chains in town centres are a thing of the past, encourage local shopping and produce.

As far as I understand, indoor climbing was one of the fastest growing sports in the UK before the COVID restrictions began. As we have the Snowdome, Tamworth is already associated with this kind of sport, and so I think a climbing centre would be a great addition to the town. Also, the closest actual climbing centre, not simply a school or college with a small wall, is in Birmingham City Centre. Plenty of parking from a multi-storey car park would also mean that people would travel in, as they do for the Snowdome, and so this would support other town centre businesses. Whilst this seems more suited to the leisure centre, I think it would need to be on the Northern part of the site, as the building would need to be quite tall.

GREEN SPACE - if we want to get ahead of the times then this scheme would need to include large amounts of green space. Take a look at the latest plans for Barcelona city centre of example. The impact of environmental changes on our lives will only increase in the coming years, this needs to be at the core of any new schemes that are right within the town.

Not specifically, although a mix of day/night time leisure and workspaces - during the day there are upmarket and independent cafes (like 18 coffee house near Marmion house) and co-working spaces for people to work remotely, whilst having restaurants and bars in the evening. I'm not for the idea of hotels, as I'm already resident obviously and would have thought that the Travel Lodge, Premier Inn near the centre would be enough for whatever demand Tamworth has for hotel rooms.

Evening uses - restaurants, bars etc. Ventura has a lot of restaurants, it would be good to see more in the town centre. Also leisure uses to make the town centre more of a destination for people to spend time in. It would also be good to see some high quality public realm.

An indoor climbing wall (bouldering) as our closest is Coventry

Green area's to allow people to relax and chill in or this could be around the church and Library and make use of the green area

Hotel and restaurants.

Entertainment complex that suits people and families of all ages. In the daytime, a mix of fun and educational activities for pre-school children and families to have FUN. Eateries are always good but more thought needs to be put in as to healthier eating options. What is going to be the most FUN and NOT the most profitable. Affordable car parking or FREE car parking. Let council manage car parks and NOT NCP who only seem interested in handing out parking fines. This is one of the reasons I don't visit town centre as often as I'd like. LIGHT THE TOWN UP. Bright vibrant lighting displays

It would be great if a European food quarter feel could be explored, with outdoor seating, restaurants with canopies and a mixture of daytime and evening outlets. Nandos, Wagamama, Bella Italia etc and some local independents (this wouldn't be too far from Corey's and Christopher's too) all in one area in the same layout as the old precinct to give a similar feel to the French or Spanish Town Square feel.

A gym for residents of Tamworth only.

Open space, cheap or free parking to encourage people to come into town centre

More leisure and entertainment

A mix of restaurants and bars in a precinct-type arrangement with interesting street furniture such as benches, a water feature, trees or some sculptures to generate interest both during the day and night. The restaurants should have space for outside seating. This would also encourage people to move into the area - in recent years housing has progressed further and further away from the town centre and this has discouraged people from visiting the town centre, which has in turn caused amenities to go out of business, and the cycle continues. Tamworth in general lacks a good choice of quality restaurants, but there's clearly demand as Nando's and Pizza Express at Ventura before Covid-19 were often very busy. Combined with good access and parking I think a "restaurant plaza" would be very popular with people of all ages. A better bus link would add to this and help to draw people in - perhaps with a night bus service on Friday and Saturday evenings to areas such as Wilnecote, Fazeley, Dosthill, etc.

Development of the youth centre to still provide facilities for the young people of Tamworth as what it was intended to do as in the lease. The land belongs to the Tamworth and district youth centre charity

High end apartments rather than standard low level residential dwellings. High end shared office space. Restaurants

I think this area should be used mainly for daytime and evening entertainment ... particularly an array of decent restaurants with outdoor eating available ... similar to Mere Green...

Social and child-friendly paved cafe/grassed play space. Affordable independent shops with unique goods, less of the generic brands you can buy everywhere, more Tamworth specific to celebrate such a diverse town.

Mainly residential should be considered. With some thought to parking as two rather busy parking areas will be lost. Consideration for the beautiful Alms Houses

A decent size gig venue to attract touring bands and to inspire young Tamworth musicians to create and have a space to perform!

A more modern approach to ideas, will help to keep the youth of Tamworth within the town, it'll help to attract people to visit and potentially move to the area. Ideas that include this could be incorporated within the leisure centre, modern apartments that are affordable and attractive.

A Saxon centre such as the Jorvik Centre in York

Public transport hub, with a pedestrian link to the railway station, with links to Birmingham & East Midlands air hubs and East & West Midland road hubs.

A museum. Tamworth has a rich and fascinating history which needs to be celebrated. The Castle is a wonderful place, but having a specific museum to capture the history of the town and the impact it has had on Britain would be such a valuable asset. Pitched to all levels, I can see how it would be popular with school children, residents and tourists. Not just Aethelflaed, but Sir Robert Peel and the Reliant Robin. It would be unique.

No, except for a full retail and integrated residential site a bit like Touchwood but with residential development above with facilities for smaller more dynamic shops

I think the southern site would be a perfect location for a bus station. It would move away noise pollution from businesses down Victoria Road and eradicate the dangers from when buses are having to reverse to get on their respective bays.

Albert Road is already home to a number of health related businesses so I would think providing space for cosmetic / health / therapy businesses would make this a magnet for residents not just from Tamworth but from the wider area.

Restaurants and bars are a must

More community groups - whether it be creative workshops, friendship groups for lonely/vulnerable people. Youth services needs to return too! Along with independent shops, cafes. No more big companies. Let's make Tamworth more of a community for the people who live here.

Small Independent Business Units. Shopping: Low rents (small units) to allow a mix of craft/ETSY/independent style shops. Night-time leisure - cocktail bars, modern places to eat (perhaps a mix of food choices)

No, I think it is a very good idea to have a cross-section of facilities. Or, in line with the Leisure Centre, perhaps some sort of facility to cater for teenagers (used to be known as Youth Clubs in my day!) The only other suggestion would be to relocate the college to this area rather than to the site of the Coop.

No hotels we have plenty in the area 3 big chains within a stone's throw of the town centre and smaller ones too.

This is a town centre site within a short walk of the railway station and the existing high street. It presents an opportunity to:

- fulfil housing demand without resorted to sprawling, low density, low quality and car-centric development on greenbelt land.
- support and grow the high street by providing a larger resident population on its doorstep
- create a sustainable 15 minute neighbourhood at the heart of the town in which all the day to day needs of residents can be met a short walk away
- create a new visitor destination with high quality pedestrian public realm with new dwell spaces
- incorporate a high density replacement for the Hollies Medical Centre to free up the site for future development

Given the proximity of the Ankerside Centre, Marmion Street and railway station car parks, a new MSCP is completely unnecessary and a waste of town centre space that can be better utilised revitalising the town. In fact, given the short distance from the station and the town centre location the development should be car free, enabling a greater number of homes at a higher density to kick start further improvements to the town centre and potential upgrades to the railway station. HS2 will free up capacity for more local routes from the station further enabling public transport usage and widening the net for job opportunities. Instead of the car park the city council should engage with Birmingham Museums Trust, one of the largest civic collection in the country to undertake a new project - perhaps a Kingdom of Mercia Museum. Birmingham Museums Trust has a significant number of items in storage and engaging constructively with the team there may enable Tamworth BC to provide exhibition space for items relating to the region's Saxon history. Not only would this provide a unique vision destination and through contact with BMT advertise the town, it could become a centre for 'Midlands' identity. The 'North' has succeeded in forging its own identity but we struggle to band together for mutual benefit in the Midlands, a greater awareness of our shared history is one that will benefit not only Tamworth but the wider region. A good mix of uses, cafes and independent retail, restaurants and bars will ensure that the development is busy at all times of day and into the evening - a development that can achieve this is safer and the variety means that people will always return to it that than it being one dimensional. There should be no one-story buildings in the development as they are a waste of space of a town centre site, broadly the entire development should be between 3 stories (for townhouses) and 5 stories (for mixed use apartments, ground floor commercial etc.) This is a once in a generation opportunity to revitalise the town and the thinking around it should look to a more sustainable, people-orientated, active and public transport centred future rather than a car centric, congestion filled ring-road building past that ripped the heart out of many towns and cities in the UK. We lost so much history in our desire for widespread car ownership and this should be the first step in correcting that. A forward thinking and attractive Tamworth is one that will attract jobs and people. Be bold. The basic layout and the Spinning School Lane visualisation looks like a step in the right direction.

I would like to see a modern purpose built premises for the Doctors` surgeries using the Hospital St site as I no longer feel the building is fit for purpose.

Yes it can work. I believe there are enough houses in Tamworth though. Retirement area sounds nice. We need youth centres open again. Also keeping old buildings in Tamworth is a must.

A complex similar to the bullring with a selection of retail, restaurants and multi storey parking. Parking would need to be free to compete with Ventura

Something like a ghetto golf. Kid's arcade

Multi-purpose space for youth and elderly to hold groups/clubs and socialise.

Restaurant quarter. Tamworth is massively lacking in a range of restaurants especially big chains such as Cafe Rouge, Miller and Carter, Zizzi's, Ask Italian, Turtle Bay etc. The restaurants that we do have in Tamworth are always full, so there is clearly a market out there. It would also bring more people to the town centre!! It has ample parking opposite and is close to the train station to, which is good for bringing people from out of town in!

More of a historical interest, with old buildings and some history would be of interest, like Stratford, I think the town would benefit from having the interest of tourism, at the moment there is nothing but the Castle.

Anything that promotes small business, and definitely nothing we already have in Tamworth.

Independent shops to help small businesses.

Small independent retailers or business premises such as office use. Police station. Youth club.

Live music venue/ open air cinema. All year round food and craft markets instead of using the Castle grounds Different food and bars. More independent businesses No more Costa's

New shop spaces and better looking office spaces. Maybe a gym.

As long as it's not just all residential, that'll be a waste of money.

Community centre, offering arts and crafts classes. Larger brand name restaurants such as Miller and Carter, Chinese buffet.

A museum/centre to showcase the historic value of the town? A place to showcase local art/artists, or a space for both. A comedy club? A social club fit for the 21st century, for all residents /age groups.

Mix use but not residential. Tamworth desperately needs a vibrant upmarket night-time leisure provision similar to nearby Lichfield

Leisure facilities Youth centre Leave police station

You need to link Ventura to the town centre by way of a free tram or monorail. People will not move from Ventura if there is no free parking in the town or a means to join the two. It has to be desirable to the customers who like convenience. It also needs character - the new Gloucester Quays is a good example of the new mixing with the old.

Well known High Street shops.

Food hall, original locally-owned shops, stalls

Facilities that could work to complement Tamworth Castle to entice more tourism to the town. A care village similar to Beacon Park Village in Lichfield. An upgraded indoor market

Inner city housing. Restaurant, pub chains e.g. Miller & Carter, another Weatherspoons

Some form of focal point and a square with inward facing bars, restaurants and some (no chain) retail, something like concert square in Liverpool is a great place to visit for social. There could be events held in the square.

Relocating the Library there and incorporating the old library into the Assembly Rooms Enterprise Quarter.

Education Commercial

On the site of the police station, magistrates' courts, bingo hall etc - this is a substantial piece of land that would be ideal for affordable private housing. The college would be better moving to the Gungate car park as there would be parking for the staff and visitors. This would free up the co-op building for a leisure centre.

For Gungate, this would make a much more suitable site for the relocation of the college giving a much bigger and attractive area for students with room for expansion plus parking

Live work arts studios with ground floor parking. Affordable and flexible rental spaces for local independent businesses and retail. Healing Centre for holistic therapies. Personally the proposed ideas for moving the college etc is A DUMB CON GAME. It's a tiny site and has no parking and what parking there is costs a fortune. To be honest, unless parking is made free in town I can see any idea totally tanking anyway. People will not tolerate being bullied out of their cars, especially when local public transport costs a ridiculous amount too. Anything that is built or developed, ought to have sustainable design and power features, including living walls, use of hempcrete or other environmental friendly materials.

New shops.

A wellbeing garden where people can sit and meditate or take time for themselves.

Mixed use is fine, but prioritise social use rather than a hotel and entertainment. Use the high street grant for that.

It needs to link up with the schemes for St Edithas Square and the Castle Grounds.

Leisure and entertainment

Underground car park for free with new restaurant quarter for all you can eat Chinese, other different types of other country restaurants, small retail shops, open live band area, wine bars.

The creation of retirement community living village with quality onsite facilities in secure environment with extra care to accommodate ageing population / last home buyers & renters e.g. <https://www.extracare.org.uk/living-with-extracare/retirement-villages/new-oscott-village>

This would provide users for leisure centre and other existing town centre facilities. It also reflects age group who seem to be main town centre users on the occasions I go into town in the week. Buildings should be designed to sympathetically fit with character of Almshouses. MSCP could be blended to include incorporation of apartments to provide quality affordable accommodation for younger population given good access to transport links for work.

Digbeth Dining Club

A Mere Green type development with mix of bistro type restaurants, food retail and small independent outlets. Include pedestrian walkways/seating

Housing

Hospital with a fully functional A&E department

The thing I think Tamworth is missing is an area that has a water feature, perhaps a fountain and statue to represent some significant Tamworth figure. If you were to look at The Peace Gardens in Sheffield, or the mirror pool in Bradford or even the town hall square in Nottingham then I am thinking along those lines but maybe scaled down for our town size. This fountain could be lit up at night times. Could have somewhere for small live performances and events such as the Christmas lights turn on. If this was surrounded by premises that some were restaurants or other food outlets, they could have alfresco dining. If there was wifi for the town in that area, people could do their business in the open space.

Specialist small retail and more structured open space to encourage walking

Shops don't do well in the town centre. Restaurant and night leisure are a great idea but we need more sophisticated restaurants with alfresco dining with lovely views to admire e.g water fountain more family friendly dining and maybe entertainment facilities such as Table Tennis food/bar.

Fixed market stalls. Which are sheltered to make winter market days better

Restaurants, local shops and residential and a green space

Community 'One Stop Shop / Hub' with Internet cafe - office spaces for rental to local providers offering support to citizens i.e. for job seekers -and students - old and young a space bringing everyone together - ability to access IT - empowering and upskilling citizens - bringing provision together for easier accessibility - reps from college- business sectors - on line courses - self-employment support - housing advisors- homeless reps - disability advisors -Mental Health organisation- money management organisations - CAB reps - all under one roof - opportunities to also generate income by sub-letting 'floor /desk space' to outside organisations - cafe in house maybe a CIC employing mix of people who are able bodied working alongside others who have health conditions/ mental health/ autistic etc to offer work experience / voluntary opportunities to boost confidence or support CV a step nearer to gaining paid employment - like a working community centre . Investment to into empowering local people with employment skills and life skills who are then able to re-invest and contribute back into society and local employers

Recreation area, small independents. Family friendly restaurants,

Different restaurants, drinking bars, high street clothing shops.

A small green area with boutique shops and restaurants/ bars. Lower rates to encourage small business

I believe cafes, restaurants and specialist shops would attract people to the town centre. I cannot understand the need to relocate the College.

International area. We are twinned with Bad Laasphe, (and a town in France apparently) I have been to Bad Laasphe beer festival many times but these days there is no trace of the long-standing relationship. Why not have replica buildings that copy the architecture from abroad. This would be amazing and attract visitors. More unique than the same modern buildings. Also there are Tamworth's in Canada Australia USA and New Zealand etc so why not have incorporate them including local landmarks and name roads after these places

Chain restaurant such as Miller and Carter, Jimmy Spices, Las Iguanas etc to make the town centre a bit more upmarket and attract lots of visitors. Also I think there needs to be another shopping mall with shops that do not include pound shops (bargain shops) because there are too many already in Tamworth. The shops need to be aimed at homeware items, such as the Home Sense (a TK Maxx store), and more clothes, books, children's toys and technology shops.

More smaller independent shops to create interest beyond the larger chains

A food court like other areas have they are really popular. A good court with a child's soft play - this would be a massive hit!

We need a hospital as it's very difficult when you are on low-income and you have to visit someone or go to hospital yourself. Buses are not convenient all the time. We don't all have cars we need a mental health hospital and proper hospital where if you have to stay overnight and are told you can't get public transport you can at least get a taxi home that won't cost too much

Multi-function building where the existing police station is. High end residential apartments. Office space

Central stage for outdoor plays / events outdoor ping pong tables like in Hyde Park peace garden restaurants with a nice public courtyard / outdoor seating areas.

Homeless shelter Respite centre for children & adults with SEND Women's safe house for those suffering from DV

Outdoor performance space with stone/concrete permanent seating crescents enabling local groups to make use of it

Activities - rock climbing, laser quest, mini golf

As major services are already connected, a lot of the buildings could be converted into council flats

Food court- for example new street train station food court in Birmingham. Designer retail park- example Bicester village or Cheshire oaks

Move the market to the old precinct site in 1 location. This makes George Street clear on Saturdays for shoppers who can see the shops firstly but most importantly of all it will create a better market place for people to browse.

Major shopping centre.

Cocktail bar, outside dining. Family friendly cafe (little green frog Lichfield style) Water feature
Community cafe hire for charities (NCT groups etc)

More housing for elderly that has a warden, youth club,

Children's sensory play area

Tamworth needs to get with the current time. People travel to Lichfield and Birmingham for food and drink. You get this right and the shops will follow which will increase footfall and people will want to come into the town. It's full of takeaways no nice restaurants for food and drinks

I think the main focus has to be restaurants, leisure and arts. Not residential. We don't need another cinema. We already have a leisure centre at the Snowdome. Leisure centres should not be in town centres anyway.

Some sort of fitness facility or fitness centre. Possibly an outdoor fitness facility as people may be apprehensive about going back to gyms post-Covid. Fitness and lifestyle is on the rise and something like this may attract people to the town centre.

Smaller retail / craft units to encourage smaller businesses to choose Tamworth for their base. Craft style mews areas to encourage people to slow down and enjoy the shops. Seating areas within the development, open plan and fixed tables and chairs in grassed or feature areas. Secure bike parking
Small rentable office space for individuals or one-off meetings.

Small hotel, attractive apartments (compare Lichfield) restaurants (continental/Oriental) with outside catering bordered by floral displays. The whole area spacious with landscaping and generous seating. Less focus on 60/70 building (too much boxy and picture windows and high rise building, taking into consideration the charming street of low rise premises to blend with new development also allowing wide access. Whilst not a Tamworthian nevertheless having lived here many years I am aware of many charming features demolished to make way for more modern buildings which have in my opinion contributed to reducing the attractiveness of what was once a small market town with a castle, extensive parkland flanked by delightful river walks and stone bridge. I would suggest the council planners do not repeat the mistakes of previous planners, waste this opportunity and think long and hard for the future of this town.

I think there is a real opportunity to create modern open spaces with a cafe style culture. The access to the station could help bring in travelling trade and also encourage users of Ventura Park to venture into town.

Food and drink, bars, restaurants, pubs, coffee shops, bistros, micro-breweries. Events section, music stand, outdoor cinema. High end retailers, like resorts world. Luxury apartments.

Monthly farmers market

If utilising this for night life, more and easily accessible taxi ranks will be needed. Youth club or a hangout for younger people, particularly somewhere to support people with special education needs.

Something that helps to link the different areas together

Museum heritage centre celebrating history and figures who've made contributions Thomas Guy, Robert Peel, Colin Grazier to complement exhibitions at the Castle. This would sit well adjacent to Almshouses founded by Thomas Guy, Lichfield has multiple museums celebrating its heritage Tamworth only has castle which is really well run. Car park needs to come secondary, no point having car park if nothing to come to town for!!

Relaxation Benches trees

We have a lovely town that could be amazing. Make the town look pretty and even more attractive environment. For example, nice bistro, bars, cafe that you can sit outside, something a bit different with charm and class for all age groups. Maybe one place that is more family based for example, a bar with food and soft play centre, then for us adults bars/bistro with a touch of class with cafe Street style seating outside like they do abroad. Lichfield has this with some of their places. Maybe a better outdoor entertainment complex that's in the town centre, that can offer outdoor all year entertainment space. For example, a permanent outdoor cinema screen, with small permanent log cabins that provide drinks and food. Stage area for small gigs. But also small shelter so can still be used in winter months. For, example you could have a carpark built that is multi storey. With the bottom space open space for events, being outdoors but still a roof in case it rains. How about developing Tamworth Market area by making it look even more attractive may then attract more bespoke goods and bring in more people. Small bespoke shops, that are different to the main stream. Above the fancy bars/ bistro have some flats. Also, what would really be nice is to have a bar/restaurant with a roof terrace, lovely in the summer months. I love my Tamworth but I know it could be so much more.

A bigger entertainment venue but no hotel. Access pick up points for pedestrians by local Taxis. Small restaurants with trendy bars.

I'm not too sure but perhaps something like the river lights development in Derby, Casino and hotel with bus station?

A mixture of restaurants and bars to make a social area and draw people into the town from lunchtime through to evening. I'm thinking Brindley Place in Birmingham. Something nice to look at like a fountain or statue. A building for people to showcase independent talent, live music, pop up restaurants, art gallery, food festivals etc. Free parking is a must. You are not going to attract car users to the town centre as we have Ventura and free car parking there. We need to encourage independent businesses into the town centre as well as more commercial businesses. All we have at the moment are lower end shops as the only people that frequent the town are non-car users/people relying on walking or buses. I live in Tamworth but I would choose to visit Lichfield as their town centre is thriving and you can see it's very well thought out and looked after.

Different restaurants, roof top drinking bars, high street clothing shops.

Small boutique shops, a pleasant green environment that would encourage people to come to the town and wonder and enjoy some historic areas. Removal of 60s and 70s style building and get back to a more rustic market town feel

A lot more places to eat out and clubs/bars, there's only one proper nightclub in Tamworth, the night life needs to brighten up a bit and more shops would be good.

A creative hub, small independent shops, like craft/unique gifts etc. Areas for rent/hire including art studios, recording/practise rooms for bands/podcasters etc which is a growing area and would fit well with the college being moved. Encourage creativity and allow people to create and start more businesses in the town that are different to what Ventura can offer. Maybe an indoor play area for families as apart from the bowling alley these are not very easy to access by foot and would encourage people to stay in the town for longer periods. Flats, with parking, above shops rather than housing.

More branded shops, bars restaurants and night clubs.

The town centre would be great if it had a range of lovely boutique shops and more nice bars and restaurants. Assuming that we see the end of the pandemic soon!

A museum. Tamworth has a fascinating history not all of which can be accommodated by displays at the Castle. It would also provide another tourist attraction and could house the Tamworth Tourist Information Centre as the two uses would complement one another.

Mix uses is a good idea, but we don't need more houses in Tamworth. The roads around the area can't cope with more traffic. The council should have left the old precinct up, nothing was wrong with it.

I really like the idea of the leisure centre, think there should also be an activity centre for younger children like a science centre or other appropriate family venue

A mix of residential and office space for start-up businesses would be a better option. A mixture of retirement homes, first family homes, would provide the remaining retail areas within the town centre with door-step residents who may be more likely to utilise the town centre than Ventura.

Indoor market with low rent for start-up traders. A permanent market would attract people into the town. A good selection of goods would be necessary from fresh veg and fruit, through clothing to crockery. The old Gungate site would be ideal. A two level carpark ideal on the original carpark. The town needs cheap, convenient, car parking, not NCP.

Ensuring that we get branded chains into Tamworth like Bar room bar, Alchemist, a tapas restaurant, Bistro Pierre, Miller and Carter.... No more Indian restaurants or takeaways

Museum of Tamworth past and present.

The college would be more suited to this area than where currently planned. There is also a need for moving the health centre to provide more space with some parking access

Predominantly housing and public open spaces

As retail units are surplus to requirements and we should be attracting more visitors I would like to see a central feature, fountain or similar with attractive stalls/ barrows for street food vendors, farmers market, craft events etc, in other words versatile vending areas. Seating around the perimeter would attract people to eat and more importantly, shop!

Need disabled friendly sheltered housing similar to the Almshouses to provide convenient safe housing for elderly people close to Drs dentists pharmacists hairdressers post office and shops so they can access them easily without having to rely on lifts buses or taxis. We desperately need decent tourist facilities like a bespoke tourist info centre, a museum of Saxon life, a motorhome area to encourage growing number of motorhome tourists to stay and visit overnight or for weekends (don't use caravan sites) some gift shops boutique shops more unique shops like craft shops art gallery pottery studio good quality bistros and restaurants (not takeaways or Costas) dessert shops healthy food.

Mental health support.
lonely people.

Substance misuse support.
Activity Centre for small children

Support for

More appropriate and affordable usage of car parking facilities.

To bring more shoppers into the town, an area dedicated to factory outlet shops - like the McArthur Glen shopping villages would be a complete hit. These sites are always absolutely jam packed with visitors and have a shopping quarter based in the town centre would drive the regeneration of the town.

PARKING IS REQUIRED IN THE TOWN, PUBLIC TRANSPORT IS NOT GOOD ENOUGH. SO ESPECIALY FOR EVENING ENTERTAINMENT, SPINNING SCHOOL LANE CARPARK IS BUSY

Whilst a mix of uses is probably the best approach, the make-up of that mix is critical. As the area under consideration is / should be a prime town centre site it is important to limit the extent of residential development (preferably limited to zero). If the area is to have a leisure centre, hotel, and encourage pavement and night time cultures, it is important to include a range of restaurants and bar/bistros. See Q3, but there should be some facilities for young people. Whilst town centre retail is diminishing across the country, there may be an opportunity for a limited number of small retail outlets. These might be specialist shops linked to the leisure facilities, or arts & craft, antiques, local produce.

No

Knowing that housing is important my concern is that more housing will impact on the services in and around Tamworth, including Doctors surgeries, schools.

MUSEUM FACILITIES FOR DEVELOPING THE HISTORY AND HERITAGE OF THE TOWN

More green or open public space

I think we should try and make Tamworth town centre more about living quarter than shopping. By introducing more living areas it will support the shopping area.

What provision is there for a linked bus facility? The current situation without a bus station is a disgrace. In this position it could encourage more people to commute to work by train good for the environment. It could be placed in the position of the hotel site if that does not develop.

I think an area which can allow for the historic importance of the town to be publicised and made a feature to attract visitors would be a better investment than a leisure centre. This would bring visitors into the town and help to boost trade for the shops and other retail outlets. Visitors to a leisure centre will presumably want to go home and freshen up rather than wander around the town in their sweaty gym gear. Tamworth needs to capitalise on its historic importance and any development should reflect this and also help to publicise what a rich history the town has. Too much demolition in the past has robbed Tamworth of its identity and whilst we cannot replace what has been lost any redevelopment could reflect what used to be there and be a modern version of what it once was, giving the visitor the opportunity to see what a beautiful town we once had.

Shopping. Ventura Park is fast becoming obsolete.

No

Public Toilet facilities.

1. Residential - Against this idea. The town centre is already struggling with space for parking so putting living in there would only increase the strain on parking. Standard of living for those residents would also be impacted as they would be surrounded by commuters, new leisure opportunities and night life.

2. Retirement Living - The centre can be lively at night owing to nearby Cory's, the night clubs and the various pubs found in the centre. Not sure this would be suitable location and could significantly impact standard of living for elderly residents.

3. Leisure Centre - Great idea, can see many benefits to this. The leisure centre would be a pull for people to come into the centre. After they've finished they might decide to pop into the centre. Only issue with this is they might find themselves competing with Snowdome or Bannantynes Gym, it is important that the leisure centre is competitive in price (example of this is Meadowside Leisure Centre in Burton on Trent)

4. Work Place - Good idea providing the building capacity favoured vertical size as opposed to horizontal when deciding on office capacity. Major benefit for work places being located here is that people on their lunch break would use the town's facilities to get some food or relax

5. Hotel - Against this. There are already good hotels that are well located e.g Premier Inn and Holiday Inn, both offering easy access to the centre through taxi or a walk. Unnecessary to locate this here and space would be better utilised with other suggestions

6. Multi-Storey Car Parking - Good idea, providing this is built vertically in size instead of spanning large areas horizontally. Look to maximise space this way. Very important that traffic management is well considered with this proposal for parking

7. Night time Leisure Economy - Great idea, particularly restaurants and bars. Ventura Park only has Nandos and Pizza Express at the moment so there is scope to bring other big names into the centre

to encourage people to visit e.g Las Iguanas, Miller & Carter, Bella Italia, Walkabout, Toby Carvery etc. This could really generate footfall into the centre and only complement the existing pubs that are already there as people may decide to have a pint elsewhere after eating

8. Local retail, medical, professional services - Would be good but only if other pull factors are in place. I feel you would struggle to generate footfall just because of these suggestions. People tend to default to Ventura at the moment as the big names are there and parking is convenient. Local is nice but not enough to bring people in on its own

Other Uses - History, heritage, green space, walks

Housing, leisure, supporting shops. Basically a mixed use as the town centre needs to adapt to change particularly with the acceleration in online shopping. It is a concern that the Future High Street Regeneration Fund is spent wisely. Tough decisions need to be made. It is difficult for the town centre to compete with Ventura Park (and maybe Ventura may struggle versus online shopping) as Ventura has FREE car parking. Councillors say that Ventura is Private so Free Car Parking is out of their control but the Council gave the Planning for Ventura initially. Now the buzz word is ' Save the High Street'. It's a no brainer to shop elsewhere really where there is free car parking. The worst scenario for a town centre shopper is getting a parking fine (sometimes £75? ish) as that makes shopping expensive and shoppers then do not come back. Sometimes shoppers pay for say 4 hours, then run over say 10 minutes and get a fine. They are not avoiding the parking ticket. Conversely they are shopping in the Town Centre. They should not have to rush back to cars when they are spending money supporting the town centre. Sometimes, it is innocent, meeting a friend by chance and buying a restaurant meal and then accidentally running over and getting fined! We need these people -make parking transparent or really there is little point investing in the high street. Encourage customers / shoppers. At the very least it should be law to pay on leaving by a barrier. There should be no need for wardens. Before NCP took the Gungate Car Park over the previous operator's enforcement officer used to arrive on a Sunday at circa 8am, run around the car park for a mad 10 minutes and slap fines on numerous cars (over 20) almost blindfolded making more money than from the actual ordinary tickets. These were people who had left cars overnight to avoid drink driving. We need these people in our town centre - don't turn them around. This is not the only consideration in the town centre but unless this is resolved the other bits become difficult. Online shopping is taking over. The Chancellor is proposing an ' Online Shopping Tax '. Rightly so. If you visit the local waste centres you will see cardboard filling the skips - most is from Amazon and others. The Council is footing the bill and the Online Shopping Companies are earning vast profits and creating more waste.

Escape rooms / bar /bed and breakfast all in one building Walk through scare rooms Murder mystery evenings interactive Night time eatery all under one roof where you can order food from different restaurants surrounding a bar and table and chairs in the middle x for example one person on your table can order pizza another chinese food and so on

Good quality housing to attract professional as this group are more likely to have disposable income to help generate a night-time economy. Open space/square or park

Community hall for hire / charity cafe.

Child care facility

Good quality design taking into account the immediate residential/historic buildings around Gungate and carefully harmonizing any new build is important. Space/spaces must also be liberally incorporated hereabouts for tree planting and green resting/seated areas for Residents and Visitors

to use and enjoy. MSCP I don't think would do anything to enhance this area. Whilst I understand how important the income from car parking is, given the current thinking by Tamworth on climate change and the money being put into that encouraging more multi storey parking in that area does seem curious. A Youth Club could work well hereabouts. How about small hub units for craft and educational use which could interact with the public'

Ensure there is a Tamworth Youth Centre/Club incorporated to help and interest our young people. The Youth Centre site in Albert Road was bequeathed for that purpose. Ensure you honour and respect the bequest and legal covenants!

Why not turn the existing Police station into a college, surely the Co-op department store isn't being flattened to build another monstrosity?

Residential homes with a range of affordable, low cost home ownership and market tenures Gym

Question 3 - What would you like to see in a new Leisure Centre?

Things that families with young children and older children can do.

It would need a crèche. Racketball courts and squash courts, maybe badminton. For racketball we currently have to go to Polesworth.

A high quality court that could be used by Tamworth Volleyball club for example, and would include a small amount of spectator seating. But something that can also be converted into a dance studio, and would perhaps cater for children's cultural and wellbeing events during the day.

We do not need a new leisure centre. We have many commercial gyms and sports facilities around the town already.

Dry leisure options

No - we have 3 already look at the demographic of the people living in Tamworth

Museum

Is this a viable suggestion given that the council sold off Peaks/Snowdome leisure for £1 some years ago....? Another awful decision!

Activities for all ages, something for everyone.

No Still have the eyesore of the Snowdome for that!

I believe Netball was seeing a huge amount of growth before COVID restrictions began - so a netball court, or multi-use court (tennis, basketball, 5-a-side) would seem to make sense.

Swimming pool Indoor courts such as squash and badminton - this would help to bring people into the town on an early evening during the week. They may pop into the town for other bits and pieces while they are there. Climbing wall that is also suitable for adults A few open studios that can have a flexible use, yoga, dance classes etc. I would avoid having too much in the way of a café/restaurant/bar - any scheme in the Gungate site needs to bring people into the town as a whole, we should not encourage people to stay within the new-built sites only.

With the Snowdome fairly central, along with the tennis courts, outdoor gym and cycle hire I don't really feel it's necessary. Other Leisure Centres in the auxiliary of the town such as Wilnecote Leisure Centre fulfil the other needs.

Entertainment uses such as Mini golf or bowling - things which draw people to the town centre and provide something to do beyond just shopping.

Soft play, climbing, enclosed outdoor safe play area (Tamworth Castle is a nightmare for young kids as you can't safely watch them as there are too many exits and no view where you can see the whole park)

Swimming pool and spa facilities

An indoor climbing wall (bouldering) we have too many gyms and would be nice for other sports

Good Value Gym, Swimming pool Wellness centre

I don't think a leisure centre is a good idea unless it is a multi-use facility with South Staffs College

Swimming pools with provisions for younger families to have fun. Soft play Ball pits Etc Escape rooms seem to be the thing of the moment. Fun arcades with ticket redemption mcs to win prizes. Always a hit at holiday resorts. Somewhere to go with grand kids to have fun. Life is about having FUN along the way

I'm not sure the town is the correct siting for a leisure centre. With the level of parking that would be required I expect this would take up most of the new space. If it proceeded it must offer something significantly different to the Snowdome.

Council run, subsidised leisure centre including swimming pool, jacuzzi and steam rooms - Yes, we have Snowdome and more gyms in Tamworth than you can shake a stick at, but they are expensive, in addition to paying parking. We love to go swimming but the cost is prohibitive.

A gym, a swimming pool and a multi-use facility, with professionally run activities such as karate, fencing etc. Activities like this are very hit and miss around the area, and often run by people in their spare time as a hobby. A professional service, which during the day time could be linked to the schools and the college to encourage students and pupils to take up different activities, I think would help to increase the general level of fitness of residents, and again draw people in. Linking to the question above, maybe a facility that is perceived as "healthy" such as a juice/smoothie bar, to appeal to gym-goers and also younger people. This should be in competition with the SnowDome, which enjoys a near monopoly on this sort of thing, and consequently the prices are high and the service doesn't justify this. A new facility should encourage investment in the SnowDome and lower prices for consumers, further helping to encourage residents to use these facilities.

Is there really a need with the Snowdome 5 minutes' walk, but leisure of some sort is essential for town centre.

I can't see the benefit of a leisure centre when the Snowdome is already under used

Affordable child friendly spaces, low impact exercise as well as the more experienced equipment.

There are already gyms and leisure facilities easily accessible to town centre. I think it would be a terrible waste of money and a vanity project

Swimming Pool

Something that makes you want to invest, ideas that can be adapted to future proposals or changes. A place where people can go and everything they need is there.

Electric vehicle charging

Definitely, the health of the town would benefit from an accessible leisure centre available on a pay as you go basis. In the light of coronavirus physical activity should be at the forefront of priorities helping to reduce obesity levels and keep people physically and mentally well.

Multi-purpose use for amateur & professional entertainment

A pool and long opening hours

I don't think this is the right place for a leisure centre. Leisure centres have mostly dead space all the way around the outside, and after dark could become an unsavoury place to go to.

If this means the awful Snowdome building will close, I'm all for this. That building looks like it belongs in 1980's Birmingham...the World has moved on. This coupled with the increasing flooding of that area means this should happen. As for facilities in a new Leisure Centre, I'd like to see a Swimming Pool, Gym, Sauna, Cafe Bar and Sports Hall. As the College is moving how about an Astroturf pitch too?

Space for classes, a pool, spa and wellness facilities.

Swimming pool

Again, more inclusive group work. Older people groups (e.g. chair exercises, pool) Baby/parents groups (e.g. yoga) Reduced costs for local people so that low income families can access it. More diverse activities to entice young people - CrossFit, kickboxing... Meditation & wellbeing groups

Swimming pool Parent/baby groups healthy cafe

I would only support a Leisure Centre if it was run by the council as we already have a number of privately owned "leisure centre type" facilities with the Snowdome and there are various private gyms around the centre of Tamworth. If this was the case I think indoor sports such as tennis, squash, badminton, netball etc would be good. Or could the Leisure Centre also house some sort of facility that caters for the teenagers/young adults and provides activities/entertainment that appeals to them and keeps them off the streets and being anti-social.

Something more focused towards teenagers e.g., BMX track or Laser Quest. Place to hang out with friends. Milkshake bars pop bars and teenager areas.

This should be settled by local needs but perhaps a swimming pool with gym facilitates on a second floor overlooking the public realm (but crucially not being overlooked by the public realm) would be an asset to the town. Perhaps residents of the new development can receive one year's free membership.

A swimming pool that is well maintained and clean, a pay as you go gym and a sports hall for 5 a side football etc.

Youth club for young people to go to. Gym and spa but at an affordable price

Swimming, indoor tennis courts, gym

More affordable leisure centre with swimming - Snowdome is way too overpriced. Atherstone leisure centre has better facility for the family at more affordable prices.

Restaurants, bars, live music

Climbing wall, squash courts

Personally I don't like these building so it would be good to keep something like this on the outskirts and generate tourism in the town centre with historical interest.

No we already have the Snowdome, Bannatynes and Strykers

Themed indoor crazy golf like along the lines of Ghetto Golf in Digbeth. Laser Quest or something similar. Instead of a large cinema (which is no longer in consultation) how about an independent cinema that only plays classic movies or independent releases. Nice bars and restaurants.

Something like a youth centre/ activities

Lots of learning activities for children. Places where youths can come to get off the street and talk to someone when in need.

A new leisure centre is not a priority, there are plenty of options for leisure centres within the town.

What's the point in building another leisure centre as it'll take away from what we already have. Unless it's like a climbing wall, laser tag, table tennis, crazy golf like at the custard factory crazy lightening small for all ages

Climbing wall, indoor skate ramp

Swimming pool, gym, medical room

Swimming pool, Gym, space for exercise classes, soft play area for children.

More family focused, offering mix of soft play, escape rooms, climbing walls.

A good space for people to be involved in affordable sports/activities with other amenities available on site, including catering possibly. Possibly incorporating a communal area.

Decent swimming pool

Swimming pool Gym Classes Rehab

Cost friendly activities and health focused

Options for all sports, let's get some free use table tennis, tennis courts etc. if this is provided indoor, then you would eliminate youths just hanging round and destroying it, but being free would pull a lot of people into the centre for recreational reasons, which then provides foot traffic for shops and amenities both on the way and leaving.

Accessible swimming pool that you can swim lengths in. Accessible hours

Adults sports teams. Kids clubs.

New pools, gyms, classes, halls

A world class spa to complement other tourist attractions. Do we really need another leisure centre - has the Snowdome not got everything we need.

Spa facilities, climbing wall, 5 aside football facilities.

I don't think a Leisure centre is a good idea at all unless it can be provided with external funding. The council has a history of moving leisure facilities to the private sector so why build a new one for it to be passed across again? Leisure centres are also more likely to be a direct destination with people visiting and then leaving directly, not adding to the overall pull to the town centre which other facilities would provide.

Golf simulators Wave/surf machines

We don't need any more traditional leisure centre which will cover pool and gym etc we have loads of options. Perhaps an indoor skate park, climbing wall, batting cages. All activities we have to travel to Birmingham for.

Rock climbing wall Yoga/Pilates/mindfulness suite Indoor Archery Escape room

Swimming pool Squash Badminton Gym classes

Gym, soft play areas for children which would double up for birthday party hire.

More opportunities for the older population, provide activities for teens to keep them safe off the street.

We don't need another leisure centre or cinema. Be different and attract more visitors to town

Qigong, yoga and hot yoga, Pilates, mindfulness, gallery, independent coffee shop or number of different independent outlets inc vegan or vegetarian. Climbing wall

Badminton courts, squash courts, sauna

Indoor racquet sports facilities, i.e. squash, badminton, tennis.

Leisure centre? As in like the Snowdome? Just make town a more enjoyable and worthwhile place to go. Interesting shops (no more bars) maybe different restaurants to offer more diversity.

I don't think we need a leisure centre

The leisure centre should be closer to Ventura. Otherwise, if in this space, consider the older residents of the town and families. We could have a swimming baths again. Rooms for classes that suit a range of ages, a 'play barn' for young children and space could be used the youth centre that should also return to this space in town.

No leisure centre! There are various leisure venues within Tamworth both private and public. Could leisure facilities within the local areas e.g. schools, utilise the money for a new leisure centre to improve these facilities.

Spa and rock climbing or similar

No don't need one, as you already had one and sold it to the Snowdome!!!!

Given Peaks ended up being disposed of in recent past, presumably on viability grounds, new leisure centre proposal needs to offer a different model. Offering needs to be user-focussed based on who is likely to use it at all times of week - e.g. exercise classes, holistic courses aimed at retirement community, would draw people into town who would then go on to use coffee shops, delis artisan shops. Could also run events, presentations, offer rooms for hire, etc. Given college move, maybe also work with college to have students deliver classes, health & beauty sessions, presentations etc at leisure centre as part of course work.

Cheap accessible swimming. I work with individuals in wheelchairs and they have to travel to Walsall to be able to be hoisted into swimming pool and accessible changing rooms with a hoist available too. Somewhere for children to go to work out/hang out with friends as far too many end up sitting on street corners.

Skate Park

A community cafe type venue with rentable space for community groups/yoga classes etc.

Spaces to hire out, swimming, dance studios available to hire, meetings rooms

Suggested running routes around the town centre/ castle grounds / local cycle routes all the way to Stonydelph for the more experienced runners with this as a start/end point perhaps. Maybe after Covid the plans to have a Tamworth Parkrun could set up again? Really make a push for the health of our community and encourage this as a start/meet up point for runners and walkers and coffees after. This is probably a really big ask but perhaps we could have an open water swimming venue too. A tri-athlete shop selling wet suits/ road bikes / running shoes etc would be a good business to be located here.

Not sure there would be sufficient demand given the provision elsewhere in the town. You could help support local sports clubs to grow to meet a broader mix of activities

Maybe a swimming venue with slides like a waterworld/wave

Youth clubs for kids. Mobility classes for elderly

Not sure that we need another sports/ leisure centre - we already have the Snowdome leisure centre, bowling alley and a cinema. I can't think what else you would add. You could possibly have a community hall that could be hired out for multiple purposes?

Entertainment such as laser tag, indoor curling, indoor batting cages, mini golf, escape rooms

Pool

To be honest I think we already have a perfectly good leisure centre in the Snowdome.

Something like Digbeth Dining, ghetto golf would be good as it's the younger generation going to the college too.

Young and old coming together - elderly day centres activities running alongside child care activities / family activities. Youth centre time - somewhere safe and engaging for youth of Tamworth to join

in - drama - dance- arts - IT. Could even have the younger more savvy IT age group supporting the older generation learn new skills.

A nice swimming pool with decent changing and water slides...maybe a water park.

Again, is there really a need for this? There are many gyms/Leisure facilities locally.

We have enough leisure's and gyms. However a specialised leisure centre for those who suffer mental health or disabled who be a positive thing.

No because we have enough of these already in Tamworth and this will be a waste of the land. It will not attract many visitors to the town centre.

Swimming pool, gym, classes e.g. yoga

I would like to see cheaper-run fitness classes £5 for a class is expensive for people.

Swimming baths / indoor tennis / table tennis ice rink / archery / clay pigeon shooting all these are a good sports would love to do archery looks very good sport

Gym Roof top bar & restaurant

Spa / brine bath

Swimming pool.

Swimming pools, spa, nice restaurant- Potential venue - ideal if near to church

Gym, swimming pool, badminton and tennis courts, halls for sports classes such as yoga

Swimming pool Affordable fitness classes SEND provision

Outdoor performance space with permanent crescent seating in stone/concrete Cafe culture
Possibly move the library here allowing other uses of current library space

Rock climbing, laser quest, mini golf. Not a swimming pool there are enough and won't attract people

More fun for the disabled

Squash courts/ badminton courts/ rock climbing/

Don't think leisure centre is needed, we have the Snowdome and there are plenty of gyms

I don't want a new leisure centre as we have the Snowdome.

No coffee shops, no fast food, no gyms. High street major retailers only

Swimming pool

Don't think a leisure centre is needed, invest in the Snowdome for that! Open an outdoor splash pool in Castle grounds. All this space could be housing for elderly, vulnerable adults,

Swimming facilities which are fun for toddlers and good for young families maybe with slides and inflatable play, rather than just a pool. Water play park?

No we have Snowdome

We don't need another leisure centre. The Snowdome is within walking distance of the town centre so why would we need another one. Leisure centres are better located out of town.

A mix of activities. Possibly a swimming pool, fitness centre etc

Fitness studios to hire out. Workshop and rehearsal space available to hire for schools, local groups etc

Tamworth has a considerable variety of leisure activities, however as the castle grounds are considerable it would be a great idea to incorporate a paddling pool possibly with sandpit area (many children do not have an opportunity to visit seaside). This is a growing population and for many disadvantaged families would bring a great deal of pleasure. A roller skate rink is also a possibility. Finally the play area desperately in need of a makeover, old equipment and the wooden structures shabby with peeling paintwork down to bare wood in some sections. From the magnificent floral displays around bandstand, just opposite we have this rundown children's play area.

Alternative things - digital driving range, digital golf courses something different

Spa, nice grounds and relaxation area.

Squash/racket all courts 3-4 badminton/short tennis courts which convert into full size tennis court/ basketball/netball/volleyball court/5 a side football area Crèche Community meeting place for elderly/disabled people to replace the Carnegie Centre Affordable cafe Health and recreation rooms Meeting places for business and community organisations Large community notice board promoting what's on in Tamworth and community info

Swimming pool Spa area Gym with weights and cardio areas A variety of classes, with these varied classes at varied hours, not all in the middle of the day, to allow for working people to attend. Related and specific activities for children, elderly people, disabled people, people with learning difficulties, women, men etc.

Gym facilities, badminton courts, cafe etc

Swimming baths and health spa like facilities (see Champneys Spring) outdoor pool would be a novelty and strong draw for people to visit.

I don't think a leisure centre is really needed. There are already various gyms located around town, including at the Namco Bowling centre, and the Snowdome. I believe there are higher priorities that will save and turn the town centre around than a leisure centre.

Children's indoor play Cafe/snack bar Toilet/Changing room Climbing wall Badminton/short tennis Meeting room

A swimming pool that is accessible for parents and children as the Snowdome smaller pool is constantly in use for swimming lessons. Something different to just gym facilities as we have plenty in Tamworth already. Maybe a splash pad area like there used to be in the park.

I believe Tamworth needs more bars and restaurants to keep the residents and people from surrounding areas in the town centre rather than commuting to Birmingham city centre.

A good kid's pool and affordable gym. Clean facilities.

Leisure centres vary from complexes offering many activities from a climbing room through to a swimming pool. Such a leisure centre because of its size would exclude other uses and would be totally inappropriate to a town centre site in any event. On the other hand, a leisure centre might simply be a sports hall which already exists on the land to the north of Spinning School Lane.

Indoor Skate Park, indoor market, museum, shove penny machines old school retro arcade. Craft market. Art gallery.

Why do we need a leisure centre when we have the Snowdome which has leisure facilities? And don't the schools have leisure facilities in the area?

Swimming, sauna and steam room facilities, badminton courts, indoor football space

Access. Disabled persons groups made welcome. A meeting area for over 60's who only want to do lighter exercise and feel embarrassed joining the groups that can do much more.

I don't believe that a Leisure Centre is the way forward for the town centre as the Snowdome Complex is in close proximity with easy access via road, and good links through the Castle Grounds.

A table tennis, darts, air hockey tables as a joined venue.

Roller skating rink Soft play area

Some sort of leisure to accommodate the older residents currently using the bingo hall

Replace this proposal with outdoor exercise space

I don't think we need a new leisure centre, we already have a pool, gym, climbing wall, ski slope, bowling and soft play. The Snowdome just needs better signage and directions for visitors.

Don't need one we already have enough with all the gyms and Snowdome strikers and all the facilities at the local schools that are open to the public anyway etc. waste of time and money when we need other things in the town. Don't need any more hotels either we have enough b and bs travel lodges premier inns farm accommodation and other hotels in the area. Again waste of time and money. All you'll be doing is reducing the business of those already up and running down or closing them down.

Up to date retail shops, sitting in restaurants, bars, activity play centre for toddlers/soft play

No. Tamworth is saturated with leisure facilities and gyms. The old Coop site is rumoured to have a gym and Gym Unity are opening a massive site in Fazeley.

If research shows high demand for another gym, then that should be included, but I would like to see more indoor sports facilities, e.g. volleyball, 5-a-side, basketball, and squash courts. Perhaps a tennis court. The new centre should have a separate area/building exclusive for young people: an update on the youth club. A non-alcoholic pub for teens, serving bar meals as well as drinks, with pool tables, hosting weekly (?) discos. Consult schools for the specifics. There should be an area for community groups, e.g. bridge club, WI that is available for hire. There should be a small stage/theatre. Something to complement, not compete with, the Assembly rooms, to host comedy and/or music nights for up and coming artists to perform in front of a small audience.

A good clean swimming pool

Facilities for young people where they could meet and socialise and get involved in sport and fitness. Good facilities for all age groups making it a welcoming place where people can attend and get fitter.

A range of activities for families. Museum, art gallery, skate park, climbing wall, escape rooms, crazy golf, soft play. Craft activity workshops. Multi-purpose sports courts.

Given the Covid effect an urban go ape course between buildings / outdoor pursuit, climbing wall / abseiling up a building with a mix of well landscaped planting.

Good question, Tamworth is already well served by the Snow Dome, a bowling alley, a cinema, Bannatynes health club and several gyms all very close by to the town centre. Is there really enough demand for another???

It should be for a cross section of users, both old and young. Including a supplementary heritage item to allow older and infirm to find out about our heritage and the town's development. While the castle is our jewel in the crown - it does not reflect the town's development. It could also provide a small archive research centre.

I do not think there is a need for a leisure centre in the Town Centre. This would be better situated in the Castle Grounds/surrounding area or in a more out of town location.

No we already have the SnowDome plus many other leisure centres and gyms within Tamworth.

Outdoor Swimming Pool

Craft centre. Units for business start-up ventures.

There is one in the Snowdome and elsewhere, it is not necessary here.

Modern and welcoming design. A fully equipped gym, swimming pool, indoor courts for badminton and squash, a sports hall for indoor sports such as football and basketball, a cafe to eat in, an exercise room for group workout sessions

Mixture of Arts , Sport and maybe Computer Orientated Systems to encourage youngsters.

Free mother and toddler mornings Soft play Arena for martial art competitions and the like. Set it up like Star City

Swimming pool.

Swimming pool.

Flexible spaces for community groups to book eg triathlon or running clubs for training meets. Facilities for small children e.g. tumbletots type activities. Swimming pool. It would be great to give some thought to spaces for teenage activities. At the moment we see a lot of groups congregating in Wigginton Park and leaving a lot of litter.

Gym Soft play

I think it would work quite well. The Snowdome after all is a great facility and appreciated nationwide by Visitors so something of a more local focus for Residents would be good here. This could fit well if it had spaces rooms built in which could be hired out to Residents - say a large room for dances/parties / Am Dram etc along with smaller rooms just big enough to accommodate small club use eg Bridge Club or Board Games for young people or Lego etc events. A bit of green space outside would also help Hood Park in Ashby was working hard before sadly Covid came in!

Why another Leisure Centre? Not needed!

I'm questioning why does the town need another leisure centre when it has the Snow Dome, surely regeneration should be trying to attract locals and tourism?

Swimming pool

Gym and sauna facilities

Question 4 - Are you aware of any other constraints (obstacles) that may present challenges for the development of the site?

This is a massive looking alteration 2 what is the existing Gungate. From what I recall there are some very historic buildings on the other side of the road and the Almshouses as well. it would be a nice idea if these could be given a little share of the funding for "a little bit of restoration". Even if it was a fresh coat of paint over the out sides, perhaps a little strengthening of some of the roof areas and some rather pretty hanging baskets to complement the exteriors? That would be a little "drop in the ocean" but it would be a nod towards keeping the town centres history? Overall the general plan appears to be an improvement whatever other people are criticising it for so long as this time we do not destroy any more of its history.

Current housing in the vicinity, the 1 way system

The quality of housing on Marmion Street would make the whole development look shoddy without some serious attention.

Yes, commercial backing will not come through. The math will not work for anything other than residential. We will simply waste time tiring ourselves to contracts like we did when we knocked down the precinct. 10 years on and nothing has happened.

Yes - Tamworth is a historic town the high street is full of empty shops and then you have Ventura with more empty shops For example: Mothercare, John Lewis and a shop with no name.

Anything that brings drunk people, littering, antisocial behaviour, graffiti, & loudness into the areas of the town centre should be avoided. Giving NCP a long term lease probably wasn't a good idea as I am guessing you either need to 'get out' of this clause or give them somewhere to build a car park (one that I don't really see as necessary whatsoever in that area given the number of other car parks in and around the town.

The effect on the Almshouses.

Town centre is confusing to drive through if you are not from the area, ease of access needs sorting.

I think somebody already raised this, but I think there is a danger of there not being enough parking if the number of spaces isn't maintained during the work.

No. But out of interest, I have found a very old well at 11 Colehill which borders part of the archaeological site highlighted here.

Except for complaints from NIMBYs, funding and generating commercial interest in the location, not really.

Heritage - the Almshouses are important heritage assets for the town centre, which should be retained and their setting respected. Noise constraints - adjacent Atik nightclub. Uses need to complement the club and not impose additional restrictions.

Parking charges, Ventura, the price of units, if the rents are too high it'll be a failure

Poor road infrastructure into this part of town.

Traffic

1. Yes I understand that there is a restrictive covenant for educational purposes only on part of the former youth club site. 2. The need for a sympathetic design for the frontage to Lower Gungate as this is in a conservation area. So need to fit in with present Almshouses. 3. Any development needs to take into account the wellbeing of present inhabitants of Almshouses minimisation of noise etc.

In terms of design planning, hard to say, but capacity of parking MUST accommodate any new plans. Underground services or wells, pits, chambers (Tamworth is quite archaeological so how much additional expense could it add to the project for more detailed in depth land surveys). Would any rerouting of overhead power lines be required? The effect of all the regeneration and the eventual usage of the land and the impact on the residents at the Almshouses. Would the works need to be done during the day only and what about potential noise issues when finished?

The police station is being privately sold and therefore would not be owned by the council.

I feel that the covenants on the Youth centre land should be a constraint

People may not want 'high rise' buildings removing the historical aspect of Tamworth. Especially with the plans being proposed so close to the Almshouses that I know hold some value for the people that have been in Tamworth since they were children many years ago.

The Historic Globe Inn would suffer as to the vehicle exit access from car park plan going through Car Park, I believe this car park was sold to the council on the understanding the Globe Inn would still have parking availability for Hotel Patrons. If private firm are allowed to run new car parks then this is unacceptable. The exit point leads onto one of the busiest junctions in Tamworth which is already struggling under the amount of increased traffic from the housing developments around the Ashby road, Bonehill road and Ventura Park and the proposed new JLR plant to the north of the town. This junction and light system cannot cope with extra traffic entering this development on Albert road and exiting onto Lower Gungate.

Access to the area by road is poor with a confusing maze and no clear approach route. It is fine if you live in Tamworth because you get used to it but if are coming into Tamworth from elsewhere, the road layout is poorly designed.

Make sure it's accessible to all - wheelchair accessibility & lift access. More local transport so local people can access it

No - other than volume of traffic in the area.

The little shops being disused due to moving into the bigger complexes

Creating new through routes that maximise views may be tricky but are integral to breaking up the site and increasing accessibility. Owing to the road network and the one way system it may be tricky to integrate bus routes around the site but again this is crucial to ensuring accessibility to the site especially if a better car-free option is pursued. Integrating the heritage assets and celebrating them within the new development will ensure it has a proper sense of place.

The Almshouses which are an integral part of our history needs to be consulted as the needs of the residents need to be consulted

The road access to the area isn't the best and is already quite heavy with traffic at peak times

Increased traffic on the roads and lack of parking, particularly affordable parking.

Parking and the clientele, people in Tamworth seem to shop at lower end places.

As long as no more listed/historical building are destroyed, we need to keep it like Lichfield is, places to visit

Possible noise nuisance to nearby Almshouses

Finances

Yes some silly counsellor creating a ridiculous design, like when Ventura was built creating chaos on the islands

People's negativity.

Parking within the area as this new development does sit on parking areas. Along with the high street development hopefully parking could be looked at to be free to attract people. Residents in the local area may not want more pubs/bars

Lack of police station. The club

Flow of traffic from college site

Believe police office brought by private developer? Need to have an archaeological survey considering the history of town.

Coop building is beautiful, is it protected. Don't want another brutal monstrosity like Middle Entry and the train station (efforts) Should include designed-in, integrated uv light and fogging systems to protect continuity of service and help all the people you have given ocd, PTSD and anxiety to by following Covid terrorism to feel relaxed in the environment. A forest school play area somewhere for the kids could be great. Also, the leisure centre should have a big art studio type space for local practitioners to run a range of creative activities which are so excellent for mental health. This would also support the increasing direction of social prescribing. People could come for sound baths and light therapy, excellent for autists for example.

Main roads being overwhelmed with traffic due to new housing developments but no more amenities being built or infrastructure being improved.

Security given there are a number of bars in the area.

The one way system and small businesses in the area. The local night club which is the only one in Tamworth

The move to online shopping will impact on the retail opportunities unless it is specialist. In addition congestion and parking fees mitigate against town centre access. The housing development to the

north of the town will impact on vehicle access down the Gungate corridor. The increased congestion and potential delays may dissuade visitors from coming to the area. A better and more inviting route from the station may encourage wider demand

Only the residential property around the site

No plenty of parking already available nearby or within a reasonable distance.

Traffic routes

No, we have a train station nearby that will attract people to enjoy a new modern shopping and drinking centre.

Lack of Police in the area. Lack of Parking that is not a low ceiling and difficult to manoeuvre.

Councillors, lack of foresight, lack of ambition and money.

Road access and car parking

No...other than footfall up to that end of town but it's near to the train station so if public transport were improved that would be fine

People are fed up with Tamworth Town centre so anything new is good

Exit road from multi storey car park via Lower Gungate car park to Lower Gungate will surely cause a bottleneck of traffic? Having an exit road across a busy pedestrian footpath will be a pedestrian safety issue.

People are adverse to change so the redevelopment will probably be the same as it was previously and will be a waste of money.

Money, along with lack of interest from residents

No other than listed buildings

High parking charges

Trying to put in more places the same as the town already has! It doesn't need any coffee shops No affordable housing

Heritage

The garage and existing car park. Possibly Almshouses.

The traffic flow in and around Tamworth is very poor. Difficult roads to navigate will deter people from coming as driving can be stressful for many. If a multi-story car park is utilised, my suggestion is to build it with enough room to manoeuvre and park cars. The Ankerside car park is far too tight and I personally avoid using it.

Archaeological dig but any findings can be displayed if a heritage centre /museum built

Traffic flows

Traffic build up on Albert road with people turning into the planned car park and coming out of the car park by the traffic lights. The road through the development is a well-used and necessary one way system and more cars going through that area would contradict the pedestrianisation.

No I feel nightlife is definitely needed to bring the town centre back on the map and somewhere people wish to visit.

Covid! Parking- it used to be a struggle to find parking in the town centre. Also free parking to encourage more visitors to travel in. Improved roads... traffic can be a nightmare especially at weekends!

No.

No

Cannot think of any

The state of the local roads and infrastructure?

A multi storey car park in the area would be nonsense in my opinion. I am not convinced the current parking in the area is fully utilised and again Ankerside MSCP is in close proximity. So I would question how an additional MSCP would add any benefit for a town centre that needs an increase in footfall to maintain its current provision.

Offa's Ditch should be opened up to sight even if just a short length.

Parking, to compete with the Ventura we need to make town centre free parking

Certainly have to allow for some height restrictions to allow for the church and the alms houses. Care should also be taken that the usage does not increase the risks for those residents by not providing further drinking establishments

No

No

Traffic system and where will everyone park if you build on the two main car parks in the town especially now the ridiculous decision to move the very large college to the much smaller inaccessible coop building has been made? Even more demand for parking spaces than before. Will the students even be willing to pay for parking when up to now it's been free for them? I know I wouldn't but I wouldn't use a bus for love nor money either. They already either walk into town for chips from Steve's Chips or drive to Ventura for McDonald's or kfc so it won't encourage any more business for the town centre whatsoever. Bad decision. Quite frankly I don't want to be shopping if there's loads of students hanging around anyway. We already have one multi-storey car park, another would be an eyesore especially if built near the Almshouses. Whatever happens the historical integrity of those buildings the church the town hall and castle must be maintained and not desecrated by building concrete and glass monstrosities next to them. We need more green space to enjoy in the town with nice seating areas area opposite the church would be ideal.

LACK OF PARKING IN THE PROPOSAL

Limited ambition. The plans seem to retain Marmion Street as a through road, and Spinning School Lane. There could be an opportunity to close Marmion St, or divide it into two separate cul-de-sacs. Spinning School Lane should be closed or altered to give pedestrians priority. With an existing car park on one side, and buildings to be demolished on the other, the SSL area could be transformed into a much wider Boulevard that could promote street cuisine and street artists.

No

I think Tamworth should keep its heritage so if this is done I think it could be a welcome development.

NO

Covenants which specify conditions for certain buildings - eg. Youth centre to be utilised for young people.

No

I would like to see preservation of any historic heritage that could be discovered and development should be delayed if items are found. A great loss to the town was the watermill which could have been preserved on site as a visiting point. Visitors will not come to Tamworth unless we have something to bring them - shops don't do it.

1. It is close to residential areas, and the resident's needs must be considered.

2. The roads nearby are narrow, and more traffic must be positively discouraged, by providing alternative public transport access.

People's inability to acknowledge the need for change.

Vested interests.

Road network around there is a one-way system with limited capacity and poor general upkeep (potholes galore). The nearby train station also brings a lot of traffic to the area and fills the council car parks when the train station gets full. I feel improvements to roads would need to happen to increase ease of access before you consider what can actually go there

No. But as the area is in a Conservation Area any development needs to reflect the Historic Value of the existing Buildings, many of which are listed. This is a glorious chance to create something special. The previous precinct was very 60's but many other councils made the same on-trend mistakes in the sixties. Let's get this right and reflect the heritage.

No

No.

Cycling around that area is horrible and I feel very unsafe. Especially the junctions near BP Spar. It's also not great for walkers as the big junction by the BP Spar has so many individual crossing points where you have to wait. It would be great to consider how to promote walking and cycling.

Design and atmosphere of any new build is going to matter given its neighbouring residents. Looking at the plan of the northern area and the build upon mass development of the five shades of grey brought Birch Coppice to mind.

Only local opinions of those who have to live with whatever is created although I guess those soon vanish with noise cancelling headphones.

Multi storey Car Park too high in a location next to residential properties, access to car park unsuitable from Lower Gungate - should be from Spinning School Lane or provide roundabout on Marmion Street

No

Question 5 - On the basis of your local knowledge, can you think of any other key characteristics, requirements and opportunities that should be taken into consideration in developing the site that haven't been identified?

With specific regard to the Gungate area proposals, we stress the need for sensitive and sustainable design, and quality architecture and building materials. The artists' illustrations in the Gungate documentation are disappointing. What happened to "Building Better, Building Beautiful"? It appears that the unloved flat-roofed, glass and concrete of the early 1970s, is to be replaced by flat-roofed glass and concrete of 2021. Please employ consultants with more vision, and understanding of and empathy with an historic market town.

Bus station and associated shops, waiting areas - look at Derby City bus station which has indoor waiting area, public toilets, cafe and shops with a casino/hotel above

I didn't know the early medieval town defences ran along that part of town. This should definitely be made known to residents and visitors when the final development is delivered - make a feature of it. I like the idea of having line of sight view to the Church.

A modern day reflection on the design and purpose of the Almshouses. Low storey, no commercial.

Bring more artisan/ Social Enterprises or CIC to the area, this will bring in more revenue to the area - better support for start-up business. Just look at Birmingham 564 Social Enterprise business identified already and this is growing

Any buildings should not tower over the Almshouses or block the view of the church. Visual appearance of new buildings should be in keeping with those around, rather than modern.

Any new development would look very odd with terraced houses, listed buildings & 'old meeting new' on the periphery of the proposed development would really look quite strange in my opinion. Is there really demand for housing right in the town centre when retail & empty shops could be converted into housing with less impact than building new things on sites that could be turned into green spaces or urban woodland environments/park?

Parking retained in some way multi story maybe. Transport links to Ventura maybe. Land trains etc work at some locations.

There are very few 'halls' available in Tamworth that meet modern demands (size, accessibility, heating, light, ventilation, etc.) - perhaps a community hall with 2-3 rooms (meeting, hall for exercise, medium hall, say) plus a community cafe in the entrance area; perhaps integrated with a site for where to meet your local MP or councillors, etc?

Don't go too modern, Gungate and Little Church Lane still look oldy-worldy. This is what visitors and Tamworth people want not huge eyesore buildings. The registry office is close by, incorporate that in the plans perhaps?

Before COVID a lot of commuters would walk along Albert Road, presumably all the way from the BP garage junction (otherwise they would have walked along Victoria Road instead). Alongside the fact that this part of Albert Road has a lot of road traffic, delivering an aesthetic frontage onto Albert

Road, as well as ensuring that Spinning School Lane and Marmion Street frontages are inviting, would be beneficial for encouraging visitors into the development.

As mentioned before, design it all sustainably. Green spaces, wildlife within the town, renewable energy (could get communal ground source heating to supply apartment blocks or a few houses), green roofs etc. It sounds expensive and complex but it will increase the chance of it lasting long into the future. What about a big solar panel system that powers EV chargers? I am a full time developer and I am planning to bring these points into my future projects. Good point about being able to see the church from a distance, it could help draw visitors towards it and therefore into the town. I'm also looking forward to seeing the perspective of the castle once the Nationwide has gone (happy to lend a hand and a hammer the day it gets demolished).

If the college is moving to the old co-op site, there's some great baths in the old building which could be unveiled nearby. Also catering to college students that will be in the town centre during the day seems reasonable. The queue for Greggs in Middle Entry can only be so long, after all.

Tamworth has a diverse range of local businesses which should be supported. Some parking provision should be retained in the town centre, otherwise people will just go to Ventura instead. The community centre is another important asset for the town, and if the opportunity arises this could also be considered for renovation, to provide a high quality space for local groups.

Don't make it abysmal like Ankerside. It needs to appeal to all markets of people. It needs to be easily accessible with plenty of free parking. Needs to have lots of independent niche shops which aren't charity shops, phone shops, card shops or vape shops. If you have these types of shops at low rates you'll attract consumers from outside the area as well as local people and it will be sustainable and affordable for people renting the units.

Respect the heritage of the town. Do not make the same mistakes with ugly tower blocks or brutal architecture that will not stand the test of time, ending up being demolished in 40 years.

Things we haven't already got as these aren't a need

Make the town more Pedestrianised, delivery must be in by a certain time, and then cut it off to transport apart from emergency transport update the skate park for the younger generation and make it bigger down in the castle grounds update the Library, make it a hub for the older generation - coffee shop - free computer courses, give it more of a reason to visit it

Key fact is excellence of design. This has been something that has not been present in buildings erected in the town centre 1960s to the present-day. .

Toilets and baby changing facilities should be FREE. There are too many families and parents with little or no income that do not even have the change to use the toilets!

A hall for old photographs of Tamworth past and present.

Key characteristics should be building exteriors are kept in style with the local town and made to fit it, not a modern concrete eyesore. Look to Brugge or Ypres in Belgium - both were razed to the ground in WWII, but rather than build concrete jungles which drove people away, they rebuilt in traditional style and it pulls people (and thus money) in.

Maybe transfer the Peel Museum from Middleton Hall to here. We are steeped in history as a town and to be honest we do need to embrace that.

The roads should be improved - both the state of disrepair and also the layout to encourage and support an increased amount of traffic.

Land behind youth centre contains remains of Offa's Dyke as was discovered in the archaeological dig by Staffordshire County Council in the 1980s

Opening this development up should provide a key link between the train station and the town centre - this should have the opportunity to impress short term visitors i.e. an hour layover at the train station.

I don't see the benefit of housing or retirement villages ... surely there is a need to encourage people into the town with surplus income and spending power... there is currently no incentive for people of the middle aged bracket like myself with huge spending power to visit the town at night ... everyone I know goes into Birmingham for that and I think there is a huge market there that is being untapped by Tamworth ... I also think that buildings should be sympathetic to the town's heritage ... to put a new modern monstrosity next to the Almshouses and the buildings on Lower Gungate is criminal ... I thought the council would have learnt previous lessons from this ...

Something that encourages people back into town. There is no reason to pay to park to visit Tamworth Town centre as there are virtually no shops worth it. With Ventura having free parking, why would you pay to park in a place with no character, no shops and nothing to do!

Competition from Snowdome/Ventura what makes this area unique and a reason to visit? Blending new building with the old. Currently it's a mix and that can make it look scruffy, would be good if there could be a more consistent look. Working with existing businesses so that they can thrive and what is built acts as a draw to customers. Outdoor interactive play area to create a community feel and give families a space within the town centre.

Try to keep as much of the history of Tamworth as you can, try to incorporate the buildings into the design that is already built and has been standing for many years. Bring more natural areas in as Tamworth has become more industrial in later years and has lost some land.

Electric vehicle charging

Site is big enough to include parking

If a leisure centre is to be a consideration the location of MSCP1 is key as MCSP2 would be too far for people to park to use the facilities, especially those with families, there needs to be a realistic view that although they are going to a leisure centre for physical activity the distance of the car park will be a potential barrier to usage.

Social/vulnerable (none elderly)/ young people's accommodation. Being near the site of the new college and with access to bus and nearby rail links this site could provide some accommodation for those transitioning out of care into independent living. Giving them access to services and learning/work opportunities.

Anything around Guys Almshouses should be very sympathetic to the stunning buildings that are there. Anything which can blend in seamlessly would be most welcome.

The site is amass with History and the amount of car parking proposed may cover some of the historic Town , The housing will be shadowed by Light Brown Brick and Glass that is not in keeping with the historic characteristics of the Buildings around it. The road system cannot cope with it being built in the way it has been proposed, Nowhere is there access to get to these areas for residential pick up by public transport or residential/business parking provided affected by this proposal.

A bus station

I don't think the Town Centre can have too much residential due to the narrow Roads around the area. This would cause more traffic when the Town should be looking at reducing this issue.

Has thought been given to how the new buildings will be powered? I do not see any plans to incorporate a wind turbine in the area. How many parking spaces with electric charging points are in the plan? I don't see any plans for cycle routes through the area either. You have kept the maze of roads rather than redesigning the area which could have provided a clearer avenue into the town centre that would also have future-proofed it in case we ever install a tram. The avenue should start at the train station, run through this area, through the new town before crossing the river at Holloway before ending up at Ventura. The current plan shows a complete lack of vision and forethought.

External look should be in keeping with wider conservation area look. However far from the 60's/70's concrete legacy we have today.

I think it's a real shame & a waste of money to demolish & rebuild. Although quite ugly, the old police station has character of that time it was built. I think it would be an amazing building to have all community activities in one plane & create a local hub.

Cheap parking. Make the most of the space as a hub for bars/independent shops. Tamworth is missing such a place - avoid large chain stores/charity shops

I think the integrity of the heritage of the area should be considered. Whilst it is a good idea to combine younger people living alongside older people, I think consideration needs to be given to noise and anti-social behaviour when planning residential or leisure facilities. In respect of the car parks, what about charging points for electric vehicles? Also, if more people are using bikes, scooters etc, what about secure areas for leaving those whilst shopping or using public transport (e.g. commuting into Birmingham or other areas).

It would be nice to have the of the old pictures on boards like in the castle grounds show people what the town used to look like .

There are a variety of paving styles around the town that need standardising in a design guide to ensure that the town feels connected and unified rather than disparate. The quality and style of the paving should enhance the settings of the historic assets (like on Colehill Street) rather than detract from it (like the crazy paving on Marmion Street). Views of the Almshouses should be maximised,

perhaps with a narrow, tree lined street south of them leading to the centre of the development. This through route is then connected up with a green walk to the church.

Better links with Ventura - bigger cities appreciated - have tram services, something similar to make things accessible to less abled people?

Tamworth is a growing and thriving place. House prices are rocketing, expensive car garages have been erected over the past 5-10 years. Tamworth needs to market itself towards a middle class lifestyle, keeping others from travelling out of town to spend their money and instead supporting their local town centre and it will inevitably keep other business going too by the influx of people

We already have a huge retail site in Ventura, don't turn the town centre into another one, it needs to draw people in with factual history, small independent shops that are given a fair rent to survive and keep people coming into the town, and make the parking fairly priced or even free to entice people to come into the town and stay longer, or even return!

You need to actually listen to the people and not home in on chain companies. No one really goes into town as it's full of card and phone shops they generally go to Ventura.

Just be mindful that one person's shining beacon is another person's eyesore. For me personally I would not want to see big bulky square concrete structures. The old Police station for example, whilst I'm sure was brilliant at its time now just looks out of place and dated.

More restaurants are needed in the town.

Meeting/social spaces for the elderly and likewise for children/teenagers.

Consideration of our history/heritage. Tamworth library is possibly the ugliest building possible. Please do not make the same mistakes. This town has such an historical significance, we should be very considerate of that.

Already have too much traffic on Upper Gungate area with terrible road surface

Small business opportunities, improved taxi rank

Car park that is free for a certain period of time. More people would visit the town and new area if parking wasn't so pricey.

Be better as an entertainment complex with restaurants, live music. More family focused. Encourage families into the town.

Keep in theme with Tamworth's history, buildings to fit in with the castle and surroundings. Not to contribute to the eye sore.

Only to be respectful to the town's history, whilst planning for the future.

Should be sympathetic to nearby church and other older buildings

The needs of the population. Lack of things for young people to do. Lack of places for older adults to meet and enjoy themselves.

We have too much of the same in Tamworth. As a kid the town was great, then all the card shops moved in, too many. Then it was phone shops and now its hair dressers. There is always too many of the same business at once in Tamworth. We need balance. We lost good shops like Argos, McDonalds, Dunnes and filled them with more of what was already in the town centre

As stated earlier you need to link it to Ventura otherwise we will just go there instead for convenience

Waste of time moving the college, this may even discourage other people from wanting to visit. It will also leave a big unused space where the college currently is. More restaurants would be good.

Take into consideration the Almhouses. Beautiful building which should not be spoilt with ugly new building.

Tamworth has to be the best connected town in Britain which is why so many companies set up distribution warehouses here. Yet there is no pull for visitors, it would be a massive benefit to the town to create something that would bring in outsiders. The castle and the hoard are the obvious starting points so something such as Jorvik in York would make much more sense than a Leisure Centre. Once an identify and pull, then adding Kingsbury Lakes, Drayton Manor in to the mix there is a real opportunity to develop that 'attraction' to the town centre. It can then move from being a shopping point and more a cultural / dining area would naturally follow.

Maybe a new Health Centre with the increase in Tamworth's population. The Hollies medical practice building is in a state of deterioration.

It should be in keeping with the traditional feel of the town. Please: no glass hung on steel!

Linking the station to the town as a gateway

I think my idea is the best as we don't need shops in the town centre. We have too many empty now. A mix of eating establishments would be better.

Parking is a big thing and would encourage more activity. A community centre would be good to bring the local community together.

Multi story car park on police site Magistrates Indoor market Bingo to remain bingo as social

Tamworth is like one of those dead ends with a burnt out car and random sofa at the end of it. There is no flow through the town because you killed it by pedestrianising the whole thing (Lichfield is better). The cost of parking and lack of no return 1hr 15min free parking is uninviting. The 75mins gives enough time to visit the town during a lunch break, grab some bits, get lunch and go, helping to get back Ventura trade. If you don't just want card and charity shops you need some civilised, common sense incentives. There is generally so little civility the way the world operates these days. I would love to see better use of the beautiful river ways, perhaps some innovation with a series of small independent studios or retail spaces in sheds that are tethered and can float if the river floods.

It's very close to a few bars and also on the outskirts of town. Putting something here needs to be worthwhile.

Consider what used to be there. There was a wonderful nursery and youth centre. Young people still use the basketball court. Return these facilities. This area would have been a great space for the college.

Variation from what is already in place. We do not need more of the same, we need leisure and entertainment to keep people in the town, not venturing to Lichfield or Birmingham city centre instead.

No housing

Accessibility (non-vehicular) - pedestrian walkways, wheelchair/ motorised scooter access, safe crossing areas

The road coming down to Spinning School Lane off Albert Road needs a better filtering system. There was a give way sign on the left hand side but it's been rubbed off mostly so preferably put back in place and road signs saying Give Way

The development needs to complement existing retail/leisure.

A business that would complement the local night club or extend this as Tamworth "night life" is not appealing and many tend to go to Birmingham

I think that getting some of the artists involved that painted underneath the bypass where the old skate park used to be located (Strykers car park) would be a really good idea. Some of the artwork there is amazing. I don't know if it is legal there but I am glad that they do it there. It is amazing and should be celebrated. I've been to Bristol and seen Banksy's and his stencils are nowhere near as good as some of the artwork that these are capable of in Tamworth. Also there are a lot of people (my wife included) who are really passionate about old Tamworth and seeing pictures of old Tamworth. Perhaps you could have a small exhibition of old Tamworth and do an appeal to get the residents to share any pictures they have of the town that could be included in the exhibition. If there are any archaeological digs during the course of the development, get the local's involved in bagging, cataloguing etc. Maybe get the schools involved in this, I'm sure it would fit into their learning somehow. I think what I am trying to say is if we make Tamworth residents, across all generations feel they have had some part in this, we will be incredibly proud and helpful about it.

Impact of housing developments on access down the Gungate corridor. Anker Valley and Arkle Farm will produce significant extra vehicle movements and I am not convinced that the transport survey by the developer is accurate

Tamworth castle and park bring in people from outside the borough to Tamworth so more eating/drinking/entertainment facilities to keep them spending in Tamworth. Make it more of a tourist place focus on our history like the Black Country museum rather than have shops that no one goes to and closes down after a few months.

Youth/adult activity like teaching them to cook basic skills. Teaching grow foods Life skills

Positioning the park area next to the existing Almshouses would be nice and offer a nice view to the church. It should just be a nice garden though as a playground would bring potential disruption to the area.

The multistorey car park needs to have a clear well lit route to people both coming to/ from the station and the town centre. Normally I park in the town centre car park every day to use the station. Sometimes I get back to Tamworth after dark. As a lone woman I want to feel safe walking to and from my car in the dark. I would prefer it obviously if the car park exit was directly on a main road and I didn't have to walk through a park/ side streets at night. The current plans indicate that this will not be the case.

Car park spaces should be increased not decreased! Lots of affordable car parking is needed. If you want to meet green targets consider making some of the spaces suited to charging electric cars!

Modernised, it is very dated now and needs new life. New bars, new restaurants, shops and salons!

Remove the road around the police station and up to Bell corner. This leaves the car park around the back of bell corner for the businesses

Make room for a small multi-storey carpark if developing the area for higher end restaurants and a shopping mall.

Safety at night when moving around town; lighting and a police/security presence

Keep the older building this is so so important!! Get all the empty shops open!!

Museum hospital for everybody art gallery things that Bewdley has Birmingham has and we don't

Building design characteristics should be in line with traditional town buildings

Walking linkage back to castle and Ventura. Some sort of treasure trail path. Making it an interesting and pretty walk showing and teaching the history and making it easy to walk across town. Good walking route to station as well.

Providing FREE car parking in the close area

Historical value capitalised on with cultural Centre

It's a historic town which should be acknowledged and celebrated.

Too many buildings of historical and cultural interest have been destroyed in Tamworth. It's time to put back some of our history. A new building would be a good start - to replace some of the ugly, concrete and glass ones

Don't build a costa or card shop. We have too many all ready

I believe that if Tamworth could attract some decent national chain restaurants then an area for them to be in would work for the town. If you go to the Mailbox for example, where they've got bars/restaurants, the amount of Tamworth people that travel there is ridiculous. The town needs to move with the times and to attract people you have to have an area for people to socialise, eat good food and have a drink.

Disability access.

Perfect space for housing

This is what is needed In Tamworth just don't waste this on shops people go online towns need to change with the times. Get it right and the shops will increase though-out the town and tourists too. There's lots to do but little here currently Tamworth has a Castle, Lichfield has a Cathedral their streets are packed Tamworth is dead small little shops and day and evening bars and restaurants you get my point

I think Spinning School Lane should be closed so that the new area is all one area rather than a bit north of Spinning School lane and a bit south of it. Closing Spinning School Lane will make the area bigger and safer. Allowing traffic to travel on Spinning School Lane will spoil the ambience of what could be a large new public area. Simply restricting traffic will not work as has been proved on George Street which is meant to be closed to traffic but there are always vehicles travelling along it

We should be looking at enhancing the characteristics and history of our town rather than too contemporary, Lichfield is a great example of enhancing the historical buildings, too much damage was caused in the 60's in Tamworth with the wilful destruction of older buildings and their replacement with ugly boring modern designs. If and when archaeology is discovered, this should be included and visible to the public, not just built over, glass floors, features, sign boards History signs showing the town as it was would make interesting features to show that we care about our history and our place in history

We have lived here for 27 years and the opportunity should be taken to preserve the history where possible, replicate the old style shop frontages with modern buildings and a mix of representations of architecture. Public open spaces, benches, greenery, town style parkland

Don't mess it up! It's the best opportunity into making our town into a place as idyllic as Lichfield and make all sorts of people visit the town centre instead of just Ventura. Connect the 2 places and Tamworth could thrive.

Place where people and business want to come Elderly and disabled friendly environmentally sustainable Premium supermarket e.g. M & S food and/or large supermarket e.g. Tesco Short stay/free parking

Eateries that are used for lunch, there are not many cafes left in Tamworth. Support local people to open up businesses as opposed to chains. A cocktail bar will attract more people to the night time economy.

It would be good to have a historical element to the development

Celebrate rich history point out historical interest in museum heritage trail around town for people to visit all parts of it. Sympathetic to surroundings look at church Lane do not build modern building that will date quickly like they did with Middle Entry in the 60s! Do not build ugly car park in middle separating town, needs to be open bright and safe to encourage visitors at night too. Need to make sure transport links are good taxi bus and trains need to be cheap and available at all times to encourage use into evening too.

Development should be in keeping with the history of Tamworth and the key people from here that have a positive impact on society.

Needs to ensure that it fits with the idea of the station being the transport hub. Buses and cars need to be kept out of a regenerated town centre. Transport hub needs to have multistorey car park for visitors and commuters. Mobility vehicle, e- scooter and car rental to be available Electric vehicle charging stations Bus interchange and coach drop off Information point/maps/Tamworth app. Café

Keeping the buildings in keeping with the historic nature of the town, with Ventura being a busy retail park the town centre needs to take advantage of the historic aspect and appeal rather than trying to modernise.

Need to ensure enough parking spaces around for all visitors but as the train station is close I believe this would make a good location for commuters.

There is a need to ensure that the development is sympathetic to the property on the west of Lower Gungate as well as the Almshouses

Should reflect the architecture of the buildings nearby and not block the view of the church at all. Keep open square where old precinct was.

Look at the history the area as and develop that more to bring in visitors. The town needs more and better shops no cheap bargain shops. Better lighting and pavement areas. We don't need more Aldi or Costa. Tamworth used to be a lovely place but it's been negotiated.

Would be nice to have some more greenery in the communal areas

Perhaps a small accident and emergency unit for those of us that cannot drive and cannot get to Good Hope or the Peel after the buses stop running? A sort of walk-in clinic 24/7? Perhaps with a little more of the area in one of the buildings allocated to a "police desk" for people to report things in person? Otherwise I would say it's a very good mixture with a lot of thought gone into it although a lot of people do not agree with that statement.

I think the proximity to the Almshouses makes the option for the area to be more in keeping with residential. The power of the "grey pound" may help.

Investment in higher class vendors, a champagne or Wine bar, high-end mirroring the Mailbox and or Brindley place in Birmingham CC

We still need some retail provision in the town centre because not everyone can go to a Ventura Park particularly the older residents. We must therefore be careful that we don't remove it altogether

No

I think that any and every opportunity to highlight our history and heritage should be included in all town centre development

Saxon museum outdoor eating areas seating areas elderly sheltered accommodation built along the lines of the Almshouses something for teenagers

Anyone living in the Almshouses will be subject to new build on all sides. I overlook the car park and as such a Sports Centre of some 4/5 storeys will impact on my access to natural daylight.

So it doesn't over shadow existing landmarks in the town, make more lighting so it's safe

As a father of a severely Autistic 17 year old, I am concerned about his options once school finishes. A new respite centre for those unable to use a college due to the severity of their conditions but with fun and exciting activities would be amazing. Tamworth has many families in the same boat and it would be an excellent addition to the town.

TAMWORTH COLLEGE SHOULD BE HERE & THE COOP PROPOSAL SHOULD BE RETAIL.

If a car park and/or hotel are to be built, they must be located in the area to the north of Spinning School Lane. This will allow the leisure / restaurants / green space to adjoin the town centre, rather than being remote from it. The development should consider the possibility (the need) to improve the walking experience between the railway station and town centre. These improvements would be outside the scope of this development, but nothing should be permitted that restricts such future ideas. The old Gungate shopping arcade whilst past its date did provide a limited open space. This area could be revised, but green rather than concrete with amenities around this green area and with the clock and view of the church retained, and indeed, enhanced.

No

I think we have a great deal of fast food premises in Tamworth and this contributes to the litter in Town. I do not object to restaurants which fit in with area.

WHEELCHAIR/DISABLED FRIENDLY ACCESS IMPORTANT

Somewhere that can be kept clean and is environmentally friendly for the next generation as my 8 year old son hates the rubbish he does see around Tamworth when we walk the dog

Good public toilets

Any development should enhance and reflect the historic nature of the surrounding buildings and be sympathetic to this. I do not think a modern box shaped development will enhance the town or make it more appealing to visitors it will just be another monstrosity which detracts from the remaining beautiful buildings that we have left.

I think you should have a one way system though George Street with free parking spaces for the disabled and regular shoppers for a hour so people can pop into the shops and banks this would bring people back into the town centre and maybe new business therefor bring people into the town and as business grows people will want to spend more time and money in the town bring up the footfall have a look at Cleevleys it has a thriving high street.

Proximity to historic centre and sites of international historic archeologically importance. The scale of any building must be kept low.

The Almshouses are the constant from past to future and so should be considered first, looking to be enhanced rather than obscured or buried.

A new one way road should be built from Marmion Street (as north as possible) between the police station and the social services area running roughly parallel to Spinning School Lane and exiting

through the existing Council car park in Lower Gungate . Lower Gungate from this exit to Church Lane should become 2 way to allow access to the other car parks and Church lane itself: Spinning School Lane should then be pedestrianised.

Improving accessibility between the town centre and the train station is absolutely vital. People could travel to the town via train and enjoy themselves without bringing their car. This alone brings multiple benefits to the development and Tamworth in general; benefits to the economy as people can easily access the area via train, benefits to space as less cars need to be parked, benefits to the environment due to less CO2 emissions, safer for people as less cars on the road. Making the area more green is vital in terms of visual appeal as it is quite uninviting as it currently stands.

Careful use of sympathetic materials to be used in any construction. I'm not saying everything has to be vernacular but any material choices need to be of good long lasting quality. There are many new modern buildings which around the country can sit in harmony with the past. Careful management and attention to detail is required.

No

Building styles need to be sympathetic to the local environment given it is next to the Almshouses and opposite Colehill. Keep part of the Gungate carpark open to enhance the current street scene and to create an attractive entrance to the new development.

No.

Cycle lane through it

Possibly the use from time to time of an area where outdoor craft festival weekends could be set up, similar to the land around Minister pool in Lichfield where the City host quite a few small mobile small Trader/Artisan events which bring in big number of Visitors.

The Anglo-Saxon burh fortification (The Kings's Ditch) runs along Albert Road and Marmion Street. The Police Station stands on Hilly Field which is part of that. Archaeological considerations. - Show consideration to the residents of Guy's Almshouses in terms of noise and disturbance from any proposed buildings and usages.

Given the destruction the town received during the 1960s, I fear this will be the modern equivalent with dreams of building with shiny glass and bright bricks that in 10 - 20 years will look a complete eyesore and leave the town a ghost town once more. Rather than leisure centres and the like, the council should be looking at how to make the town a place that attracts locals and tourist from afar. (Remember the days you could buy Tamworth postcards at most shops) Why no one has thought of a heritage centre along the lines of the Viking centre in York beats me, the town has so much history and much of it remains in closed doors in the castle. Why not have buildings that complement the traditional architecture in the town (what bits are left of it).

What are the links to Tamworth train station - not obvious here

Electric bike and car sharing facility/charging

Question 6 - What uses do you think should not be next to each other?

No more flat or hotels. I don't feel we need a hotel.

Evening licensed venues shouldn't be near the Almshouses. And the residential offerings (new and existing) shouldn't have to look over an ugly multi storey car park. By the way, have you ever seen an attractive MSCP? Unlikely... so if possible, rather than build up can you build underground? Better still more public transport offerings and safer cycling/walking provisions should be available to lessen the reliance on cars.

Only residential. Give the remaining town centre a chance.

Leisure should not be next to resi

Multi story car park next to residential homes No

No night life next to the Almshouses.

Housing & pubs/shops shouldn't be near each other. A car park near housing too is a bad idea. Anything build right on the pavement/roads is horrid.

Pubs, and more pubs. Also give the coffee houses a miss.

Housing & retail/restaurant/pubs don't go well next to each other.

All type it needs to be quirky a surprise on the eye, you never know what's round the corner or what you might find.

If the leisure centre has outdoor facilities then there should be buildings between these and the residential properties, due to the noise form people playing sport. The car park should also be away from the residential properties.

Strip club next to a school. But on a more serious note, I agree with what was stated here. The car park will need to be located as close to a main road as possible. I guess it also depends on the purpose of the hotel, would it be for contractors working in the area (as there are many that come to Tamworth for this) or would it be aimed more at attracting tourists to come visit the town. Personally, if building a hotel then I think the second. Tamworth has other hotels that fit the bill well for contractors and with all this development, we may get an increase in tourist numbers. However, wouldn't the Castle Hotel be the best solution for tourists?

I'm sure the occupants of the Almshouses won't appreciate anything too rowdy nearby.

Evening uses such as Nightclubs and bars and residential/retirement provision

Everything can work in harmony.

Housing next to bars and leisure due to noise and anti-social behaviour.

Supermarkets and sports facilities

Too many offices as they wouldn't look occupied in the same area

As I have stated previously no development that would cause disturbance to Almshouses residents. Therefore no noisy late night premises.

Do not need too many pubs together.

Just careful consideration needed with the Almshouses. Already have a nightclub opposite and Hogarth's, Corey's... The Almshouses really isn't best situated any longer and could find itself in the middle of the busiest area in town.

Coffee shop next to another coffee shop

Commercial use next to housing

MSCP should be located with ease of access but also should not be the main vista for people walking into the town from the train station or overlook the residential element.

Too much of the same thing, you need a variety of establishments like cyber cafes and craft shops, not just jewellers and phone shops. And maybe don't have fast food close to children's areas

Residential and any clubs/pubs.

Bars/residential Car park/residential

Try to keep the residential areas separate from the evening leisure, same goes for the hotel (if it is built). Try to keep them apart so there will be localised areas of different people, that way residents are disrupted by late night-goers, as well as people visiting the town.

Maybe have bars/cafe and restaurants by each other.

Nightlife and residential or a leisure centre next to nightlife.

I would question whether anywhere on this site is right for a multi-storey car park, I can see this causing traffic problems especially if there is an entry on Albert Road and an exit on Lower Gungate (or vice versa). Also, I think in every way possible the council should be promoting green methods of travel to the town centre. I also wouldn't have any houses in the plan.

Small business bars not oversized bars and the restaurants must be of different varieties not just Indian or Chinese, small independents businesses, hotels are not a good idea in this development.

Housing and leisure

Anything that is likely to be busy in the evening should be kept away from any residential development. Anything that is noisy should be kept away from the retirement developments.

I think we should mix all ideas & get all of the community together, whether it be a young family alongside a teenage group...

Pubs/restaurants should not be next to residential housing for older people.

Leisure centre next to the car park, and spread out the restaurants so the outside seating isn't blocking the walk ways or having the smoke in your face like outside the sidewalk café.

Apartments can reasonably be built atop daytime retail and commercial uses such as shops and restaurants but perhaps not ground floor uses that may cause night-time disturbances to residents. As a general rule of thumb office space should be situated about restaurants and bars instead. In a mixed use development these can be near one another but noise is minimised by placing noisier uses on block corners - they are most visible to customers here and the intersecting streets and public squares can form the hive of activity that will make the development lively while also leaving the insides of streets quieter for residents.

Almshouses and Multistorey car park I also think that the new housing should be carefully considered re the people that will be living there

We don't need another cinema.

Coffee and phone shops - too many killed Ankerside!

Bars/restaurants etc by elderly housing. Youth clubs and bars

I think that area of town needs to be kept specifically for hospitality only!

Not big leisure centres in the town, keep them outside like the Snowdome, it doesn't take over the town, cafes, seating areas, nice independent pubs and shops, not big corporate sites. Not boring same shopping malls that people just slope around and are everywhere else, Ventura has the monopoly on that already! Give people some interest.

Phone and card shops. Not too many food shops

Residential next to MSCP. Too much noise and potentially pollution from the MSCP would not make for a pleasant living area. As I understand it, those that live above Ankerside MSCP are not that fond of living there.

No loud entertainment venue next to the Almshouses.

Bars together so at least noise could just be in one area so no restrictions

Residential and bars/restaurants. There will be lots of noise complaints

Takeaways, Tamworth has enough of those. Coffee shops.

Residential and night-time leisure

Youth centre next to older adult facilities.

Car park and residential

A selection of shops and restaurants not just pound shops and charity shops. Local produce

The college does not need to be in the middle of the shops.

It is important to keep housing away from any noisy facilities.

Leisure facilities should be away from housing.

Nightclubs / pubs next to residential unless properly segregated. Any use that naturally attract encourage gatherings of people should be kept away from residential.

Retirement village and Residential. Car park and Leisure centre

MSCP & residential

Penny Black should not be next to houses because of the noise that is why the college would be better there.

Care homes and nightlife

The car park should be no higher than the one at the train station. There is no need for a hotel.

Car parks next to residential

Housing, multi-story car parks, leisure centre

If you are placing a leisure centre then no fast food restaurants next door. I think we should be trying to encourage the town to try healthier options because of its obesity rate.

Multi storey car park next to residential development

Bars/ clubs should not be put next to residential. Playground apparatus should not be put next to retirement residential.

Leisure/entertainment and retirement

Bars and residential

Bars next to residential.

Depending on decided use of site consideration ought to be taken into account of local residential housing - so no late night pubs or loud music

Bars, pubs and recreation area

Housing and cafes/restaurants

Nightclubs and old people

Nightclubs close to the restaurants

Cinema and residential unless screened off

Coffee shops/ food

Coffee shops betting shops

Bars, restaurants and shops in close proximity

We don't need any more shops!!

Cannot think of any. All uses are valuable, and an asset to the town. You need to bear in mind that you cannot please all of the people all of the time.

Residential and leisure i.e. bars/restaurants

Accommodation and nightlife

Fast food, gyms, coffee shops.

Night clubs and retirement housing

No more shops or restaurants

No housing as residents would complain, keep it a leisure area

Domestic and commercial

I wouldn't want a car park anywhere near where people are sitting outside eating and drinking

I think they need to be experimental. Just adding retail to the area will be a challenge I think as always competing against Ventura.

I think that bringing more residences and living spaces back into the town centre would offer great opportunities to enliven it, it may attract more businesses who in turn attract more people etc it would also offer more security. A mix of uses, businesses working together. We also need a police presence back in the town centre, this may be out of the control of the council but everyone I know wants to have our own police station even if it is just a walk in manned station. Mixed sexes and agreeable access to the shops.

Accommodation and bars.

Retail let's avoid rows and rows of shops, or at least major chain shops.... Small and niche....

Nightclubs / pubs/ bars next to busy roads, place them away from main roads to reduce the risk to the people and our health service.

Housing and pubs/night clubs

Old people's home / residential need to be away from leisure pubs offices can be next to night club etc as not used same time. Office workers will use restaurants. Do not put car park in middle as carves up town cutting off parts. Also unsafe for people to walk alone lighting and space needs to be thought about for safety getting to car / transport links. Heritage / museum next to historic building (Almshouses)

I don't think this has been thought through to have what is required for the town centre. 2 Hotels, Leisure Centre, and 2 car parks? That is not what is going to revive the town and definitely not going to bring more people in. Perhaps Hotel location 2 should be kept, and the car park nearby as these would complement the location near the train station, and are also just outside the visible town centre to ensure that it doesn't ruin the aesthetics or flow of the town. Everything else should be utilised for living space. I would like to see higher end living, frontages that reflect the history of the

town, but modern inside. A perfect example is the cinema/theatre in Lichfield which has its art deco frontage facade but modern contemporary living internally. This will attract younger people to live in the town, but perhaps work in Birmingham. These are the people who will spend their money in the town at night, and at weekends. Thus improving the opportunities businesses in the day (cafes, etc.) and increase the bars, restaurants, pubs, etc. with an appetite for a social nightlife of the town, all complimenting the daytime activities and visitors too. Come for the day, stay for the night. At the moment is neither. With this in mind, I would extend the sizes of the outdoor public space, providing an area to have lunch for the College students and those living there at the weekend. The Almshouses should have some sort of museum or tourism attraction near it that compliments its history. The history of Almshouses and then follow on to history of the person who built them, Thomas Guy. e.g. charitable work in Tamworth, MP for Tamworth, built Thomas Guy hospital. This can then provide a direction to the town hall and the history continues there. Directions of the history around town would work well, and provide the opportunity for people to explore when they are in town for events (held successfully in my opinion by the council). People come for the events, but do they stay? I think not.

Leisure centre any car park and the Almshouses I think the Almshouses could be a feature of this development so they do not need to have building close to them. Need to have space to show them off

I don't think housing should be included in the development. We have plenty of housing in Tamworth with more constantly being built and we need more services and opportunities to attract people to come here. The area is also an area of pubs and a nightclub so feel this doesn't suit as it will be area people will walk through.

I don't feel like there needs to be any more houses in the area (too close to neighbouring pub or bar)

Nothing tall or noisy next to the Almshouses.

I don't know really but don't waste the money In 10 yrs to pull building down.

Plan seems adequate but Im not sure about the hotel in the midst of it all

Well I wouldn't put in a funeral directors next to a pizza parlour but that has happened in the past! I think we will leave that to the town planners?

I think retail/ night time economy should be separate from any residential areas as much as practicable.

Takeaways next to nice restaurants, move the butchers onto the high street to improve footfall, move vape/ charity shops off the high street

Everything depends on the housing provision and the type of residential accommodation provided added to that already present. Definitely no further drinking provision in this part of the town. Care should also be taken bearing in mind the proximity of St Edithas Church.

Housing and businesses

Anything that involves noise or disturbance next to or near the Almshouses anything modern in architecture next to the Almshouses church castle or town hall

I think bars and restaurants should be more separate from retail and family areas

The college being moved to a central location will only serve to drive local residents away from the town. It will create an intimidating environment for our more senior residents and in my opinion it would encourage tourists to stay away during the week.

THE COLLEGE COMPLEX SHOULD BE ON THE POLICE SITE & THE CARPARK REMAIN & THE OLD PRECINCT SHOULD BE LEISURE & THE COOP USED AS RETAIL

There should be no residential properties in this development. As a prime location, the site should be used entirely to enhance the town centre offering to all residents and visitors. I get the distinct feeling that the development can only progress with finance provided by residential developers. If this is the case, the consultation should be clear, open, and honest about it. As nothing such is stated, I assume residential properties is still an option, in which case, it should be dismissed. If it is progressed, any residential properties should be on the fringes of the development area, i.e. adjacent to Albert Road. The Southern (largest) section, nearest the town centre, should be dominated by leisure, entertainment and green area. This should be separate from a hotel and car park (if genuinely needed) on the north section. Restaurants, retail and bistros could take the street frontages (facing south) on the Northern section, but otherwise leisure / entertainment should be uncluttered by other buildings.

Night time leisure facilities not next to residential, particularly for the elderly

Housing should be separate from any other facilities

EVENING/LEISURE FACILITIES SUCH AS GYMS, CLUBS NOT TOO NEAR HOUSING

Anything which might cause undue noise near the Almshouses. No more bars and clubs.

Should not put college in town centre -

I don't think a hotel is required, I don't think a leisure centre is required. A multi storey car park needs to be put in so that the council does not lose revenue and it's convenient for visitors

I am quite happy with layout and like the division between the Almshouses and the development.

A multi-storey car park is entirely inappropriate

MSCP and residential.

Residential and evening leisure and car park entry.

Residential and leisure, residential and cinema/leisure.

Housing, leisure, essential shops, restaurants, relaxation open areas, good vegetation and planting. Some car parking / open space should be opposite Lower Gungate.

Clash of building styles next to Almshouses and opposite Corys / Robert Peel Inn.

Music and Residential

Mental health and neighbour problems arise from people living on top of each other in close proximity and cramped conditions with no privacy, space, and peace and quiet, with issues about noise, parking, light etc. Don't cram residential areas for profit. Don't put noisy and early-morning or late-night usages next to residential areas.

I don't think a new college should be in the town centre - where will all the parking be for that?

Car parks need to be next to commercial developments and not residential. 5 storey would overlook and impact on Almshouses and existing houses in Albert Road and Marmion Street. Priority should be given to providing parking for existing residents

Pubs and clubs shouldn't be next to residential

Question 7 - What do you think about the idea of having taller and larger buildings to the north: lower and smaller buildings to the south?

On the basis that we have a four storey Police Station building, it is stated that we can therefore have high-rise buildings in the north of the town. No, this a chance to be rid of that unsuitable building, not replace with like for like. Spinning School Lane was a street of character and interest prior to the 1970s redevelopment - of which only Guy's Almshouses remain - and this is a chance to return it to that status with quality and appropriate architecture and design.

Tamworth's historic skyline does not need high-rise buildings other than the Castle and Church. We appreciate that the loss of parking off Spinning School Lane is driving the idea of multi-storey parking to compensate, but it should be noted that many people dislike or refuse to use multi-storey carparks, and that such buildings are usually inherently unattractive. Reducing the amount of ground-level, open-air parking in the town centre is not a good idea for encouraging visitors and shoppers.

No think they should all be the same size

That seems to make sense.

Makes sense due to the current houses in the south

As long as they are not hideous flats

I don't see why taller buildings can't occupy the whole area, thus maximising the site usage. There are already two/three storey mews houses at Saxon Mill Lane. Being closer to the centre of the town I don't see why the buildings can't extend to 5 or 6 storeys if designed to fit in with the surroundings. Consider apartment living higher up and retail, leisure and wellbeing spaces occupying the lower/ground floors. Parking shouldn't be a massive issue for more residents if they're living in the town centre and have access to quality public transport (rail and bus)

Bad idea. We did this in the 60's and created soulless monstrosities. We should stay max 3 stories everywhere in the zone.

Good

No the buildings need to be kept in line with the historic town, but using more sustainable materials so we are building for the future rather than demolishing in another 50 years

I don't approve of any buildings over three maybe four storeys high on the site at all.

I don't think tall buildings is a good idea in such a small town & might block lighting & views from existing residents etc.

All depends on problems for Almshouses, they were here first.

Small on the NCP perhaps larger on the police/courts

I agree that it would be nice to not overshadow the Almshouses. I don't think this is important on the side of the site near to the Penny Black pub though, as this is quite a tall building already, and sides onto the site anyway.

Makes sense, although I would try to avoid over shadowing the buildings on Albert Rd (from the front view), the 6 on the southern side are only 2 story.

Architecture and aesthetics are not my strong suit, although with limited space building upwards makes sense.

Need to be careful of the heritage assets. The Almshouses are quite small, and also need to retain views to St Edithas. Also consider approaching Tamworth from the north, don't want to create a barrier of tall buildings on the edge of the town centre.

Makes sense

The height of the building is less important than the architecture.

Yes I think this is fine

On all the site there should be no buildings higher than 3 storey. That should be the aim for all the town centre area. So if Marmion House and Lichfield St flats are in future demolished they will be replaced with buildings in scale with the rest of the town centre.

Taller building to go behind shorter buildings. Elegant architecture that is nice to look at and nicely lit up at night.

I think the tallest buildings need to be on the perimeter to frame the centre. This would be at the very back of the car park behind the old precinct near the spiritualist church.

No more than 2 to 3 storeys high.

It sounds better, but there should be restrictions on building heights

Make them all the same height

This is a good idea. Taller and larger buildings to the north would allow an increased number of amenities/residences to be built, which are definitely needed. Lower density buildings closer to the town centre would fit in with the current buildings and result in fewer objections from current residents.

Taller buildings would not be in keeping for this historic area north or south

This seems to make sense.

I think this is correct

Anything that doesn't impact or restrict views and sights is fine.

Okay

This makes sense. Although don't want town to feel walled in.

Having the large buildings to the north could overpower Albert Rd, which has quite a few small buildings, potentially blocking much sunlight to the area. However bringing the smaller buildings to the south allows the buildings to blend in with the town buildings already there, not completely removing the focus from the town already there

Given the skyline a modern look

Would not want to see larger buildings

I think having taller buildings to the north is a good idea as it won't block off the town centre as it may do if taller buildings were in the south. In the consultation document the grey scale key isn't ideal as there isn't much definition in colour between proposed 2 and 3 storey buildings.

I could see that would bring more light into the site, but anything north of the taller buildings would be in shade.

Yes feel be a good idea as it will give balance to the town and make it look more attractive to look at.

Providing the space is utilised I've no objection to higher buildings. Particularly in regards to accommodation.

I think that that would be most sense, especially fronting Marmion St.

No, this will be out of character with the town. Lots of history in the town will be lost by an over modern look or design that would ruin this, please don't make the mistakes like last time.

Larger buildings to the north with smaller buildings like a bus station to the south

As long as the character of the Town remains, I see no issue with this proposal.

Tamworth doesn't have a good history with tall buildings! Tall buildings are fine providing you make the avenues / roads / routes between them much wider and there is no indication that would happen in this plan. Have you left enough space for trees?

Acceptable, however as the site is largely hidden when looking from the coop direction, there should be taller buildings behind the old post office/Penny Black

I don't think I Tamworth needs any particularly tall buildings anyway.

Ideally I would prefer buildings not to be higher than 3 storey - otherwise I think the taller buildings should not detract from the town centre so I think the current proposal meets my preference.

Yes it would look silly big then small or vice versa

Scale must respect local character but also exploit its position at the centre of the transport network. If we don't build taller in city centres close to amenities and public transport provision what ends up happening is that more green belt is swallowed up for low density lifeless, antisocial housing estates dominated by winding cul-de-sacs. Gentle densification of the town centre should be encouraged and taller buildings should be appropriate nearer the railway station and main roads while smaller buildings, but still with a minimum height of 3 stories can be closer to the high street.

I prefer that I wouldn't want taller buildings plonked just anywhere

Not an issue

I am not concerned with height, we need to go taller with our buildings as floor space is at a premium

Yes

Makes sense to get views

Don't like the idea of having really tall buildings

Could have a beautiful square of restaurants sitting among some fresh gardens with benches and gardens

Tall modern building are awful on either side!!

Something out of the ordinary, something that would attract people to come and see

Providing they are designed right I don't think it matters too much how tall they are. The Bingo hall and Police station are quite tall and people seem to accept them. Perhaps use them as a guideline or a height limit.

Whatever works

No more high-rise or large buildings full stop.

I have no issues with that.

As long as it doesn't spoil the view of the Castle and St Edithas church to much

Keep larger/taller where they currently are and lower towards the centre of town

Think they should all be tall to make use of the space

It'll make it look a lot less built up that way

Yes, maybe some penthouse style apartments to attract younger people and professionals to city living. Plus close to station for commuters.

Nothing too large that will fit in with the high-rise landscape. Why were they not revamped like Solihull council did?

Just that it probably seems to make good sense.

Seems sensible

Good

I like this idea. Although to me, the castle should be the very centre of Tamworth

So long as they look classy with a lot of thought put into it then they should look fine, they need to be in large airy friendly pedestrian areas.

The castle should remain in view.

Sounds good.

When we moved to Tamworth the only ugly construction were the blocks of flats in the centre near to the castle. Please no more high-rise buildings for this lovely town.

It shouldn't be done just to make it look interesting, This is a generational opportunity for the town and it should be maximised and not designed just to look 'arty' or nice a good blend and stylistic buildings can easily be achieved with maximising floorspace.

Better idea

Building should be kept at the same height as the surrounding buildings.

Should be the other way around

We just want attractive looking buildings not like the awful 60s and 70s stuff that was forced upon us. Sympathetic to the history of the town.

Don't think it makes any difference

Do not build buildings for the sake of building buildings. Ensure all are future proof in case of changing needs or uses

Again, no context, nonsensical question. Do you have a design I can look at or a virtual reality rough up? Function first, fads last. It's like saying, what do you think about them being shaped like cakes. For what purpose. There is also nothing wrong with the use of below ground use. None of it should be an affront to the existing residence or business and should not be obnoxious for the sake of look at me I'm new. This questionnaire is questionable

Don't mind either way

This would add a visual impact. Though buildings should be cohesive and fit in within its surroundings

Do we actually need tall buildings? The leisure centre / gym could be tall and away from the Almshouses

Buildings should not exceed the height of buildings surrounding the boundary.

Whatever is sympathetic to the older architecture of the town.

No as this all for a hotel and housing which is not needed

Yes that's no problem

Differing of heights is not a bad thing and will look nice

Yes good idea

Yes great idea

I can't really say unless I know what the buildings are. Obviously take into account views of the Castle and Church so as not to spoil tourist photo's like the flats do a bit.

It seems sensible as it would make it less obtrusive

Long as it not an eyesore

This is OK with me.

Fine, heights aren't an issue

Ok

Fine with that but you need to make sure the buildings aren't too high, you do not want an eyesore like the flats the other side of town that block the views of the castle.

Depends on the design and if it's an eyesore for the local residents

Not a good idea for large tall type building - use is more important not quantity of space and again it is near local residential housing too

No large buildings would be awful, let's think market town

I don't think we need any larger buildings.

I think all building should be lower and attempt to make the town centre rustic and more market town. Less metropolitan concrete

I do not think tall buildings are in keeping with an old market town.

We aren't a city we aren't any old town we are Tamworth let's make this unique

This is ok, I personally think that the tall flats near the Council offices should be demolished because it spoils the view of the Castle. Outside visitors of Tamworth always comment on the stupidity of building these tall ugly flats so close to the Tamworth Castle.

Ok

Fine don't make them ugly like the flats. The flats in town ruin the view with the castle

I think that sounds great very good idea

It would make sense to have the taller buildings where the existing police station is but no higher than 3 storey to fall in line with other buildings in the vicinity.

Think the height should make the most of showing off the Almshouses and the historic buildings such as butchers cheese shop etc so guess higher buildings by where police station would be ok

Good idea

Fine if looks good and good access

Would be fine

Fine as long as functional for use

Seems sensible - views of at Edithas are of value

No preference but might as well utilise the space with bigger buildings as long as it doesn't affect surrounding areas too much.

A gentle mix of all should be considered, with real access for any form of disability.

As long as not straight tower blocks and have some personality I can't see any issue.

Agree

As long as it's in keeping with the area then fine. The high rise flats for example ruin the beautiful views of our castle. Don't make the same mistakes.

As the area to the south is a much larger area for work that should be used as a multi storey shopping centre.

I think it would work as the police Station is very high and a newer high building should be an improvement

Height isn't an issue

Not an issue, would be boring if it was all the same height

Doesn't matter here

Wouldn't want any tall buildings at the south end

No thoughts really. Depends what they are for.

No, I think that the police building was too tall, I feel 2-3 stories is high enough, anything else would be too intrusive

If I have my bearings correct surely taller buildings would obscure St Edith's church area?

Yeah that's a good idea

Sounds like a sensible idea

Makes sense no eyesore think current council building and Lichfield road flats ruin aspect view into town. More important they reflect style of current buildings e.g Victorian style building leading off Victoria / Albert road

Don't see a problem

Agree with keeping the larger buildings out of the view of the town. Having them located towards the train station will allow for a natural feel to wander away from them and further into the town centre. Like a natural border. Residents from Albert Street might have different opinions.

Good idea Also need to think about the link of the Almshouses with the area around the church e.g Little Church Lane to form another 'Historical Area'. You could then have a route along a new 'Town Spine' to draw people through the town. Station, Almshouses, Church, Market Hall, Castle, Lady Bridge, River walk Ventura Park.

I think the police station being demolished would leave the opportunity to open up that side of town and make more of a feature of St Edithas rather than having large buildings there.

Whichever suits the style or bar or restaurant

I think Tamworth's facilities need updating and if this mean some taller, larger buildings then this is OK. However, they should look nice!

Excellent.

Good idea. Don't think there should be anything dwarfing the Almshouses. Apart from multi-storey car park, I don't think there should be any developments over three storeys on the site at all.

Keep it the same size Tamworth is a market town not a city.

Sounds like a good plan

I think there's some common sense in this because the taller buildings will break the northerly wind. That would protect part of the town from the chill. That would protect some of the customers that are walking around. The idea has a lot of merit to it.

I think buildings should be in line with those in the area, following the demolition of the Bacons/ Kwik Save retail area, this opened up the Deanery to view from the car park. This plays to the history of Tamworth, I think a factor that has been lost from our Town. I think a development that is sympathetic to the historical setting the development is in my preferred option.

Daylight to the Almshouses should be preserved.

Definitely taller, bold statement buildings

Taller should be to the north or the Almshouses will be dwarfed and the history of these as well as the church left unprotected

Disagree, I think Tamworth has had its fair share of tall eyesore buildings, so keep the site all low heights

We don't need any tall buildings anywhere in the town centre as they will overshadow everything else and detract from the skyline which should be dominated by the church and castle. Typical example the Snowdome - ugly modern building that overshadows beautiful castle grounds (what's left of them) and Borrowpit Lake and nature reserve

I think there should be a mixture of sizes throughout so it blends and does not look odd and one end over shadows the other

EITHER SHOULD NOT BE AN ISSUE AS LONG AS THE PROMINENT POINT IN THE SKYLINE SHOULD BE THE CASTLE, NOT LIKE THE COUNCIL HOUSE & THE FLATS, MONSTROSITIES OF THE 60S HAVE DESTROYED THE SKYLINE

I agree that the Southern section should, generally, have lower building heights than the Northern section. Similarly, higher buildings, such as a sports hall, should be built toward Marmion St rather than Gungate. The only requirement for "tall" buildings is the MSCP and hotel. These should be located in the Northern section.

I'd prefer lower buildings all round

I think that would be ok if they were nicely constructed and not too crowded, I think you have to look carefully at the designs because we have made some mistakes in the past which have completely spoiled the history of Tamworth

YES SEEMS LOGICAL

Seems sensible. No more eyesore tall buildings are needed.

Makes sense to allow the light through

The height of all buildings should be limited to 3 storeys

Taller buildings should be placed where the police station, social services and bingo hall is

I like this.

I think it would be more in keeping to maintain a similar height of buildings as those that are in the surrounding area. Putting up larger buildings would dwarf the housing around it and not enhance the area at all.

We should be rebuilding the town with buildings appropriate to what the town once was. I understand we can never get our heritage back but we can rebuild with sensitivity.

There should be no tall or large buildings at all

Yes, this is the way to go, preserving the position of the Almshouses.

Correct. The multi-story car park should be in the northern area. This area between Albert Road and Spinning School Lane can then be the commercial/medical, workshop area with a small retail contingent though this should be mainly in Ankerside. South of Spinning School Lane should be retirement along the lines of the Almshouses and some small accommodations such as apartments and 2 bed houses. The whole area here should be pedestrian only. The lower car park on Marmion street south of Albion Street should be residential parking only. I suggest that the old retail precinct next to the Almshouses and extending to the residential area have an area of trees and paving etc before putting the leisure area of restaurants and bars etc extending to Victoria Road. The residential and open area should not be directly accessible to this leisure area only via Gungate.

I understand the logic behind it and agree with the reasons given. I definitely agree that MSCP should be located in the northern area of the development site but you would need to take care with access and traffic management on Albert Road as people already have the tendency to park there and speed.

Buildings need to be in scale to the surrounding Lower Gungate Buildings particularly the Listed Buildings and the Almshouses.

Makes no difference to me

Fine with that and I think this makes some sense.

Yes, great idea.

Compared to the towers by the castle I can't imagine anything being uglier than them!

Agree

I would not like to see larger/taller buildings without extremely good reason. Tamworth is a proud market town with a fine heritage which has been working through many pressures. Now is the time to restore and renew its values and complement the excellent work which has gone on for decades around Ladybridge and the Castle. These areas are not far apart and with enough quality design and interest it will get people walking and fitter and healthier etc.

No! No! No! to taller buildings! Don't ruin our skyline and townscape any more. Get rid of the 1960s and 70s mistakes. Don't add to them.

Tall buildings need to relate to existing eg. Police station, but not any higher. Car park will dominate the area

Agreed. Bring back some residential into the town that will help support the new commercial and retail offer

Question 8 - Would the routes shown make it easier to get around the area and, in your experience, do they provide the most direct route? If not, please explain why?

Having cycle routes through the town centre area is a good idea, however they need to be joined up to cycle routes that connect all areas of the town. Apart from some good routes to the South East of the town centre, most of the cycle paths, where they exist are unconnected, and it seems that developers of new housing schemes are not being required to build in cycling as a means of transport (or leisure). I hope that the council has plans to connect the new Anker Valley development (and eventually Arkall Farm) by footpath and cycleway to the station. At the moment there is a footpath some of the way along the river on the new estate, but that stops a few hundred metre away from the station and the Public Footpath just becomes a bog. With very little investment this route could provide good access to the station and town centre, and would save a lot of traffic causing congestion and pollution on Ashby Road. Similarly, I despair that Brindley Drive is not connected, at least for walkers and cyclists to the station and then to the town centre.

I think so though difficult to fully tell.

No issue with the routes shown, but be careful not to create 'rat runs' which may encourage antisocial behaviour. This is great example of designing a safe area. <https://youtu.be/jZ7oeAQcHmc>

Minimise traffic in this area. It should be residential only. Pedestrian /cycle ways only. Directional focus on the church would be nice but this area should be for homes, not an expanded town centre. Crazy idea to make the centre bigger.

Yes

Yes providing they have cycle paths

The more open space the better. I can't see anything specific about 'routes'...?

Through traffic may cause problems for access to all areas.

Yes they probably would but as previous if you're not from Tamworth access in out of the town can be confusing.

Yes, the routes look good. I often cut through the Gungate carpark when I head into town from Albert Road, and I always walk along Spinning School Lane.

Hard to tell off this drawing, however it may be a bit early to comment until there's more of an idea of what building is where.

Yes, the current car park layout is not pedestrian friendly. It is also quite isolated from the rest of the town centre, with little surveillance from surrounding uses. If walking through the town centre I would always use the pedestrianised streets as they feel safer.

Yes

There are no direct routes into the town centre for visitors from the south. You need to connect the road that was put in along the side of the railway line in Amington and connect it to the island at the train station. I don't think the proposed layout provides a clear thoroughfare through the town for

pedestrians, nor does it make it easier or more convenient for car drivers to pop in for 20 minutes so is unlikely to be attractive to anybody looking for convenience.

Yes it's fine

Main emphasis in town centres should be for pedestrian and bike routes. Cars kept to periphery of area.

The routes in general do, yes, however, feasibility would depend on volume

They look ok

Plan appears to pedestrianise Gungate, and only shows routes out, not in - so how would you drive to the centre?

Routes are fine

Yes they would and yes, I think these are sufficiently direct.

The present routes maintain good all round ways around the Town

Yes

Getting to and from the station and town centre isn't difficult, however it's not signposted all that clearly. The connection between Albert Rd is desperately needed. It takes time off the journey instead of walking round and creates a direct connection between the doctors surgery and dentistry there

Yes I think it provides a more varied and direct route than current provision.

Fine

Yes, I think well lit, busy pedestrian routes, with benches and trees would make in incredible amount of difference to the Town Centre.

Please discuss with local transport providers as the access for delivery to and from these areas will be restricted, Taxi and public transport will be restricted please talk to them to discuss plans and how you will make it easier for them to get round the Town area without traffic issues.

Yes

The Town Centre is quite cramped, I'm not sure changing the Road layout will help round this area.

I have covered this already in a previous comment. The plans keeps the same maze of streets and does nothing to make it easier to connect the train station to Gungate to town to Ventura. There are no cycle routes, no wide roads, not enough space for trees. The layout does not allow for any future installation of a tram.

Doesn't matter what the routes through the site are, use and layout should be driven with what provided the most economic benefit to town centre.

It's a one way system. Perhaps turn it into a pedestrianised area. As long as buses can access near, it'd be fine as the train station is near

They look fine in my opinion.

Yes but It would be nice for better access

The routes identified look good.

Yes I think so

Yes

Unsure, but need to be sensibly thought out and applicable to where people want to go, I.e, a nice area with small independent shops and cafes/pubs etc, market place tidied up, following from some areas of interest to some leisure time (not leisure centre!)

Keep the road as it is

They look simple enough on paper. Reality could end up being very different though.

Yes

Possibly.

I have no issues with the transport routes now.

Direct pedestrian routes rather than winding routes

Yes, as long as it's two way driving. The one way streets can be a little confusing even for people who've lived in the area for a long time.

Seems ok.

Most likely

They look ok

Yes

It looks OK.

I believe it is important to try and reduce traffic around that area. Why not make the entire site (except residential area) pedestrian and have a large free multistorey, to entice people to the town and away from Ventura.

The routes look good, east access to the town is needed.

Access seems fine with layout proposed

Need to link to the station

Yes

Yes

Use existing

Graphic was so low res and shoddy I could not tell you. Perhaps that is the point. Be seen to be interested in people's thoughts only. Just ease off on the excessive pedestrianisation. Which does not mean swap with excessive bike lanes. Balanced, civilised, inviting for all.

These look good

The routes are essentially not much different to routes that are currently available.

The area is not big, I do not think direct routes make a difference in an area this small.

The routes already work with no issues

Thought needs to be given to people having the confidence to move around the town on foot at all hours, not just by road. This allows for all ages to then access facilities. Well-lit areas, good security etc.

Yes they do

Yes

The public spaces should be more open I think.

I think access from the north will be problematic but the access corridors to the site are reasonable. Public transport access to the area is limited which may encourage more vehicles

I think that I will get used to it

Yes

Yes

Yes they would.

Not sure

Bad Laasphe way

Yes fine

I'm not sure about this

Yes

If proposed MSCP is built in location 2 Entrance access road from Spinning School to the left of existing police station Exit road from complex on to Albert Road to follow the one way (avoiding bottlenecks at the traffic lights where Aldergate, Hospital Street, Lower Gungate and Albert Road already meet)

Yes

They're fine.

Would make no difference. Traffic is quiet around there already

Yes

Yes

Yes

Yes

Yes

Not much put the road behind and in front of the station desperately needs attention. Avoid pedestrian crossings that back up traffic consider cuttings

As previously stated, Spinning School Lane should be closed to traffic

I think the one way system works quite well, never really any heavy traffic.

They look acceptable, having through routes would encourage more foot traffic, but more routes that avoid dead ends would be good.

Bearing in mind Gungate is pedestrianised this would surely continue into new development.

I think the routes are very regimented, straight lined. This looks like it is due to the street layout

As long as it flows. If car park busy will traffic back up?

The proposals look acceptable. However, better lighting would be an improvement, especially from the train station to the town centre at night time. At the moment it feels cold and dark. If you were a visitor to Tamworth, the route from the train station is not the most scenic or impressionistic in the day, let alone at night. We need to encourage more use of the town centre for day and, essentially, night time. Having new routes are not going to make people want to come to the town, so efforts need to be spent elsewhere. The events put on for the council (St Georges Day, Fireworks, outdoor cinema), show that there is a hunger for events in the town, and these are all carried out with great success. If more regular events are put on, and access or routes help people navigate around the town, finding historical places, then this may encourage people to the town more often. The key is keeping them there and spending their money.

Transportation needs a lot more thought. Cars need to be removed from the town as does the bus garage which should be relocated onto one of the trading estates maybe Lichfield Road. Buses need a plan to move to electric or hydrogen etc. Bus routes need more thought. When you get on a bus you want to go somewhere Yes maybe the town but also the station, Snow Dome, Ventura Park Castle Grounds Fazeley for something to eat, Drayton manor, Hopwas, Wilnecote, Amington Maybe even Polesworth Abbey. You don't want to have to change busses multiple times to do it. Need some circular routes or through town routes.

Having lived in Heath Street over half my life I don't think it would make any difference as there has always been a walking route through that area anyway.

Any proposed routes will not suit everyone. The restoration of the link between Albert Road and Spinning School Lane is welcomed.

Mostly but I would like to see more of a larger visual funnel from the train station through the site into town to lead people in.

The town needs better road layout as congestion is a real problem.

I only use public transport or I walk everywhere since I don't drive I'm not qualified to give an opinion but I would say that the roads do definitely need widening. Not to mention a great deal of repair doing.

I believe that they do provide the most direct route.

Should work fine

I see no immediate problems with the traffic routes. Consideration should be given to ensure bus routes are reasonably approximate to this area and possibly moving bus stops away from Corporation Street which would allow further development in that area

Yes

Yes

I can't see the proposals to comment on my phone but the one way system around Albert Rd. and past the Almshouses to me has always been an issue. the roads in that whole area are dire at the best of times.

Yes if they were well lit and made safe

THE 1 WAY SYSTEM IS OUT OF DATE & DOES NOT WORK, FLOW OF TRAFFIC IS NO GOOD

The plans shown are far from easy to understand, but they appear to assume a certain layout of buildings, which, in my opinion, is not the best. It is not clear whether all the routes highlighted are for vehicles or whether some are cycle/pedestrian only. Car access should be restricted to the Northern section only. Marmion Street should be split into two with bollards located at Spinning School Lane. Access to hotel, car park and residences will be via a bi-directional Albert Road. Access to existing units at the lower end of Marmion St and to new leisure facilities would be from Victoria Road. SSL should be closed, except for a small spur from Gungate.

They look OK, the road layout has always been a bit of a mystery to me but I'm presuming that would be outside of the scope of this project

Yes

SEEM TO MAKE IT EASIER

They're not very direct line of sight towards the town centre.

Yes

I am happy with the routes but do think SCC should give overdue consideration to making the rest of Albert Road one way. It would help the flow of traffic and be safer for residents.

The routes look good for a pedestrian route into the town but not so good for vehicular access. They make sense for people coming into the town by train but with all the residential housing around this area I think that traffic would be better directed up to Upper Gungate and then out of town via Offa Drive keeping the town centre roads for access purposes only.

No. Pedestrians should be encouraged towards Lower Gungate and the town centre, not away from it.

They look fine.

I would agree that the proposed routes would make it easier to travel around the area. Most on-foot traffic will be around the linkage between the train station and the development site in question, which in turn leads to the centre of town and the castle grounds. As it currently stands the route involves crossing the large NCP car park as it cuts out Spinning School Lane.

Yes.

Yes

No strong opinions.

It looks fine.

Yes they look better but I'd like to see consideration given to the big junction to the northwest of the site as it's a nightmare for pedestrians

These seem the most direct

To be honest I am not sure. I am disappointed that the maps I have looked at have been small and I felt it was a pity that good sized maps and info could not have been displayed on the inside/outwards of shop windows or even the Public Library which although closed still has the space and place to function as a centre of Communication, during this prolonged Lockdown or Locked out of our Civic buildings. The local press info has been sparse on information since last summer and for such a development, along with the Town Centre Regeneration and its £21m funding I think Residents might have expected to see a more modelled and detailed Public Exhibition put on similar to the presentations which Planners and Communities used to expect from Developers. That I have found frustrating and deserving of better.

The online plans are too small to study and consider properly.

The routes shown all seem to be enclosed by buildings so will not be obvious. Currently there is open space across the car parks so you can visualise migration towards the centre. Proposals will dramatically reduce that view and sense of space. There is little in the way of open/green space

Yes

Question 9 - Do you think that this new road layout would be an improvement?

Impacts of traffic on the Upper Gungate/Albert Rd/Aldergate junction need to be assessed.

Possibly, although possibly not for those living on Albert Road.

It seems to make sense. But the less through traffic in the town centre, the better.

There should be residents only parking. All parking should be focused around the multi-storey at Ankerside focusing traffic around the "egg" and pedestrian visits to the remaining town centre. Most days most car parks are empty. We do not need more. Come on, think.

Yes

I think it will become more congested

Perhaps completely remove Spinning School Lane to through traffic?

Possibly

Possibly

Yes, and forcing people through a nicer development will encourage them to stop and use it.

Yes seems to be the most logical approach, however it would largely depend on the final positioning of buildings. On the plan, does the 2 way section of Albert Road stretch down to the turning into the new car park? As if not, it would mean a lot of traffic going through the current system to get there.

The MSCP is welcomed, although rates must be competitive, and preferably subsidised for workers within the town centre.

Yes for those who live on the north side of Tamworth, but it would be more awkward for those living on the south side due to one way streets etc.

Possibly

Not really, it hasn't changed much.

All fine

Yes.

Let's have one-way systems / Colour coded roads and pavements / Make everything bright and simple to understand

Yes. Multistorey would make best use of ground space though and enable the volume of spaces required as well as free up more ground space for building

Not sure

No - sadly roads around Tamworth are not fit for purpose. An example is Ventura, which needs a complete redesign. An alternative would be a multi-storey carpark off site and a park and ride scheme

It looks in the diagram as if Albert Road will become a two-way street, but the text says it would remain a one-way street? The junction at Aldergate/Upper Gungate will need to be altered to handle the increased flow of traffic or there will be a backlog of cars trying to exit the car park, and this will cause a nuisance and discourage use. It's currently a good junction, and allows traffic to flow relatively freely. How would the increased traffic flow affect Aldergate? Pre-Covid this road was often very busy. Would this further impact this? Perhaps both entering and exiting the car park onto Albert Road would be better, as this is a fairly quiet road, and with two lanes already one could be for thru-traffic and one for entering/exiting the car park. Albert Road will need to be resurfaced and the one-way system would have to be extended to the railway station roundabout.

No

Yes

Probably, it surely couldn't be much worse.

Unsure

Yes but think other road systems in the area would need looking at as well. Would it be possible to give residents in surrounding areas better parking so that the roads are free? The Albert Road is very congested with parked cars as it is.

Yes

There can be a little inconvenience with the current road design and some people follow the directions and others get confused. So a new road layout would be welcome as long as it was simplified and made into a two-way road instead of awkward lane switching in small stretches of road.

Yes

Yes

You never know with road works it's a hard one until put in place.

I don't think that having a multi storey car park would be a good use for the site at all, and it would be losing an opportunity to create something really memorable in the town centre, which can't be undone for a generation or two. There are other locations for a car park, this isn't it. I am confused as to how limiting through traffic on Marmion Street would work for the people who live at Alexandra Mews, Saxon Mill, Victoria Road and Heath Street.

No you are making a big mistake with access and exit from car parks. As a local driver you cannot be serious on this plan for Lower Gungate exit and Albert Road access, you are well off the mark even an idiot can see this.

Certainly

No because it keeps the same maze of roads and does nothing to connect the key parts of Tamworth. If you are bulldozing such a large area, why would you put it all back in the same confused layout?

It's the same as it is already.

Yes

It looks like it should be an improvement but it is difficult to tell until it is put into practice.

Yes if the roads are looked after properly.

Aside from the inclusion of the MSCP which needs revising, yes. Vehicular access is maintained through the centre of the site for access, deliveries, waste, emergency vehicles etc but pedestrians are given priority, ensuring that the development is safer and more attractive. Resident parking must also be revised to a minimum provision, with loading bays and appropriate disabled parking permitted.

Not sure

Yes

Unsure

No

Can't really say

Possibly

Not sure.

Clear marking is needed for the turn into Spinning School Lane as the current marking is ambiguous

Yes

Yes

Yes. One way system and Bell corner needs redesigning.

Yes if signposted well

Yes

I think having the town centre pedestrianised is a good idea.

No. There are a large number of T junctions etc. There will be large amounts of cars in the area the route needs to be as streamlined as possible, otherwise it will end up as chaotic as Ventura.

Yes

Hard to tell from your plans as it shows roads as being open space as well.

No. I am concerned about the exit of multi storey car park into Lower Gungate. It is too near the Bell corner junction dividing into 3 lanes at the traffic lights. At peak times when cars are leaving the car park I envisage a traffic flow problem. Not only coming out of the car park but at the junction. There will be an increase of users on this car park I presume from the proposed College in the town and Leisure complex. Better access would be to build it on corner where the Police station is.

No

Yes

Yes

Multi story carpark at Police Station

Yes

Yes

Depends on the amount of traffic envisaged. Also looking at the road layout in isolation of the area concerned is not very forward thinking. Consideration has to be given to how the traffic navigates in and out of the town.

No, not at all

I don't usually go into the town centre anymore so not sure if taking away car parking spaces would be a good idea.

Yes

Yes

I live in the centre so I don't know really.

Why not redirect traffic up Mill Lane and allow buses to go through to the site and make provision there rather than Victoria Road

I am concerned that access to the multistorey car park coming from the direction of the train station is going to be down a quiet side street. From a personal safety point of view I would prefer that it was directly on a main road with some traffic after dark.

Yes

Yes

Yes

Yes

Not really no

Definitely

No

Yes.

Possibly

Development is always the future.

Yes

Yes

Keep the one way system.

Yes

Yes especially if parking is reasonably priced

Unsure

No

No.

No

Yes

Cannot decide

Anything is an improvement to be honest but the plan looks like it is introducing a lot of traffic to the town centre.... which I don't like

Yes

Yes

Not sure, is there cycle lanes too? Albert Road is tight and parked car hindrance so will roads have double yellow lines? Road surface just as big an issue as layout

Yes

Slightly improve it, but I don't believe this is going to improve the town centre or footfall. Who is going to park at the multi-story? Is it daytime visitors? If so then where do they currently park? Why would they park in town in the day, to go where, do what? To me the daytime attractions are: Drayton Manor, Snowdome, and Tamworth Castle, with the latter being the closest to the town centre. With this in mind, what else can bring people to the town centre in the day? Shopping? We have Ankerside and that has suffered due to Ventura, and the road layout will not help this unless it is easier for people to move from the aforementioned into the town centre. As aforementioned the success of council held events prove that the town can and have plenty of visitors, the day to day numbers are lacking. Visitors will come for the day, stay for the night. Restaurants for families visiting the Snowdome, Drayton Manor, etc. going to then see the castle, ending up in the town and

having a bite to eat. Same for couples who then want to stay out late and have a drink, we then will need more and better late night bars, a more attractive town centre to feel safe in. Make it easier for this to happen and then the town will thrive.

Maybe

I believe putting a car park entrance off Albert road would just add the traffic in an already busy area. It is a main route for people who live in that area and who need to get from one side of Tamworth to the other.

Yes

Yes.

Should include a pedestrian zone

Yes

I don't see this as a worsening or improvement to the road layout. I am concerned with the plan to build a MSCP and Hotel, all of which are in the Town Centre already. Are these fully utilised, it feels like more of the same, and I am not convinced as a lifelong Tamworth resident that this adds anything that we don't already have. Plus is diverting business away from the hotels/ car parks that are already in situ. I question the validity of these plans.

Yes def

See above

Yes

Yes

TAKE IT BACK 40 YEARS & ALLOW THE ROAD SYSTEM TO BE 2 WAY

This all presumes a specific building layout has already been determined. As such, it seems adequate. A much better option would be to have residential buildings (if any) adjacent to the MSCP. Resident (and visitor) parking could be made available by separating one floor of the MSCP for residents only. It would be free of charge.

Yes

PROBABLY YES

It's not improving anything

Yes

I do not think that the new road layout would be an improvement as it would appear that Albert Road is proposed as a primary route. This road is not suitable for through traffic. This area should be designated for access only as it is still one of the main residential parts of the town and does not need to be a main route for access to the town.

No, a multi-storey car park is completely unacceptable and inappropriate

Yes.

It would definitely be an improvement from what is proposed here. I would however stress the importance of a dedicated lane and clear signage for the entrance of the multistorey car park entrance as people have the tendency to speed down Albert Road. A sudden right-turn would not be good for an existing traffic issue and you could see a rise in traffic collision issues.

Yes

Yes

I would prefer this to be car free.

Yes.

Yes

For the above reason I believe the Community need to better understand and talk to officers or Cllrs by means of a presentation before making a valued judgement on the matter. I also think there are related discussions to be had on the proposed redevelopment of the South Staffordshire College but that may arise further in this document.

The online plans are too small to study and consider properly.

Proposals show no parking provision for existing residents who currently have struggle to park near their homes despite the limited residents parking passes, which are not available to all especially short term residents. Access from Albert Road would not be ideal and lead to backing up to the traffic lights at Bell corner. This is already chaotic at times. Exit from a new multi storey onto Lower Gungate would also be chaotic. It is often difficult to exit that car park now and again there is blocking back at the traffic lights. A better access would be on Spinning School Lane but this would impact on existing residents.

Yes

Question 10 - How do you think public transport could fit into the site?

It seems sensible to take a flexible approach to regeneration enabling response to change and growth aspirations. The proposals could have good access to Tamworth Station, Town Centre and Bus Terminus at Victoria Road which would encourage sustainable travel.

Connectivity through the site for pedestrians and cyclists should be a priority and creation of an enhanced public realm environment would support active and sustainable transport.

It would seem to make sense to position facilities close to development such as hotels and leisure.

Access to both the rail station to the SE of the site and the Victoria Rd bus terminus to the south of the site is considered important to enable greater connectivity.

It is my belief that a town without a bus station is not much of a town. We have buses picking up passengers in side streets while belching out fumes and causing gridlock on a daily basis. This is a golden opportunity to do the right thing for Tamworth. It won't come round again so show some vision and build a bus station that befits a historic town like Tamworth.

Have a bus station and own taxi rank as well so there all in one place makes it a lot easier

New bus terminus? A tram linking things together.

Bus station with hotel above accessed via a bus only lane on Colehill and Bolebridge St, leisure centre on the other part of land with associated MSCP. Closer links to the train station

Easier and clearer access to the train station should be included. Not sure how bus access could be improved as there's already two bus stops in the town.

Gungate itself should become our "bus station" dropping shoppers off closer to the town. Gungate should be the border of our commercial zone.

I'm not sure what the question really means (can you fit a bus between two trees, two buildings, around corners, is this the questions?) OR do you mean can a bus station or taxi rank be added in the area - either way bad idea!

Small short journey mini bus type vehicles.

No public transport, keep it out of view it will spoil the feel.

The site of the car wash would make a good bus stop as the buses would be off the road.

Electric scooters!!! :-)) A couple of bus stops, which could also be built around the new residents of the area, although they would have parking spaces, public transport should be encouraged. Better bus link to and from Ventura.

Buses and taxis already run to the bottom of Colehill. I don't think it's necessary for them to go the extra 40ft up the hill.

The site is very close to the bus station so shouldn't need too much provision for public transport. Instead perhaps focus on sustainable methods of transport such as cycling (cycle lanes, safe storage etc) as this would benefit residents, people who work in the town centre and shoppers

There is already enough public transport stops nearby it should not be a concern.

Tamworth needs a tram that connects the main housing developments with the train station, the town centre and Ventura. The current plan pretty much just allows for an extra bus stop outside the leisure centre which isn't exactly forward thinking. I do appreciate that even a basic tram network would probably be too expensive for Tamworth but it is hard to get excited about where to put a bus stop. You do need to think about bike hire, scooter rental and electric car charging points though.

I think the public transport around by the assembly rooms could be improved and then the route towards the library and around church made better for people to access Gungate

There should be more buses running via the railway station and into town centre.

Small gauge trains that are fun for people to get around Noddy trains, we all love the Noddy train whilst on our holidays

Potential for an alternative bus interchange that enables buses to come in to Spinning School Lane, a small interchange at the rear of the development and then leave past the Globe on the one way system. Other than the first half to where the police station building is (which could be made two way to go back out onto Marmion Street and continue toward job centre), the rest of Spinning School Lane could be made bus access only, with the permanent suspension on the car park behind Steve's chip shop and the one next to the Globe having a new entrance from where the Bingo Hall is and closing the front.

A central location for public transport would help.

By using a park and ride scheme, that is priced accordingly - look at Stratford upon Avon

Public transport is essential for encouraging visitors and making it more attractive as a residential area. It should be serviced by a good quality bus service and there should also be an area for taxis, which currently use Spinning School Lane.

Yes the present arrangements are not suitable for large public transport

Good links to the train station are vital for this site, because it will bring the active town centre closer to the station.

Use established routes nearby and links to the train station.

A designated taxi rank that is well lit and visible.

Bus routes could be redirected, for example the train station to the hotel service, or the leisure centre. It would allow areas to become more accessible to people living in the outer areas of Tamworth

Central access to parking and transport hub

It is near the train station and buses can go there

If budget wasn't an option, creating an on street tram system which would take people from the train station, through this development, en route to the town centre, via the castle to Ventura, with stops at key points along the way would massively boost the footfall to and from the town centre. I appreciate this is likely unviable, so therefore I don't think that there is a need to have bus stops in or around the site, especially with bus stops a short walk away on Victoria Road and Corporation Street. Bus terminals are usually unwelcoming places to be.

You tell us there is no plan or reasonable discussion been undertaken around access and egress for public transport. plan designed by someone who does not know the town I guess.... speak to the local service providers such as Arriva, Diamond buses, Acorn, Tamworth taxis, Bennett's drivers who know the area.

By the construction of a bus station.

There is a lack of forethought in this design. There is no clear route into town and no clear route to connect the key commercial parts of Tamworth. The best way to encourage visitors to Ventura to come into the town would be to install a short tram line from Ventura, over the bridge at Holloway, through the town, through Gungate and terminating at the train station. The Gungate plan would not accommodate this, so we would be stuck with buses that only the elderly, poor or young use, doing nothing to entice Ventura visitors.

No, waste of space. Other than taxi drop off pick up space.

Yes

I think consideration should be given for bus access or if the bus drop off point is situated in another area, a direct pedestrian route incorporated to allow easy access. Also, as previously mentioned, secure storage for people using bikes.

On the bottom floor of the multi car park use for busses and taxi rank then they don't clog up Corporation Street, then can be a drop off point for Assembly rooms.

Spinning School Lane could be made a one way bus/taxi/access only route with a bus stop located for people travelling north of the town while another bus stop could be located on one way Marmion Street for people travelling south. The existing bus stops on Victoria Street should also be retained. This should be sufficient access for public transport to the site enabling the rest of the development to be entirely pedestrianised.

I think public transport should be much as it is now on the outside of the area and not through the middle of the town

Buses already operate nearby and a taxi rank. So no change needed.

On the outskirts, have a town centre where you can browse and not get run over or fumigated

As it's in the town already maybe just a bus stop nothing major to take up space

I don't see why or where? All public transport opportunities are within walking distance anyway.

Many busses are nearby

Perhaps more stops around the town covering a wider area.

It would help with visitors

I think the current routes avoiding the centre works well

Taxi rank and bus rank move.

As long as the roads are wide enough for a bus to turn the corner

Roads need to be widened.

There should be a bus route that serves the site that makes it all inclusive.

Bus station. Better/cheaper car parking. Secure bike storage to encourage the use of environmentally friendly transport etc

Not really an issue as current public transport is currently in town centre anyway

You need a free tram or monorail to Ventura

Public transport needs to be cheaper to encourage people to use it.

Maximize public transport. Free / cheap park and ride to reduce traffic. Optimize cycle routes and footpaths.

Need bus routes for easy access into the town centre.

Can only see suitability on Marmion Street unless allowed through Spinning School Lane

We had a fabulous bus station that the council took out years ago to make a car park in Corporation Street. Very short sighted. All towns have a bus station.

There are enough bus routes going into the town

Replace pointless car park by assembly rooms with bus station

Run a bus route. It would also be convenient for students going to college/landau forte

Buses to be able to loop past the current police station and around

Public transport should not be 'fitted' into the proposal, it should be the first consideration before private transport and multi storey car parks. Could all buses drop off in the new development at the site of the car park?

The main bus stops are fine where they are. A taxi rank would be beneficial.

Just add a bus lane to drop off at back of site and taxi area is already there

Shuttle / hopper buses connecting town centre to station, Snowdome area, & Ventura - could pick up from new estates too to bring college students into the town centre to maximise efficiency. Ring

& ride scheme to ferry older local non-car users into town rather than larger scheduled buses driving round empty a lot of the time

Walking distance from train station anyway and buses can access the area

Bus stops at appropriate locations

I'd like to keep public transport a short walk away from the centre.

By redirecting traffic up Mill Lane and change terminus from Victoria Road. Improve route from Tamworth Station

Currently the right bus stop is not easy to find for new users. I once tried to get a bus from town to Dosthill (due to not having a car that day) and I walked all-round the town before I found the right bus stop because there is more than one area where the buses drop/ pick up from. More than once I have been asked for directions to the 'bus station', and I still can't help even after living in the town for 16 years. One single bus stop area would make life easier for new users (and people giving directions). I did not spot any such plans on the map though. Even if you just had a public information map in the town centre indicating where the relevant buses for different areas were that might help.

You need to make sure the site is accessible for public transport. I still can't believe the buses do not go to the station.

Bus route drop offs, CYCLE PATH

Tuk tuks

Provision of cycles/electric scooters and cycle ways

Where the car park is next to Penny Black. Some buses could go through Bennets taxi rank and drop off near Penny Black! The entrance and exit to that car park is stupid it's not wide enough! You need a one way in and one way out! Not the same in and out.

You would have to have it on the outside and people would have to walk a few metres into the main town or use wheel chairs or mobility chairs to get into main town centre

Drop off point/ layby at the start of Marmion Street would work

Have bus stops / station between this site and the train station

Designated route to train station- really make it part of the town

I think there should be a shuttle bus with Ventura to bring people in and possibly even Drayton Manor.

Needs to be innovative. Something that will get people's attention. Environment friendly and with good access for the disabled and people with prams or young children. Shame there isn't room for a small tram service. Think of the publicity!

Tram between the town centre and Ventura would be ideal but not sure you'd go for that.

Nothing to be changed, bus stops accessible from either sites within close range or multiple taxi stops nearby.

Maybe a link to Victoria Road would help with public transport links

Maybe have it as a pedestrian only area

I don't think any traffic should be going through this new area.

Bus routes would help bring people to the site and obviously the train station is nearby already.

Definitely not - buses station from Victoria Road would only be a short walk.

Public transport on the perimeter and not through it

Stay as it is and add a few stops in between, maybe a shuttle to run between and run around the town.

A shuttle bus could be set up to take people from the train station to the centre. This could fall in line with train schedules from local areas.

Maybe have a bus terminal?

Taxi ranks need to be clearly signposted and have taxis need to look at licenses and prices impossible to get taxi in Tamworth compared to Lichfield / Sutton. Prices too high council needs to review how few licences given as to encourage evening visitors to restaurants bars taxis are vital. Buses/ trains need to be easy central and frequent. Trains station needs to be improved and easily found roads need to feel safer better lighting en route to station.

Buses, I don't see there being a problem but perhaps a later night service. But a better availability of taxis is important, and proper taxi ranks to get them from that are not extortionately priced. It is difficult to get taxis at night, leaving vulnerable people exposed. This also puts people off wanting to come to town. It is so easy to get a taxi back to Tamworth at night from Lichfield. The public transport should have later night services and more taxis. If there is little demand at the moment it is because there is little town centre demand at night. This is what needs to change for the town to succeed. It may sound unfair, but attraction to the town at night by the demographic that wants to spend their money on food, drink, social life will transform the town. And those people have no requirement for car parks, they need buses and taxis. Make it easier for people living in Tamworth and the surrounding areas, to get in to town and then back out again. Reducing the need for car parks and new routes/access.

I don't think adding anymore in the site would be needed as it is adequate. Taxis already park on double yellows on Bolebridge Street and should be encouraged to use the existing rank by the assembly rooms which can be accessed through that path by the library. I feel anymore could just add to traffic in that area.

The train station is very local and buses can be easily accessed

Quite easily. There can be a pull-in for buses on Albert Road. The Quarter is within a short walking distance from the railway station.

Have a new bus station or pick-up points for the buses and taxis. Get the town area vehicle free so people can walk safely. We had barriers that worked but haven't seen them work for a long time so cars are cutting through.

Don't think it should go right through it

Trams? Seriously I would think within reasonable rights of access the bus service would manage but I think the bus service would require a good access to the garage still and perhaps a little area for the bus depot could have been worked into the plan but there is a definite lack of space for everything that everybody would like.

I think the public transport links on Corporation Street and Victoria Street provide ample opportunity and as the Spinning School lane sites are located between the two this is provided for with the current provision.

Not too sure as I don't use public transportation

The bus and train stations are nearby so no requirements

I think provision should be made for shuttle buses to Snowdome and Ventura would be helpful

Does anybody even use public transport nowadays? All the buses I see are practically empty anyway and I wouldn't use it. Uncomfortable, inconvenient, dirty, language and behaviour on the buses is dire to say the least and more expensive than using your car!

I still think we need some kind of transport link between the town centre and Ventura. A trolley train taking in the Castle Grounds would be a sure hit with visitors.

THE COMPLETE PUBLIC TRANSPORT SYSTEM FOR THE TOWN NEEDS TO BE REGENERATED AS THE SPLIT SITE IS NOT GOOD ENOUGH & 1 CENTRAL LOCATION WITH EASE OF ACCESS IS REQUIRED, VICTORIA RD IS POINTLESS

The area is already covered by buses along Victoria Road. No changes are necessary, even if Marmion St is altered to prevent through traffic. Consideration could be given to reopening Gungah to buses only in a North bound direction with a stop adjacent to the main leisure facilities.

Hard to tell without sizes but a taxi rank should be incorporated if the night time leisure is going to be heavily used

Not sure. But most Towns now are pedestrianised and I think this is better for the safety of the public and pollution of vehicles

HOW ABOUT A PROPER BUS STATION

You could build a new central bus depot and get rid of the other multiple pick-up stops in the town centre.

Needs to serve the area around the perimeter, make it as pedestrian friendly as possible

As previously stated a bus terminus is required by the town.

Public transport would not be a good fit for this area at all.

There should be small regular electric buses, and trams

Given the proximity of buses what is the need to put it on the site?

The simplest is to put on a daytime shuttle linking Victoria terminus via ventura park to Corporation street then back to Victoria..

Put the bus stop on the Lower Gungate road just before the exit to the proposed MSCP. If the one-way system remains around the area then that will mean the bus stopping there will not cause any traffic queues whilst the lower volume of traffic makes it safer for pedestrians. Putting the stops on Marmion Street or Spinning School Lane will create potential traffic issues for the southern development and those traveling around the area in general.

Yes. Links to the Train Station are essential.

It's only around the corner both bus stops and taxi so no need to fit it in

Small shuttle buses

Could a bus service loop through the one way system on spinning school lane, perhaps stopping at the Almshouses?

Route buses via the site. More parking for the train station is required.

I think it would be good if that could be done as I agreed with a comment I read about the importance / proximity of the Tamworth Railway Station to Gungate' I am very much in favour or doing all we can to enhance and encourage more use of public transport. Tamworth I think does a pretty good job with buses but with just a bit more work on promotion and Developer funding which gets forgotten about I think we could help reduce our carbon footprint. I think it could work well.

Why not see if Spinning School Lane is feasible for relocating the Aldergate bus depot there, and moving the bus stops there from Victoria Road and Corporation Street? There present sites are all problematic. This would be a good, united, centrally located spot

The old bus terminal at the centre of the town should never have been pulled down, it was a perfect spot, buses right into the heart of the town. If anything that's where you should be looking to put a new bus terminal that really would improve things.

Not sure I understand the question? There is no provision for this. There is currently no link from the train station to the site via buses and this should be a definite consideration.

Bus stops should be included as well as the consideration of an electric bike and car sharing scheme

Question 11 - What would you like to see in any new public open space? (For example, types of surfacing, types of trees, public art, small amenity areas with seating)

Local art. From different artists and schools

The proposed leisure spaces need genuine green space and water features, with lots of links and allusions to local heritage and history. TDCS would like, given the close association of Mr. Thomas Guy (not "Sir Thomas" as the documentation erroneously states) with this area, to see a plaza or square fronting Lower Gungate where the Gungate Precinct was (and NCP carpark is) and adjacent to the Almshouses, named after Thomas Guy, with a central statue of Mr. Guy. The plaza - maybe with a built frontage to Lower Gungate and an archway through to the plaza - bounded with small quality shops/eateries and residential flats above, and the plaza/square providing somewhere for food and craft markets and farmers markets to be regularly held. The architecture should of course sympathetically reflect the historic site and neighbouring properties.

A play area for children with seating around. Water feature and fountains would look nice. Tarmac is easier to maintain. What about fruit trees and a public orchard. Some seating would be nice.

Resin-bound light coloured gravel rather than dull boring tarmac/concrete. Open spaces should be bright and vibrant not dull and boring.

If there's an ambition to have low traffic then there shouldn't be a need for kerbstones to separate road and pavement. Light, stone colour resin type finish would be nicer than the 90's block paving in Market Street. Street planting and plentiful seating should be a priority. And none of that aggressive "anti-homeless" seating where people can't lie down - that's just bloody mean! Water features would be great as long as there's a budget consideration in place to maintain them over the years.

Play areas for residents. Residential space should reflect the design of the Almshouses with central green spaces within housing squares.

References to the history of the town

Yes to all

Mixture of trees. Mixture of surfaces with grassed picnic area with seating. Public art is nice but unnecessary expenditure. Please keep the clock that's currently on the NCP car park.

Broadleaf native species of trees no tarmac plenty of bins for the ***** who drop litter everywhere - you have to treat them like ***** unfortunately. Any art can be better than some picture of a dog attached to a public toilet - whose idea was that? Seating is okay - but I find it gets destroyed easily if benches across town are anything to go by. Perhaps a small public toilet that side of town as castle grounds are the only ones in the town centre I believe since the last ones near the assembly rooms were demolished for parking... hmmm....

Seating a must, maybe a reintroduction of a public toilet.

Definitely lots of UK broadleaf trees & soft surfaces rather than just paving or tarmac with a few benches. Seating yes! Small toilet facility maybe yes!

Trees, seating and art perhaps even a buskers spot to add atmosphere.

A fountain/water feature type thing with steps around it always seem to attract people sitting on the steps and kids playing in the water in summer. E.g. a miniature version of Brindley Place in Birmingham.

Grass areas but also with hard paths as unfortunately we have English weather to consider. Definitely trees, any that grow quick apart from fir trees. Seating areas for people to sit and have lunch etc. I imagine you could get some students from the college venturing over for their lunch break. All paths should also be the shortest route, otherwise people will just walk across the grass anyway. Recycling bins around the town.

All I need is a well maintained lawn. It should probably flow nicely from the area between the church and library though, maybe into an open area in the middle. Anything expensive will be tagged by graffiti, and any art will be unappreciated (see: Ethealfleada statue, see: waste of money, see: I could have made a better statue)

Small amenity areas would be very important, but ensure the areas aren't isolated or cut off from the town centre.

Plenty of socially distanced seating with a small cafe

Urban garden

Greenery, water feature

Coloured lights around Gungate on the floor area seats around. Festival lighting higher up to attract people to the town. Trees

At present town streets such as Market and George Street look barren and have few seating areas. Although they are designated pedestrian areas they are designed primarily for vehicle access. Brick paved and coloured tarmacked areas need to be broken up with seating areas and tree areas.

Evergreen trees. NO hideous sculptures that cost a fortune LOTS of security cameras

Cobbled, bench or chunky Granite seating, examples of college artwork

Prefer stable surfacing - ideally paved rather than tarmac, but not loose or moving surface material. Trees should be traditional native trees. Some public art in Tamworth is amazing, but often defaced so a challenge to maintain.

Soft surfacing for children. Flowering trees. Having an art wall where there could be a professional mural

Brick-paved pedestrian areas with seating, a water fountain or something similar, sculptures or monuments - there could be a competition to allow people from the area to submit designs, especially encouraged among students of the college/sixth form centre. These could be themed around local history or abstract designs, or a combination of both. Interesting lighting would be good as well, rather than standard street lighting, especially coloured lights which could be themed for certain occasions/celebrations. A variety of trees would be nice - both planted in the ground and in

planters around the area, which again could fit in with the themes of the art work or lighting. There should be plenty of bins to discourage littering.

This would be a benefit for our town centre encouraging Tourism

Green space, where people would feel comfortable eating lunch etc.

Anything pleasant and neutral. Maintaining the space is just as important, especially with how wonderful the town and pleasure grounds are kept.

Trees that blossom in spring to bring added interest and to display the seasons. Sculptures that link to local heritage, Boudicca on the island by the railway station is beautiful. Definitely seating areas to relax and watch the world go by

Play area or interactive features that make them appealing to all groups to build a community feel. Sympathetic planting so that roots don't break through paved and create unsafe surfaces. Lit pathways. Living walls on buildings surrounding seating areas so that they don't feel too barren. Interactive art work that tell a story about the space/area. A sensory and kitchen garden, with a help yourself approach. Links to the library follow the book route (like the planet walk in the castle grounds).

The surfacing near Victoria St and the train station is very nice. If that could be incorporated elsewhere then it would help flow into the town better. Some more scenic areas would help develop the aesthetic of Tamworth, more areas for people to express themselves, like in some underpasses.

Innovative sculptures, green sanctuary environmentally aware and welcoming

Would like to see some green around. If you created a Saxon Centre, part could be open space ... i.e. Think Tank

Think this needs to be towards the top of the list re: consultations, ownership of the details by the public would help to reduce potential vandalism

Family picnic areas in town centre not just Castle grounds. Make Tamworth even greener with lots of plants and trees, maybe have a bit of contrast old and new. Some modern sculptures around for example.

Modern dark tiles (as seen around New Street and other new developments) with Birch trees. Perhaps even an area of wildflowers/tall grass for wildlife (although this may attract litter). Cameras and bright lighting to make it feel safe.

Cobbled streets, cherry blossom trees, a statue or a monument which acknowledges Tamworth's history and an area which would enable small scale outdoor seasonal activities, such as concerts, Christmas market, Easter market etc.

I would like to see nice clean areas with bins and seating and not brick paving as it looks cheap and does not last but also shared vehicle/pedestrian areas access for Taxis to trade and keep costs down for customers.

Surfacing similar to the Ladybridge, modern style street lighting, plenty of trees, not so many benches.

Benches, maybe a Maze that would delight Children with different colour flowers.

If the plan had been different, you could have had a beautiful tree lined avenue running into town but as it is, you are stuck with a maze with no vistas. You might as well tarmac the roads and use the grey blocks for the pavements like you have at the junction of Victoria Road and Marmion Street. In terms of open spaces, Tamworth Borough Council doesn't maintain the existing open spaces properly. There are parts of this town that look like 3rd world trash pits.

Space for public art to be installed later, natural landscaping.

Definitely some green space or trees & more benches. Perhaps create art areas for local people / groups - the local graffiti which has been put into our town makes it look more vibrant

Trees benches art perhaps space for POP food outlets (e.g...barista/pop up bakery etc...) cobbled street

Artwork would be great - showcasing local artists or work from school children. Areas with seating would allow people to meet up. I think the actual greenery/plants/trees etc should be low maintenance to avoid them becoming too overgrown.

It would be nice if it's all flat so easy for disabled, elderly and families to walk. I'd come away from seating and focus that more into the castle grounds play area refurbishment.

Spill out spaces along its edges for cafes, bars, restaurants - trees planted for shade with places to dwell such as benches, small tables perhaps with chess boards located underneath while also preserving open space for events such as markets in the main square - a mix of hard and soft landscaped spaces around the site with a formal square at its heart - open spaces must be versatile - high quality paving on a level service that doesn't impede wheelchairs or pushchairs - an enclosed spaced overlooked by buildings to provide additional safety and security and better define the space

I would like plenty of seating as there is in St Edithas Square at the moment Trees are important and I wouldn't have block paving as the repairs with tarmac look shabby

Nature, trees. Flowers. Statues

Old style paving to reflect the presence of the castle and keep some of Tamworth heritage? Some trees/shrubs to give a nice natural touch along with a mixture of seating areas

Outdoor seats

Graffiti art, sensory space, flowers to attract butterflies and birds

More trees and beautiful flowers/shrubs amongst the restaurants!

Definitely amenity areas with seating, the odd bench for people to rest , near to cafes etc where people could purchase items to take away and enjoy they surroundings, historical art, not just graffiti, trees that would provide some shade over seating but not too high maintenance.

More greenery

Some nice grassed areas with cobbled paths in keeping with the pedestrianised lower Gungate. Perhaps some more features or statues of local history? There could be a sponsored path... residents can pay to have a name or message on a brick/cobble. They did this a few years back at Villa Park and it is a lovely feature. Some people used it to honour deceased loved ones, others used it as a gift to their significant other.

Seating, flat smooth pavement covering

Public toilet (stoma friendly) Lots of beautiful flowers

Small Trees, benches and good footpaths.

Absolutely ANYTHING that makes the area more pleasant to spend time in. I love water features. Trees are a must, hanging baskets, flower beds, art from local artists. Family friendly areas, areas for outdoor dining, street artists.

Definitely a nice seating area, grassed maybe a water feature, sculptures

Fastigate street trees and natural colour pathways. Information boards with the history of the area

Seating area, statues, maybe a little park for children.

Trees, flower planters, public toilets, patio style surfacing. Seating, bins.

Trees, greenery. Seating area.

Well-spaced out trees and comfortable/well maintained public seating /benches. Provision for mobile catering facilities, plants, modern sculpture?

Pedestrian areas that offer some tranquillity. Outside entertainment areas

Outdoor areas, well maintained with seating. Also indoor seating for poor weather

Green space with seating and trees

Children's art like when the pigs were put around Tamworth. Bring back the lido that was such fun and people travelled miles to come. Open air activities like in Lichfield, they are amazing the events they put on. Festivals. More live outdoor and indoor live music.

Grass. Easy access to amenities.

Crafts stalls, locally owned bakeries or stores, a baby shop

Grass and gardens similar to Lichfield maybe even a lake, which could be used for water sports e.g kayaking, rowing boat etc.

Block paving, plenty of greenery and seating areas would be lovely.

As previous for buildings best use of the space used but places to naturally meet -"I'll meet you by the clock etc" also places to rest, lots of bins. Also thought given to what it will look like in 5 / 10

years' time not just when first built. No block paving, evergreen trees / bushes so leaves aren't everywhere, don't attract pigeons etc.

Sheltered seating area with flowered borders. Maybe a small fountain

Greenery, no public art rubbish.

Water features

More greenery and flowers. Tarmac not block paving as this sinks and gets damaged.

Toilets and seating are a priority and making it dementia friendly

Plinths dedicated to heritage and will be photographed for years Attractive seating Unique Children's splash fountains etc Family friendly

All of the examples listed. Tamworth is pretty great with their efforts on flora. Trees Sheltered spots for some all-weather use and some in sun and in shade areas. Natural surfaces as much as possible. In keeping on floor, not sure what options. Forest school play area maybe Zones suitable to meet in small groups. Possibly fixed BBQ pods and benches. Sound system maybe. Defo art but not dumb short sighted, identity politics contemporary woke nonsense. Generally more wild areas, in the vein that Tamworth has started to do. Lots of natural spaces for butterfly, birds, bees n bugs. A push to support inner city hedgehog etc. Side bar again but a scheme to subsidise people to put pet secure hedgehog channels in their garden fencing would be awesome.

Water play -maybe a beautiful rose garden

Lots of greenery, would love a small park garden so there's somewhere to sit in the summer

Benches and bins with no spikes that are anti-bird or person NUE could help with the street art. Some grass to sit on Water fountain

As much open space as possible with seating.

Plenty of greenery and outdoor seating.

These are not needed as you'll only cut the trees down later or won't and will look a mess and seating only need some

Green areas, grass, trees - not much of that in the town at moment. Picnic benches, places for people to sit & eat lunch in the open (college students etc). Needs to be supported by Streetscene & good security to make sure stays safe & tidy for all to use

Public art and places to sit and admire it. We need something bright and colourful, somewhere for you to come and sit and maybe take your mind off things. Many peoples mental health is deteriorating and something needs to be there to uplift people.

Memorial garden

Covered seating, children's activity in the middle.

Make opportunities for open space exercise with better routes and public art to make it more appealing

Yes all of the above

More benches to sit with gardens to enjoy take out lunch

I would like the area to be nice and green.

Green space

Places to sit and have coffee, modern open space with trees, and art

A nice green square would be good where people could just go to sit for some peace and quiet, shade in the summer etc. Like squares you find in Spain/France, such as a mini botanical garden.

Seating and art

Definitely TREES natural like a plaza type layout not all square and in lines - maybe a circular plaza with small food outlets people can sit and eat outside with building around the circumference.

Playground. Seating area, lido, paddling or water feature, space for public performances. The public spaces in Sheffield are amazing...something like that, some great green spaces.

More greenery in town centre, outdoor bars such as slug and lettuce, high street shops.

Nice public toilets as the town has none. Open area maybe a food area (hall) type area with a communal eating area that you can also have purchased alcohol. (Plastic cup etc only)

Green areas, picnic areas, trees, bins, sculptures, heritage trail, food booths, benches

Replica fountains from around the world

I don't want to see graffiti as a type of 'public art'. I would like to see nature - lots of trees, flowers and grass where possible.

Trees grass and seating

Water spray so the little children can run around in it in the summer!

Small amenity areas with seating cherry tree blossoms pink Japanese maple trees

Trees, maintained grassed areas with seating, public art and statues relevant to the heritage of Tamworth

Public art preferably from local artists. Outdoor seating that look like art. Surfaces that resemble large cobble stones

Garden area with wild flowers and trees to attract bees and wildlife

Nature and seating- but also some heritage pieces such as art or information signs etc. relevant to Tamworth.

This would be nice however the roads over Tamworth has loads of pot holes so this money should be used on that instead

Wheelchair accessible play equipment

Outdoor performance spaces Seating Art - water features especially as I think this is lacking in the town

There is plenty of space in town already for this

Places to rest - with benches. There is a distinct lack of benches around Tamworth. Nowhere to rest your feet. They could be memorial benches. Not just of friends/relatives but also of Tamworthians.

None teenagers will destroy it

Water feature, trees, park benches and art to go with our towns heritage

Marble flooring is very sturdy and easily buffered and cleaned. The paths outside the new building should be re-done No artwork or public art as it will give more of a reason for youths to graffiti.

My son loved the angel wings art around the town so it would be nice if an art trail was present.

Mixture of trees and seating areas, maybe a fountain, quiet space

Local artists work. Seating areas Natural walk through areas, such as tree archways, sensory garden which is fun to walk around and explore with children

Yes definitely central with benches maybe even a water feature for aesthetics lots of flooding in the county green spaces and sustainable drainage

Trees, plants, artwork, lots of seats. NOT a child's play area as this is already available in the castle grounds

Seating areas, safe water features, trees, smaller artworks by local artists. Open community spaces for presentations and displays, Christmas markets

Definitely more seating. More planting of trees/ornamental grass areas. Public toilets (public should not be expected to use private hostelling). Surfaces, safety first tarmac definitely not slabs or blocks. Waste bins.

Different styles of seating, greenery, trees, bushes. No tarmac..... Slabs and stones..... Fountain.....

Old cobbled brick pavement merged with new modern style. Bright flowery trees, blossom, trees and flowers that attract wildlife. Local art screens to demonstrate art of the week. Advertisement space of local companies, displayed for free, on a screen to help new small local companies. Pop up food court like Digbeth dining to attract really cool and trendy food companies.

Block paving London Plane trees Flower beds Water feature Shaded areas Socially distanced seating as well as family seating Large community notice board promoting what's on in Tamworth and community notices Local heritage/art Local music bands

Picnic benches, public toilets, flower show similar to the one already in the Castle Grounds, seats and loungers, street art (maybe conducted by youth groups and outreach programmes) , local history information, treasure trails for children to follow.

Somewhere to sit and for children to play - similar to Beacon park in Lichfield

Seating areas for office workers to have lunch green spaces, fountains , surfaces that discourage bikes/ skateboards so elderly feel safe to walk and sit (but designated cycle routes to travel in)
Lighting is vital at night

It should be a lot more modern, with digital advertising screens and more modern buildings.

I would like to see a lot more greenery, grass, trees etc. If the college is being moved to the town centre then green open spaces would be a welcome sight for afternoon lunch. Same at the weekends for those living in the town, or those who want to go into town for the day. Night time, they should be nicely lit to create nice ambience and atmosphere, perhaps events in the summer can be held there too. Historical touches too, like the mosaic that is on the bridge near the castle towards Ventura (end of Holloway road), features like this would complement the town's history, especially the Mercian historical side. Definitely more flowers, hanging baskets, potted flowers around the town. The council do a fantastic job with the decorating of the island on the Lichfield road, perhaps keep the theme running through town all year? Regarding surfaces, obviously it would need to be suitable for pedestrians. However, there also needs to be a deterrence for skateboarding etc.

Benches Trees Cherry trees Almond Hawthorne Those with blossom leaf and bark interest Silver Birch

More picnic table style seating. Plants that encourage bees/butterflies etc. Less tarmac/concrete. More surfaces that suit the historic style of the town. Public toilets, there are limited ones in the town and these are useful for older, disabled, and people with small children.

Maybe new areas of seating with a small garden area but not massive as it takes up too much room

Picnic areas. Smooth paths so that wheelchair users and prams can get around easily! Plenty of bins and poo bins.

Adequate seating, durable surfaces, plenty of trees and planting areas plus plans in place to ensure proper maintenance

Small flat cobble style paving. Various trees. Don't need public art if you keep the old clock. Need plenty of seating which could combine with public art with stylised seating.

Be nice to have some green area with seating and wild flowers and trees to relax in, do something with castle grounds and the river to make it inviting. Back in the 80's had pedal boats on the river which was fun for families. Look at how Stratford upon Avon has been done.

Different types of trees, planters, outdoor seating

Level and even paving. I like the idea of the paving slabs which were put down a few years ago in order to prevent people having to keep digging up tarmac. Plus they are a better impression of the town but unfortunately they've become so uneven that they are now dangerous in many places. I think a lot of attention needs to be given to the paving in the new areas.

The use of sustainable materials and trees. Perhaps native species mix, this would be an opportunity to bring some biodiversity into the Town Centre, areas with seating would be beneficial.

Plenty of seating, smooth walking surface, not cobbles or paviers. Trees and raised flower beds. The town centre at the moment looks sterile.

We need to create a cafe "French style" culture as have more options of eateries and drinks outside, having outside space in front of wine bars/ eateries is more inviting and having these streets planted with lined trees/ shrubs for the long term looking and ensure further investment and hopefully the locals will buy into the concept and vote with their feet but also have a sense of pride in our town centre

Fenced off dog walking area to keep them away from public open space areas.

It would be nice to have some floral foliage. Some seating which should be black ironworks based. This would match some of that already there and planning applications for the future should make more stipulation for this type of ironworks throughout the town. It must also be maintained in good order by the local authority.

Trees and seating

Rather than all hard paving I would like the type of blocks which grass can grow through but can still be parked on to provide extra parking at event times ie St Georges Day and Fireworks Display. As many trees as possible!

No art thank you it's more like graffiti than art nowadays makes the place look like a ghetto, would like to see more good quality seating areas (not concrete) with shade from native British trees. However seeing as nearly all the trees in Tamworth are being systematically cut down across the whole of Tamworth for no good reason this seems rather ironic!

Different types of textured wood, seating

PUBLIC SPACES ARE NOT REQUIRED AS PEOPLE ARE NOT IN THE TOWN TO SIT & LOOK AT TREES, & THE TOWN DID HAVE OPEN SPACES TILL YOU CRAM THEM WITH MARKET STALLS & MAKE IT SO YOU CANNOT GET PAST, MAKE A MARKET AREA DON'T FILL THE STREETS WITH TAT CRAP.

There should be two, or maybe three, public open spaces. 1) The area immediately either side of Spinning School Lane should be pedestrianised and made a location for street dining and street artists (if any) or events. The area should be predominantly paved but with medium sized trees and trough type flower pots. This area could be used, for example, as a summer beach, Santa's grotto. 2) The Southern section should have a mini-park, to the extent that space allows. This should have traditional broad leaf trees and be grassed with park benches. Where possible, noise reduction techniques should be employed. 3) The area of the old precinct could be revised. Leisure /

community buildings could form an arc around this small area. It should have bench type seating, small trees (those that blossom in spring) and be grassed if possible.

Seating and green areas, although cobbles are prettiest it's clear that the council have struggled with its upkeep in the past. Rubberised flooring around seating areas and plenty of rubbish bins

A Green space with trees and benches and even surfacing, public art would be good. Also ample litter bins and notices to encourage people to place litter in bins

MIXED AMENITY, SURFACES, VANDAL-RESIST SEATING WITH GREEN PLANTING, ALL DISABLED FRIENDLY

Variety of trees which have nice blooms. Seating is required. More open spaces, wider paths and streets

Green spaces + water features + historical monuments to reflect Tamworth heritage.

Seating definitely, small British trees, and planted areas : not necessarily with seasonal plants but shrubs to give colour and interest would like the flooring to be even ie, not wonky bricks or slabs

The council has a habit of removing public art without consideration when it has been introduced into the estates, I can't believe it would show more consideration. Trees and shrubs in containers would add to the environment and wild life. Do not use bricks these life and are unstable as they age, and black tarmac this would create problems especially on cycle tracks and the county do not have good track record on maintenance. Specific well thought out seating would be well received by old and young though consideration should be given to the 'take away' customers who throw their rubbish down by benches even when bins are provided. Some surface provision of interest either for children (hop scotch or chequer board) of a time line of history, or the position of Tamworth in Staffordshire (showing other points of geological interest. Make the surfaces interactive and interesting.

It does not matter what surfacing is put down, if it is not maintained properly then whatever it is becomes a trip hazard and looks unsightly. The brick paving around the town is now uneven and shabby but it does have the advantage of being easier to take up should work be required. Tarmac does not become so uneven and unsightly but makes any remedial work harder and repairs become unsightly. Slabbing offers the best of both worlds, if when removed to allow repairs to be done they are replaced properly, they do not become raised, cracked or uneven, which again causes problems for the elderly, disabled and sight impaired to name but a few.

Trees, parks, natural space.

Well drained hard landscaping and then a mix of the items identified in the question.

Brick surfacing or dark concrete gives a clean and modern feel to an area. Trees and plenty of greenery. It is vital that you put plenty of bins there as Tamworth has a real issue with litter. Make public art local and relevant to the town, great examples of this can be seen under the Riverdrive A51 Bridge near the River Tame crossing (accessed by the Jolly Sailor Car Park side).

Seating, relaxation areas, maintained trees and planting.

We don't want trees because you do not look after them simple as that! A nice play area with a small water park for the under 10 yrs

Seating, Water feature and nice coffee shop (not Costa!). Public Art would be nice.

Green / trees / nature as much as possible.

Greenery. Consideration given to encouraging wildlife. Perhaps a Community Orchard? I've seen those elsewhere in the UK

Variety of trees offering shade and interest throughout the year, benches and seating.

Trees please and lots of them. I have been counting those chopped down in the last couple of years and not replaced. Trees are a living beauty which can give joy and shelter in hot weather. A good example is the tree on the corner of Corporation St which in summer is one of the most sociable areas in town as folks sit to take shelter from the sun and just chat while waiting for their bus etc. Public art too is needed. I am particularly fond of sculpture and there are good examples of this in North Walls, Lichfield and further afield in Newcastle. My only plea would be that these works of art are attributed. Nothing frustrated me more in Newcastle when I enjoyed its Riverside area and the sculptures not to be informed of who the sculptor was!!!!

Play to Tamworth's strengths. Make the most of its history and heritage with place and street names, features, and public art. Need trees and greenery in the open spaces. Floral features. Benches. Be careful to avoid street clutter though.

Trees, you can stick in as many artistic lumps of concrete as you like and call it art but nothing beats trees.

High quality public art, grassed mini park, auditorium seating area, fountain, space for mobile coffee and food vans

Question 12 - What do you think about having residential development in the Gungate Regeneration area?

I think it's a must.

I believe providing more housing accommodation in the town centre is the way to a flourishing town centre. In European and some British towns and cities that have vibrant centres, you find that the spaces above retail and business premises have people living in them, people that then use the local amenities. I realise that the council doesn't own many of the town centre properties, but surely by working with owners and landlords, these properties could be developed for housing whilst retaining the business below. With regard to the Gungate Precinct I think housing is ideal. However I would like to suggest that what is lacking in Tamworth (as in many UK towns and cities) is quality apartments. Not, I must emphasise, the rabbit hutches that go under the description of retirement apartments, but sizeable 2 to 3 bedroom apartments with full width balconies to provide private outdoor space. These can be seen in much of Europe and modern ones have the following characteristics: Secure (usually underground) parking. Secure storage rooms for bikes, suitcases etc, usually by the designated car parking spaces. Communal heating, either from CHP or Ground Source heating, rather than each having individual boilers. As much floor area as would be found in a 3 bedroom house. If built to high standards (especially regarding sound insulation) such apartments would be attractive to the thousands of retired people in and around Tamworth. They still want space for when children or grandchildren stay and room for hobbies. They also want to have their own personal outside space, provided by a balcony. Also, not all younger people want to live in conventional houses, living in good quality town centre flats can be desirable. Being in the town centre makes public transport, shopping and culture easily accessible on foot and would boost the town centre economy.

As the council has highlighted, the town has many historic features, but also many bland or even ugly buildings resulting from 1950's and 60's developments which replaced what we now recognize as historic and attractive structures. Although some planners and conservationists oppose the idea, new buildings can be built that look like the medieval buildings that once stood there. You only have to look at many parts of Europe to see whole areas that were rebuilt after the war to look like the original historic structures (although built to modern standards) and which are magnets for tourists now. Colehill and Lower Gungate have many fine buildings, if new buildings matched them it would add to an attractive townscape. New housing doesn't have to look like the bog standard designs that builders are so fond of. More modern designs like that off the Addenbrooke's Road in Cambridge, or the Climate Innovation Project in Leeds could really put Tamworth on the map.

If it stops building more estates on greenbelt then it's a good idea. However it doesn't fit in with a hotel and MSCP

Absolute necessity! By 6pm most people vacate the town centre and its dead at the moment (well, pre-covid). A town centre needs to live and breathe and that won't happen if there aren't any residents.

This is the ONLY priority for this space.

Brilliant

Yes we need more housing

We need a bit more housing.

I don't think anyone needs housing right in the town centre when shops are empty that could serve that purpose.

Problems with parking, and living in town centre.

Fine on the police station/courts.

I agree, the site is too large to only have commercial uses.

Very important, a good use of the area and a way to bring people into the town. The future of high streets in my opinion.

I understand the need for more housing, but there's plenty of space near me, for example at the top of Tamar Road / Overwoods road, where new houses have just been built. Build them on the tracks laid by HS2 and actually make something useful. (Nobody wants to go to London, let alone 14 minutes faster - (I have a theory that HS2 to London is actually a ploy they tell us to allow it to be built. Really they want to escape London and get away from £6 pints and being hounded by Prets)

Lack of good quality housing for young people/professionals in the town centre. Close to the station so good train links and access to amenities. However provision should be carefully balanced with other uses, as it is important to create an area which draws a lot of people from the surrounding area, not just residents. Also need to ensure doesn't clash with existing and proposed night time uses.

No.

Good idea

No should be kept to outskirts

Yes to the back of the area, but please think about the night time leisure as we don't want people moaning about this,

There must be more residential areas in the town centre especially for the over 55s. They are then closer to facilities and their presence leads to money spent in shops/ restaurants etc providing them services.

No. This will be abused by wealthy people to buy up properties to then rent or sell them for profit.

Open to this idea at the rear of the site but more thought needed on my part.

Excellent.

This would be a good use of space, so long as the town centre is regenerated to support the residents for the next 50 years. Remember the past - everybody said tower blocks were the way forward and how fabulous they are - we now look back in anguish at the ghettos they became

Residential is good as they would use the facilities at all times rather than visitors

This is a good location, allowing and encouraging residents to make use of the rest of the town centre, allowing the spaces with good road access to be used for the car park and leisure facilities, which would encourage visitors. It's also close to current residential areas, so would minimise disruption to them by having the leisure facilities further to the north of the area.

Good idea to have more local people living in the Town centre

This should be maximized, a very sustainable location therefore shouldn't be reliant on private car usage, and the more that can be provided here the less we need to provide in the unsustainable edge of town locations.

Not more flats?!? Is it really required? There are so many housing developments around that it seems unnecessary.

Good idea. It's next to the Almshouses so makes sense

This is a great idea. People who live in the town are more likely to use the amenities and it might attract commuters due to the distance to the station and might encourage them to settle in Tamworth.

It's a good idea as it allows people to live in the heart of the town so that less commuting in and around Tamworth. However if this was an idea it would be good to keep in mind the price low, as younger people are struggling to afford things like it

Absolutely not

No thank you

I think residential development would help to support the town centre and make it a more thriving place.

Yes, good idea, especially accommodation for elderly people.

It's a great idea! Traditionally people lived in and nearby town centres, this kept the high street alive. More people in town will save the businesses there and possibly stimulate sustainable growth.

Apartments have to be 100% included throughout the site. This needs to be aimed and marketed at the young professional, as this will bring in money to the night time economy of the town.

Yes, residential has got to be in the plan, this brings life into the TOWN, but it must be of better standard than current developments in the town. Make it a major statement that the town is a great place to live, but if you put cheap social housing or council-run housing in the town, then you will get what you reap as in what type of person is in the town, plus need parking places for these residents in the design also electric charging points.

Not a massive fan

As I said previously some Residential within the area will bring people into the centre. However at the same time too much would cause chaos within the Town.

Good idea

Use and layout should be driven with what provided the most economic benefit to town centre.

No. It's not needed. How many houses sit in the town centre area which are not lived in? You need to make these available before building any more (with the council chasing up the owners of these). We are inundated with new housing estates all over Tamworth!

I am concerned the town centre will become housing only and not actually modernise with the needs of Tamworth. There is an opportunity to attract people (especially for nighttime leisure) away from larger cities; especially as people are now used to staying local. But this needs to be done without it feeling like a housing estate.

Great idea as would encourage people to live in the town centre and hopefully this will encourage businesses and restaurants to open up which would boost the economy.

For an income I think it's the best way forward - just a small amount.

It is desperately needed

I think it would be good for childless people including those that want to commute as the housing is near the station

It's a good idea. Also youth centre would be good. But far away from each other

I personally wouldn't live in the town centre.

No

The town centre needs saving, residential can be moved out of town centre. There is also sheltered accommodation over the road for the elderly - housing here could create long term issues!

On the outskirts, but there is too much residential development already, let's turn it into a nice interesting town where visitors want to come to, not look at people's washing on balconies!

No - housing is the last thing we want or need

If it means knocking down the tower blocks and rehoming people somewhere that is less of an eyesore then yes. Otherwise no.

Unsure

Not somewhere I would choose to live. I would oppose this.

Good idea.

As long as it's not social housing, nice decent housing

It's a good idea to bring more residential areas particularly starter homes and affordable housing to the centre of town to bring young people into town

This is a good idea as long as it's not council housing

Yes, penthouse style apartments and mews style homes to attract young professionals. City living style.

For me, I know there has to be some provision for 'Town centre living', but I've always seen our town centre as somewhere to maybe escape the 'urban' feel of some outlying areas, and sometimes you just feel every available inch of space is just being swallowed up for accommodation.

Think that would spoil any regeneration. So many houses in Tamworth already. This regeneration should be about providing leisure, retail and hospitality type services to the residents of Tamworth not more houses

Unsure on this, I personally would not want to live too close to a town centre

A great idea.

Not fussed really but would prefer retail

I do not like this idea.

Enough new houses already been built, no more

If the housing development is spread out and well designed with adequate parking there would be no issue.

Great to have residential development in the area, keep the centre alive.

Absolute must - the more residential that is incorporated in the scheme the more chance the town has of becoming thriving. Businesses will come to service the requirements of the residents of the town centre making it more of a destination for other people as there is more choice than the current wide array of Indian restaurants and very little else

Yes think it's a good idea. I would like to see a Retirement village

Not necessary.

Essential

Yes I have already stated this.

Yes more houses are required

Yes but only for veterans etc

Some live / work spaces would be cool. In the absence of any remotely decent retail in town currently, regeneration through considered housing makes sense. Good for old, live / work, singles or young couples maybe. We should include a homeless centre too, with showers for them.

So I'm told we are always in need of new housing it can only be a good thing

Yes- we already have all of the amenities and it might stop some green belt development. People in the town then use the facilities.

No residential, I think overall there is mixed messages from the consultation document. It seems that it's a competition of how much multiple uses can be put into the area. Pick a couple of uses e.g. open space and night time leisure as there are synergies.

Fine as long as amenities are improved to go with more residents to the town.

No just no, don't need none as that is not needed in town

I think this is a good idea as long as they are not extortionate prices. Tamworth prices for housing is too high and this should try and remain as affordable as possible.

Get on with it we need more housing in the town

No more residential until a hospital has been built to support the increase residential population

Fine.

I think it is a good idea as it would mean more people in the town over a wider time span. Higher density housing may encourage younger and retirement aged people to consider living in town.

Not a good idea

Probably a very good idea. It would bring life back to the town centre.

I don't think it would help drawing people who don't live there into the town

No problem with this

Yes I agree, that would naturally bring more people into town.

I'm not sure it's the right thing, especially with the new developments just a bit further up by Landau Forte. Is there a demand for more?

Not really, the infrastructure would also need to be considered - more families moving in would need school places - increase in traffic and resident parking

We should do this if done carefully so as not to create a rent/social issue area

Don't need any more.

I think some residential areas. Maybe down by Wilcos and King Street as the market does not spread that way

No!

ONLY FOR EX VETERANS and Health workers

If the tall flats near the Council offices are demolished because they spoil the view of the castle - then I have no issue with housing in this new area. Otherwise, it is a waste of a good space. Housing here, near all those bars and clubs would bring a lot of anti-social behaviour.

It's too large for leisure/retail alone

Fine but sort the parking out

I think it's a great idea

This would work well and bring much needed investment in to the town centre

Disagree. Enough new housing available in Tamworth. A cultural public modern central area is what is needed.

No- Tamworth needs more independent shops, hospitality and entertainment venues to attract people from Tamworth and wider. Needs to be a reason from people from neighbouring towns to visit.

Could be good as housing is needed. If the town centre is developed right it would be a good place to live

Good. They need to be on a help to buy scheme. Not council housing.

I prefer the idea of putting housing more centrally I'd like Gungate as performance cafe restaurants bars and culture

As long as services aren't affected for current residents.

Good idea. Especially if they are council not private.

Doesn't bother me

Yes

Depends on what will go near to it. Residential near nightlife spots causes issues.

We don't need residential development.

Maybe noise of a town centre would put people off.

Good idea especially housing for elderly

I don't think it's a great idea, it should be kept purely leisure

If it's what Tamworth needs yes but don't overshadow a perfect opt to grow the town over a quick profit from sale minimal residential

Definitely not! There are plenty of spaces for residential development outside this area. Town centres are precious places. People go into town centres to shop and drink and eat. Not to look at where other people live.

No thoughts, if the demand is there then ok

I feel it would work well, start-up properties, shared ownership, accessible properties for singles and couples starting out would be a boon in the town,

Yes, taking into account the existing Guys Almshouses a sympathetic approach and not radical.

Yes, useful and should be a mix of modern and old style terracing..... I would love to see old style terraces with back alleys and made of traditional brick..... Billy Elliot style stuff... old School

100% I myself am saving for my first property and I'm looking for a help to buy. Modern accommodation with a sense of community. Excellent idea particularly for first time buyers, single professionals, senior citizens

I think apartments would be a positive steps opposed to houses. Apartments attract young professionals into a centre, who want a busy day and night life. The regeneration would need to match these expectations

It's a good idea to have housing/flats in town - they should be focused on young adults

Residential is preferred to empty spaces / units and residents will use restaurants cafes etc but don't kill all life if noise will be issue. Accommodation should appeal to young professionals as they spend more money in town centres. Not necessarily families or elderly

Absolutely you should, we need to look after our elders

This is absolutely key to the development of the town. I have mentioned before about the types of residential accommodation to attract the type of people who will want to spend their money in town. The train station is nearby that provides excellent links to Birmingham and London. We need to attract people who want to live in Tamworth, but may work further afield. These residents will want a nightlife to suit, meaning more restaurants and bars. This will also increase the opportunities for bespoke retail outlets and together will drastically increase footfall and opportunities for businesses. Then the demand for daytime visitors will also increase, thus increasing the demand for better transport links with buses and taxis. As aforementioned, utilise better frontages that take into account the history of Tamworth, but have high end modern living inside. Attract the younger, more affluent residents who will pay back into the town by using the town.

Must be the way forward for town centres leads to other needs cafes, restaurants small local shops (Maybe even a BOOK SHOP)

I think we have plenty of housing in Tamworth and the space could be used for better things.

Residential is not needed there are already enough development sites and houses around

It would be an excellent use.

Like retirement homes. Don't think we need as much residential as there is on that plan. Small starter and commuter homes a good idea.

No more houses please roads can't cope with more cars. The area is getting overwhelmed with houses.

Not too keen

There's already plenty of residential in the area this should not affect any future housing since it is a precedent

I think a residential area in the Gungate Regeneration Area is ideal and make far more sense than an MSCP.

Not much.

100% lets have 1/2 & 3 bedroom apartments in the town centre, mirror the growth of the Jewellery Quarter, work life balance for professionals living in the centre which also provide all year foot fall

After the pandemic, residential development is vital because shopping areas will not be used.

There is a considerable need for extra housing provision in Tamworth. This should include provision within this area, possibly over the top of commercial and leisure facilities. The provision of apartments for college students needs to be considered as they will not be able to afford car park fees. For that reason I do not feel that there is much need for much additional parking facilities in the town centre. Parking should be to the periphery and this will also reduce carbon emissions within the town.

Excellent proposal as the role of town centres change

I think it's an excellent idea on the Marmion St area but not so much on Gungate.

Good idea providing its traditional not modern eyesores and is preferably for the elderly or disabled not younger people or council housing.

Given the shortage of private and social housing in Tamworth centre this will be a good idea.

I personally would not like to live there

NO, THE TOWN IS FOR BUSINESS, NOT COUNCIL HOUSING

No no no. That idea is a total waste of a prime town centre location. If residential properties are essential to the funding of the whole project, then any such properties should be located in the area north of SSL and kept to a minimum.

Good idea, particularly for pensioners

If they are done tastefully with landscaping and not overcrowding I think that would be ok

GOOD IDEA

More housing is needed.

The town centre development should try and entice people back in. I'm not keen on more housing

Depends on type of development - not suitable for families

I think we need residential developments that mirror the Almshouses. I like the gated approach, safe and contained and can lean towards a community. I like the central private garden too, the Almshouses are smart, traditional The town centre is perfect for older people as it is on the flat or for people with small children

I am happy with this, it could reinvigorate the shops that may remain in the centre.

I think we have to look at providing residential development within the town centre. This helps provide accommodation which is much needed and also if people live within the area of the town centre they are more likely to use the shops and facilities on their doorsteps thus providing custom for the retail and entertainment venues in the locality. For a town centre to be viable I think it is important to have a mix of residential and retail properties. This would also possibly allow for the owners of shops etc to be able to live above the premises which was how it used to be and appeared to work well for our predecessors.

Good

A must. People living in the town would help with general regeneration providing more customers for catering establishments and small businesses.

Imperative, see Question 7

I personally think it is a bad idea to have residential developments located here for the reasons outlined earlier in my responses. I think the space would be better used for leisure, retail, green space and parking.

No issues - town centres will probably be mainly residential eventually anyway which is like turning back time.

Absolutely NOT 😞

I support this because this is key to getting a night-time economy and footfall in the town. This area needs to be high quality houses and I don't think this is the right place for social housing.

Yes, fine.

Excellent idea, it will bring life to the town centre

Yes not against it if it is well balanced in style and design but limited. I always admire the McGregor Court (I think it is called) along the A51 by Aldi I just find the design attractive and well planted a kind of timeless quality which for me sits well and speaks quality. Tamworth had some really good examples I believe and I can never speak highly enough of the gardeners and landscape teams that do the work so well. Thank you for that Tamworth

Why not? There was housing in Spinning School Lane and Lower Gungate until the Council knocked it down in the 1960s and '70s!

I don't agree, the land there should be used for commercial use and for tempting as many people as possible back to the town.

Good idea if designed well.

Yes, mixed tenures to help create a new and sustainable community that supports the new commercial and retail offers

Question 13 - Do you prefer a contemporary or more traditional design approach for housing in this area?

Traditional

Contemporary. This could be the modern area of town compared to the more traditional!

Traditional in keeping with the current houses and Almshouses

Be brave! Contemporary is safe and can be boring. Learn from the mistakes of brutalist architecture of the 60's and deliver something bold that we can be proud of.

A modern take on the Almshouses.

Traditional

Traditional

Traditional

Traditional given the surrounding buildings. Anything too modern just looks horrid.

Traditional, which unfortunately more expensive. Needs affordable housing in relation to the areas average wage, not middle management wages.

Traditional

Bit of both, or new green housing.

Contemporary.

Difficult to say without seeing some more plans/ideas. Contemporary for the big buildings, leisure centre, car park, hotel etc.

Traditional to respect the setting of the heritage assets and also the general character of the town centre

Proper traditional, not just plain brick boxes.

Contemporary

Contemporary design, but with space in the housing, too many houses are built with no storage etc in these days

It depends where it is situated. Facing on to Lower Gungate more traditional.

Traditional if any but preferably no housing

Contemporary

Contemporary

Traditional - as any house will be built near the Almshouses, they should be of similar style to complement them

Contemporary

Contemporary, to encourage younger people to move into the area; these are the people who will be most likely to make use of the new and current amenities in the town centre (as opposed to families or older people), and therefore help to regenerate Tamworth's economy.

I would like to see more traditional design we made a big mistake in the 1960 and destroyed a lot of heritage

Both have their place.

I think traditional as there are lots of old buildings nearby

In this area I think either could work however contemporary buildings would need to complement the traditional buildings. Not too much flat brick wall.

As a younger person I prefer contemporary, however I don't want that to remove the historical idea of Tamworth

Traditional

Traditional

I think to attract the younger generation that will be more interested in town centre residency that a contemporary style would be more beneficial, this younger perspective would also help the town centre to thrive economically.

I think a mixture of both, certainly to blend in with the Almshouses & references to Tamworth's Saxon history.

Think we need to move with the times more modern. There are a lot of young professionals who may just be starting out on the property ladder who may want more contemporary living. It's not just families with children who need housing.

Contemporary, we've already lost so much of our history. There's no point trying to do a 'mock' traditional build. It would breathe fresh air into a dated part of town.

Traditional design approach, there are some beautiful buildings in the town centre, however, there are also some awful buildings which would have been seen as contemporary at the time.

Both, I believe the council house building should be turned into plush apartments. Any new development where there is character in the town, then the new buildings must be in line with this, to look as it has been here for years not days to blend in as not to look like buildings that don't match such as colours of bricks and glass just plain.

Contemporary

Contemporary gets knocked down every 50 years so traditional would be better.

In keeping with wider area, however as much is hidden behind other buildings, don't limit to one or two levels. High end and retirement type residential should be the focus of any housing.

None. Not needed

Traditional with public spaces modern

It needs to fit in with the surroundings but probably a mixture of both to encourage both younger and older people to live there.

Traditional lets show what Tamworth used to look like.

Why does it need to be either or - the indicative CGIs are pretty good - a contemporary style in traditional material such as bricks. The inclusion of awnings on ground floor commercial premises will add a nod to the traditional while ensuring the development is timeless and contemporary.

A sympathetic approach re the Almshouses not avant guard designs

Both

Modernising is the way forward

No more housing

Traditional

Definitely more traditional for the area, no modern carbuncles!

Traditional

Unsure

Traditional.

I would have to see the designs before making a judgement.

As long as it's flows with the new buildings

Energy efficient homes are essential for the future of the town with solar panels and natural materials and colouring for the exteriors

Traditional

Contemporary.

Traditional

If there has to be some, then contemporary.

Mix

Traditional

Traditional

Tamworth as a whole feels like a traditional town, we should hold onto that, even just on the outside cosmetics.

I think it needs to complement each other with a mixture, like when you go to old cities abroad and they mix in the modern. Look at where the Shard is in London. Surrounded by the old

Traditional.

Traditional, too many new houses all look the same

The housing has to fit into the area and therefore match the new development.

Traditional

It should blend so houses maybe a traditional feel but apartments more contemporary

Traditional

Traditional.

Traditional

Traditional please no ugly blue flats like on Masefield Drive.

Traditional to keep in line with town feels

I like both as long as they are not big blocks, are unique and not cheap builds. Must have character and be photographed by visitors for generations to come

How long is a piece of string.... I'd like cobb houses or tiny house plots, or huff houses. Solar and living roofs, ground source, heat exchanges, roof garden if block of flats, communal space for rent by residents if a block, integrated composting shoots, and wind chimneys. Individual enviro stuff not always useful but built in range from start works well. Not mock anything er yuk No pillars etc Not grosse, not faddy, something that won't look dumb after one year. Not overpriced cheap made tiny shoe boxes Not brutalist No stupid ego based flash in the pan design. Loads of quality natural light as so good for health etc. Integrated electric car or scooter charging parking Clean lines and contemporary fine.

Traditional

Traditional

It should fit in with its surroundings if the new shopping area is to be contemporary then so should the housing

Traditional. If you consider the homes built in Stonydelph and on the old golf course in the last few years, they use traditional designs and, consequently, will be aesthetically pleasing in decades to come. Contemporary design trends can look outdated and cheap very quickly. Consider the kinds of

buildings around the new development and work in harmony with them, perhaps with just one signature design piece.

Traditional.

Traditional.

Reintroduction of character frontages with contemporary interior design to fit modern living needs

For the town centre I would say traditional type housing.

Modern contemporary

Brand new practical

Not bothered, something that would blend in

Traditional

A mix.

I think contemporary given the mix of current styles

Traditional and contemporary both complementing each other

Traditional

I think either would work, but I think that good quality materials should be used. I like how they have redeveloped the old library in Lichfield for instance.

Contemporary

Contemporary

It needs to fit in with the surrounding, so for instance around the Almshouses, you could match the design.

Traditional

Traditional in keeping with Tamworth's coach town past and local buildings in that area and the Almshouses

Traditional we are not a contemporary town really

Traditional look with spaces apartments. No box houses.

Any buildings should be traditional so our market town does not lose its character.

Let's be brave and replicate the buildings of Bad Laasphe, such amazing buildings

Design to complement existing architecture

Traditional

I prefer traditional design to go with the town itself

Traditional design

Don't agree with housing. Would say contemporary but matches with Almshouses style.

Traditional to fit in with existing buildings

Traditional

Contemporary

Contemporary

Contemporary

No preference but if in town should be more traditional as it's a historic town.

No. Enough of the old Tamworth has disappeared, it's time to put some back

Contemporary

I prefer contemporary but I think any accommodation should fit in with the area

Contemporary, move with the times.

More modern the better.

Contemporary

Traditional

Contemporary

Traditional

Traditional, enhance the historical aspects of our lovely town, too much irreparable damage was done in the 60s; it's about time it was reversed and some of our history is reclaimed.

Definitely traditional

More a traditional but also mix would be good

A mixture of both in keeping with the time and the age of the town.

Contemporary

Contemporary

Contemporary housing

Traditional but with mod cons look at old Art Deco cinema flats in Lichfield sympathetic renovated using building facade but modern luxury inside. Too modern will end up the same issues we have

with 60s planners pulling down all heritage and character. We want to regain character Church Lane, Holloway should be inspiration

Of course there has to be a mix and it must be in keeping with the surroundings. The design of the Almshouses frontage should be followed where possible, including the style of brick, colour, window frames etc. Larger windows for the contemporary look giving it a higher end view point and a feeling that the town is moving forward.

Needs to fit with the Vision for Tamworth which I guess is traditional if we want to use the Church/Castle etc as our selling points

Any buildings should fit with the aesthetic of Tamworth being an historical town. The housing in that area is traditional so modern buildings wouldn't suit.

Mock Tudor would make the whole area very attractive!

Traditional

No more houses

No

Traditional but then that is because the area is already traditional some very good quality original housing.

Traditional in keeping with the wider conservation area.

Traditional. Anything else would not be in keeping with what is left of the town's heritage.

CONTEMPORARY 100% as we're planning/ building and investing for the future so we should look forward, glass frontages big open plan units and apartments

Traditional

Much care needs to be taken to ensure that the designs fit in with the traditional element of the town to maintain our historic past.

Traditional

Always traditional, we have to protect our heritage, I think The Almshouses could be a template.

Traditional absolutely must be in keeping with the Almshouses if nearby or the terraced traditional housing already in the area BUT if intended for car users you must provide somewhere they can park

Traditional, this is the older part of Tamworth and would be in keeping with this side of town

Traditional in keeping with the town

ANYTHING BRICK BUILT WILL STAND THE TEST OF TIME, NOT PREFAB & CLADDING AS THIS DOES NOT AGE WELL,

I prefer no housing. If housing is essential to the development progressing then buildings should be traditional with a nod to the town's history and to blend in with Albert Rd and Victoria Rd.

Traditional given Tamworth's history and the terrible designs from the 60's and 70's. I always find myself thinking of Lichfield city centre and the nicer parts of that

Personally I prefer a traditional housing approach that would fit in better with are lovely historic buildings

CONTEMPORARY FINE AS LONG AS IT'S NOT CHEAPSKATE

Traditional

Contemporary

Traditional (genuine)

I think we need to stick to traditional. I like to think of Tamworth as more in line with Stratford upon Avon, we have lots of heritage, two rivers, castle, I think we need to enhance and promote what we have. These things could easily get lost in a modern setting. If you go to modern built places they appear to have lost their soul and character. They have a feeling of being anywhere not somewhere

I would prefer to see more traditional design especially where the frontages face or share a streetscape with older properties. We should be aiming for character to make the walkways pleasant for commuters, residents and visitors. (-the 30's style housing on the Redrow estate, makes walking there a pleasure) The town lends itself to a variety of styles - tudor, georgian and edwardian. The illustration constantly used looks like a 1970's development of concrete. The internal designs should be as green as possible.

I do not think that a contemporary design has any place within our townscape. Tamworth is an historic town and any development should be sympathetic to its history and reflect or enhance the historic elements that remain. This would make the whole experience of visiting the town a pleasure for both the townsfolk and visitors alike. You only have to look at the local Facebook groups to realise that both born and bred Tammys and those inhabitants that have moved to the town all would like to see it returned to its former glory. It is the mistakes made in the redevelopment of the town centre in the past that has brought about its decline over the past few years.

Traditional to fit in with our heritage and history. When you visit Tamworth from the A5 north the first things you see is the tower blocks of flats and the SnowDome. It would be much better vista to see our Castle and Church which have much historical value.

A sensitive and imaginative design is needed. We do not want to see square concrete boxes out of character with the essence of the historic town

The style is less important than the quality. High quality buildings designed to become heritage features of the future should be the aim.

Traditional or period to match existing.

If housing was confirmed in this location then I would recommend a more modern look, darker in colours with brickwork. You want to bring the area to life with a modern, cleaner feel and make it feel like it is part of the modern age!

Mixture of both but good design and materials essential.

We don't want housing

Contemporary if it is done right however must be careful that this ages well so if the housing is near the Almshouses then traditional may be better.

More traditional, as its right opposite buildings like the old Deanery and leading to the church yard and the registry hall, and of course the Almshouses.

Contemporary

I think having said what I have about the McGregor Court development it seems to have its own unique character which is good but hard to define.

Traditional. Quality. Good materials. Good design. Attractive. Sustainable. This is an historic town centre that needs its character putting back. Not the drawing-board fantasies of a cubist architect who doesn't have to live with the results!

Traditional is the way to go, I guess someone once thought the Police Station was contemporary and now it's just an eyesore, I guess the same thing with the middle entry and those shops facing St Edithas church in Church St.

Needs to harmonise with existing.

Contemporary

Question 14 - What sort(s) of housing would you like to see within the Gungate site?

Houses with gardens

Apartments and/or small town houses, 2/3 bedrooms at most.

Quality apartments with large floor spaces - don't try and cram loads of people into small spaces. If people are going to move into the town centre they'll want a reason to do so and a small, poorly constructed flat isn't going to cut it.

Sheltered, affordable, high density starter houses/rental.

Apartments

Homes that keep in style with the area

I think more retirement living is a good idea and small starter dwellings

None. If any, apartments.

Townhouses and flats, perhaps retirement apartments and bungalows

I think new housing in the town centre should aim to attract rail commuters, as we are unique with fast trains to London, Birmingham, Derby and Nottingham, but commuter benefits are taken away as soon as people can't buy the houses they want within minutes of the train station. So high quality, £200k-400k townhouses to attract rail commuters.

Mostly smaller houses and apartments, larger detached houses are more suited to slightly further out of town.

Strong affordable housing provision. Range of types and tenures to provide accommodation for young people, professionals, families etc. Development should be for all, not try to focus on a specific group.

Retirement makes sense.

Retirement

Affordable stylish 2 bed apartments

Apartments for seniors.

Affordable apartments appealing to young and professional

Small modern housing for the community.

Housing suitable for people who want to live near amenities, who are willing to accept the noise and bustle of living in a town centre. It should apply to all age groups and classes

Apartments Like the apartments above EGO restaurant in Lichfield city centre

A mix of townhouses and apartments, with one or two bedrooms, and probably shared open spaces rather than individual private gardens.

Low density affordable homes

High end apartments which may serve young professionals that work in Birmingham or similar to Castle ward in Derby.

A mix of apartments and town houses to encourage a mix of community

There needs to be a mix of groups to build a sense of community so housing that would appeal to a wide section of the community. A mix of different types of housing to reflect the existing style of housing in the area.

Affordable apartments preferably, maybe even some studios for younger couples and smaller families

High end multi-tenant living, regeneration of social activities and community spirit

Maybe just flats above funky bistro or retail areas.

Apartments catering to single people, couples and small families.

Apartments and apartments only, houses are completely inappropriate for the site.

Luxury apartments with parking incorporated in the leisure site, no town houses unless these are near the Almshouses and match the character of the Almshouses or other buildings like The Globe or shops on that road opposite lower Gungate car park

Affordable

Retirement apartments & traditional townhouses.

High-end apartments for commuters and retirement style housing. Little affordable as the town centre is the wrong place for social housing.

Flats (but not all high rises) - above units, so the main purpose of the area was still part of Tamworth town centre A good example is in Manchester, where all the ground floor units are nice independent bars/restaurants with flats houses behind this.

As above, a mixture of places for both younger and older people, e.g. affordable flats/mews houses, perhaps a small "assisted living" development. Basically housing that encourages all ages to form a nice community.

Retirement living or 1 bed flats aimed for single people who want to have a town centre location.

Predominantly flats, many with balconies and private rooftop gardens or terraces and central courtyards. Some townhouses but these need to be terraced and 3 stories high to maintain sufficient density on the site.

A mixture of town houses and flats

Apartments are a lot better than high rise flats

Apartments

None really, but if necessary something along the lines of the Almshouses to at least have an aesthetic feel

Affordable

Affordable housing for low income households / first time buyers

Well invariably they will be flats so maybe flats with balconies, an appropriate amount of parking so as to not impact on surrounding areas.

No social housing

Affordable housing and smaller starter homes and apartments

Housing that isn't going to fill the place too much. I think the area should be more shops/facilities.

Penthouse style apartments and smaller mews style homes with courtyard style gardens.

None but if it is essential then retirement homes/apartments.

Houses not flats

Affordable

More Social housing needed

Sheltered living like Beacon Park Village in Lichfield

Mews housing with parking. No flats/apartments.

Private owner - occupied / private rented sector and to maximise number of units by having a blend of apartments but to have them good quality and good size which are generally lacking in Tamworth they just tend to be boxes

Low level retirement complex. Also some low level residential.

Townhouses

Private affordable housing, two bed houses.

Semi-detached houses for families

Veterans/ nurses etc

Apartments or townhouses I don't believe families would want to live in the town centre more like young professionals or couples. Maybe retirement properties.

Max 4 story. Consider having homes like you would on an estate, just placed in the centre. This is done successfully in Nottingham and Birmingham.

Small dwellings.

See previous answer re retirement village & MSCP apartments

Flats

Modern that is affordable to keep young people in Tamworth

Modern apartments

Higher end houses not flats.

I don't mind

Higher density may be retirement or supported living accommodation

Cheaper housing

The housing department need to guide on what sort of houses that we are short of. I think that Flats/ would work best though in a town centre.

Town houses

Whatever is appropriate for the need

A mixture of retirement, affordable and up market, but it need to be affordable for residents of Tamworth.

Over 50's and older residential housing - small complex as it's close to shopping area for our older residents

Retirement village.

Spacious flats for younger people. First-time buyers. Maybe some flats for older people. People with the disposable income to use the small shops and close train station etc

Matching Bad Laasphe and a community for ex forces health workers etc

No flats

A mix so there's different communities

Traditional neat, with parking! Not on the road parking

housing for single people without children and can have their little front and back gardens like families do to relax in cus it's not fair to put single people like myself in flats cus we don't have children then don't see anyone for days

High-end apartments and town houses

For a town centre apartments would probably be best although outdoor spaces should be considered

Accessible for families with children or adults whom have special educational needs and disabilities

None really - I think the town centre should have apartments for younger people

Flats

Council, not private

Private estates

I like the proposal of flats/mews but also accommodation for elderly with it being close to town centre it gives them freedom to continue shopping etc without the need for long bus journeys and will improve their lives

Apartments

Houses.

I think apartments would work

Anything for elderly

Apartments only and one block remember the existing utilities can only take so much in growth

Start-up properties, shared ownership, accessible properties for singles and couples starting out would be a boon in the town,

Complementary apartments to older premises.

Modern apartments and old school terraces

Modern apartments with a small estate/road of 2 and 3 bed houses.

Environmentally sustainable apartments/Mews. Not leasehold Affordable

Apartments. Not really high rise. A nice set of apartment buildings.

Low level Apartments and small houses

Luxury apartments / town houses aim for young professionals who may commute to Birmingham but socialise in Tamworth. Modern inside sympathetic to history outside

High-end apartments as per my earlier responses for young couples. Houses in a traditional style where needed for families. The town needs to adapt to attract those that will spend their money in the town centre, make it more of a desirable place to live rather than a desolate town.

Mix young people / retirement

If any I think flats above shops with residents parking would encourage younger people, who might not be able to afford or want an entire house, to move to the town as I know the lack of parking is the main issue with people not wanting existing flats in the town.

Starter homes and homes for the elderly.

Like retirement homes. Don't think we need as much residential as there is on that plan. Small starter and commuter homes a good idea.

Don't think there should be housing

Proper housing with gardens not long rows

Mews type houses

Singles and newlywed start-up housing.

In the style of the Almshouses.

Mix of single apartments and small town houses for young couples.

Mix of social, affordable and market housing to rent and buy

Elderly sheltered accommodation

Mixed, social and private, retirement definitely as the town can provide all amenities that would enhance retirement living.

I prefer no housing. If housing is essential to the development progressing then it should be of a type that attracts young people to the town. People that will venture out of their homes and into the centre. So young single people mainly. So primarily studio houses or apartments. Nothing more than two bed. All "affordable".

For older people, serviced apartments

Traditional town houses

MIXED SOCIAL/PRIVATE - MANY PEOPLE LOOKING TO MOVE INTO GOOD TOWN CENTRE LOCATIONS.

Some retirement and starter homes

A mix of housing in order to create a community.

The main housing requirement is that it is affordable for the population of the town. Our young folk cannot afford the expensive developments that are being put up in and around the area now. The ones we should be supporting are the youngsters who work hard and want to own their own properties. As a parent I have experienced the difficulties my own children had in finding decent properties to purchase for a price that their incomes would allow. They work locally and the employers within this area do not provide high paid job opportunities which allow for expensive mortgages. By providing cheaper starter homes we would help youngsters get a step on to the property ladder. These are the people that are then likely to go out into the town and use the facilities it provides thus generating income which would encourage more retail into the town. I think it is a retail environment that needs also to be encouraged as there is already possibly too many entertainment venues/food outlets for the area to require anymore.

Terraced we don't need to make the same mistakes of the 60s revamp of the town.

Mixed

There needs to be a mix, including a good proportion of high end properties encouraging higher socio-economic residents who will ensure the well-being of the development for years to come.

Apartments preferable, failing that terraced housing. I feel that this area needs to be prioritised for development that encourages people back into the centre from Tamworth and surrounding areas within Staffordshire.

Mixed town houses and apartments.

Good quality for mainly professionals as they are more likely to have spare income. This will drive night time economy diversity which we can all benefit from.

Townhouses which could either be smallish single family homes or split in to upper and lower flats but looking like a house from the outside.

Small affordable homes for single people and couples, also retirement homes such as bungalows for older people as these are in short supply in other areas of the town.

A mix of human-scale homes.

Mixed. Affordable. Attractive.

Flats and smaller houses/ maisonettes.

Range of social, private rent and rent to buy as well as low cost home ownership (shared ownership) and market sale. Mainly general need apartments but also some extra care housing for elderly people.

Question 15 – Other comments and questions

Just do it! Be creative, be curious and give us something to be proud of.

For some reason the consultation plans do not specifically name the redundant Youth Centre building although it is included in the site, and other affected buildings are named. The site was given by a town benefactor for the Youth Centre, with covenants as to that use. What steps have been taken to honour and preserve that usage for the young people of our town in the proposed new development? Why is there no mention of youth centres or youth clubs in the proposed uses? One of the main social problems we have in our community is anti-social behaviour by young people with no such places or direction on offer to them with alternative horizons and opportunities.

To thrive in the future, the town needs to attract visitors who want to do more than visit shops. Many towns that attract visitors do so because they offer opportunities for walking and cycling (or using mobility scooters). They also maximise the rivers and canals that flow through them by providing well surfaced accessible paths that can be used by different groups. Where good paths exist alongside waterways, you see walkers, cyclists, mobility scooter users, parents with children, roller skaters, runners. Tamworth is at the confluence of two rivers and has canals going north-west, south and east. Yet little is made of them. By working with neighbouring authorities and the Canal and River Trust, surely work could be started on good quality paths alongside these. At the moment they are virtually inaccessible except to the most intrepid of walkers because of their muddied uneven surfaces. Even in dry conditions they are not really accessible to many users. Providing maps and good clear signposting for visitors, showing walking/cycling routes, would attract many people looking for an active day out, who would then potentially spend money in the town. The Castle Grounds are very attractive as, in a different way, are the areas around Borrowpit and the Tameside Local Nature Reserve, yet, as far as I can tell, connections within these areas are not flagged up.

How many people know that Tamworth has an Aqueduct and that you can walk to it from the town centre? There is the potential for many fine walks utilising routes along the rivers and canals in and around Tamworth. I suspect that few local people, let alone those from further afield are aware of the possibilities for walking in this area. If the council (along with neighbouring authorities) published maps of routes on their websites, more people would be encouraged to walk them.

If the local canal towpaths were properly surfaced, not only would cycling commuters use them to travel to Birmingham, Coventry, Burton, Derby, Lichfield, Stafford and further afield, but many people would be attracted to use them for leisure purposes. We have met many people cycling in Europe who have given a cycle touring holiday in Britain a try, but have been put off by sharing routes with unforgiving road traffic. Putting in place a good traffic free infrastructure utilising canal towpaths and disused railway tracks would attract many visitors and therefore support a multitude of businesses such as B&B's, Hotels, Pubs, Cafes, Cycle Hire/Repair shops. Tamworth would be ideally situated to attract such visitors given its proximity to the junction of two major canal routes. Of course the benefits to Health and Well-being are immense.

We should not consider this space as a commercial space. This is an opportunity to shrink the footprint of our town centre and bring residents closer to a renewed smaller centre, giving it half a chance to survive in the post Covid world where commerce and entertainment will be more virtual

than ever before. Councillor Oates said build it and they will come. That is ridiculous. There will be very little commercial demand for our town centre space and even less consumer demand. Please do not create another white elephant which we have to "consult" on again in 10 years' time because it never got built - or worse still, we built it and it failed.

Not a fan of the modern architectural styles shown in the artist impressions. Would prefer heritage look and more or a larger public open space.

Try not to rip out the heart of the town. It's been done once and failed.

We have a lot in Tamworth to interest visitors, we just need a nice shopping, coffee, eatery area with a nice outdoor vibe that can carry on into the evenings. Evesham changed their market square (opened up an old building) and if you go in the summer or winter it's a hive of activity and complements the other businesses plus the churches are right by, they even have their market in there too.

It is great that you are focusing on these improvements to the town centre - thank you!

Is there any way to get more involved in this kind of thing in the town? As well as living in the town, I also run my own company investing and developing property within Tamworth town centre. I am currently considering some exciting projects for this year. Take a look at our Facebook page <https://www.facebook.com/Ross-Developments-1885793038169719/>

Regeneration of this area could really help transform the town centre and is an important development. To support the high street it must have features which draw people to the area, and are also more attractive than Ventura.

Don't screw it up

Please can we have a bouldering centre (climbing) as we have to travel to Coventry or West Bromwich

Just make it a fun, exciting, well-lit place that people look forward to visiting.

I'd very much be happy to be involved in any aspect of further thoughts of the development.

This is a great idea which would help to revitalise the town centre, and Tamworth more broadly. It would provide much needed accommodation for younger people, while also encouraging them to spend their money and time locally.

Make sure that we do not lose the value of donated monies and funds that belong to the young people of Tamworth

Make Tamworth great again!

This has the potential to be a lovely part of town. Our town centres are less about shopping now. We already have too many empty shops. We need more housing

Would there be scope to make improvements to the other road systems in the area? Would existing residential parking be improved to clear roadways to improve traffic flow/safety? - Cheaper

parking permits/discounted parking? Has the feedback from business and residents in the area been positive so far? Would there be scope to redirect the current bus routes near the library to cut out the dangerous corner busses have to take as they exit? Would there be a plan for further improvement to surrounding areas to make new residential properties more appealing i.e. pavements on the Albert road are uneven, broken generally unkempt the same also in roads off hospital street. Will new residents be attracted to an area that look scruffy and unsafe? Would independent cafe/bars/restaurants be given incentives to move and stay in the area? For example a business like the Little Green Frog cafe in Lichfield & Sutton is a local independent destination cafe for people with young children and would have no direct competition in the town centre, how would the council ensure the right businesses move and thrive in the town centre? And that also service a cross section of the community? Will funding for future upkeep of public spaces be included in the design of these areas? Will the council be able to maintain these areas to a high standard in the future?

Electric vehicle charging

A Saxon Centre or a cinema/restaurant complex (see Stratford) are best suited for this area

I hope you get it right. I love Tamworth but know it can be so much better, I been to so many places over the world and seen some amazing places. You need to achieve something that will generate the town both day and night, create jobs, and bring people in from out of town. I look forward to seeing the outcomes and hopefully having a meal on a roof top bar, overlooking a green town that I can be proud to live in called Tamworth

I would in every way support a scheme which would allow for commercial space to be given to start ups at a discounted rate. This in addition to the Enterprise Centre and the new centre at the Co-op would allow the town to become renowned for start-up businesses, which can only be positive. Boutique shops, cafes, restaurants and bars would all be welcome additions to the town centre. Is this something being thought of? Please don't ruin this once-in-a-generation opportunity by taking the easy choice and building a leisure centre and car park. This is an opportunity to make Tamworth a destination and to improve its reputation locally, a leisure centre and multi storey car park will not do this.

If the college is moving to the co-op building, then is there any money coming from the education department budget or is it a land grab for house building on the college land, this increasing more traffic on the Aldergate / lower Gungate junction. The car park - why does it have to be run by NCP, can you not lease it to a local firm or person who would be more appreciated to bring people into town, as I have been to areas where they charge up to £12 for three hours to park defeating the object of regeneration of the Town. Can you please speak with the public transport and local taxi firms to review the access and pick up points on the plan, and can you look at including a coach and bus station within Tamworth fit for today instead of current transport arrangements that are not fit for purpose.

I'm not sure Tamworth currently needs another multi-storey Car Park. It struggles to fill Ankerside most of the time. However I feel some of the development should still be Car Parking. Surely the Town should be looking at abandoning the Car though?

Bennetts Taxis has been red bordered off and I cannot see how it will be accessible to the public? The site is one of the ways our drivers get their business and the businesses that will be within the new precinct will in no doubt be in need of taxis. What access will there be to Bennett's Taxis?

Please rethink the layout of this plan!

Use and layout should be driven with what provided the most economic benefit to town centre.

Please make your priority about creating a community, not just about making money. Keep asking the residents what they would like to see. No more Costas!!

Will all this for the town stop the regeneration of the castle grounds play area.

Please get rid of the MSCP. Local businesses and residents will complain about increased congestion brought about by development but development doesn't create congestion, cars do. Remove the cars and there should be no congestion. Creating car parking doesn't fulfil a demand for it, it creates one by encouraging more travel by cars. We need to encourage more people to use public and active transport so the development should be built around enabling that. It should design-out cars and in doing so be a great destination and place to live. Safe segregated cycle routes should be provided on roads where bicycles will share space with normal traffic while the pedestrian elements of the development should be shared space for people on bikes. A cycle route to the railway station would also be a good opportunity to increase public and active transport use while also offering an opportunity to received government funding.

Please do something to save our town centre!! It is dying a slow and painful death!

No, but just please don't turn it into something like the nightmare that is Milton Keynes etc, don't lose the history, build upon it and make it somewhere to attract tourism and local pride! Ventura is there for the boring retail monsters, create something different!

There needs to be a good balance of honouring the town's rich history whilst also looking forward. Don't make the same mistakes of the 70s and build concrete eyesores (my questionnaire buzz words!).

Please bring some life back into our town centre. There really isn't anything there to entice me to visit other than visiting the bank or dentist, once in a blue moon.

Please make parking more affordable then it'll get used more instead of filling pockets of someone

I will be happy as long as there is decent parking

Needs to be a big entertainment, leisure complex to attract families and younger adults to the town. Could be a really vibrant vibe, parking also needs to be included as people will want drive there and looking at the plan there is not much parking.

I just feel that we sometimes lack community meeting spaces, entertainment venues in town, assembly rooms aside, which are looking fantastic since being upgraded, and will again, add to the feeling of rebirth and regeneration that the government grant now affords the town.

Need more public toilets

I think I just echo my main comment re connecting to Ventura. Buses won't work you need to be more inspiring like a tram or monorail

I think you need to make sure there is adequate parking here with what is planned for the town.

As per my previous comment please come up with something more inspiring than glass hung on steel as per Ventura and every modern town/city. What you do with this site will impact Tamworth for decades and decades. We've seen the eyesore that is the tower blocks. Please keep to the brick feel of Tamworth. This is one of the most appealing and refreshing things about the town and what sets it apart from uninspiring city developments.

Has to be mixed use to be successful and link the station to the town. What I would give to have the Victorian station frontage back.

Please do not put ugly carbuncles there. We want a nice pretty town centre. What Tamworth planners got away with in the 60s is nothing short of shocking. Most people say there were backhanders involved. I wouldn't say that I am just repeating what I have heard many times.

Hopefully for this development no Tamworth Councillors will declare a conflict of interest at the vote...

I grew up in Tamworth and my mum still lives there...My ideas: Open up more of hidden heritage i.e. Co-op baths etc in fact old part of Co-op would make a perfect little museum. We have a lot to offer. Move college to Spinning School Lane / Gungate. Multi story car park police station. Convert courts into indoor market. Replace the indoor market around at Edithas with attractive cafes bars restaurants Do not develop all of Co-op site instead extend the square to include fountain plinths and artwork. Somewhere that will attract families with the church a fantastic backdrop. Tuk tuks linking town centre and Ventura Free or £1/day parking is what would attract most people. Do not build for the sake of building. Future proof Make use of St Edithas Hall ie dance studios etc Attract small unique shops as well as high street stores in Ankerside. Boats on the lake / river like Stratford. Look at other towns. Ban street canvassers who harass visitors. Shops to have photos from past previous tenants over the years. Have the market in one place rather than blocking town. (Gungate ideal with college in car park area) Have buildings people will photograph for years No hotel, cinema or sports centres we already have. Model robin reliant, pigs, Saxons skierr, local celebs etc. A Sainsbury's local on corner of Edithas square. Be different be unique blend future with heritage than do the norm. Street entertainers along Ladybridge in summer with Street food. What about some actual Tamworth pics on display for kids. Give locals a chance to be part rather than associates of councillors. Some sort of attraction such as London Eye maybe the old parachute from Drayton manor or replica! Save the Tamworth Herald our heritage and massive archives it's quickly fading away. Come on Tamworth think outside the box Traditional Street Bobbies (actors) from Sir Roberts's day/ Saxons etc entertaining visitors. Wildlife walks around Lady Meadow. Artefacts from Drayton Manor past Photos of old Tamworth Fountains Outdoor (covered) theatre Return of outdoor baths Attractive lighting I learn things I have never known about Tamworth from social media despite living here for ever! Outdoor table tennis. I know some of this is outside council control and there are two different schemes however we need ambition. Too much heritage already been lost in the name of past developments that were a good ideas at the time however we look back now. St Edithas square would be my biggest focus. Shopping habits have changed as we know.

I used to spend half my life in town as a kid but only go to banks these days even though I do most of that online! Even Ventura won't last forever. Blockbuster would make a great TGIs Unfortunately I know how councillors work

Please please please please please don't **** it up, Tamworth Borough Council. We are all waiting with baited breath in hopes that you do so much better than the past. We have all this new intake from the sneaky Lichfield housing estates and the potential to make Tamworth fantastic again, busy, thriving, vital, forward thinking, innovative, alive, enticing, healthy, and inclusive but not woke for the sake of box ticking. We have a lovely and overdue multi-cultural demographic building in the district and with the right sympathetic base we can make a beautiful and diverse community for ourselves. Other than that, it seems a shame more is not done at Ladybridge somehow, perhaps some thoughtful safe but hightop seating for a quiet sarnie overlooking the river or some other planting boxes. Good luck and best wishes for the project

This is the strangest worded survey I've ever completed.

I just want what's best for Tamworth. I love Mere Green's strip of eateries and would love to see this in Tamworth too. I think it's really important to get many diverse retailers to appeal to a wider market of shoppers. I definitely don't want to see something we already have. And I would also love to see green space.

Please consider use for the community and reinstate a nursery and a youth centre. The college and youth centre can have links.

I really hope a lot of thought goes into this project with regards to its longevity. Whatever is put in place should be done so with a view of having it there for a long time and leading to much needed improvements to the town and lives of its residents.

No college either

No more Costa's please we have enough in Tamworth

Housing more any type any size. Town and city living is the way forward for Tamworth. Shopping has gone on line and cinema will be killed off by Netflix etc. we have food shops and takeaways everywhere. We need housing with parking

Traffic will be a significant influence on the development. If it is difficult for access, parking and public transport then people will go elsewhere given the significant out of town retail opportunities that exist or are planned. This development needs to take into account current retail practices both from consumers and where outlets prefer to be located

Let's make it a Town we can all be proud of and want to show off. That will keep our children working and living in Tamworth not empty shops and car parks.

Please consider the use by the population of Tamworth, not a trendy planner concept. Think about our demographic and our identity, we aren't a city. We are a small town of friendly down-to-earth people.

This is such a wonderful opportunity to put Tamworth back on the map and make it a place people want to visit. Housing and a new college will not achieve this! Indeed, an influx of students into the town centre will have the adverse effect. People will stay away!

Please please incorporate a replica of the Wittgensteiner hotel. We don't need more Travelodge Holiday Inn etc The bar would make a great central social location

Just make people want to visit; the town is so depressing

Will the existing car park on Lower Gungate remain there? Is another hotel in Tamworth really needed? There are already over 12 hotels within a 2 mile radius of the town centre. This is an opportunity to create a complex / housing to entice people in to the town centre, not offer more of what is already available.

Make it beautiful. Make it so people want to come into town and not Ventura. Match the historic and beautiful standards of Lichfield.

You need to attract people in so make changes and do something different. Tamworth has lots to offer but there is no reason for people to visit the town centre, do something that people will be interested in.

This project must be done with sensitivity. It should not be a reflection of 'modern'. We have quite enough of that - along with the destruction of old Tamworth

Put Tamworth back on the map bring in tourism for our culture and also the revenue visitors will bring. We are currently known for the fattest place to live in the U K. Change this.

I'd like Ankerside to be used as a bar/restaurant place for the town with shops moved onto George Street and Market moved to a new location so it doesn't block the street.

Please don't waste this money on takeaway shops and coffee shops as it would just kill the town even more than it already is.

Get it right this time please!!!! Or face a failed investment

As previously mentioned, I sincerely trust that more thought will go into this development that in previous years and this development will be harmonious asset to existing buildings, and money well spent.

I think this is a great initiative and fully support it

Please make something for everyone. All ages. Food Events Housing Plants and trees History sites Renovation of neglected buildings that are a key in Tamworth's history

Restore some of the unattractive facades in the town. Consider chequered brickwork, roundheaded windows. Tuscan style stone pillars a la Town Hall Vandal proof benches particularly overlooking scenic views of the river and on Ladybridge Deckchairs/supported fold up chairs for hire in the Castle Grounds by the bandstand Colourful flags in the streets like bunting often give sense of a tourist destination (Lichfield) Replace cold blue and white Christmas lights with warm glow red and orange lights which are more inviting on cold Winter nights. Simple bulb lights are very effective (Lichfield)

I would ask to reflect on how your information is presented. There is lots of it and it is not disability friendly. In regards the quantity and easy read of it. Explore options to reduce the writing, I am neurotypical and did not read it all. Can the information be read out loud with technology to support people?

Look at attracting chain restaurants although prefer independents chains will bring footfall to town. Evening dinner drinks for office workers residents and young families will keep town busy all evening and be complemented by fantastic events fireworks outdoor cinema etc. Car park needs to be secondary for entertainment nightlife people will need taxis trains not use cars.

The council do a fantastic job with events that they coordinate. These events attract visitors from all over, not just the surrounding areas. The potential for Tamworth is huge. Lichfield is a successful city, it has the cathedral, lovely spaces to walk along the river, cafes, bars, restaurants that lead it to a fantastic nightlife. Tamworth can trump all of this. It has Drayton Manor that attracts visitors from all over the country, and world. It has the Snowdome, a fantastic and rare Medieval Castle, St. Edithas Church, a beautiful Elizabethan building in the Moat House, so much history. All of these things added together puts Tamworth as a potential hotspot for visitors. So why is the Town Centre suffering so badly? The issue, I believe, is that they are all terribly linked to one another. Is it easy to walk from one to the other? Where is the signage? Where are the museums or information points? What makes visitors want to go to the town centre? Visitors come from all over to see the fireworks, but when they finish they all go home. A variety of restaurants in the town would give opportunities for families to have a meal before the fireworks, spend the day in town in the green spaces, visiting the Almshouses, learning about Sir Robert Peel, Thomas Guy, Colin Grazier, the Mercians, Anglo-Saxons, Ethelfled, even the Reliant Robin. After the events, people will stay for drinks, evening dining, etc. For me there must be: Museum and more information about the history of the town and the people from it. More residential property, especially higher end living to attract those who will spend money in the town. Better and more nightlife. Better links for shoppers at Ventura or visitors to the attractions, including reasons to visit the town centre (day time and night time restaurants, bars, pubs, etc.). Better taxi services Greener and more floral town centre. Tamworth should be a successful town. Visitors flock to the surrounding attractions, but ignore the town. In reality it should be that, as a whole, Tamworth is a place you visit for the day, but stay for the night.

This is a good idea.

I think the council has the opportunity to encourage a new generation of business owners by providing smaller shops and areas to encourage people to start the business they might just need a small space to do so. People already travel outside of Tamworth to hire practise rooms for bands/podcasts/dance practise etc, to do things such as pottery painting and go as far as Derby to hire art/craft/sculpture/sewing studios which then sell items they make. With Ventura having more mainstream shopping and the town having the church and the castle, I believe the town centre should be marketed more like the lanes in say Brighton and York or even the smaller independent shops like Lichfield, all of which people travel purely to shop and spend time there.

The town centre needs more to increase footfall not more houses or residential areas. People do not wish to go the town centre as it is due to lack of shops or bars or restaurants so we need more to get people here.

More open space needed than is on those current plans. Don't like the artist impressions I've seen. They look too modern and blocky rather than heritage.

Please don't waste the money and make Tamworth proud of the history and get visitors come to the area which will spend money and put it back into local shops. Do something with Ankerside car park nearly empty so people don't park in side roads around the town to avoid parking charges.

No but thanks for carrying out consultation

I think a lot of thought has gone into this already. I can see the benefits of it though I know it won't be popular with everybody

21.6m grant from the government plus local/ private investment, we have an opportunity of a generation to get it right so we must build a space that the locals will flock too, the area must be inviting and a sense of pride by the locals, let's invest well and plan what people would like to have for 2025/ 2030 and beyond to modern, contemporary and stylish are a must!

I am extremely concerned by the plans to have the college in Church Street. This would impact on the retail scene as some retailers in the town already set their opening hours to avoid the students and it could deter other individual shop owners from opening in the town, which needs this type of retailing. If a new building is needed which I frankly doubt, it would be better at the edge of the town. The town must now attract individual small retail establishments which will fit in with the small offices the council is trying to attract with its hubs. It would also be useful to develop museum type facilities in the town although these would be better in closer proximity to the castle. The council should also ensure that any councillors with business interest in commercial or residential developments are suitably removed from any planning processes in the area so as to ensure that whether or not there is any truth that they have a prejudicial interest, this would help to alleviate that concern

Tamworth town centre needs to return to being a place to live as retail falls away

Always remember Heritage, Heritage, Heritage, this has been ignored in the past, please don't make the same mistakes.

Is the inclusion of residential properties a requirement for the project to proceed? If so, how much of the area has been agreed to be set aside for residential properties?

Don't try too hard to make it an architectural wonder, fashions and tastes change and age.

THINK QUALITY, THINK BENEFITS FOR THE TOWN AND TOURISM

The designs seem very compact, cramming too much in, not enough space.

As stated previously when you look at social media for the town the comments are all of a similar nature. Townsfolk new and old and visitors to the town all would like to see come character put back into the town centre. Everyone agrees that we had a wonderful town centre which should have rivalled Stratford, Warwick, York or Chester with the beautiful old buildings that were demolished in the 1960's. DO NOT FOLLOW THE MISTAKES MADE BY YOUR PREDECESSORS. Now is the time to right the mistakes of the past and make Tamworth the lovely town it used to be. Somewhere that people enjoy visiting and spending time and encourages them to use the facilities like our beautiful Castle and grounds and St Edithas Church. Use our history to publicise what Tamworth has to offer and celebrate our past by providing somewhere that can exhibit what a great town Tamworth has been through the ages. Use the town's history as a foundation building block for the regeneration of the town centre. Do not put up another square box construction with no character or interest. Let's have some architecture that is pleasant to look at and in keeping with its surroundings, small artisan shops offering a variety of goods. We have Ventura for the larger retailers. Moving the college into the old Co-op premises is also a mistake as it will not generate any

substantial trade. This should also be redeveloped into retail units, keeping what remains of the older part on the corner of Colehill and Church Street, but demolishing all the newer part. A walk way connecting Colehill to College Lane could be developed, through the driveway as the rear of the co-op and coming out by the Church Hall, with a mews of shops/office and possibly some residential flats being built fronting both Church Street and the newly developed area through from Colehill to College Lane. A new multi storey car park would be better placed on the land where Kwikfit is in Upper Gungate. This could be entered via Offa Drive and/or Upper Gungate and exited via a similar route keeping traffic away from the town centre and surrounding residential area. Its height would not impact on the surrounding properties as much and it is within easy walking distance of both the town centre via several different routes dependent on where in the town you are heading and is also handy for the library, train station and local doctors' practices.

We must have public consultation at every stage as this must be a long-term project which is for the people not imposed upon us only to be demolished in a few years

Be ambitious. Think big. Use this opportunity to encourage visitors to Ventura and the Snowdome to come into the town and help realise the dream of Tamworth becoming a tourist destination.

Overall I really like the concepts you have drawn up here. The ideas around the construction of a MSCP, restaurants, a leisure centre, improved links to Tamworth train station and the introduction of green space are all ideas I think would dramatically improve the area and definitely bring people back into the centre. I cannot however stress enough how I feel residential development and hotels would not be well placed here. The goal here is to bring people back into the centre, bring people in from outside Tamworth, rebuild the centre into a space that people want to visit and be proud of when talking to others.

Please consider car parking and price carefully. It is of great consideration to shoppers who can go elsewhere and park free. It would be a shame to waste all this investment money to 'save the high street' and then still have no shoppers / customers.

Yeah don't build houses!!

Would be nice to be able to attract smaller independent businesses to the area. Small bars and eateries would be nice too.

We are pleased that the Council are finally looking at redevelopment of the area and replacing the buildings that are no longer required and have been left empty for far too long. The town doesn't need any more shops but will need more leisure facilities as it grows, and people need to have reasons to visit a pleasant, thriving town centre.

Quite a lot of questions about the moving of the College into the Town. The building I believe sits well in its place and space. It has car parking for staff which is hidden from view and is on a good bus route. In terms of planning policy Placemaking I would have thought it was ideally located for young people being sited just a very short walk into the Town which is supposed to be good for our health. Students also have two very closely located supermarkets Morrisons and Aldi and the short trot into town surely allows the mixing and mingling of the College.

Consult the public in detail at every stage.

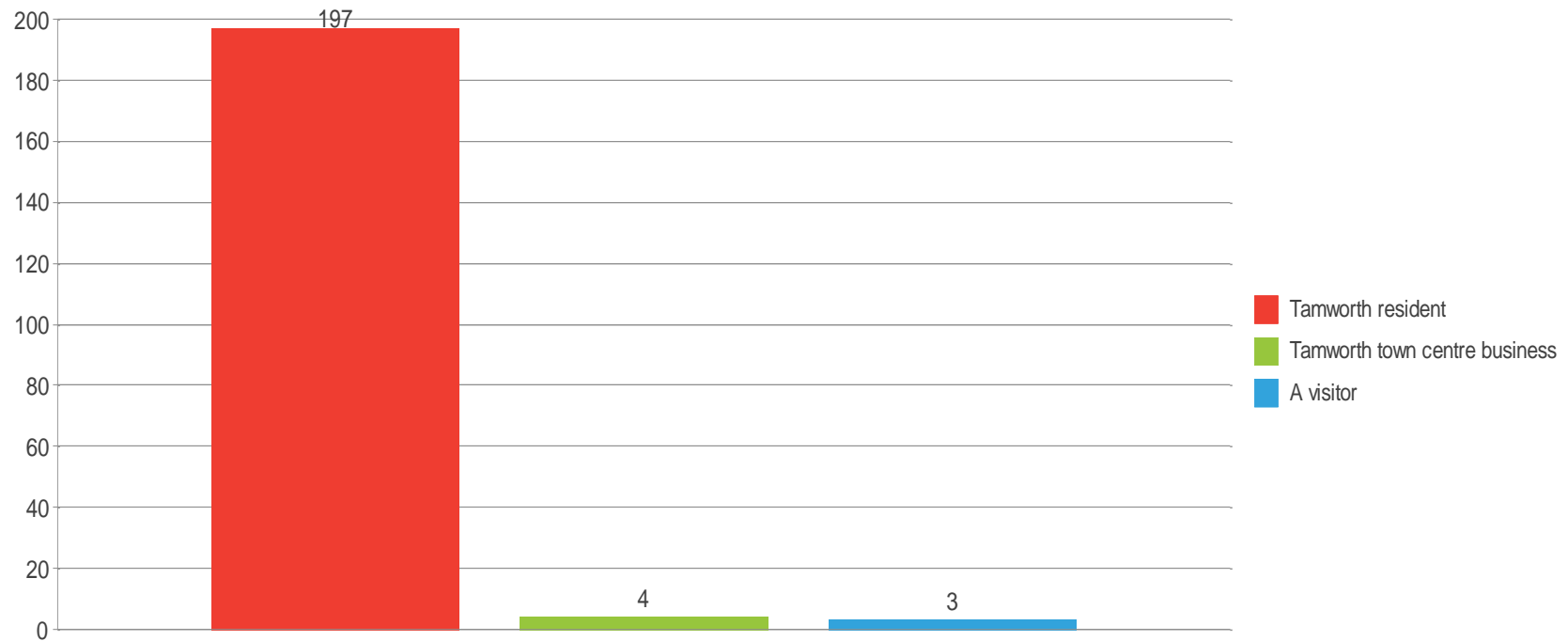
Please think about this and not the immediate bank balances of those involved. This is your chance to improve the town and make it much better or just crush it completely.

Difficult to visualise without some models/ designs Need to consider existing residents and businesses and ensure they benefit, not make parking/ amenity worse. Need open space and seating. Public toilets and facilities for elderly

A communal shared work space for residents to rent space and hold meetings

Question 16 – Respondent Information?

In what capacity are you responding to this consultation?



GUNGATE PUBLIC CONSULTATION – FEBRUARY 2021

QUESTIONS AND ANSWERS

No	QUESTION	ANSWER
1	I have only one concern with this development and that is the reallocating of the car park capacity.	<p>The capacity of the Multi Storey Car Park (MSCP) is a major issue but, firstly, it can be stated that new capacity will be provided in advanced of existing car parks being redeveloped.</p> <p>When calculating parking provision, a number of factors will be influential in determining the final number of spaces:-:</p> <ol style="list-style-type: none"> 1. Increased capacity for leisure centre users 2. Increased capacity for all-day parking for Tamworth rail commuters 3. Increased capacity for an increase in visitors to Tamworth 4. Reduced requirement associated with reductions in personal car travel and increases in more sustainable modes of transport, including greater use of public transport. 5. Increased capacity associated with developing nearby TBC surface car parks for alternative uses. <p>As illustrated, there are numerous factors which will affect the capacity of the proposed Multi Storey Car Park (MSCP). These issues will be crucial in securing an appropriate and future-proofed design. There will be detailed discussion of such matters when this element of the proposal progresses.</p>
2	Is hotel use feasible given the likely effect of Covid 19 on the hotel industry?	<p>Despite initial interest from a hotel operator, this use is not being currently pursued as the market demand for new hotel accommodation is seen as very weak due to the Coronavirus pandemic. However the Council intends to re-visit the hotel market once the pandemic is over.</p>
3	What are the advantages of a Multi-storey Car Park in the north of the site?	<p>There are various benefits associated with the northern Multi Storey Car Park (MSCP) location. The site is currently occupied by large-scale buildings, meaning that a tall building has already been established on the site, the site is next to a main road into the town and the site is within close proximity to the train station. The location also allows for a one-way system into and out of the MSCP which will reduce traffic going through the town centre. It is also envisaged that this location will be away from any new residential development within the town centre.</p>

4	Is a cinema an option?	The financial viability of a cinema has been investigated and was found to be a high risk option. Since the initial viability investigations took place, the Tamworth Odeon cinema has invested heavily and has up-graded into an Odeon Plus Cinema. In light of these upgrades and as a result of the Covid 19 pandemic, the cinema option is not currently being pursued.
5	Have the Doctors` surgeries in the area been consulted?	Discussions are currently taking place with the Local Clinical Commissioning group to identify the needs and locations for future medical provision within the Borough.
6	How will you achieve what you are looking to achieve if the new owners of the police station do not come on board?	The development and design of the overall area will be guided through a Master-plan. This will inform each individual developer of the general expectations for the site. In addition, the detail and acceptability of any development proposal will be subject to the normal planning process.
7	Are there issues with the 'Kings Ditch' in terms of archaeology?	The location of the Kings Ditch is shown on the Site Constraints Plan as a green strip identified as early mediaeval town defences. Archaeological investigations will take place before any development affecting the Kings Ditch takes place to determine the remaining level of archaeological value and the potential requirement for mitigating conditions.
8	How do you propose to make people of all ages feel secure enough to use proposed facilities at any time of night or day?	Developing user-friendly and inclusive public open space is a key component of the planning system and there is a wealth of guidance available on how to achieve such. Individual schemes are also developed in close consultation with the Police Architectural Liaison Officer, whose role is to provide detail advice on safety aspects of development.
9	Behind the police station I thought there was housing (affordable) for people that struggle to pay for a flat/house. Is this being taken over also?	No residential properties are included within the boundary of the Gungate Regeneration area which is the subject of this public consultation.
10	How will access to the back of existing businesses on Lower Gungate car park such as Globe Inn & Corey's Sports Bar be affected?	Detailed design on any new road layout is still to be carried out and one of the guidelines for any detailed design will be to ensure that, as far as possible, access to existing businesses is not affected.
11	The school children from Qems and Rawlett constantly walk through this area to the bus stop, how will we keep children safe? And also the community such as the elderly who are intimidated.	As with the response to question 8, a key component of the planning system is to design user friendly and inclusive public spaces for the entire community. There are numerous solutions to achieve this, the most feasible of which will be further explored as the development progresses.

12	What about charging points for electric vehicles?	The council is committed to promoting the provision of charging points for electric vehicles both on-street, in car parks and on private residential properties. Any opportunities that arise will be assessed for their feasibility.
13	Does the 2 way section of Albert Road stretch down to the turning into the new car park? It looks in the diagram as if Albert Road will become a two-way street, but the text says it would remain a one-way street?	The text is correct: there are no proposals to change the one-way direction on Albert Street. Detailed design of any new road layout is still to be carried out and any changes to highway designations would require a further consultation.
14	Will Bennett's Taxis be accessible to the public?	Detailed design of any new road layout is still to be carried out and one of the guidelines for any detailed design will be to ensure that, as far as possible, access to existing businesses is not affected. The approach is to improve accessibility and permeability throughout this area and to the wider area.
15	Will all this for the town stop the regeneration of the castle grounds play area.	There is no link between the Gungate and Future High Street Fund regeneration projects in the town centre with the regeneration of the Castle Grounds play area.
16	Will the existing car park on Lower Gungate remain there?	The main aim of the Gungate Regeneration Project is to move the surface level car parking into a multi-story car park and to then develop the existing surface level car parks. Consequently, if the Gungate regeneration project proceeds as proposed, the existing Lower Gungate car park currently occupied by the NCP and a Borough Council car park will be developed.
17	There is lots of information and it is not disability friendly in regards the quantity and easy read of it. Can the information be read out loud with technology to support people?	Unfortunately the current pandemic means that only a virtual consultation can be undertaken at the moment. However as virtual consultations are likely to be increasingly used in the future, the question of using technology to make them more disabled-friendly will be considered by Council officers. Alternative versions of the information are available upon request.
18	Is the inclusion of residential properties a requirement for the project to proceed? If so, how much of the area has been agreed to be set aside for residential properties?	The proposal for a mixed use development assumes there will be some element of residential provision. However the quantity and type of residential development has still to be determined.
19	Will the existing buildings be incorporated or completely demolished and a fresh start made?	The current proposals assume that the existing buildings will be demolished. However since the start of the master planning process the Staffordshire Police, Fire & Crime Commissioner has sold the police station and the future of

		this building will depend on the development proposals of the new owner.
20	Will the ground be stable enough after the demolition in order to keep the work going on schedule?	A desktop study has been carried out on the geotechnical ground condition of the Gungate site. There are no current concerns about the ground condition and the geotechnical suitability of the site for development.
21	Whilst efforts have been made since 2018 with Victoria Road as a 'gateway' into town, the pedestrian route from the Railway Station along Albert Road merits improvement. It is currently not clear to visitors where it leads, and is not very welcoming. Is this to be addressed?	The improvements to Victoria Road work were carried out as part of the Tamworth Gateways project. Albert Road is not included in the Gateways project but should the Gungate site be redeveloped the issue of access along Albert Road will be a major consideration in the redevelopment.

Tamworth Redevelopment

Some personal views which have a bearing on what I think would benefit Tamworth and could be implemented locally, along with some that would require investment from central government in order to implement them. For that reason I have included Christopher Pincher as well as the Leader of the Council Daniel Cook and the Leader of the opposition Simon People in the mailing list.

I have replied in this manner as I found the consultation feedback form far too constrained and vague, although I have tried to address some of the issues raised in the consultation document. In particular I don't think that the Gungate development can be seen in isolation. It needs to be part of a larger plan both locally and nationally.

In order for real progress to take place there needs to be cooperation between different bodies to get the maximum impact. I hope you will give this some consideration and pass it on as appropriate.

1. I appreciate the value of the income to the Borough derived from parking charges. However I question the wisdom of building a Multi Storey Car park (MSCP) in the town centre. Having travelled fairly extensively in Britain and Europe, I struggle to recall any that have added to the visual beauty of the area in which they are sited, and most are an eyesore, and they further detract from the surroundings due to the traffic flows to and from them. The ones that do work are those that are actually underground with the space above put to good civic use. I realise that there are archaeological considerations, but I have seen these actually preserved and incorporated into the structure. A good example is in Nijmegen, Holland where the underground car park shows off Roman structures. Many European car parks also incorporate safe cycle parking, which I believe is a must, especially with more people using electric bikes and wanting to store them safely. Incorporating rentable lockers with a mains plug in them could enable cyclists from further afield to charge their batteries, along the lines of the lockers you see in some shopping centres that allow charging of mobile phones.

For Tamworth, where a MSCP would make most sense is adjacent to the Railway Station. Surely working with Network Rail, the council could build a MSCP on that site. As well as providing extra parking for rail travellers, it would have the advantage of keeping traffic out of the town centre area. The access route that the council has promoted between the station, town centre and Ventura would then be used! At the other side of the town centre, but also on the access route, the Jolly Sailor Car Park could be promoted to visitors. I take it that given the push on electric vehicles, multiple charging bays would be provided.

2. Having cycle routes through the town centre area is a good idea, however they need to be joined up to cycle routes that connect all areas of the town. Apart from some good routes to the South East of the town centre, most of the cycle paths, where they exist are unconnected, and it seems that developers of new housing schemes are not being required to build in cycling as a means of transport (or leisure).

I hope that the council has plans to connect the new Anker Valley development (and eventually Arkall Farm) by footpath and cycleway to the station. At the moment there is a footpath some of the way along the river on the new estate, but that stops a few hundred metres away from the station and the Public Footpath just becomes a bog. With very little investment this route could provide good access to the station and town centre, and would save a lot of traffic causing congestion and pollution on Ashby Road. Similarly, I despair that Brindley Drive is not connected, at least for walkers and cyclists to the station and then to the town centre.

3. I believe providing more housing accommodation in the town centre is the way to a flourishing town centre. Again, in European and some British towns and cities that have vibrant centres, you find that the spaces above retail and business premises have people living in them, people that then use the local amenities. I realise that the council doesn't own many of the town centre properties, but surely by working with owners and landlords, these properties could be developed for housing whilst retaining the business below.

With regard to the Gungate Precinct I think housing is ideal. However I would like to suggest that what is lacking in Tamworth (as in many UK towns and cities) is quality apartments. Not, I must emphasise, the rabbit hutches that go under the description of retirement apartments, but sizeable 2 to 3 bedroom apartments with full width balconies to provide private outdoor space. These can be

seen in much of Europe and modern ones have the following characteristics: Secure (usually underground) parking. Secure storage rooms for bikes, suitcases etc, usually by the designated car parking spaces. Communal heating, either from CHP or Ground Source heating, rather than each having individual boilers. As much floor area as would be found in a 3 bedroom house. If built to high standards (especially regarding sound insulation) such apartments would be attractive to the thousands of retired people in and around Tamworth. They still want space for when children or grandchildren stay and room for hobbies. They also want to have their own personal outside space, provided by a balcony. Also, not all younger people want to live in conventional houses, living in good quality town centre flats can be desirable. Being in the town centre makes public transport, shopping and culture easily accessible on foot and would boost the town centre economy.

4. As the council has highlighted, the town has many historic features, but also many bland or even ugly buildings resulting from 1950's and 60's developments which replaced what we now recognize as historic and attractive structures. Although some planners and conservationists oppose the idea, new buildings can be built that look like the medieval buildings that once stood there. You only have to look at many parts of Europe to see whole areas that were rebuilt after the war to look like the original historic structures (although built to modern standards) and which are magnets for tourists now. Colehill and Lower Gungate have many fine buildings, if new buildings matched them it would add to an attractive townscape.

New housing doesn't have to look like the bog standard designs that builders are so fond of. More modern designs like that off the Addenbroke's Road in Cambridge, or the Climate Innovation Project in Leeds could really put Tamworth on the map.

5. To thrive in the future, the town needs to attract visitors who want to do more than visit shops. Many towns that attract visitors do so because they offer opportunities for walking and cycling (or using mobility scooters). They also maximise the rivers and canals that flow through them by providing well surfaced accessible paths that can be used by different groups. Where good paths exist alongside waterways, you see walkers, cyclists, mobility scooter users, parents with children, roller skaters, runners. Tamworth is at the confluence of two rivers and has canals going north west, south and east. Yet little is made of them. By working with neighbouring authorities and the Canal and River Trust, surely work could be started on good quality paths alongside these. At the moment they are virtually inaccessible except to the most intrepid of walkers because of their muddled uneven surfaces. Even in dry conditions they are not really accessible to many users.

Providing maps and good clear signposting for visitors, showing walking/cycling routes, would attract many people looking for an active day out, who would then potentially spend money in the town. The Castle Grounds are very attractive as, in a different way, are the areas around Borrowpit and the Tameside Local Nature Reserve, yet, as far as I can tell, connections within these areas are not flagged up. How many people know that Tamworth has an Aquaduct and that you can walk to it from the town centre?

There is the potential for many fine walks utilising routes along the rivers and canals in and around Tamworth. I suspect that few local people, let alone those from further afield are aware of the possibilities for walking in this area. If the council (along with neighbouring authorities) published maps of routes on their websites, more people would be encouraged to walk them.

6. If the local canal towpaths were properly surfaced, not only would cycling commuters use them to travel to Birmingham, Coventry, Burton, Derby, Lichfield, Stafford and further afield, but many people would be attracted to use them for leisure purposes. We have met many people cycling in Europe who have given a cycle touring holiday in Britain a try, but have been put off by sharing routes with unforgiving road traffic. Putting in place a good traffic free infrastructure utilising canal towpaths and disused railway tracks would attract many visitors and therefore support a multitude of businesses such as B&B's, Hotels, Pubs, Cafes, Cycle Hire/Repair shops. Tamworth would be ideally situated to attract such visitors given it's proximity to the junction of two major canal routes. Of course the benefits to Health and Well-being are immense.

THE TAMWORTH and DISTRICT CIVIC SOCIETY
"PROTECTING THE PAST, PROMOTING THE PRESENT, PLANNING FOR POSTERITY"

**Planning Department,
Tamworth Borough Council**

28th February 2021

Dear Sirs,

Gungate Regeneration Quarter Consultation

The Tamworth and District Civic Society (TDCS) notes the online consultation open to 'residents', 'visitors', and 'town centre businesses', but as the area's Civic Society, we wish to express our keen interest in this matter, and our desire for direct consultation and dialogue with the Council over these key and sensitive matters affecting the future of our town.

At this stage we would like to make the following observations.

The online documentation states: "Any new uses proposed in the Gungate Regeneration Quarter must work alongside each other, complement the rest of the town centre and also take into account the neighbouring proposals associated with the Tamworth Future High Streets regeneration program that include the relocation of South Staffordshire College to the site of the Tamworth Cooperative Society Department Store, the creation of a new Enterprise Centre at the Cooperative offices and the public realm improvements proposed at St Edithas Square. We are therefore seeking your views and opinions on these key design themes and principles which will in turn inform the future development of the Gungate Quarter".

We are concerned that such meaningful public consultation cannot be achieved when the public knows very little about these proposals, which have been worked upon behind council closed doors for the last year with - it has only recently been revealed - discussion with selected partners, but not with the public or planning and conservation bodies like the Civic Society. This goes against an undertaking by the former Council Leader to our TDCS Chairman that he would instruct officers to include TDCS in discussions and plans. From the scant information provided to date via press releases to the media TDCS has cause to fear that mistakes are likely to be made and opportunities lost. The funding available could and should be used to put right the planning and design errors and blunders of the past, and create a great economic and social and architectural future for the historic town centre based on its amazing and unique history and heritage.

The trumpeted relocation of the College to Church Street may prove problematic. Clearly the present site of the College occupies a much larger area and enjoys vastly superior accommodation to that potentially available at the Co-op building. What facilities are there to cope with students and staff, such as parking? What happens to the current college site? What exactly is being proposed for Church Street, and St. Editha's Square, and Market Street? We have the chance of a life-time to put things right in this historic town, and we believe that the expertise, knowledge, and insight of The Civic Society should be utilised in consultation and discussion with the Council.

With specific regard to the Gungate area proposals, we stress the need for sensitive and sustainable design, and quality architecture and building materials. The artists' illustrations in the Gungate documentation are disappointing. What happened to "Building Better, Building Beautiful"? It appears that the unloved flat-roofed, glass and concrete of the early 1970s, is to be replaced by flat-roofed,

glass and concrete of 2021. Please employ consultants with more vision, and understanding of and empathy with an historic market town.

On the basis that we have a four storey Police Station building, it is stated that we can therefore have high-rise buildings in the north of the town. No, this a chance to be rid of that unsuitable building, not replace with like for like. Spinning School Lane was a street of character and interest prior to the 1970s redevelopment - of which only Guy's Almshouses remain - and this is a chance to return it to that status with quality and appropriate architecture and design.

Tamworth's historic skyline does not need high-rise buildings other than the Castle and Church. We appreciate that the loss of parking off Spinning School Lane is driving the idea of multi-storey parking to compensate, but it should be noted that many people dislike or refuse to use multi-storey car parks, and that such buildings are usually inherently unattractive. Reducing the amount of ground-level, open-air parking in the town centre is not a good idea for encouraging visitors and shoppers.

For some reason the consultation plans do not specifically name the redundant Youth Centre building although it is included in the site, and other affected buildings are named. The site was given by a town benefactor for the Youth Centre, with covenants as to that use. What steps have been taken to honour and preserve that usage for the young people of our town in the proposed new development? Why is there no mention of youth centres or youth clubs in the proposed uses? One of the main social problems we have in our community is anti-social behaviour by young people with no such places or direction on offer to them with alternative horizons and opportunities.

Whilst efforts have been made since 2018 with Victoria Road as a 'gateway' into town, the pedestrian route from the Railway Station along Albert Road merits improvement. It is currently not clear to visitors where it leads, and is not very welcoming. Is this to be addressed?

The proposed leisure spaces need genuine green space and water features, with lots of links and allusions to local heritage and history. TDCS would like, given the close association of Mr. Thomas Guy (not "Sir Thomas" as the documentation erroneously states) with this area, to see a plaza or square fronting Lower Gungate where the Gungate Precinct was (and NCP carpark is) and adjacent to the Almshouses, named after Thomas Guy, with a central statue of Mr. Guy. The plaza - maybe with a built frontage to Lower Gungate and an archway through to the plaza - bounded with small quality shops/eateries and residential flats above, and the plaza/square providing somewhere for food and craft markets and farmers markets to be regularly held. The architecture should of course sympathetically reflect the historic site and neighbouring properties.

As the community planning and conservation body for Tamworth, with much local knowledge and information, and broad-ranging skills and experience among our membership, we would appreciate the opening of direct dialogue with the Council on these important development proposals relating to Gungate and the High Street Fund. Consulting openly and in detail with the public at every stage of the process will be crucial to achieving a sustainable and supported outcome.

Yours faithfully.

The Tamworth and District Civic Society