



CABINET

26 October 2016

A meeting of the CABINET will be held on Thursday, 3rd November, 2016, 6.00 pm
in Committee Room 1 - Marmion House

A G E N D A

NON CONFIDENTIAL

1 Apologies for Absence

2 Minutes of the Previous Meeting (Pages 1 - 4)

3 Declarations of Interest

To receive any declarations of Members' interests (pecuniary and non-pecuniary) in any matters which are to be considered at this meeting.

When Members are declaring a pecuniary or non-pecuniary interest in respect of which they have dispensation, they should specify the nature of such interest. Members should leave the room if they have a pecuniary or non-pecuniary interest in respect of which they do not have a dispensation.

4 Question Time:

To answer questions from members of the public pursuant to Executive Procedure Rule No. 13

5 Matters Referred to the Cabinet in Accordance with the Overview and Scrutiny Procedure Rules

6 Budget Consultation 2017/18 (Pages 5 - 42)

(The Report of the Leader of the Council)

7 Tamworth Conservation Areas (Pages 43 - 194)

(The Report of the Portfolio Holder for Regeneration)

Yours faithfully

A handwritten signature in black ink, appearing to be 'A. ...'.

Chief Executive

People who have a disability and who would like to attend the meeting should contact Democratic Services on 01827 709264 or e-mail committees@tamworth.gov.uk preferably 24 hours prior to the meeting. We can then endeavour to ensure that any particular requirements you may have are catered for.

To Councillors: D Cook, R Pritchard, S Claymore, S Doyle, J Goodall and M Thurgood.



MINUTES OF A MEETING OF THE CABINET HELD ON 20th OCTOBER 2016

PRESENT: Councillors D Cook (Chair), R Pritchard (Vice-Chair), S Claymore, J Goodall and M Thurgood

VISITORS: Councillor S Goodall

The following officers were present: Andrew Barratt (Corporate Director Growth, Assets and Environment) and Matthew Bowers (Head of Managed Growth, Regeneration and Development)

47 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor S Doyle

48 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 29 September 2016 were approved and signed as a correct record.

(Moved by Councillor M Thurgood and seconded by Councillor J Goodall)

49 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

50 QUESTION TIME:

None

51 MATTERS REFERRED TO THE CABINET IN ACCORDANCE WITH THE OVERVIEW AND SCRUTINY PROCEDURE RULES

Councillor S Goodall Chair of Aspire and Prosper Scrutiny Committee requested Members to consider the following:

- The Aspire and Prosper Scrutiny Committee requested Cabinet to consider the local listing of Wilnecote Board School and to consider the costs of an Article 4 Direction

RESOLVED:

- 1 That Members approved the commencement of local listing for the Wilnecote Board School Building; and
- 2 That the costs/risks of an Article 4 Direction be brought back to the next Cabinet meeting on the 3 November 2016 to discuss in conjunction with the report on the Conservation Area Review.

(Moved by Councillor D Cook and seconded by Councillor J Goodall)

52 TAMWORTH BUSINESS IMPROVEMENT DISTRICT

The Portfolio Holder for Regeneration reported to members on the progress to date in developing and carrying out the Business Improvement District (BID) feasibility study and that members considered a request from the businesses for further financial support in taking the BID through to Ballot and operational delivery.

RESOLVED:

- That Members
- 1 approved a waiver from financial guidance to increase the current contract for the provision of consultancy services by £24,551.5 without further tendering and commit this funding to the project;
 - 2 approved the re-prioritisation of existing budgets on GS0402;
 - 3 considered a capital scheme for the BID software and the on-going support as part of the budget process for 2017/18;
 - 4 committed to produce a baseline service agreement to outline the services currently provided by the Council within the BID boundary; and
 - 5 agreed that a further report is brought to Cabinet in Spring/Summer 2017 to report on progress and consider moving to ballot stage.

(Moved by Councillor S Claymore and seconded by

Councillor D Cook)

Leader

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THURSDAY, 3 NOVEMBER 2016

REPORT OF THE LEADER OF THE COUNCIL

BUDGET CONSULTATION 2017/18

EXEMPT INFORMATION

There is no exempt information

PURPOSE

To inform Cabinet of the outcomes arising from consultation undertaken with residents, businesses and the voluntary sector in accordance with the corporate budget setting process.

RECOMMENDATIONS

That Cabinet endorse the report and take account of the findings along with other sources of information when setting the 2017/18 Budget.

EXECUTIVE SUMMARY**The vision**

The general consensus from respondents was very much in support of the revised vision for 'One Tamworth, Perfectly Placed – Open for business since the 7th Century A.D' and this was reflected in one respondent's comment; *"I think it's great news that the revised 'vision' could be totally coordinated, bringing together priorities across all areas to do with quality of life, growth and services"*.

Support was also evident for the three strategic priorities which underpin the vision; 'living a quality life in Tamworth', 'growing stronger together in Tamworth' and 'delivering quality services in Tamworth'. Endorsement was provided through respondents' views on the priorities themselves and also reflected in resident's outlook on what is important and what needs improving in the local area.

All priorities under 'living a quality life in Tamworth' were given a high importance rating by half of all respondents or more. The most important priority was 'working together with residents to maintain and improve a safe, clean and green environment' with 82% giving this a high rating.

Similarly, all priorities under 'growing stronger together in Tamworth' were considered important with three quarters or more giving a high importance rating to each of the priorities. Considered most important was 'working with businesses and developers to create a vibrant and sustainable town centre' where 83% gave this a high importance rating.

Over half of all respondents or more also gave a high importance rating to all the priorities under 'delivering quality services in Tamworth'. Of the five priorities, 'demonstrating value for money' was the most important priority with 82% giving this a high importance rating.

Spend on services

Respondents expressed a high level of support for maintaining current levels of spend and this was the case in 11 of the 12 major cost areas. Respondents most wanted to maintain spend on 'refuse and recycling services' (71%). Maintaining current spend was not the main priority for 'tackling anti-social behaviour'; over half (51%) wanted to see more spend on this cost area.

Spending less was generally residents' second priority for spend. Respondents would most prefer to see less spend in each of the following areas; 'grants for voluntary organisations and charities', 'improved access to information/customer services' and 'business support and advice'. 28% said they wanted to see less spend in each of these areas.

If the Council were to consider changes to the charges it places upon its services, increasing charges for 'leisure and other activities' would be met with least resistance. 61% of respondents would support increased charges for this. Conversely, decreasing charges for 'car parking' would be a popular move. Three quarters of respondents (76%) said that they would like to see these decreased.

The largest proportion of residents (45%) would prefer the lowest level of Council Tax increase (a 0.62% increase). The second lowest level of increase (a 1.98% increase) was the second most popular option; 38% of residents chose this option.

RESOURCE IMPLICATIONS

There are no resource implications arising from this report.

LEGAL/RISK IMPLICATIONS BACKGROUND

It is a statutory duty to consult before the development of the budget. Budget consultation ensures our compliance with this.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications arising from this report

BACKGROUND INFORMATION

As part of an annual process Tamworth Borough Council reviews its Council Tax and Charges strategy for the development of the budget. This process ensures that funding is put into areas of highest priority. An important element of this process is to understand the views of residents, businesses, and local voluntary groups on what these priorities are.

REPORT AUTHOR

John Day

LIST OF BACKGROUND PAPERS

None

APPENDICES

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Budget Consultation Report 2016

FOR THE 2017/18 BUDGET

DOCUMENT DETAILS

This document has been produced on behalf of Tamworth Borough Council by the Staffordshire County Council Insight Team



Title	Budget Consultation Summary Report
Date created	September 2016
Description	The purpose of this document is to provide Tamworth Borough Council with the consultation results which illustrate residents, businesses and community and voluntary organisations budget priorities for the year ahead.
Produced by	Heather Collier, Research Co-ordinator, Insight, Planning and Performance Team, Staffordshire County Council Tel: 01785 277450 Email: heather.collier@staffordshire.gov.uk
Geographical coverage	Tamworth Borough
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1. EXECUTIVE SUMMARY

1.1 Vision and priorities

Tamworth Borough Council has a revised vision for 'One Tamworth, Perfectly Placed – Open for business since the 7th Century A.D'. The general consensus from respondents was very much in support of the vision and this was reflected in one respondents comment; *"I think it's great news that the revised 'vision' could be totally coordinated, bringing together priorities across all areas to do with quality of life, growth and services"*.

Support was also evident for the three strategic priorities which sit beneath the vision for 'living a quality life in Tamworth', 'growing stronger together in Tamworth' and 'delivering quality services in Tamworth'. Endorsement was provided through respondents views on the priorities themselves and also reflected in residents outlook on what's important and what needs improving in the local area.

All priorities under 'living a quality life in Tamworth' were given a high importance rating by half of all respondents or more. The most important priority was 'working together with residents to maintain and improve a safe, clean and green environment' with 82% giving this a high rating.

Similarly, all priorities under 'growing stronger together in Tamworth' were considered important with three quarters or more giving a high importance rating to each of the priorities. Considered most important was 'working with businesses and developers to create a vibrant and sustainable town centre. 83% gave this a high importance rating.

Over half of all respondents or more also gave a high importance rating to all the priorities under 'delivering quality services in Tamworth'. Of the five priorities, 'demonstrating value for money' was the most important priority with 82% giving this a high importance rating.

Some respondents did express an interest in *"finding out how Tamworth are working to achieve their vision and priorities"*.

1.2 Spend on services

Respondents expressed a high level of support for maintaining current levels of spend and this was the case in 11 of the 12 major cost areas. Respondents most wanted to maintain spend on 'refuse and recycling services' (71%). Maintaining current spend was not the main priority for 'tackling anti-social behaviour'. Over half (51%) wanted to see more spend on this cost area.

Spending less was generally residents second priority for spend. Respondents would most prefer to see less spend in each of the following areas; 'grants for voluntary organisations and charities', 'improved access to information/customer services' and 'business support and advice'. 28% said they wanted to see less spend in each of these areas.

If the Council were to consider changes to the charges it places upon it's services, increasing charges for 'leisure and other activities' would be met with least resistance. 61% of respondents would support increased charges for this. Conversely, decreasing charges for 'car parking' would be a popular move. Three quarters of respondents (76%) said that they would like to see these decreased.

The largest proportion of residents (45%) would prefer the lowest level of Council Tax increase (a 0.62% increase). The second lowest level of increase (a 1.98% increase) was the second most popular option. 38% of residents chose this option which was most similar to the average level of increase witnessed for all authorities across the West Midlands (of 1.9%). According to CIPFA's (Chartered Institute of Public Finance and Accountancy) latest annual council tax survey.

1.3 What makes Tamworth a better place to live and prosper?

'Low levels of crime', 'good health services' and 'good job prospects' were considered by residents to be highly important in making somewhere a good place to live. All three of these were also high priorities for improvement, in making Tamworth a better place to live. For businesses, 'the cost of business rates' was the main request for improvement. What makes Tamworth a better place to live and better for business are highlighted from high to low in the graphic below. Common synergies between the two groups are also annotated.

Figure 1.1: What makes Tamworth a 'better place to live' and 'better for business'

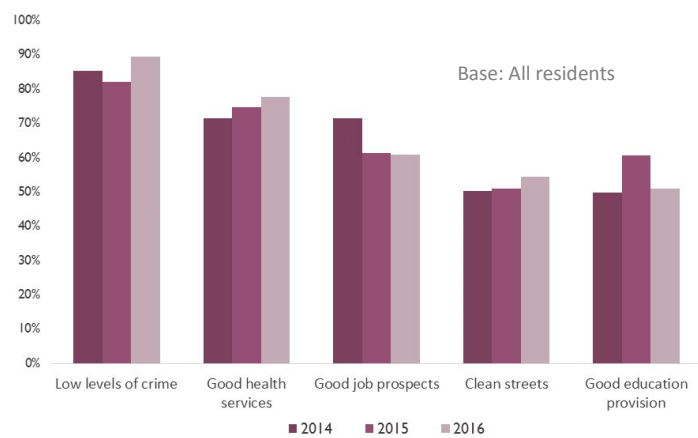


WHAT HAS CHANGED OVER TIME?¹

1.4 What's important in the local area?

The top three priorities of what makes somewhere a good place to live ('low levels of crime', 'good health services' and 'good job prospects') have remained unchanged since last year. This year, 'clean streets' is in the top five priorities (ranking 4 out of 10 compared to 6 out of 10 last year. It replaced 'affordable decent housing' which ranked 7 out of 10 this year compared to 5 out of 10 last year. Trend data on performance for the current top five priorities is contained in the graph below.

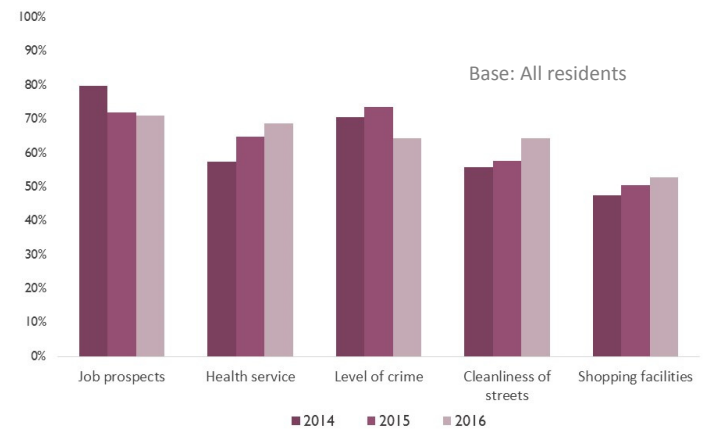
Figure 1.2: What's important in the local area? (%)



1.5 What needs improving in the local area?

Four out of the top five priorities for improvement ('job prospects', 'health services', 'cleanliness of streets' and 'level of crime') remain unchanged since last year. This year 'shopping facilities' replaced 'affordable decent housing' in the top five priorities for improvement. 'Shopping facilities' now ranks 5 out of 10 and 'affordable housing' 6 out of 10. Trend data for the performance for the current top five priorities is contained in the graph below.

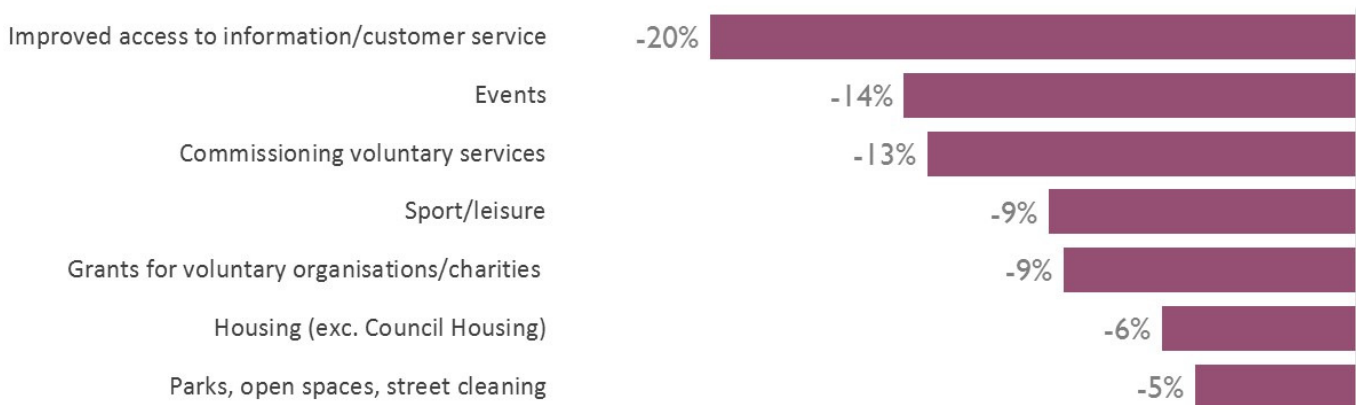
Figure 1.3: What needs improving in the local area? (%)



1.6 Views on spend over time

This year, as with last, it was most common for respondents to want the level of spend to remain the same. Respondents most wanted to maintain spend on 'refuse and recycling services'. This year as with last year, respondents second overall priority was for reduced spend. However, during the last year respondents strength of feeling has changed with the overall proportion of respondents wanting reduced spend seeing a decline in all key service areas. The greatest changes have been documented in the figure below.

Figure 1.4: Percentage change between 2015 and 2016 in people saying they would spend less (% change)

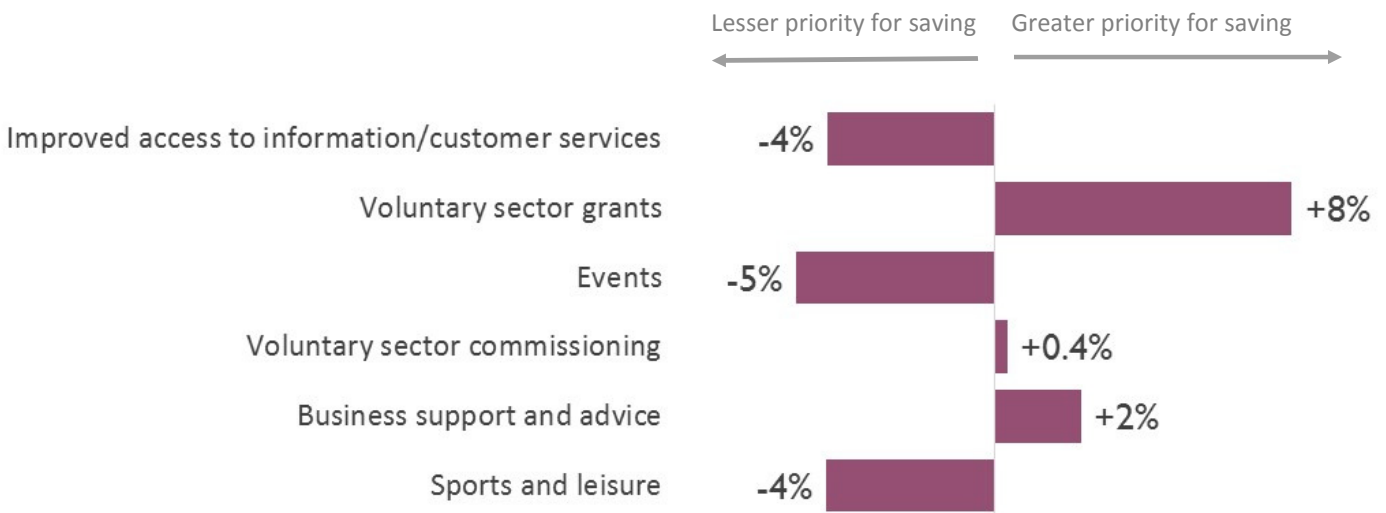


¹ Some caution should be applied when interpreting residents results over time. This is because residents responses have an overall confidence interval of +/-6% meaning that the percentage responses they have given to any questions could fall in the range of 6% higher or 6% lower than the actual response given. Results should be seen as indicative of possible trends which could be explored further through additional research.

1.7 Priorities for savings

This year, the most important priorities for saving were ‘improved access to information/customer services’, ‘voluntary sector grants’, ‘events’, ‘voluntary sector commissioning’, ‘business support and advice’ and ‘sports and leisure’. These were also the main priorities for savings in 2015. However, since 2015, respondents perceptions of these priorities has changed. The most noticeable change is for ‘voluntary sector grants’ with a greater proportion of respondents now wanting to see savings in this area when compared to last year. Respondents were slightly less likely to want to see savings made to ‘events’, ‘improved access to information/customer services’ and ‘sports and leisure’.

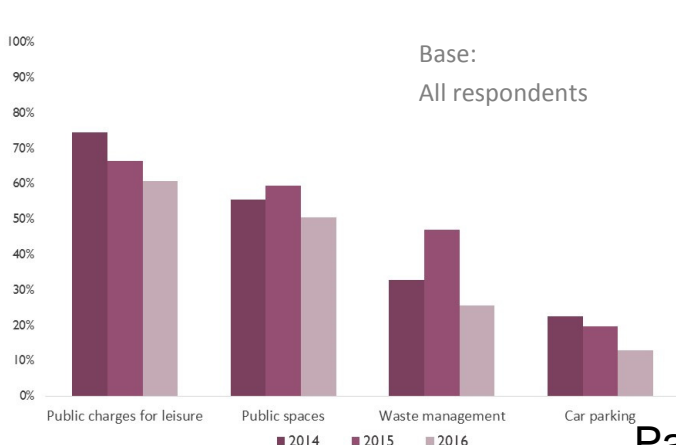
Figure 1.5: Percentage change in the most important priorities for saving between 2015-2016 (% change)



1.8 Increasing charges

Over the last three years it has been most common for respondents to indicate that increased public charges would be most acceptable for ‘leisure and other activities’. The proportion of respondents who selected this as an option has however declined steadily over the last three years. Conversely, increases for ‘car parking’ were least popular. Since 2015, fewer respondents indicated their support for increased charges across all four service areas.

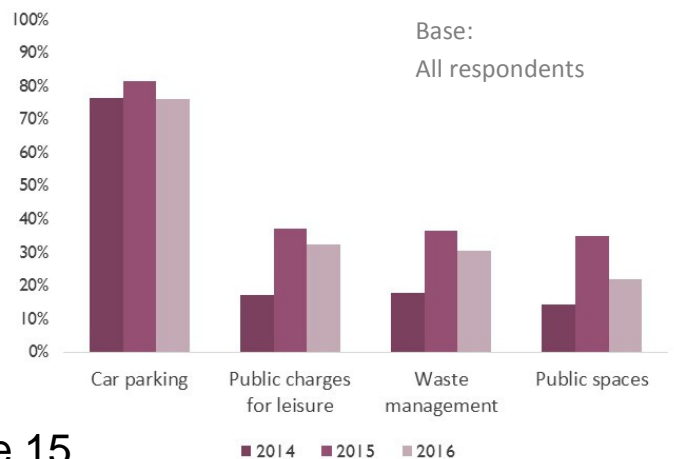
Figure 1.6: Views on increasing charges over time (%)



1.9 Decreasing charges

It was most common for respondents to want decreased charges for ‘car parking’ over the last three years and this has been a consistent trend over the last three years. Decreasing charges was less important in the other three services areas. All service areas experienced a reduction in the proportion of people wanting decreased charges between 2015 and 2016.

Figure 1.7: Views on decreasing charges over time (%)



2. 1 INTRODUCTION

Tamworth Borough Council reviews its council tax and charges on an annual basis and this helps to develop the Council's budget and ensures funding is put into areas which are of priority.

Residents, businesses and the voluntary sector are always an important part of this process. Therefore this year as in previous years, all these groups were invited to share their views on priorities for the year ahead. This year there are some new additions to the surveys including revisions to the vision and the priorities.

This report summarises the views of those who participated. While this is not fully representative of Tamworth opinion it provides a helpful addition to the information that will inform the Council's budgeting decisions for the year ahead.

The report presents the analysis of the combined results from all three respondent groups and emphasises where there are differences in opinions between the different groups. Comparisons with the results of the consultation from previous years have also been made in order to identify commonality or differences in opinions over time.

2.2 METHODOLOGY

The consultation for the 2017/18 budget ran from 1st August to the 12th September 2016 and three key groups (residents, businesses and the voluntary sector) were encouraged to share their views through tailored paper and online surveys.

These surveys were developed by Tamworth Borough Council in conjunction with Staffordshire County Council's Insight, Planning and Performance Team. These were largely based on surveys from previous years and were adapted slightly to reflect Tamworth's revised vision and corporate strategic priorities

All three surveys were promoted via a range of communications channels. These included press releases in the local newspaper (The Tamworth Herald), a prominent feature on the Tamworth Borough Council website and through social media including Twitter, Facebook, the Tamworth Borough Council blog and Gov delivery.

Specific groups were also targeted to take part in the consultation. These included;

- Members of the Tamworth Borough Council Citizens' Panel and Tamworth Borough Council Housing Tenants. Both groups received a direct letter or email encouraging them to participate in the residents survey.
- Businesses received an email encouraging them to participate in the business survey. This was also widely promoted by the Economic Development Team.
- Voluntary sector organisations were also emailed to encourage their involvement. Their involvement was also supported and promoted by Support Staffordshire and Tamworth Borough Council's Community Development Team.

2.3 RESPONSES

A total of 255 responses were received to the consultation and these consisted of:

- 231 residents.
- 19 businesses; 32% were based in a 'town centre site', 32% were on an 'industrial estate', 21% were 'out of town', 11% were 'based at home' and 5% were in a 'local neighbourhood area'.
- 5 community and voluntary organisations; three of these were 'voluntary groups', one a 'registered charity' and one a 'community group'.

For the purpose of analysis, responses from all three groups have been combined. Where differences were apparent by respondent type, these have been highlighted graphically or through a textual summary.

Some caution should be applied when interpreting the results, particularly in relation to those business and voluntary organisation responses. Responses from these groups were relatively low and therefore should not be viewed as representative of the overall communities which they represent.

2.4 PROFILE OF RESPONDENTS FOR THE RESIDENTS SURVEY

In total, there were 231 responses to the Tamworth residents survey. This equates to 0.4% of the adult population of Tamworth² and compares similarly to last years response rate.

In statistical terms, the 95% confidence level has been applied to the residents survey results. This means that if the survey was repeated, in 95 out of 100 cases, the same response would be achieved.

Residents responses have an overall confidence interval of +/-6% meaning that the percentage responses they have given to any questions could fall in the range of 6% higher or 6% lower than their actual response. A confidence interval of +/-3-4% is fairly typical for a statistically robust survey³.

When considering key demographics, responses were representative of some key characteristics but were less so of others:

- ⇒ The residents survey falls within an acceptable range of representation by gender; 54% of respondents were male and 46% were female⁴.
- ⇒ It was more common for older residents to participate in the residents survey and therefore the results are generally over representative of those respondents aged 55 and above, representative by those aged 45-54 and under representative of those residents aged 44 and below⁴.
- ⇒ By disability, the survey results are slightly over representative of those respondents who had a disability. 34% of respondents said they had a disability compared to 18% in the overall population⁵.
- ⇒ Responses are representative of the most commonly occurring ethnicities of White British and White Other. In their survey responses, 93% described themselves as White British and 5% as White Other⁵.

² The adult population of Tamworth includes those residents who are aged 18 and above, MYE 2015.

³ To achieve a +/-4% confidence interval for the residents survey, 500 responses would need to be achieved from Tamworth Borough Residents and to achieve a +/-3% confidence interval, 800 responses would need to be returned.

⁴ Mid Year Population Estimates, 2015, ONS

⁵ Census 2011, ONS

3. VIEWS ON THE CORPORATE PRIORITIES

The Council has a revised vision for ‘One Tamworth, Perfectly Placed—Open for business since the 7th Century AD’ with a focus upon working with partners to ensure:

‘Living a quality life in Tamworth’: which includes protecting vulnerable people, tackling inequalities, enabling healthy lifestyles and ensuring a safe, clean and green environment.

‘Growing stronger together in Tamworth’: which includes encouraging economic growth and development, working with schools to encourage higher skilled, better paid jobs, creating a vibrant and sustainable town centre, protecting culture and heritage and adopting a commercial approach to asset management.

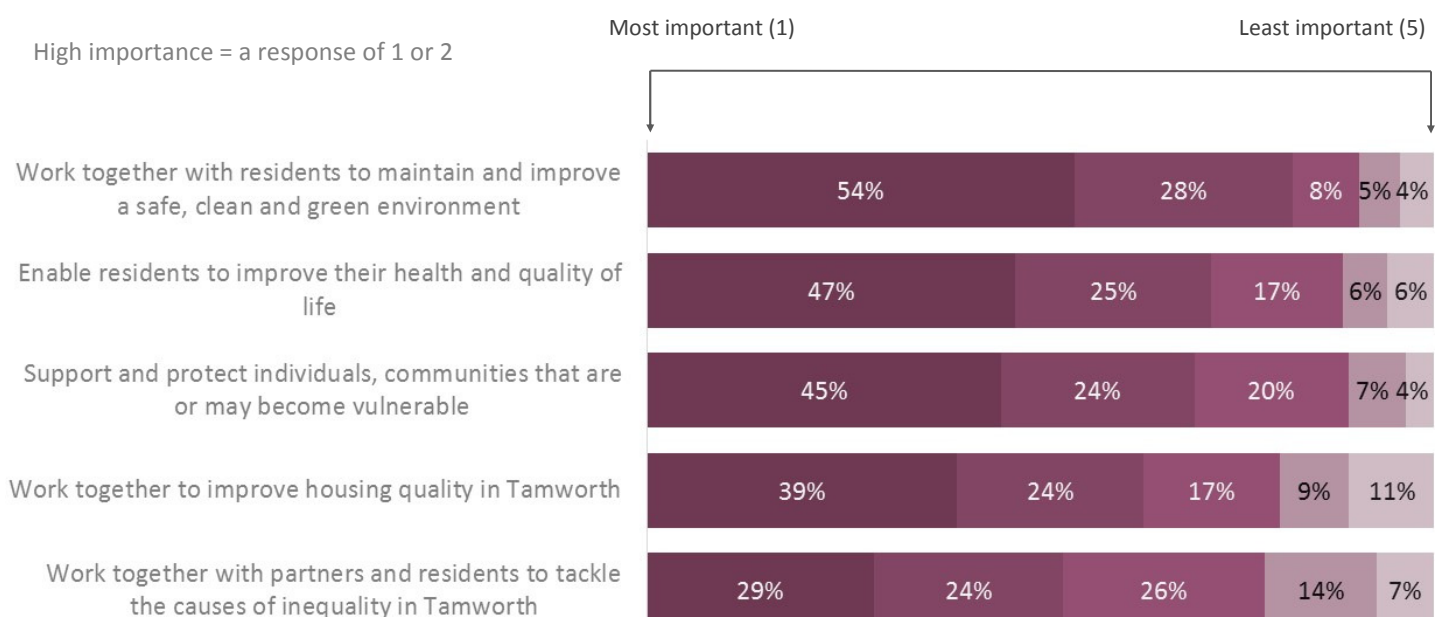
‘Delivering quality services in Tamworth’: which includes providing accurate information, improving access, supporting residents and businesses, enabling greater public engagement and ensuring value for money.

Respondents were asked a series of questions about the importance of the priorities which sit beneath the visionary themes of ‘living a quality life in Tamworth’, ‘growing stronger together in Tamworth’ and ‘delivering quality services in Tamworth.’ Respondents were asked to rate how important each of the priorities were on a scale of 1-5 (or 1-9 for ‘growing stronger’) with one being the most important and 5 or 9 being the least important.

3.1 Living a quality life in Tamworth

- ⇒ All priorities under ‘living a quality life in Tamworth’ were given a high importance rating by half of respondents or more.
- ⇒ The most important priority was ‘working together with residents to maintain and improve a safe, clean and green environment’. 82% gave this a high rating. This was closely followed by ‘enabling residents to improve their health and quality of life’ and 72% gave this a high importance rating.
- ⇒ Considered least important was ‘working together with partners and residents to tackle the causes of inequality in Tamworth’. However, 53% still gave this a high importance rating.
- ⇒ Respondents overall views are documented in the figure below.

Figure 3.1: Please tell us how important our priorities under ‘living a quality life in Tamworth’ are to you/your business/organisation, with 1 being most important and 5 being the least important (%)

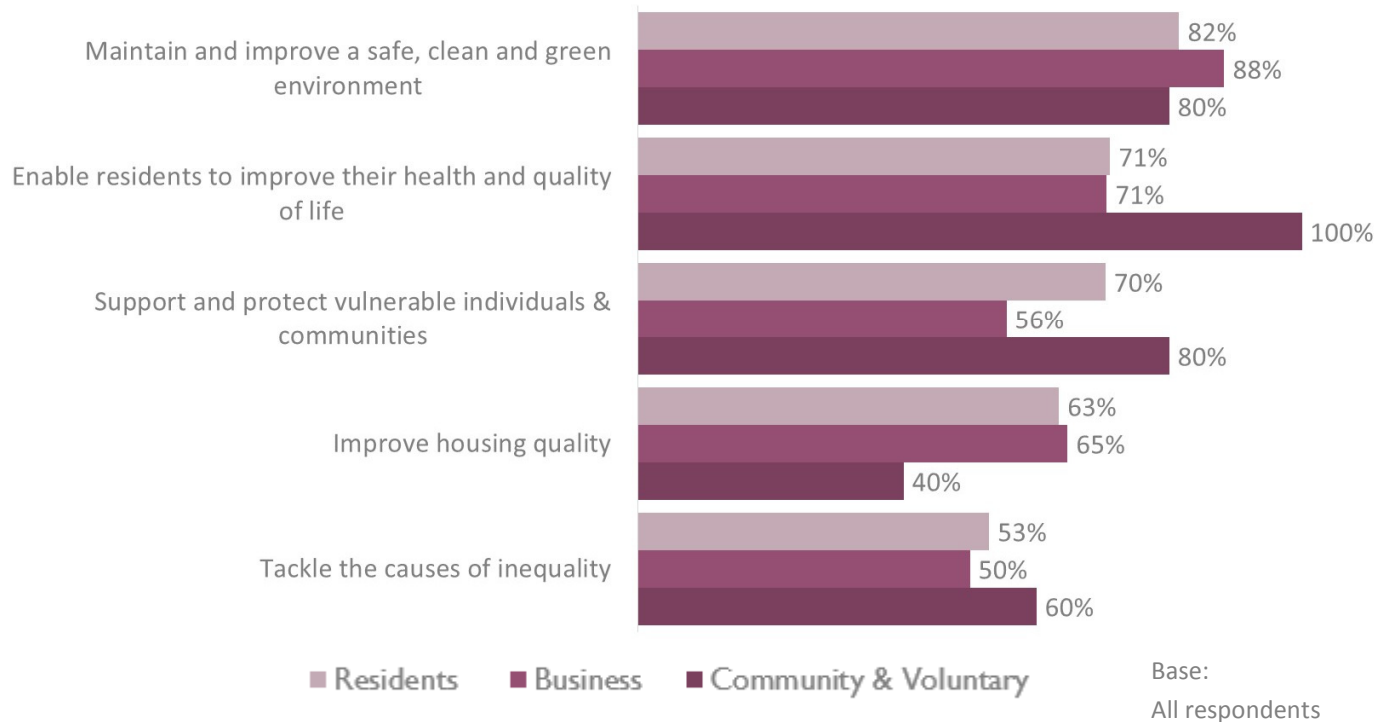


3.2 Comparing results by respondent group

The graph below illustrates the breakdown of responses for each priority by respondent group. The results shown are the proportion of each group who felt that each of the priorities were of high importance (i.e. respondents provided an importance rating of one or two). Differences by respondent group are outlined below;

- ⇒ The most important priority overall, ‘working together with residents to maintain and improve a safe, clean and green environment’ was a greater priority for businesses (with 88% giving it a high importance rating). Fewer residents (82%) and community and voluntary groups (80%) gave it a high importance rating.
- ⇒ Broadly speaking, the top two overall priorities of ‘working together with residents to maintain and improve a safe, clean and green environment’ and ‘enabling residents to improve their health and quality of life’ were important across all three groups.
- ⇒ However, residents and businesses both ranked ‘working together with residents to maintain and improve a safe, clean and green environment’ as their most important priority whilst community and voluntary groups ranked this joint second.
- ⇒ Community and voluntary groups considered ‘enabling residents to improve their health and quality of life’ as most important whilst residents and businesses ranked this second.
- ⇒ Whilst there were minimal differences in the overall priorities between the three groups, community and voluntary groups did reflect a greater strength of feeling in three of the five priorities.

Figure 3.2: The importance of priorities under ‘living a quality life in Tamworth’ by respondent group (%)

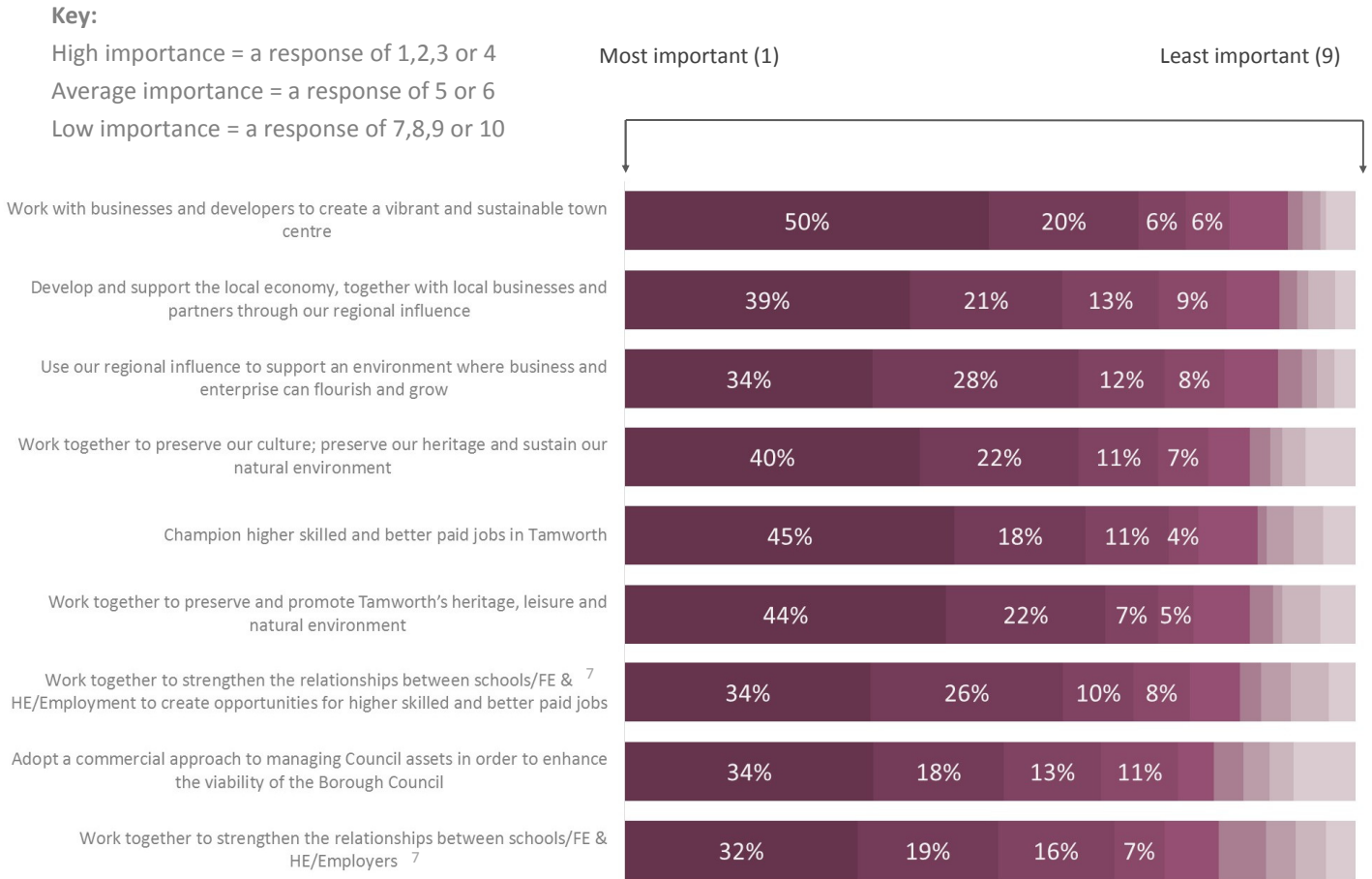


When drawing conclusions from these responses, it is important to remember that the business respondent group and the community and voluntary groups responses are considerably smaller than the residents response group, therefore results may not be representative of their overall group.

3.3 Growing stronger together in Tamworth

- ⇒ All priorities under ‘growing stronger together in Tamworth’ were considered important.
- ⇒ Three quarters or more gave a high importance rating to each of the priorities.
- ⇒ Views ranged from 83%⁵ giving a high importance rating to ‘working with businesses and developers to create a vibrant and sustainable town centre’ to 74% rating ‘working together to strengthen the relationships between schools/FE & HE/Employers’ as highly important.
- ⇒ Respondents overall views are documented in the figure below.

Figure 3.3: Please tell us how important our priorities under ‘growing stronger together in Tamworth’ are to you/your business/organisation, with 1 being most important and 9 being the least important (%)⁶



Base: All respondents

⁶ Where responses in the graph do not exactly match reported figures in the text, this is due to rounding to the nearest percentage point in the graphical display.

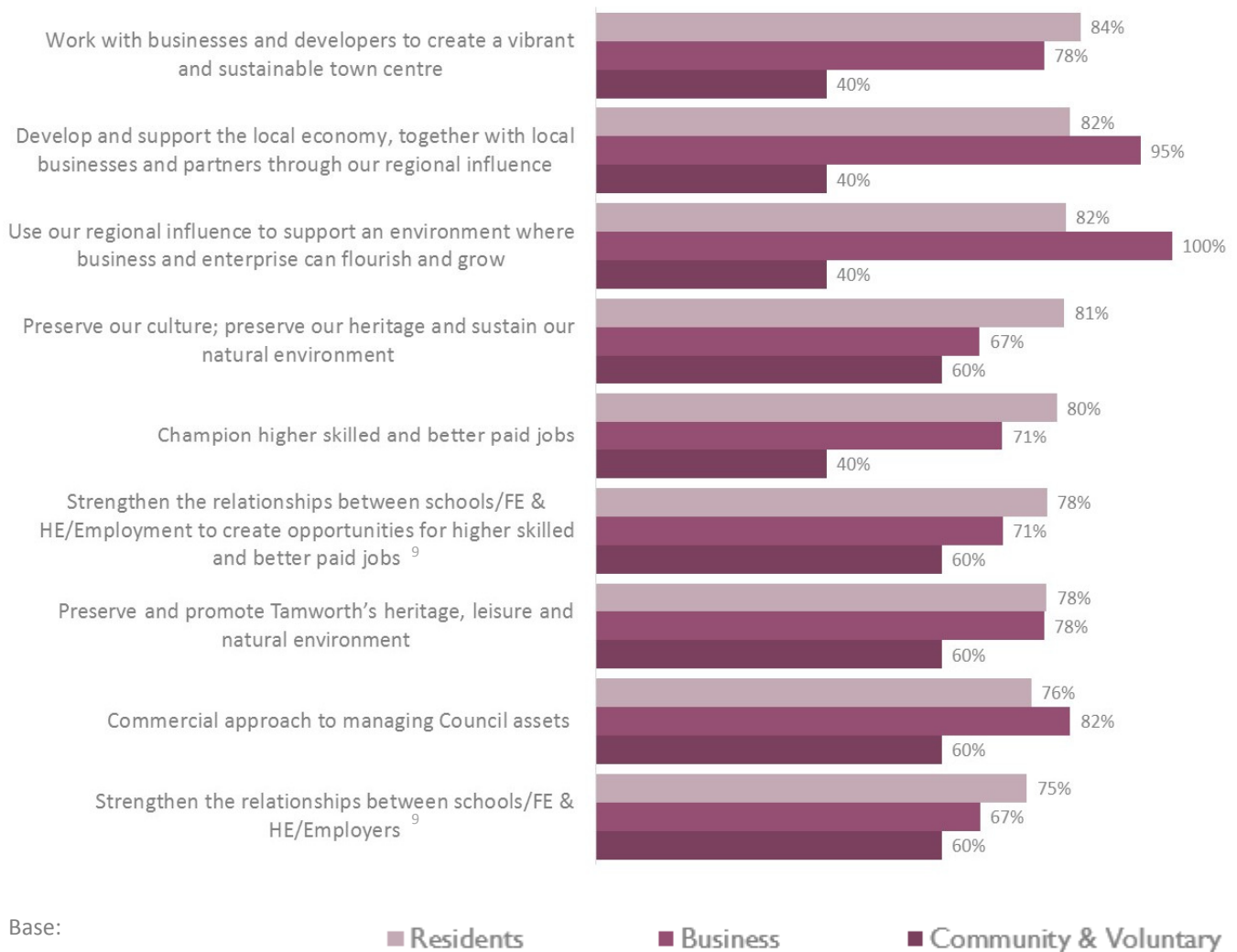
⁷ FE & HE refers to further education and higher education

3.4 Comparing results by respondent group⁸

The graph below illustrates the breakdown of responses against each priority by respondent group. The results shown are the proportion of each group who felt that each of the priorities were of high importance to address.

- ⇒ There was some commonality in the responses by group. Two of the top three priorities, ‘develop and support the local economy, together with local businesses and partners through our regional influence’ and ‘use our regional influence to support an environment where business and enterprise can flourish and grow’ were among the top three priorities for both residents and businesses. These were not among the most important priorities for community and voluntary groups.
- ⇒ Businesses gave higher priority to ‘using our regional influence to support an environment where business and enterprise can flourish and grow’ and to ‘developing and supporting the local economy together with local businesses and partners through our regional influence’.

Figure 3.4: The importance of priorities under ‘growing stronger together in Tamworth’ by respondent group (%)



- ⇒ Residents and businesses were more likely than community and voluntary groups to give a higher importance rating to each of the nine priorities under ‘growing stronger together in Tamworth’.

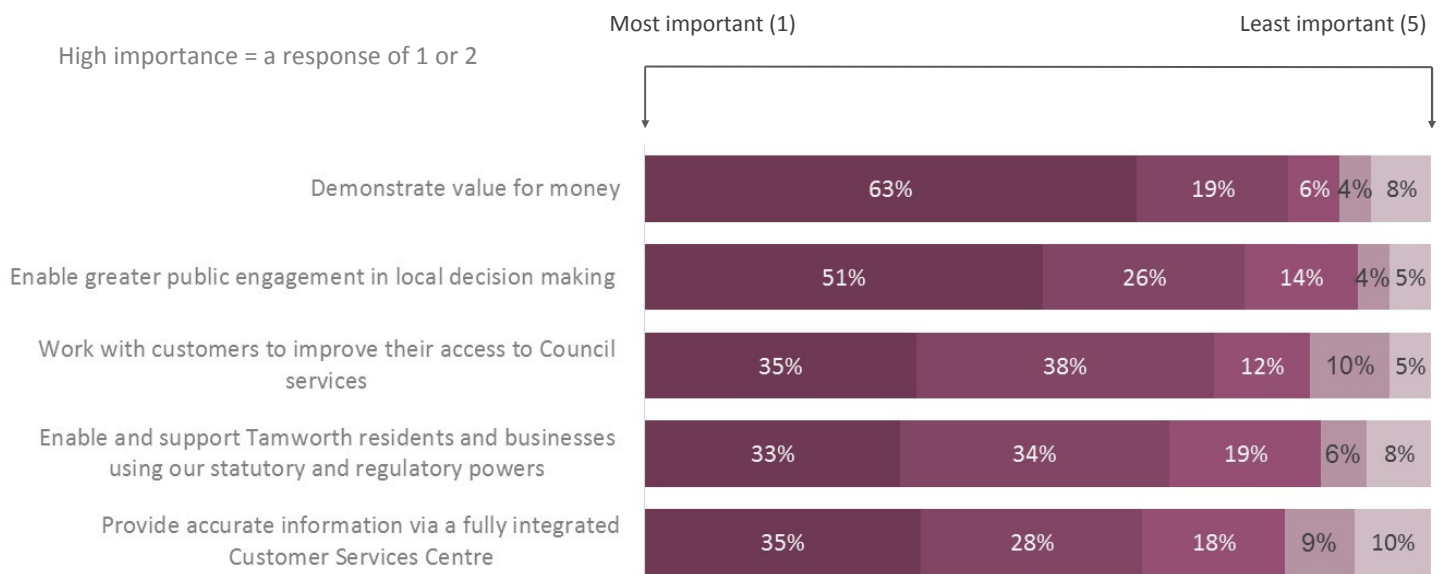
⁸ When drawing conclusions from these responses, it is important to remember that the business respondent group and the community and voluntary groups responses are considerably smaller than the residents response group, therefore results may not be representative of their overall group. **Page 21**

⁹ FE & HE refers to further education and higher education.

3.5 Delivering quality services in Tamworth

- ⇒ All priorities under 'delivering quality services in Tamworth' were given a high importance rating by half of respondents or more.
- ⇒ Of the five priorities, 'demonstrating value for money' was the most important priority with 82% rating this as highly important.
- ⇒ Considered least important was 'providing accurate information via a fully integrated customer services centre'. However, 63% still gave this a high importance rating.
- ⇒ Respondents overall views are documented in the figure below.

Figure 3.5: Please tell us how important our priorities under 'delivering quality services in Tamworth' are to you/your business/organisation, with 1 being most important and 5 being the least important (%)



Base: All respondents

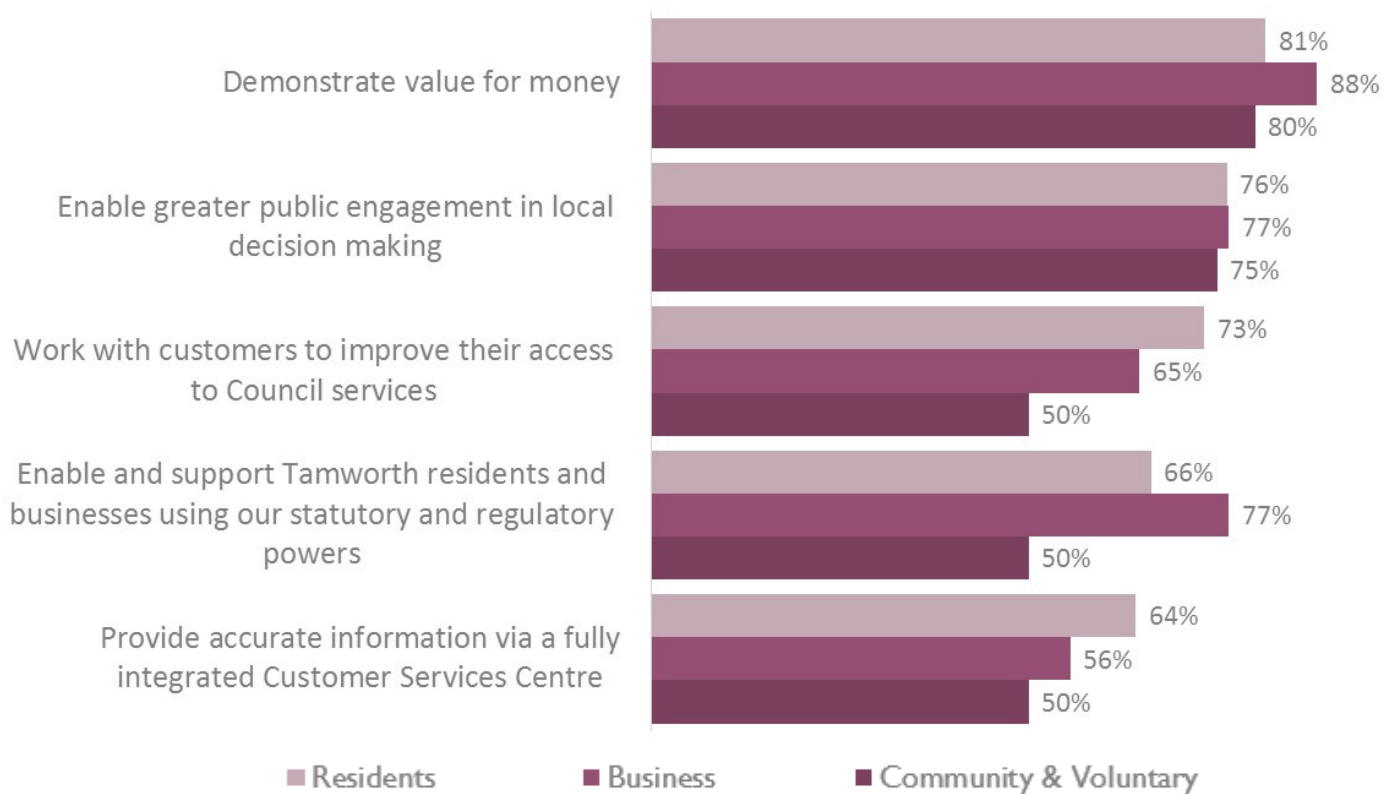
3.6 Comparing results by respondent group¹⁰

The graph below illustrates the breakdown of responses for each priority by respondent group. The results shown are the proportion of each group who felt that each of the priorities were of high importance (i.e. respondents provided an importance rating of one or two).

- ⇒ There was commonality in the responses by group. All groups rated ‘demonstrate value for money’ as their most important priority and ‘enable greater public engagement in local decision making’ as their second (or joint second) most important priority.
- ⇒ All groups also rated ‘providing accurate information via a fully integrated Customer Services Centre’ as their least (or joint least) most important priority.
- ⇒ Community and voluntary organisations rated all five priorities lower than residents and businesses. The greatest differences was for ‘enabling and supporting Tamworth residents and businesses using our statutory and regulatory powers’ and ‘working with customers to improve their access to Council services’.

Figure 3.6: The importance of priorities under ‘delivering quality services in Tamworth’ by respondent group (%)

High importance = a response of 1 or 2



Base: All respondents

¹⁰ When drawing conclusions from these responses, it is important to remember that the business respondent group and the community and voluntary groups responses are considerably smaller than the residents response group, therefore results may not be representative of their overall group.

3.7 Views on the revised vision and priorities

The general consensus was very much in support of both the vision and the priorities which lie beneath it. For example, *"I consider how you have set out your vision to be of sound reasoning", "the revisions are good and insightful"* and *"I think it's great news that the revised 'vision' could be totally coordinated, bringing together priorities across all areas to do with quality of life, growth and services"*.

All of the 'priorities' were considered important for Tamworth as a community and this was reflected through the importance ratings they attributed to each of the priorities. However for some this had made it *"difficult to prioritise"*. Some did also express concerns. For example, *"some of the priorities partly duplicate and distract"* from what they felt should be *"the highest priority, creating higher paid jobs"*. Some also felt priority should be given to different areas and this included support for *"education"*.

Respondents were generally keen to comment on both the strategic priorities and the priority aims which fall beneath these. Those comments shared were not necessarily reflective of all respondents. They may however be of use to decision makers as they raise questions, queries and present ideas for reflection. Comments were shared by respondents on both 'living a quality life in Tamworth' and 'growing stronger together in Tamworth' and these have been summarised below;

'Living a quality life in Tamworth'

- *"Quality of life is also about being surrounded by green spaces essential for exercise and happiness. Please stop building on green sites"*.

'Growing stronger together in Tamworth'

- *"What does 'growing stronger together' mean? The title needs to be more specific and less generic"*.
- *"Growing stronger together must include the environment. I note we have some issues with air quality in the town and cannot avoid a reference to our 'fat town' title. We must build a plan to encourage people to walk and cycle more, not simply drive to the retail parks"*.
- *"I feel that Tamworth Borough Council are farming out services too much and too easily. These are not forward movements but steps backward"*.
- *"Working together to strengthen the relationships between schools/Further Education & Higher Education/Employers is an important sector, but if you consider the lifetime period after formal education is considerably longer than that within it, 'community education' needs a higher profile"*.
- *"I think that promoting Tamworth - both heritage and shopping - is important as it brings both visitors and investment. However, Ventura needs to be addressed as the traffic congestion actually deters people from coming to Tamworth even though we have big name shops"*.
- *"Stop looking at 'heritage' as it is a waste of money. Look to the future instead of to the past"*.
- *"We need to work closely with these other districts to develop modern 'Tamworth' and to increase our 'regional' influence"*.
- *"It's important that businesses offer youngsters the chance to develop new skills but there should be support from the council to help businesses which provide opportunities to young people to grow"*.
- *"We need to move on from being a commuter town to being a serious employer of a skilled and educated workforce for progressive modern businesses"*.

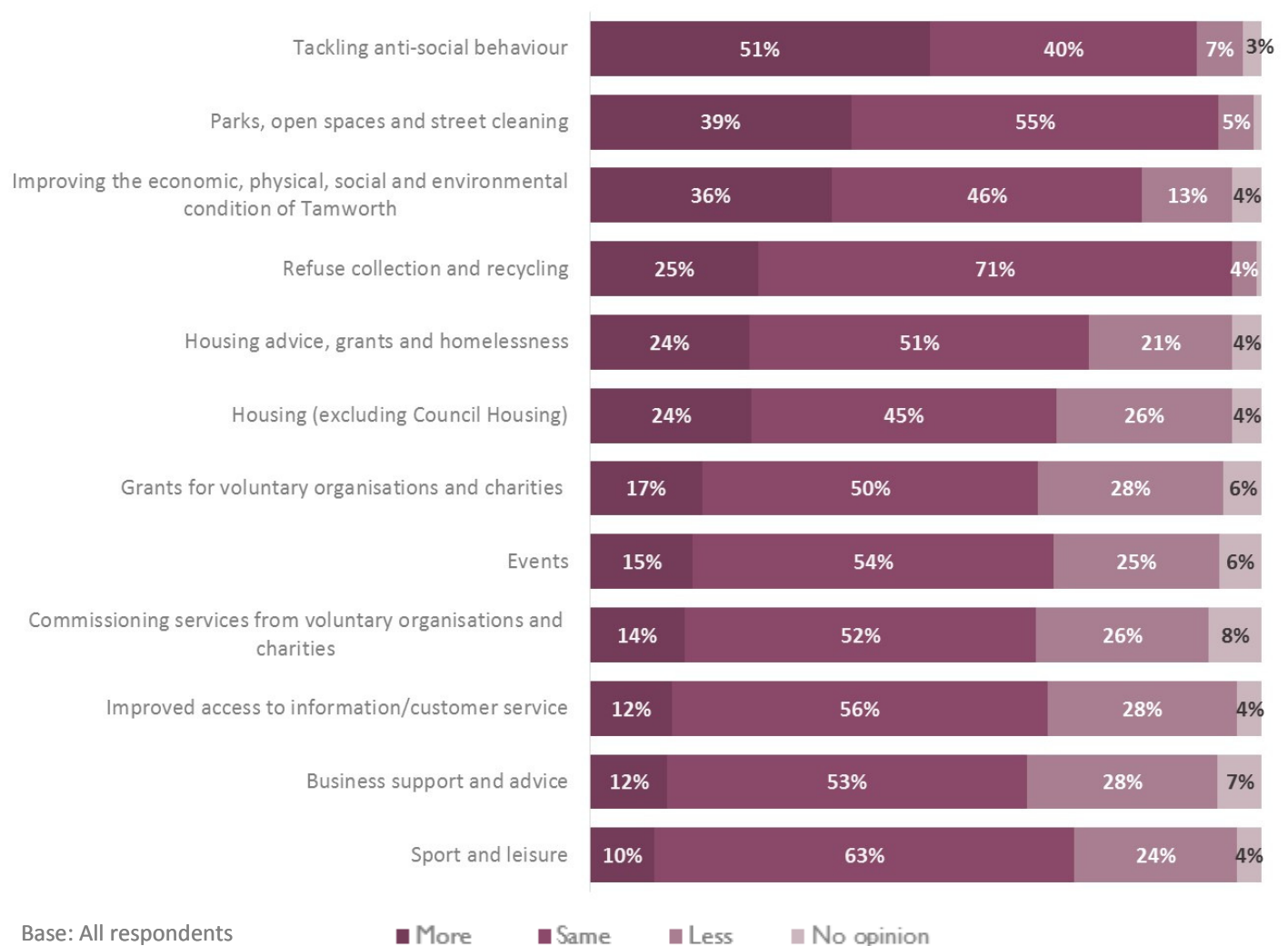
4. SPENDING ON SERVICES

Respondents were provided with planned spend on major cost areas for 2016/17 and were asked whether they felt the Council should increase, decrease or keep spending the same.

- ⇒ It was most common for respondents across the majority of service areas to say that they would prefer the level of spend to remain the same. This was the case in 11 of the 12 major cost areas.
- ⇒ This was particularly apparent regarding spend on 'refuse and recycling' with 71% wanting to maintain the same level of spend on this service. In addition, nearly two thirds (63%) indicated their preference for keeping spend on 'sport and leisure' the same.
- ⇒ Spending less was the second most common response (in 8 out of the 12 major cost areas). 28% wanted to see less spending in each of the following areas; 'grants for voluntary organisations and charities', 'improved access to information/customer services' and 'business support and advice'.
- ⇒ Spending more was still a priority in some areas and mostly notably for 'tackling anti-social behaviour'. Over half (51%) wanted spending increased on this major cost area.

The collective views on all respondents are illustrated in the graph below:

Figure 4.1: Preferred spend for 2016/17 on major cost areas (%)

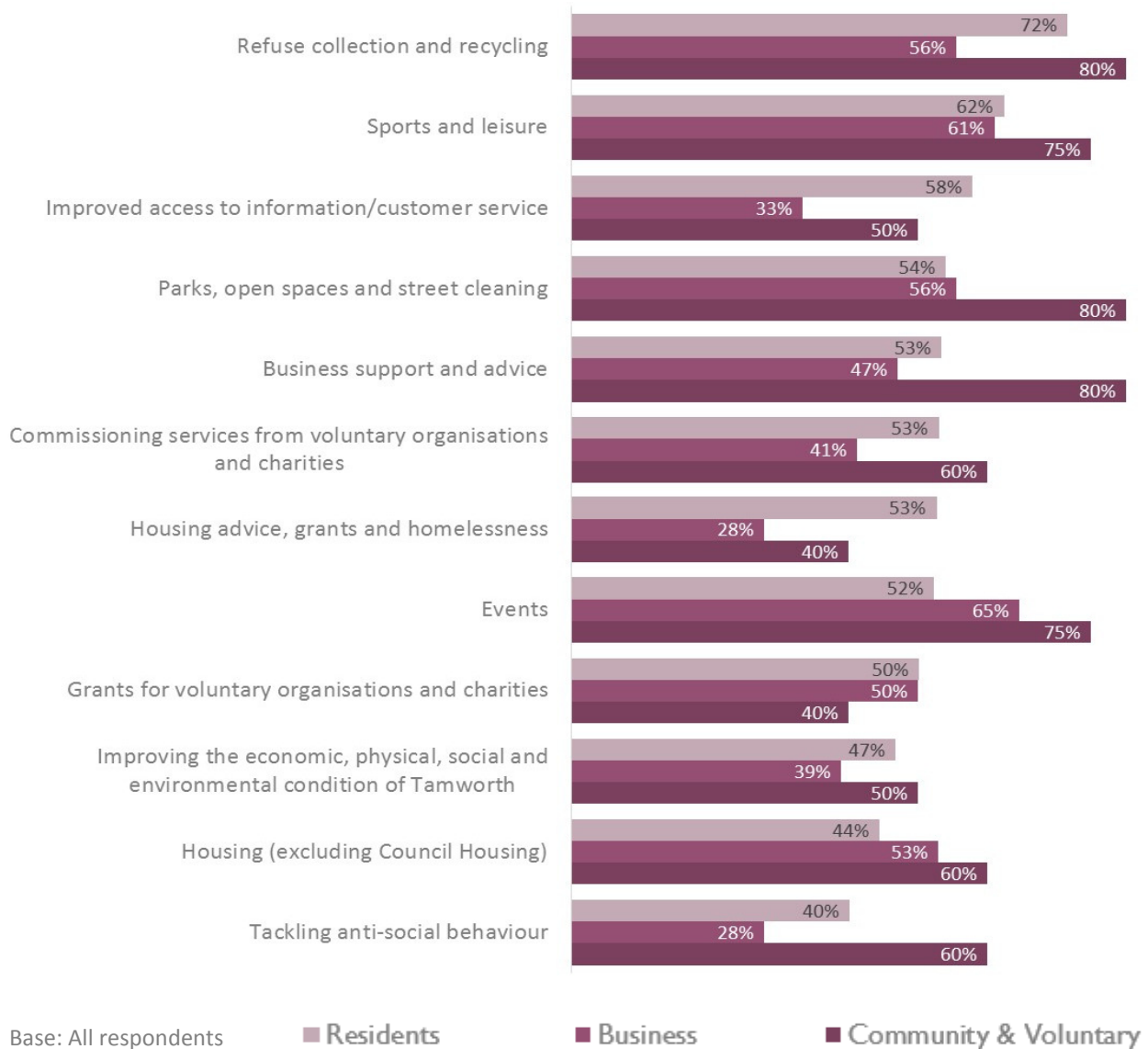


4.1 Maintain levels of spending¹¹

There was similarity but also some differences in views by respondent group. Residents views generally mirrored those of the overall results (as they were the largest group). However, all groups had some distinctive ideas about which services should retain the same amount of spend.

- ⇒ Of the three groups, community and voluntary groups were most likely to want to retain current levels of spending on services. This was the case in 9 out of the 12 major cost areas.
- ⇒ Businesses were least likely to say the same and this was the case in 8 out of the 12 major cost areas.

Figure 4.2: Maintaining spend for 2016/17 on major cost areas by respondent group (%)



¹¹ When drawing conclusions from these responses, it is important to remember that the business respondent group and the community and voluntary groups responses are considerably smaller than the residents response group, therefore results may not be representative of their overall group.

4.2 Reduce levels of spending¹²

There were clear differences in views by respondent group for reduced spending.

- ⇒ Community and voluntary groups were most likely to say that spending should not be reduced. This was the case in 10 out of the 12 cost centres. They were however most likely to feel that spending could be reduced on both ‘housing’ and ‘tackling anti-social behaviour’.
- ⇒ Businesses were more likely than any other group to feel that spending could be reduced on ‘improved access to information/customer services’ and ‘housing advice, grants and homelessness’.

Figure 4.3: Reducing spend for 2016/17 on major cost areas by respondent group (%)



When drawing conclusions from these responses, it is important to remember that the business respondent group and the community and voluntary organisation responses are considerably smaller than the residents response group, therefore results may not be representative of their overall group type.

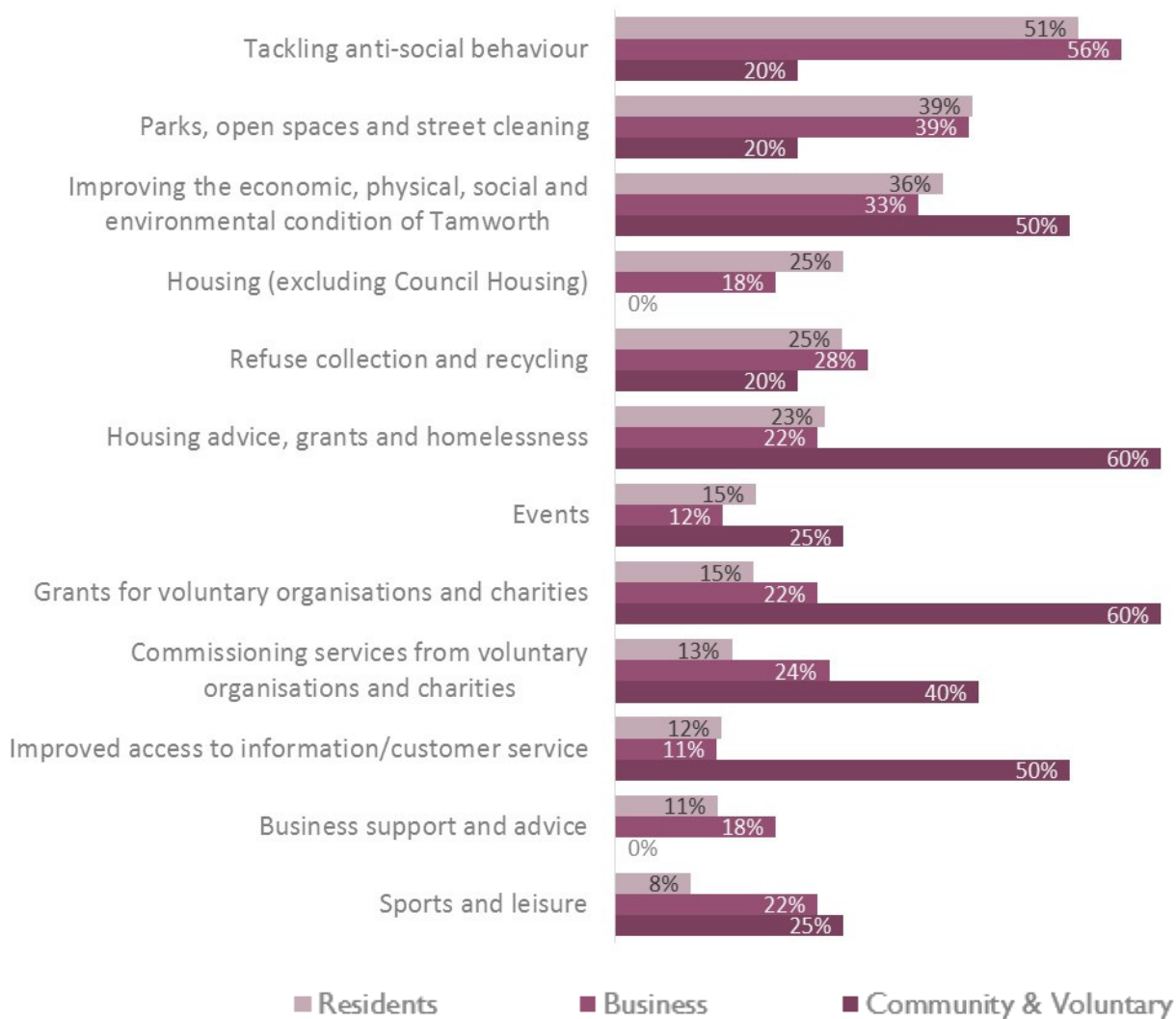
¹² When drawing conclusions from these responses, it is important to remember that the business respondent group and the community and voluntary groups responses are considerably smaller than the residents response group, therefore results may not be representative of their overall group.

4.3 Increase levels of spending¹³

There were similarities but also differences in views by respondent group.

- ⇒ Residents and businesses views were generally more closely aligned. There were however some exceptions to this. Most notably, just 8% of residents felt spending should be increased in ‘sports and leisure services’.
- ⇒ Community and voluntary groups were more likely than any of the other groups to advocate increased spend. This was the case in 7 out of the 12 major cost areas.

Figure 4.4: Increasing spend for 2016/17 on major cost areas by respondent group (%)



Base: All respondents

Businesses and community and voluntary organisations prioritised ‘commissioning services from voluntary organisations and charities’ higher than residents did. The former groups both ranked this cost area as 5 out of 12 and the latter 9 out of 12. Businesses also gave lower priority to ‘events’ than residents and community and voluntary organisations did.

¹³ When drawing conclusions from these responses, it is important to remember that the business respondent group and the community and voluntary groups responses are considerably smaller than the residents response group, therefore results may not be representative of their overall group.

4.4 Comments on spend

The general consensus amongst respondents was the Council had *“managed it’s budgets fairly well over the last 10 years”*. This was *“during times of austerity”* and respondents acknowledged the *“challenges”* and *“difficulties”* this had placed upon the Council.

Respondents did however feel that Tamworth could make some improvements to it’s spend. Broadly speaking these included making efficiencies, focusing on core service provision and supporting the development of volunteering.

A relatively small proportion of respondents chose to comment on this question and therefore the views shared may not necessarily be reflective of all respondents. Those comments that were shared are summarised below;

Making efficiencies

Respondent commenting felt that the Council could aim to achieve *“better value for money”* and *“get smarter in the way that money is spent”*. This could include *“making savings in customer service and back office functions”*.

Focus on core provision

There was a recognition that focusing on core service provision should be an aim. Respondents however who commented on this, did have different interpretations of what this would mean in practice.

For example; *“sadly, the provision of sports and leisure, and events are luxury service items rather than core essentials and should be first for scrutiny”* and *“the sport and leisure activities I believe are important as they can contribute a great deal to the health and well being of Tamworth citizens”*.

Volunteering

Some individual respondents were willing to offer their own time as volunteers, for example *“some of the costs above will be in administration, which could be done by my [baby boomers] generation on a voluntary basis”*.

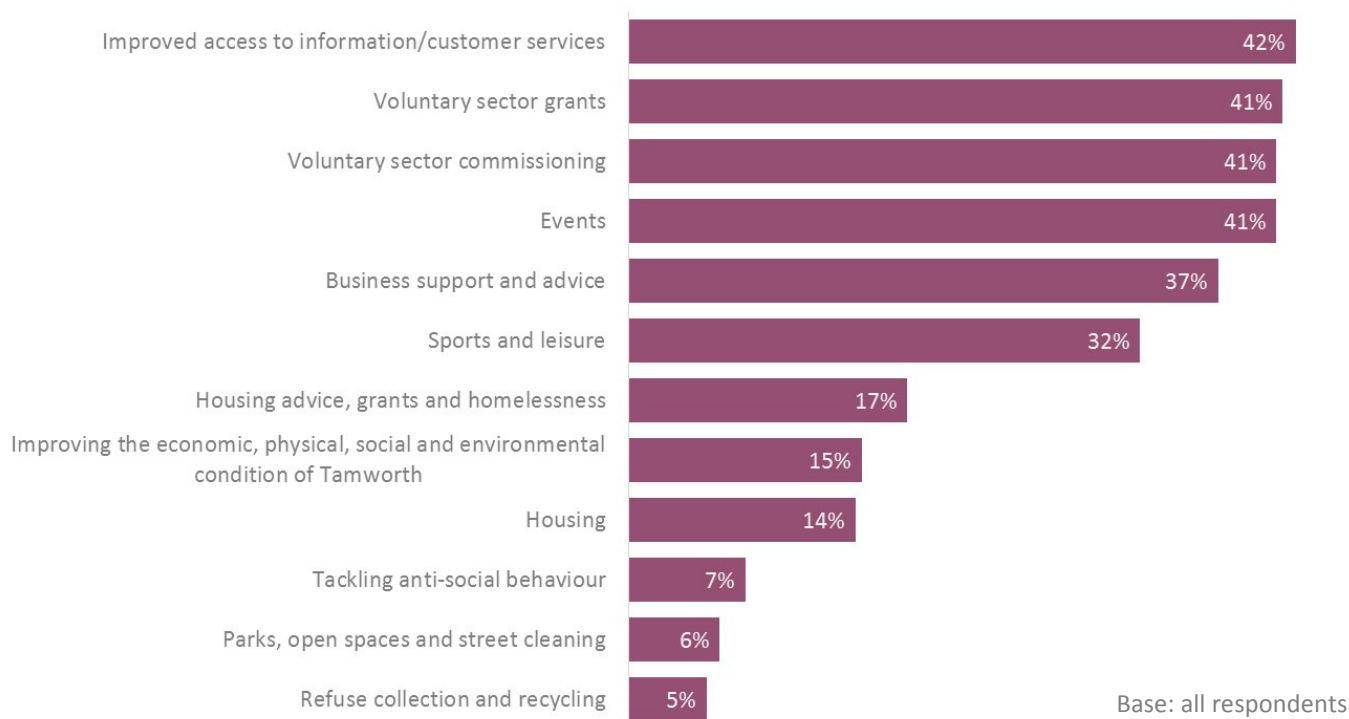
Voluntary and community groups also stressed that they needed help with *“donors and sponsorship”* to enable them to *“improve services and provide accessible premises to their clients”*.

4.5 Savings and reducing costs¹⁴

Respondents were provided with a list of services and asked to indicate up to three which could be prioritised for savings or reduced costs.

It was most common for respondents to indicate that they would like to see savings or reduced costs in the following areas; 'improved access to information/customer services', 'voluntary sector grants', 'voluntary sector commissioning and events'. Respondents were least likely to want savings made to 'refuse and recycling services', 'parks, open spaces, street cleaning' and 'tackling anti-social behaviour'.

Figure 4.5: Which THREE services should the Council look at if they had to make savings or reduce costs? (%)



All three respondent groups mirrored the overall top priority for savings or reduced costs. For residents and businesses, it was their first priority for savings and for community and voluntary groups it was their joint second priority.

All three groups also included 'voluntary sector grants' in their top five priorities for savings. However, both residents and businesses gave this higher priority than community and voluntary groups.

4.6 Comments on savings

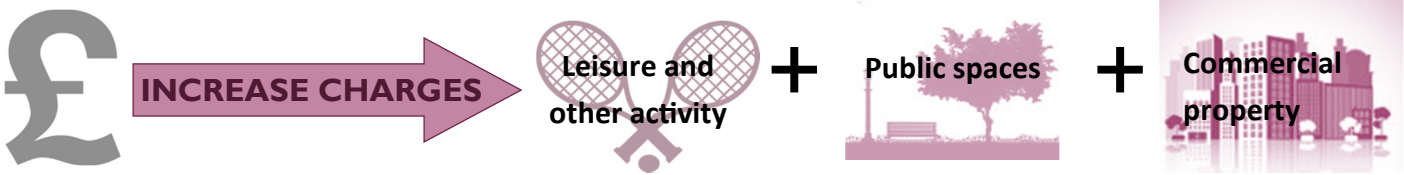
Some respondents were concerned that *"reducing costs would also mean reducing services"*, others did not feel *"well enough informed to know what the impact would be"*. Some respondents *"reluctantly"* made selections that could *"fund themselves"* or be *"privately funded or supported"*.

One community and voluntary group felt priorities for savings could be minimised or avoided by using voluntary groups who could *"help make the money go further"*. Another stressed that *"developers should be taken to task if they do not give a fair deal"* and *"penalty clauses should be clamped on sub-contractors who don't finish jobs"*.

¹⁴ When drawing conclusions from these responses, it is important to remember that the business respondent group and the community and voluntary groups responses are considerably smaller than the residents response group, therefore results may not be representative of their overall group.

4.7 Which TWO income areas do you think the Council could/should increase and decrease charges for?

Increase charges: It was most common for respondents to stress the need to increase public charges for ‘leisure and other activities’ (61%), ‘public spaces’ (51%) or ‘commercial property’ (46%).



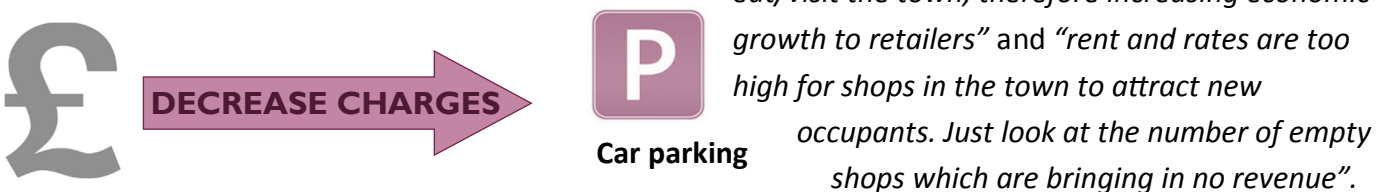
However, respondents comments reflected a genuine reluctance for increases in charges to any of the identified areas of spend because of the impact on vulnerable people as well as residents and businesses in general. For example;

“I don't think charges should be increased in any of the above as they will either effect the poor by cutting leisure activities and public spaces, or the quality of live by cutting waste management or squeeze commercial enterprises down”.

Respondents were particularly concerned about the impact of current ‘car parking’ charges on the town centre and were most adverse to increased charges for these.

“Parking is already very high and dramatically effecting foot fall in the town centre with a knock-on effect on shops” and if car parking keeps going up, no one will shop in town. *“Car parking charges are making Tamworth a 'ghost' town”.*

Decrease charges: Respondents were most likely to say that they would like to see decreased charges for ‘car parking’. Three quarters of respondents overall (76%) indicated that they would like to see these decreased. ‘Car parking’ and ‘rents/rates’ featured prominently in respondents comments: For example, decreased charges for ‘car parking’ would *“encourage more visitors to the town, more people to shop/*



eat/visit the town, therefore increasing economic growth to retailers’ and *“rent and rates are too high for shops in the town to attract new occupants. Just look at the number of empty shops which are bringing in no revenue”.*

Figure 4.6: Which TWO of the below income areas do you think the Council should increase charges for (%)

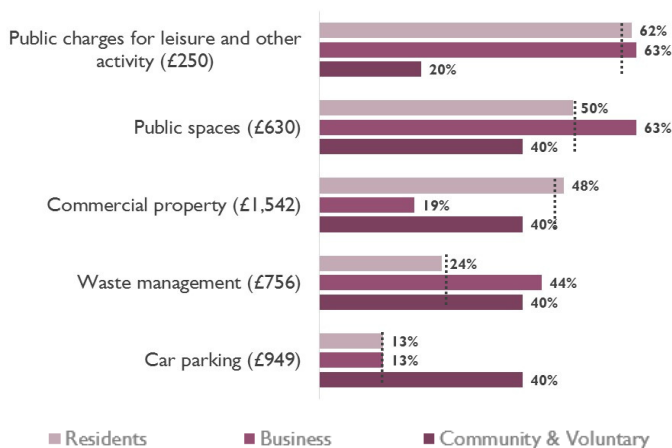
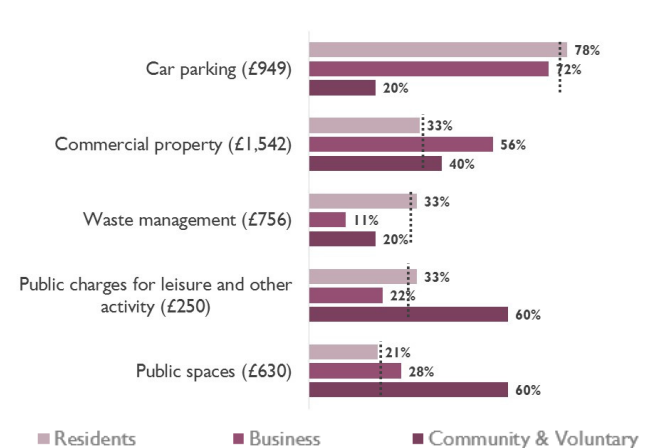


Figure 4.7: Which TWO of the below income areas do you think the Council should decrease charges for (%)



All respondents

Base: a Page 31

All respondents

5. MAKING TAMWORTH A BETTER PLACE TO LIVE

The following questions were posed to those respondents who were participating in the consultation as a local resident.

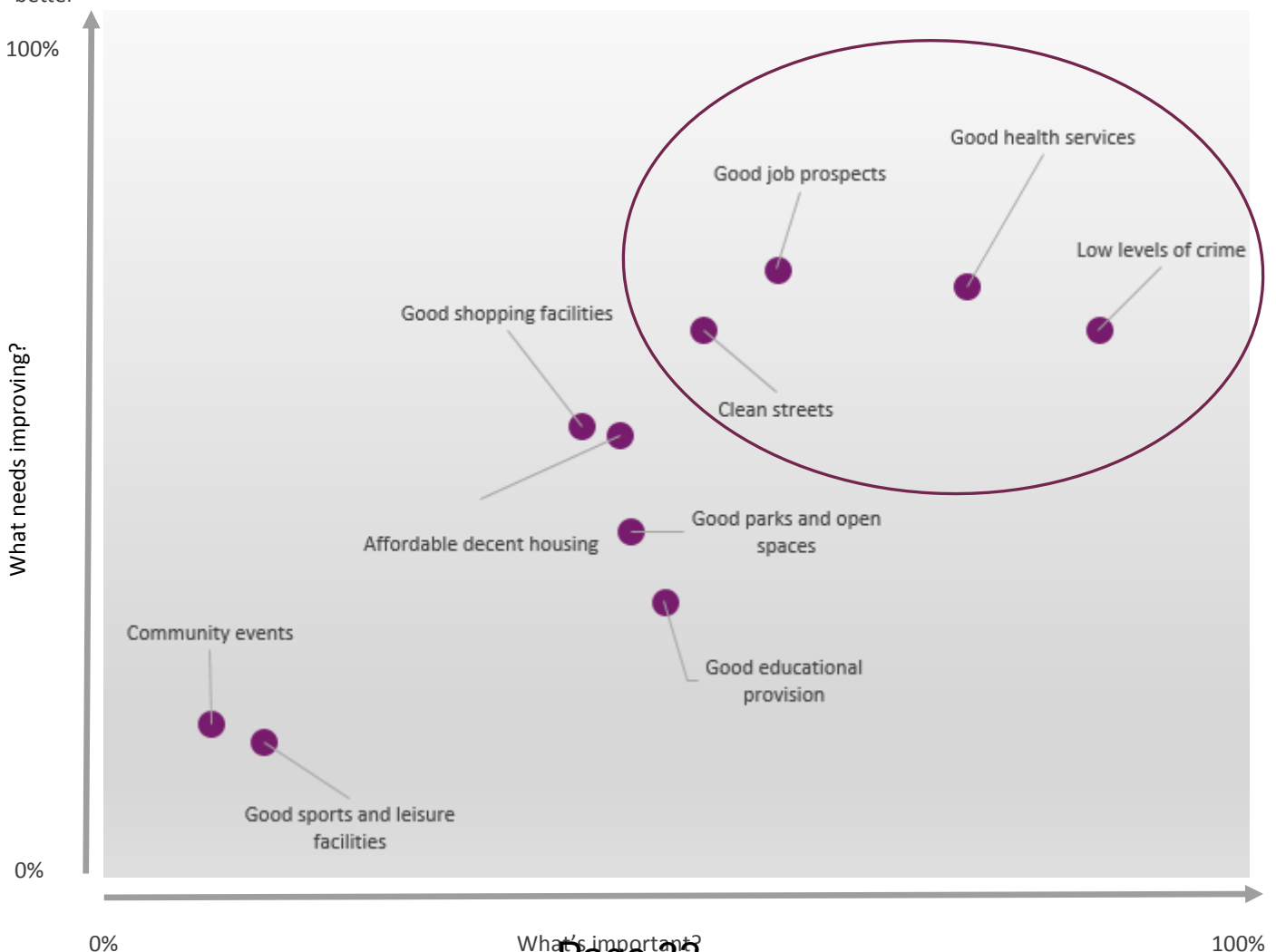
5.1 What makes somewhere a good place to live AND what needs improving most to make Tamworth a better place to live?

The graph below depicts both ‘what’s important’ and ‘what needs improving most to make Tamworth a better place to live’.

It is clear to see that ‘low levels of crime’, ‘good health services’, ‘good job prospects’ and ‘clean streets’ were considered to be those aspects which were most likely to make somewhere a good place to live. The first three of these were also highlighted in last years consultation as being most important in making somewhere a good place to live. This year, slightly more prominence has been placed on ‘clean streets’ being important in making somewhere a good place to live.

The same four elements were also considered to be the most important in making Tamworth a better place to live. The order of priority was however different with respondents feeling that ‘job prospects’ was the one aspect which needed improving the most in Tamworth. This was followed by ‘good health services’, ‘clean streets’ and ‘low levels of crime’.

Figure 5.1: ‘What makes somewhere a good place to live’ AND ‘what needs improving most to make Tamworth a better place to live’



5.2 What would make Tamworth a better place to live

Residents of Tamworth were invited to suggest improvements which they felt would make Tamworth a better place to live. Respondents were keen to comment providing suggestions across a range of themes. A summary of respondents comments, in order of their identified priority for improvement, have been outlined below.

Good job prospects

Whilst 'good job prospects' was a high priority for improvement (it ranked 1 out of 10), it was not a common focal point of respondents comments. Those that did remark on it stressed the need for professional and higher paid jobs. Responses included *"we need more professional jobs provided by hospitals, courts and education"* and *"if there is a significant increase in higher paid jobs it will have a positive effect"*.

Good health services

'Good health services' were a high priority for improvement (ranking 2 out of 10) and they were also a focal point for respondents comments. *"Better health care for the elderly"* was requested and also *"easier access to healthcare in general for the growing population"*. For example; *"Tamworth is a growing area and we have less hospital availability than ever before, but you still want to build houses"*. Some respondents felt that current access could be improved. This is evident in comments such as *"access to a doctor is difficult"* and *"it can take a week or more sometimes for you to be able to see your GP"*.

Clean streets

'Clean streets' were a high priority for improvement (ranking 3 out of 10) and a common focus for comments. Respondents felt that *"street cleanliness was a big issue throughout the town."* Residents wanted to see *"less litter around, especially in the castle grounds"*. Respondents comments suggested that this was of fundamental importance for the image of Tamworth and also necessary for encouraging businesses to locate; *"If Tamworth were really clean, surely business, people and providers would be encouraged to come here"*. Some residents also felt that people should be encouraged to *"take pride in their area"* and schools and colleges should be encouraged to *"educate people to be proud of their town"*.

Low level of crime

'Low level of crime' ranked 4 out of 10. However, it was not a focal point for comments. Those that did comment expressed a desire to see *"more police officers on the streets"* and *"anti social behaviour being dealt with in a firm way"*. These were viewed as *"essential to making Tamworth a better place to live"*, by those that were commenting.

Good shopping facilities

'Good shopping facilities' were a medium priority for improvement, ranking 5 out of 10. They were also frequently mentioned in residents comments. Respondents felt that improvements to the town centre and support for businesses were vital for encouraging shoppers. Comments included;

- *"Encourage more specialised shops, pop up shops and upmarket food outlets"* and *"encourage more local stores who are allowed to compete with big businesses"*.
- *"Improve transport links to Ventura for out of town shopping"*.
- *"Consider reducing the rents on commercial premises to encourage businesses to open in the town centre"*.

Affordable decent housing

This was a medium priority for improvement and a relatively popular subject for discussion amongst residents. Respondents commented on the need for 'affordable decent housing' but also expressed concerns regarding the pressures this would create on "space", "services" and "the transport network".

Comments included;

- *"Enabling Tamworth residents to access more affordable decent housing must be the priority"*.
- *"My Daughter would love to buy her own house but I can't see any hope even though there are 1000's of houses about to be build in/around Tamworth over the next few years - not in the Council's control as profit driven developers are in charge"*.
- *"Stop squashing houses in gaps around other buildings"*.
- *"Put pressure on the appropriate highways authorities to improve and create a road system to cope with the increased housing development due and taking place"*.
- *"Tamworth is a growing area and we have less hospital availability than ever before, but you still want to build houses"*.

Good parks and open spaces

'Good parks and open spaces' were a relatively low priority for improvement, ranking 7 out of 10. They were however discussed frequently in residents comments. Residents showed their appreciation for current facilities and displayed their disappointment where facilities were being lost, where access had been restricted or where expectations had not been met. Some residents felt Tamworth needed more green spaces and that suggested that these could be managed to enable improved access. Residents comments are summarised below;

- *"Tamworth is lovely for it's countryside and open spaces (at the moment!)"*.
- *"Sadly the main open space has been sold off" and "unfortunately the decision to sell off the golf course has already begun to contribute to a deteriorating quality of life in Tamworth" and "loss of one of the things Tamworth needs - open green spaces"*.
- *"Tamworth needs to review and complete its cycle path network. When I moved into my current house I was told the estates cycle path would be connected to the town's network 'soon'. 16 years later: still waiting. I rarely cycle due to the dangerous roads"*.
- *"I think you should cut back LESS of the grass verges in the summer, so that the wild grasses seed and feed butterflies and insects"*.

Good education provision

This ranked low (8 out of 10) in respondents overall priorities for improvement and it was not a focal point for residents comments. Those that did comment felt that students should be able to access higher level education in the town and schools/colleges needed to attract good, reliable staff. Comments included;

- *"We need the ability to study for degree level education within Tamworth. This will improve the prospects and aspirations of many residents"*.
- *"Good teachers in our colleges who stay a full year and not leave half way through unless they are no good"*.

Community events

This ranked low (9 out of 10) in respondents priorities for improvement and only one respondent commented to say they would like to see *"more promotion of the good events and places to see in Tamworth"*.

Good sports and leisure facilities

'Good sports and leisure facilities' ranked lowest (10 out of 10) in residents priorities for improvement. These were also not a focal point for residents comments. Those that did comment, did so on healthier lifestyles and the need to better market the leisure attractions which Tamworth has to offer.

- *"Get people out of their cars and using the great open spaces and cycle ways we have around town".*
- *"Make better use of the bicycle paths in the town and consider improving and expanding their usability. Consider building a new national standard BMX track".*
- *"We also have a marketable castle and the attraction of Drayton Manor Park. Surely more should be made of this to attract visitors and tourists?"*

Additional comments

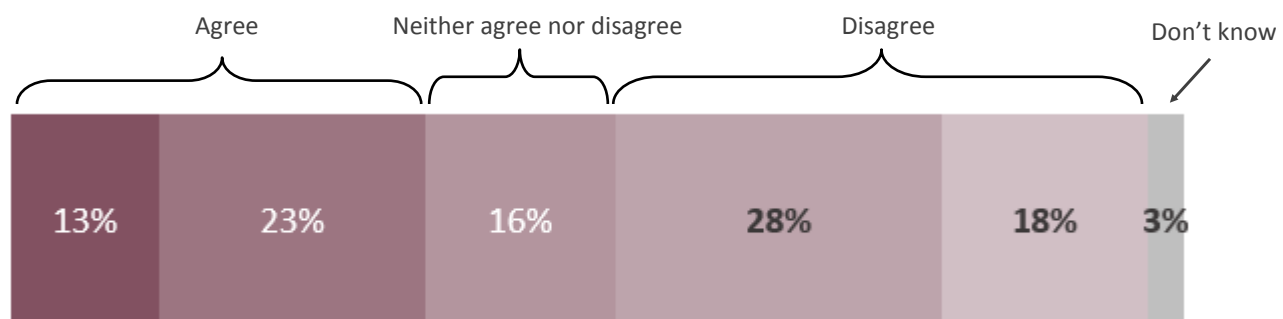
Additional comments on other priorities for improvement were mainly focused on 'roads and highways'. These included the need to both improve the quality of roads and to develop the network to ensure it could cope with future pressures. 'Affordable public transport' and 'access to public transport' were additional concerns.

- *"Tamworth has expanded so much and especially at Amington/Glascote with further housing expansion in this area planned. However, two main roads Amington/Tamworth Road and Glascote Road B5000 - very, very congested—congestion linked to development".*
- *"Put pressure on the appropriate highways authorities to improve and create a road system to cope with the increased housing development due and taking place".*
- *"The roads around town centre need looking at—big holes".*
- *"Public transport in Tamworth needs to be revised. Arriva are removing vital bus services which means certain areas are without a service".*

5.3 Can you influence decisions which affect your local area?

Whilst views on this question were diverse, a slightly larger proportion of respondents disagreed that they could influence decisions which affected their local area. The second largest proportion of respondents agreed that they could influence decisions which affected their local area.

Figure 5.2: % who agree/disagree that they can influence decisions which affect their local area



Base: all residents

5.4 Would you like to be more involved in the decisions which affect your local area?

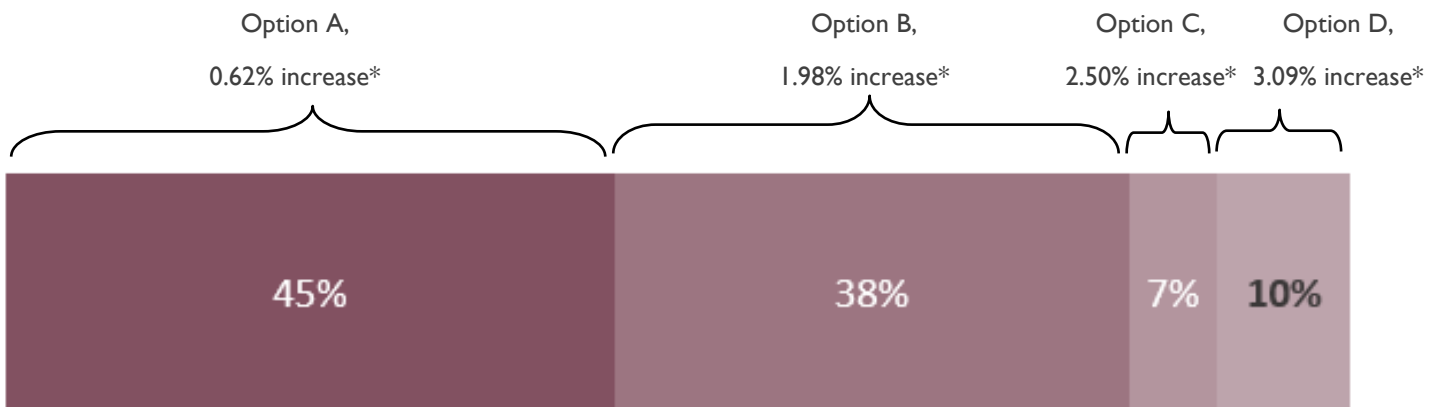
Respondents were unanimously in support of being involved in decisions which affected their local area. 44% said 'yes, they would like to be involved' and 49% would like to be involved, 'depending on the issue'.

5.5 What would you consider to be an acceptable Council Tax increase for the 2016/17 budget?

The largest proportion of respondents would prefer the lowest level of increase offered with nearly half of all respondents (45%) selecting option A as their preferred choice. Option B, the second lowest level of increase was also the second most popular option for increases. Minimal support was evident for both options C and D.

Option B, a 1.98% increase on a band D property is most similar to the average level of increase witnessed for all authorities across the West Midlands (1.5%) according to CIPFA's (The Chartered Institute of Public Finance and Accountancy) latest annual council tax survey.

Figure 5.3: What would you consider to be an acceptable Council Tax increase for the 2016/17 budget?



*Increases shown are based on a Band D property

Base: all residents

6. MAKING TAMWORTH BETTER FOR BUSINESS

Respondents who completed the questionnaire from the perspective of a local business were asked to provide their opinions and comment on a number of business related questions in order to gather a picture of how Tamworth can be made better for businesses.

A total of 19 businesses responded to the survey (that's one more business than last year and five more than two years ago). This section explores the questions businesses were asked and the responses that they gave¹⁵.

6.1 Business type and location

Of the businesses that responded to the consultation, location in 'a town centre site' (32%, 6 businesses) or 'industrial estate' (32%, 6 businesses) was most common. 21% (4 businesses) were sited 'out of town', 11% (2 businesses) 'at home' and 5% (1 business) in a 'local neighbourhood area'.

The majority of businesses were independent with no other branches (79%, 15 businesses). 5% (1 business) were a head office and 5% (1 business) a branch or subsidiary of a larger group. 11% (2 businesses) described themselves as another type of business and qualified that they were a 'church' or 'social club'.

42% of respondents expressed 'other' reasons for their company base. Reasons given were diverse and included "having always lived and worked in Tamworth".

Others cited "the proximity to the rest of the UK", "the availability of units" and "size/ parking available with units".

The cost of the site, proximity to customers and nature of the site premises were important to a smaller proportion of respondents.

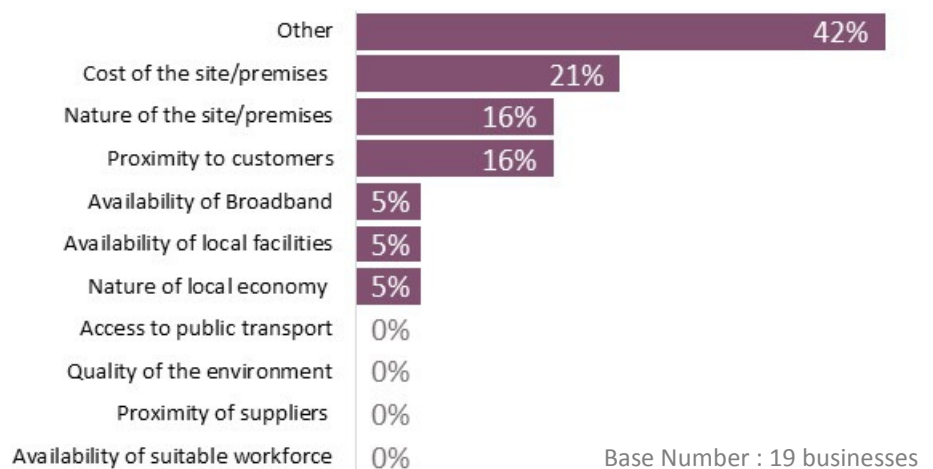
Availability of workforce, proximity to suppliers, quality of the environment and access

to public transport were not identified as an issue by any of the business respondents.

6.2 Future business needs

Businesses were asked to indicate whether their current premises were likely to be suitable for their future needs. Whilst the majority did think that they were (79%, 15 businesses), 21% (or 4 businesses) did not feel this was the case for them. These included 'town centre', 'out of town' and 'businesses located on industrial estates'. The majority of businesses (68%, 13 businesses) intended to stay in the same location, whilst just under a third (32% or 6 businesses) were considering expanding. Those considering expanding were currently based in a variety of locations which included 'town centres', 'industrial estates' and 'out of town' locations.

Figure 6.1: What are the main reasons why your company is based here?



¹⁵ Business responses have not been statistically analysed by type as the number of responses does not allow this. When drawing conclusions from business responses, it is important to remember that business group responses are relatively small and therefore results may not be representative of their overall group.

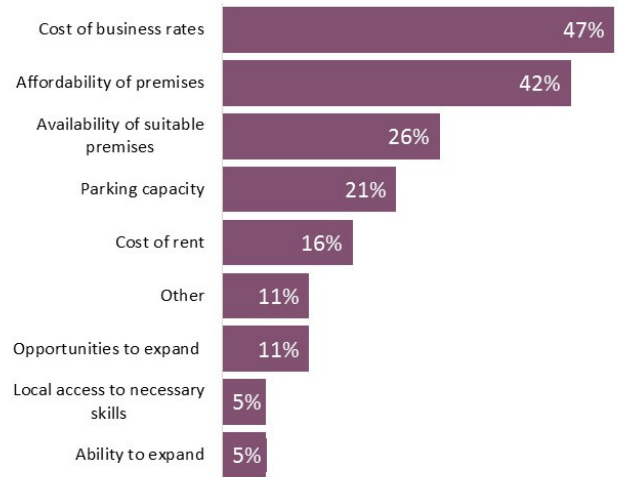
6.3 Barriers to business expansion

As identified in the vision and priorities, the Council is keen for local businesses to grow and therefore needs to be aware of what barriers need to be broken down in order for this to happen. Businesses were asked to identify what they felt were the main barriers to business expansion.

The 'cost of business rates' was viewed as the main barrier to expansion. Nearly half of all respondents selected this as an option and this was also the main barrier to expansion in the previous two years consultation results. 'Affordability of premises' was the second most common barrier to expansion.

'Other' identified barriers to business expansion included "availability of broadband and fibre", being able to "recruit suitable staff" and "a lack of confidence in the economy" caused by negative post Brexit reporting.

Figure 6.2: What are the barriers to business expansion?

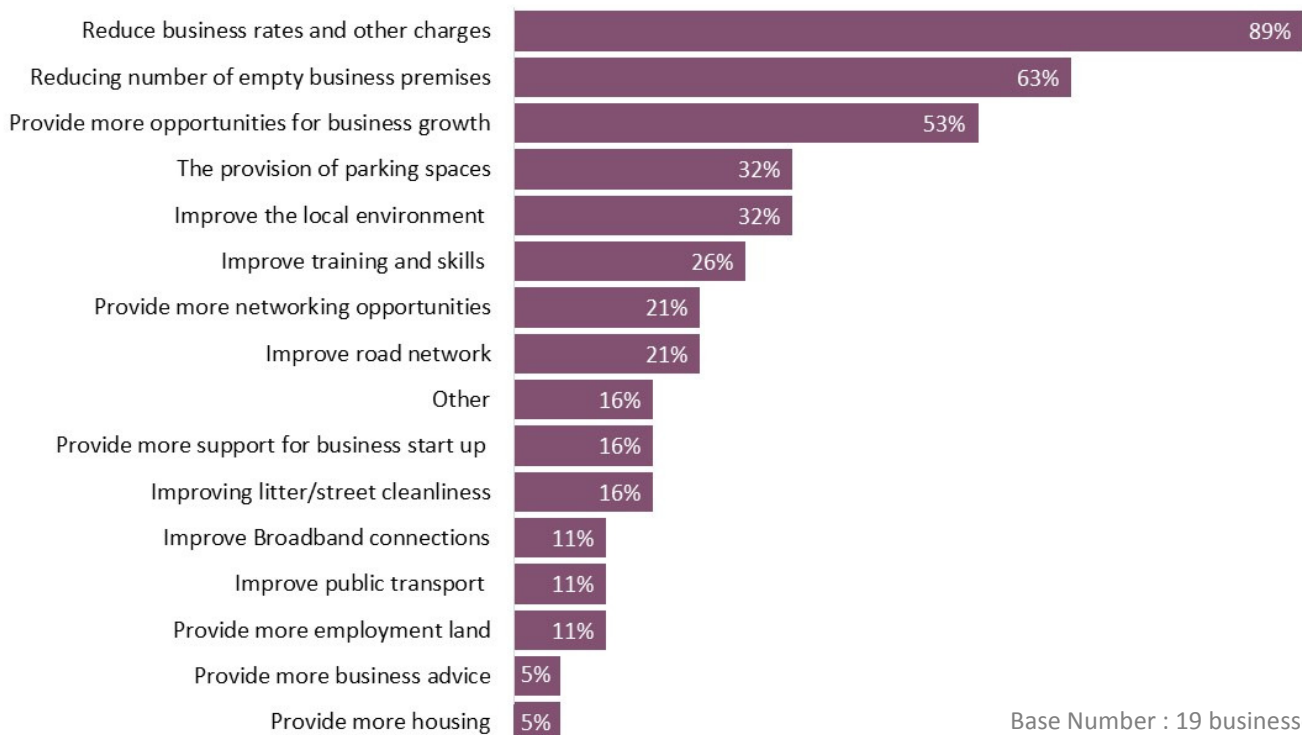


Base Number : 19 businesses

6.4 How can Tamworth be improved to assist business and the economy?

Respondents were invited to indicate up to five priorities which could assist businesses and the economy and help to improve Tamworth. Respondents were able to select their priorities from a list of 15 potential priorities and their responses are illustrated in the figure below. The majority felt that 'reducing business rates and other charges' would assist business and the economy. This has now been the most popular priority for the last three years.

Figure 6.3: How can Tamworth be improved to assist business and the economy?



Base Number : 19 businesses

Three businesses provided additional comments on how Tamworth could be improved. These were very much individual commentaries from businesses and as such cannot be considered to be representative of businesses overall. They do however provide useful feedback on issues;

- ⇒ *“Improve quality business meeting locations, cafes, bars in the town centre”.*
- ⇒ *“There aren't big enough premises in town, and the out of town locations are primarily aimed at big business (Ventura park) or are not promoted by the local authority as retail destinations. More signage to out of town retail areas is required”.*
- ⇒ *“To expand our services we need extra input of volunteers and cash”.*

7. COMMUNITY AND VOLUNTARY SERVICES ORGANISATIONS

Those respondents who completed the questionnaire from the perspective of a community or voluntary organisation were asked to provide their opinions and comment on a number of questions posed to gather a picture of the impacts of public sector cuts and how the organisations and their clients have been impacted by the economic downturn. In total, five Community and Voluntary Organisations participated in the survey¹⁶.

7.1 Type of organisation

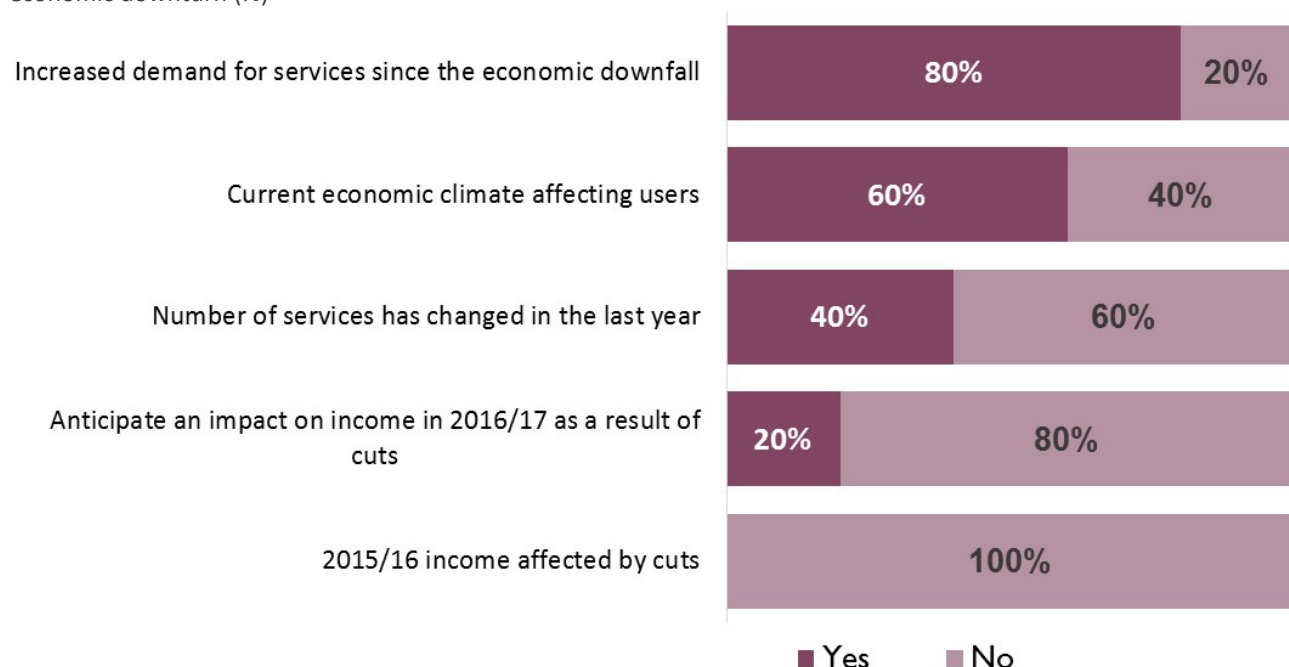
Over half of those community and voluntary organisations participating described themselves as a 'voluntary group' (60% or 3 organisations), the other two responses were from a 'registered charity' (20% or 1 organisation) and a 'community group' (20% or 1 organisation). No responses were received from 'community interest companies' or 'companies limited by guarantee'.

7.2 The impact of budget cuts and the economic downturn on the services provided by Community and Voluntary Organisations

Organisations were invited to answer 'yes' or 'no' to a range of questions about the impact of the budget cuts and the economic downturn. It was most common for respondents to say there had been an 'increased demand for services since the economic downfall' or that the 'current economic climate was affecting service users'.

No respondents said that their income for 2015/16 had been affected by the cuts. The views shared by all organisations are illustrated in the figure below.

Figure 7.1: Community and Voluntary Organisations responses to a range of questions about the impact of budget cuts and the economic downturn (%)



Base Number : 5 organisations

¹⁶ When drawing conclusions from community and voluntary services organisations, it is important to remember that the base number of responses is small and therefore results may not be representative of the sector overall.

Organisations were encouraged to explain how service users had been impacted by the economic downturn and where respondents identified an increase in demand for services, they were asked to explain how this had affected them. Their responses to both questions have been summarised below.

7.3 There has been an increased demand in services since the economic downfall

Four out of the five responding organisations did feel there had been an increased demand for services with different organisations being affected in different ways. The individual impacts experienced are outlined below;

- ⇒ *“Funding has been reduced from voluntary sources (on which we depend)”.*
- ⇒ *“Companies are looking for support to help increase footfall”.*
- ⇒ *“Increased volunteer activity”.*

7.4 The current economic downturn is affecting service users

Three of the five respondents did feel that the current economic climate was affecting service users. Reasons given for this included;

- ⇒ *“Confidence has been eroded due to national uncertainty. Universal Credit is directly affecting our disabled users who now receive less money. Young parents with large families (three or more children) are starting to struggle and this may increase foodbank use locally”.*
- ⇒ *“The high street [Tamworth] is still in decline which means that some of the small independents are still struggling and with the increase in footfall of Ventura the town is still in decline.”*
- ⇒ *“The number of people seeking support who are suffering from financial hardship as well as medical conditions has worsened recently. The costs of hospital visits are also an increasing burden”.*

8. RESIDENT RESPONDENT PROFILE

Are you male or female?

Gender 18+	Survey responses		Tamworth MYE 2015
	No's	%	%
Female	101	45%	52%
Male	121	54%	48%
Prefer not to say	4	2%	N/A

Do you consider yourself to have a disability?

	Survey responses		Tamworth 2011 census comparison
	No's	%	%
Yes	76	34%	18%
No	135	60%	82%
Prefer not to say	13	6%	N/A

What type of disability do you have?

	Survey responses	
	No's	%
Communications	2	3%
Hearing	9	12%
Learning	1	1%
Mental Health	8	11%
Mobility	49	64%
Physical	37	49%
Visual	3	4%
Other	11	14%

What is your age?

	Survey		Tamworth MYE 2015
	No's	%	%
18-24	1	0.4%	10%
25-34	7	3.1%	17%
35-44	12	5.4%	17%
45-54	35	15.7%	18%
55-64	69	30.9%	16%
65-74	68	30.5%	13%
75+	27	12.1%	9%
Prefer not to say	4	1.8%	N/A

What is your ethnicity?

	Survey responses		Tamworth 2011 census comparison
	No's	%	%
Asian/Asian British	0	0%	0.8%
Black/Black British	0	0%	0.51%
Chinese	0	0%	0.2%
Mixed Heritage	0	0%	1.0%
White British	206	93%	95%
White-Other	11	5%	2.3%
Other	1	0.50%	0.1%
Prefer not to say	4	2%	N/A

Ward

Ward	Survey responses			Ward	Survey responses		
	No's	%	Population Estimates mid 2012		No's	%	Population Estimates mid 2012
Amington	34	17%	10%	Mercian	12	6%	9%
Belgrave	20	10%	10%	Spital	15	8%	9%
Bolehall	22	11%	10%	Stonydelph	19	10%	10%
Castle	25	13%	10%	Trinity	18	9%	10%
Glascote	16	8%	10%	Wilnecote	14	7%	12%

THURSDAY, 3 NOVEMBER 2016

REPORT OF THE PORTFOLIO HOLDER FOR REGENERATION**TAMWORTH CONSERVATION AREAS****EXEMPT INFORMATION**

None

PURPOSE

To seek approval of the draft Conservation Area Management Plans for each of the seven Conservation Areas and to also undertake a 6 week public consultation on each of the documents.

To consider the process and costs associated with local listing and Article 4 Directions.

RECOMMENDATIONS

1. That Cabinet resolves to approve each of the draft Conservation Area Management Plan's.
2. That Cabinet resolves to take each Conservation Area Management Plan forward into a 6 week consultation period.
3. That Cabinet authorises the Head of Managed Growth, Regeneration and Development to finalise the consultation methodology, questionnaire and arrangements for each Conservation Area Management Plan.
4. That Cabinet endorse the implications identified in the report in relation to the recommendations from Aspire and Prosper Scrutiny Committee.
5. That Cabinet authorises the Head of Managed Growth, Regeneration and Development to commence the process of reviewing the Tamworth Local List in terms of the resolution passed at Cabinet on 20 October 2016, to commence the local listing process for the former Wilnecote Board Schools and that a further report is received by Cabinet within 12 months.

EXECUTIVE SUMMARYConservation Area Management Plans (CAMP)

Section 69(2) of the Planning (listed Buildings and Conservation Areas) Act 1990 states that Local Authorities should review their Conservation Areas from time to time to ensure that the Conservation Area is still fulfilling its purpose and has a set of actions in place for managing the changes within the Conservation Area.

Tamworth Borough has a total of 7 Conservation Areas which were last reviewed in 2008 through a series of Conservation Area Appraisals. Following these appraisals a draft management plan for each area has been produced setting a number of actions for their future management (appendix 3).

In summary there are actions that apply to each Conservation Area and more specific actions for individual areas. These are as follows:

Generic recommended actions:

Management action 1: Guide new development

- Produce Design SPD to guide new development, including heritage contexts

Management action 2: Enhance the condition of historic buildings

- Engage with owners and tenants to encourage regular building maintenance, with a particular focus on priority buildings
- Promote the retention and reinstatement of original features including timber windows and front boundary walls and hedges
- Review the buildings at risk survey on a regular basis (every 5 years)
- Where appropriate, the Council will utilise its legal powers to ensure necessary works are carried out to ensure the safeguarding of heritage assets.

Management action 3: Maintain and review Local List

- Review the Local List in consultation with the public

Management action 4: Safeguard archaeology

- Engage with the Staffordshire County Council Environmental Advice Team and Historic Environment Record at an early stage to enable the production of up to date desk based assessments
- Record any archaeological structures revealed through assessments and development on the Historic Environment Record and consider opportunities to interpret discoveries

Management action 5: Enhance the public realm

- Work with Staffordshire County Council to identify opportunities for public realm improvements which could be included in the CIL 123 project list
- Undertake street clutter audit in line with Historic England guidance
- Work with statutory undertakers to agree an approach to highway reinstatement
- The Council will work with all the stakeholders to work towards achieving high quality and coherent style of public realm which will enhance the character and appearance of the conservation area.

Management action 6; Resourcing Improvements

- Review operation of grant scheme to target priority schemes in the conservation areas arising from management plans
- Develop a list of streetscape improvement projects which can be added to the CIL Regulation 123 list.

Management action 7: Monitor and review changes

- Produce a dated photographic record to monitor changes to the conservation area
- Continue to participate in the annual conservation area survey produced by Historic England
- Monitor changes in the conservation area and modify the management actions where necessary to secure positive change

Specific Actions:

Dosthill, Amington Hall, Amington Green, Hospital Street Conservation Area Management Plans

Management action 2: Enhance the condition of historic buildings

- Engage with owners to ensure occupancy and appropriate and viable use of vacant buildings
- Undertake a number of guidance notes that promote the preventative maintenance and proper care of historic assets.

Town Centre Conservation Area Management Plan

Management action 2: Enhance the condition of historic buildings

- Undertake a number of guidance notes that promote the preventative maintenance and proper care of historic assets.
- Encourage the retention of historic shop fronts and work with applicants to ensure new shop fronts and signage preserve and enhance the conservation area
- Instigate a shop front enhancement project subject to funding
- Work with owners to identify opportunities for productive use of vacant buildings and floorspace

Management action 5: Enhance the public realm

- Complete the programme of heritage interpretation panels
- Produce management plans for the Castle Grounds, St Editha's Churchyard and Garden of Remembrance

Management action 6: Resourcing improvements

- Support the development of a BID for the Town Centre/Ventura Retail Park

Section 71 of the aforementioned Act requires Local Authorities from time to time to “formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas”. These proposals take the form of the draft Conservation Area Management Plans. It is proposed that the draft Management Plans are made available for public consultation for a period of 6 weeks. People on the Consultation database will be notified as will local interest groups, Historic England and where relevant individual mail shots. Publicity will also be undertaken to raise awareness of the consultation.. Appendix 1 contains further details on the planned consultation methods and the proposed questionnaire (Appendix 2). Once feedback is received all of the comments will be assessed as to whether there are any amendments needed to the plans. A final version of each of the plans will be developed along with the responses to the consultation and presented to Cabinet later in the year for formal adoption.

Scrutiny Recommendations

At its meeting on the 23rd August 2016, Aspire and Prosper Scrutiny Committee “recommend Cabinet to consider local listing of the Wilnecote School Building and investigate the associated costs in adding an Article 4 direction which removes permitted development rights for demolition”.

At its meeting on the 20th October 2016 Cabinet were presented with the recommendations from the meeting and asked for further information to be brought back as part of this report.

The Scrutiny Committee have been considering the heritage value of the former Wilnecote school buildings. The buildings are unlisted and fall outside the Wilnecote Conservation Area. The buildings are on a site allocated in the adopted Local Plan for housing. Concern had been raised by the Committee about the potential for the buildings to be demolished. An application was made by persons unknown earlier this year to the Secretary of State to statutorily list them which was refused. Officers have attended Scrutiny Committee and provided advice and professional opinion.

Officers believe there are two key issues which the Scrutiny Committee wish to be addressed. Firstly, the acknowledgment of the heritage value of the former school buildings. Secondly, to stop the demolition of the former school buildings happening without Tamworth Borough Council having first formally considered the action.

In terms of the heritage value of the former school buildings the Council's Conservation specialist advises that the buildings have some local interest, however much of the historic fabric has been eroded by the insertion of UPVC windows, doors and later 20th Century alterations and additions which lack authenticity and are unsympathetic to the architectural detailing of the building. The Tamworth Civic Society have suggested that the school buildings were designed by Basil Champneys, a renowned architect from the late 19th Century and early 20th Century, most notable for designing Manchester's John Rylands Library. However, it is unknown if he was the architect or if his practice was involved for the former Wilnecote school buildings. It has also been suggested that a number of Tamworth's famous sons attended the school. However, whilst noting that these people may be famous, there is no suggestion that their success can be attributed to the school buildings themselves. The Council has received no evidence or information from the Civic Society to substantiate the claims.

The Secretary of State for Culture, Media and Sport asked Historic England to consider the application for statutorily listing the former school buildings. They considered the application and completed an assessment of the building based on the material provided and based on this the Secretary of State decided not to add them to the List. The report from Historic England stated:

"large numbers of board schools still survive and therefore careful selection is required. Judged against these criteria the former Wilnecote Junior and Infant School is not recommended for listing for the following principal reasons:

- *Architectural interest: although originally designed by Basil Champneys, and with a characterful west wing featuring cusped gables with oculi and cupola, it is a modest example of his work and does not exhibit the same level of architectural distinction and quality as his better-known commissions;*
- *Degree of survival: both the junior and infant school have been considerably extended with alterations to the plan form and historic fabric. It is not considered to be a well-preserved example of a C19 board school.*

Conclusion: although too altered to merit statutory designation the former Wilnecote Junior and Infant School is of clear local architectural and historic interest."

In terms of the potential demolition of the buildings it should be noted from the outset that planning permission is not usually required for a building to be demolished and this remains the case if the building is locally listed. Prior approval is required but this relates to only:

- i) the method of demolition and
- ii) any proposed restoration of the site, not the merits of the retention of a building.

However, if the building is listed on the national list, listed building consent will be needed. If a building is in a conservation area and over 115m³ planning permission is needed. It should also be noted that the site is owned by Staffordshire County Council and the use of the buildings ceased some time ago. It is understood that the County Council have previously considered seeking to dispose of the site to provide accommodation for the elderly which may involve demolition of some or all of the existing buildings. As the site is owned by the County Council as a former school building and the County Council are a Local Planning Authority, the Town and Country Planning General Regulations 1992 allow the County Council to determine applications for development on their own land if they were to develop it themselves or with another party. Therefore, any application for demolition if needed, or a Prior Approval, may be considered by the County Council, not by the Borough Council.

Aspire and Prosper Scrutiny Committee recommended that Cabinet consider Locally Listing the former school buildings. The Council's Local List offers local recognition to buildings, structures and places that are not of sufficient interest to be statutorily listed. Tamworth Borough Council compiled its original list of around 55 buildings in the late 1990's. This was

updated in 2007/2008 following the conservation area character appraisals when around 30 more buildings were added. Whilst local listing provides no additional planning controls, the fact that a building or site is on a local list means that its conservation as a heritage asset is an objective of the NPPF (2) and a material consideration when determining the outcome of a planning application. Local listing does not affect the requirements for planning permission. Some buildings can be demolished without planning permission and local listing does not affect that. Therefore adding the former school buildings to the local list satisfies the objective of recognising the local heritage value of the buildings but would not stop the buildings being demolished.

In terms of process, national guidance suggests that a Local List should be jointly owned with the community to identify and protect buildings and structures they value. It is important to develop selection criteria with the local community, undertake publicity and consultation, ask for nominations, set up a selection panel to assess nominations and potential deletions, consult public on the shortlist before finalising at Cabinet / Council and it is of course important to get support from asset owners. Historic England guidance also suggests an appeal process for owners not happy with listing. Officers recommend that the Local List is reviewed and a process following the guidance issued by Historic England is adopted. This is likely to take between 12 and 18 months and would involve reviewing the current list and considering any buildings from across the whole Borough that may be suitable for Local Listing.

In terms of the former school buildings at Wilnecote, the community have already highlighted that they value the buildings through local groups such as the Civic Society and local Members. Cabinet have resolved to start the process of locally listing therefore the next step will be to design an appeal process (also suitable for the wider list renewal) and then advise the owners of the building of the intention to add the buildings to the local list subject to due process including consulting with any necessary bodies.

Aspire and Prosper Scrutiny Committee has also recommended that Cabinet consider adding an Article 4 direction for the former school buildings. An Article 4 direction is a direction under Article 4 of the General Permitted Development Order which enables the Secretary of State or the local planning authority to withdraw specified permitted development rights across a defined area. Where an Article 4 direction is in effect, a planning application may be required for development that would otherwise have been permitted development. Government has issued guidance on when and how to make an Article 4 direction. It says that local authorities should consider making Article 4 directions only in those exceptional circumstances where the exercise of permitted development rights would harm local amenity, the historic environment or the proper planning of the area. An Article 4 direction only means that a particular development cannot be carried out under permitted development and therefore needs a planning application. This gives a local planning authority the opportunity to consider a proposal in more detail (which could be either the County or Borough Council). If a local planning authority makes an Article 4 direction, it can be liable to pay compensation to those whose permitted development rights have been withdrawn, but only if it then subsequently:

- refuses planning permission for development which would otherwise have been permitted development; or
- grants planning permission subject to more limiting conditions than the General Permitted Development Order

The grounds on which compensation can be claimed are limited to abortive expenditure or other loss or damage directly attributable to the withdrawal of permitted development rights.

There are two types of directions under the General Permitted Development Order: non-immediate directions and directions with immediate effect. An immediate direction can withdraw permitted development rights straight away; however they must be confirmed by the local planning authority within 6 months of coming into effect to remain in force. Confirmation occurs after the local planning authority has carried out a local consultation. The circumstances in which an immediate direction can restrict development are limited.

Immediate directions can be made in relation to development permitted by Parts 1 to 4 and 11 of Schedule 2 to the General Permitted Development Order, where the development presents an immediate threat to local amenity or prejudices the proper planning of an area. Immediate directions can also be made in relation to certain types of development in conservation areas. In all cases the local planning authorities must have already begun the consultation processes towards the making a non-immediate Article 4 direction.

In terms of timescales Schedule 3 of the General Permitted Development Order sets out procedures to be followed. For the non-immediate direction, the timescales are approximately a minimum of 2 months to a maximum of 2 years. This allows for representations to be made and considered. The council has to notify the Secretary of State who can intervene and has the power to modify or cancel Article 4 directions at any time before or after they are made.

In terms of cost, the process of preparing the Article 4 Direction can mostly be met through existing resources with some additional legal support estimated at approximately £3,000. There is the potential of compensation payable to the owner if in future a planning application is made and subsequently refused for something which otherwise would have been permitted development. If a planning application for something that otherwise would have been permitted development then there is no planning application payable and therefore the costs of processing the application would not be recovered. If there was a refusal and potential appeal there would be further costs involved in undertaking the appeal and a risk of any claim for costs.

OPTIONS CONSIDERED

An option would be not to undertake a review of the conservation areas, however this would clearly not be in accordance with government guidance and the best interests of the historic assets which the Council aims to preserve and enhance. The last review was undertaken 8 years ago, so there is already a need to review the conservation areas in accordance with the guidance.

There is no provision in the legislation for how long community consultation should take for a Conservation Area Management Plans. A review of other local authority consultations for conservation area management plans have varied between 4 – 12 weeks. It is considered that 6 weeks would be an appropriate timeframe to engage with views of the local community.

RESOURCE IMPLICATIONS

Conservation Area Management Plans

The main resource implications are in the production of printed materials for the consultation, advertisement fees and limited staff resources in answering any questions from the public regarding the consultation. All expenditure can be accommodated within current department budgets.

Aspire and Prosper Scrutiny Committee Recommendations

The cost of undertaking the Local List will mostly be staff time. There may be a need to bring in specialist conservation advice from time to time and a small cost in terms of consultation material and venue hire but this can be managed from existing budgets.

The cost of serving an Article 4 Direction in itself would be met through existing staff resources and potentially the cost of legal advice. This is estimated to be £3000 and can be met through existing budgets. The cost of processing any planning application will have to be met through internal resources as there would be no fee payable.

LEGAL/RISK IMPLICATIONS BACKGROUND

Not undertaking a review of the Conservation Areas weakens the purpose of these Historic Assets, meaning that Conservation Areas can obtain an 'at risk' status and potentially can be disbanded, having negative implications for the Council.

There is a risk that an Article 4 Direction is cancelled by the Secretary of State and therefore resources are wasted. There is also a risk that compensation may be payable to the owner.

If an Article 4 Direction is approved and a planning application submitted and subsequently refused there is a risk of a planning appeal and costs associated with that.

SUSTAINABILITY IMPLICATIONS

None

BACKGROUND INFORMATION

None

REPORT AUTHOR

Matthew Bowers, Head of Managed Growth, Regeneration and Development x276
Sushil Birdi, Senior Planning Policy and Delivery Officer x279

LIST OF BACKGROUND PAPERS

None

APPENDICES

Appendix 1 – Methodology for Community Consultation
Appendix 2 – Draft Questionnaire
Appendix 3 – Draft Conservation Area Management Plans

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Appendix 1 Methodology for Community Consultation

The following methodology for community consultation is recommended to be utilised:

- General: All draft Management plans available in hard copy at Tamworth Library and Council reception, and all plans advertised on website and via Council social media channels. A letter advising of the consultation sent to the Civic Society, any other heritage groups representing the borough; Historic England; elected Members and to the County Council. Along with the plans, we will have a comments form which is attached at Appendix 2.

Additional methods to specific areas are identified below:

- Tamworth Town CAMP: investigate potential of posters in shop windows or any vacant shops that we own in the town centre.
- Wilnecote CAMP: Posters and copies of plan in Wilnecote Library. As there are not many dwellings in the conservation area, an individual mail out advising of the consultation.
- Amington Green CAMP: Poster and plan available in Parish Church of St. Editha, potentially poster on window of Tesco express. As there are not many dwellings in the conservation area, an individual mail out advising of the consultation.
- Amington Hall CAMP: no real meeting place for posters, closest is train station so perhaps the best location. As there are not many dwellings in the conservation area, an individual mail out advising of the consultation.
- Dosthill CAMP: Posters and plan available in Parish Church. As there are not many dwellings in the conservation area, an individual mail out advising of the consultation.
- Hospital Street CAMP: Signs in shops and business windows. As there are not many dwellings in the conservation area, an individual mail out advising of the consultation.
- Albert Road CAMP: Signs in shop and business windows. As there are not many dwellings in the conservation area, an individual mail out of the consultation.

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1. What in your opinion are the positive characteristics of the conservation area?

Walls, gates and railings		Historic and architectural features		vegetation	
Building condition		Street Furniture (lighting pavements, seating etc)		Shopfronts/signage	
Others, please specify or provide further comments					

2. What in your opinion are the negative characteristics of the conservation area?

Walls, gates and railings		Historic and architectural features		vegetation	
Building condition		Street Furniture (lighting pavements, seating etc)		Shopfronts/signage	
Others, please specify or provide further comments					

3. Do you agree with the boundary identified for the Conservation Area?

Yes	No
If No, please explain why and if possible provide evidence to demonstrate why an area should be included or excluded?	

4. Sections 3, 4 & 5 contains actions for the management of the Conservation Area over the next 5 years. Do you agree with these management actions?

Yes	No
If no, please explain:	

5. Are there any additional management actions you believe should be included?

--

6. Appendix 1 makes an assessment of the positive and negative aspects of the conservation area and lists opportunities for improvement. Do you agree with this assessment?

Yes	No
If no, please explain	

7. Are there any outstanding buildings, monuments or structures within or outside the conservation area in the Tamworth Borough (which are not listed) which you feel should be considered for national or local listing?

Yes	No
If Yes, could you please provide the address or describe the location of the building and provide any information to support an assessment if possible?	

8 Would you be interested in being involved in the preparation of the local list in the future?

Yes	No
<p>If Yes please provide your contact details?</p> <p>Name:</p> <p>Address:</p> <p>Telephone number:</p> <p>Email address:</p> <p>Preferred method of contact:</p>	

Consultation on the Draft Amington Hall Conservation Area Management Plan 2016.

Background to the consultation

This consultation is for the review of the Amington Hall Conservation Area Management Plan. In 2008 an appraisal of the Conservation Area was carried out, along with a management plan which listed actions in order to preserve and enhance the character and appearance of the Conservation Area for the next 5 years. It is now time to review the appraisal and management plan, and this document has been developed to sit alongside the 2008 appraisal and develop a set of management actions for the Conservation Area over the next 5 years.

What we are consulting on

The following documents are included within this consultation:

- The Draft Amington Hall Conservation Area Management Plan 2016;
- A questionnaire asking for your views on the Draft plan

How your views will be used

The consultation will take into account views of all respondents to the consultation which will be published on the Council's website. Completing the questionnaire is voluntary and all the information you provide will be treated in the strictest of confidence. No information will be released that could identify an individual or organisation. These views will influence the development of the final version of the management plan which will be presented to Cabinet later in 2016.

How to share your views

The 6 week consultation period closes on (...). Please complete the questionnaire and send it via the following means:-

- Email: DevelopmentPlan-@tamworth.gov.uk
- Post: Conservation Management Plan Consultation, Planning Policy, Tamworth Borough Council, Marmion House, Lichfield Street, Tamworth B79 7BZ

Further Information

Should you require any additional information or have any questions regarding the consultation, please contact the Planning Policy Team on 01827 709 279

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Background

What is a management plan and why are we preparing it?

- 1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on all local planning authorities to determine which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Such areas can then be designated as conservation areas. The Act also states that local planning authorities should formulate and publish proposals for their preservation and enhancement.
- 1.2 Tamworth has seven conservation areas, which were designated between 1976 and 1999. In 2007-2008 the Council undertook a programme of conservation area appraisals to define the special interest of the conservation areas, to ensure that the boundaries remained relevant and defensible and to identify potential areas for future attention. A number of recommendations from the appraisals have been implemented, including boundary amendments, addition of buildings to the local list and a number of Article 4 Directions.
- 1.3 Incremental changes over time can alter the character and appearance of a conservation area and the appraisals should be reviewed on a regular basis to identify opportunities and threats. The management plan provides the opportunity to review the appraisals and to set out a medium to long term management strategy to guide future change in a positive way that respects the historic environment. It is important to note that this management plan does not entirely supersede the Amington Hall Conservation Area Appraisal 2008, and should be read in conjunction with this document.
- 1.4 The preparation of the management plan has been guided by the Historic England document ‘Understanding Place: Conservation Area Designation, Appraisal and Management’ 2016. This section sets out the purpose of the management plan and the issues it will cover, the consultation strategy and review of relevant Local Plan policies and evidence.
- 1.5 The management plan will consider the following issues:
 - changes to the conservation area
 - positive and negative features
 - actions to secure the repair and full use of buildings
 - priority schemes
 - archaeology
 - green space management
 - new development
 - resources
 - monitoring
- 1.6 It is anticipated that the management plan will last for a period of five years. Although the plan contains details of proposals and initiatives it is acknowledged that some will have a longer timeframe. The management plan is not a statutory document and does not form part of the development plan, however, it will be a material consideration in decision making.

What are we doing to involve people?

- 1.7 The Council is required by the 1990 Act to consult the local community on any management proposals for the conservation area. Section 71 says that:
- 1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.
 - 2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.
 - 3) The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.
- 1.8 The Council's Statement of Community Involvement was updated and approved in February 2014. It specifically covers the preparation of local plans and planning applications and although the management plan is not a statutory document, it is the intention that the Council will broadly follow the procedure for the preparation of a supplementary planning document, which will involve a public consultation event.
- 1.9 The management plan will be subject to approval by Cabinet. Details of the proposed consultation are set out below:
- Internal meetings with Council Officers with interests in the conservation area including Economic Development and Regeneration, Tourism and Town Centre, Arts and Events and Property Services.
 - Public notice, press release and advertisement around the conservation area
 - Public consultation for 6 weeks including a public exhibition at Tamworth Train Station,
 - Consultation with local heritage organisations
 - Consultation with businesses through the Town Team

Tamworth Local Plan 2006-2031

- 1.10 The new Local Plan covers the period 2006-2031. The Vision for the Local Plan builds on the identified issues and challenges and sets the spatial direction for Tamworth. The relevant parts of the Vision for heritage are the vibrant town centre and distinctive identity related to the town's history and heritage assets. The Local Plan then goes on to set spatial priorities to deliver the vision and in the context of the Amington Hall Conservation Area, the following are considered relevant:

SP3	Working in partnership with economic stakeholders to create a diverse local economy, including regeneration of employment areas and provide appropriate education and training that will provide local job opportunities that will reduce the need for residents to travel outside of the Borough.
SP5	To provide a range of affordable, adaptable and high quality housing that meets the needs of Tamworth residents.
SP7	To encourage active and healthier lifestyles by providing a network of high quality, accessible green and blue linkages and open spaces and formal indoor and outdoor recreation facilities that meet identified needs and link neighbourhoods to each other and the wider countryside.
SP9	To protect and enhance heritage assets by ensuring that proposals for change respect the historic character of the Borough including street layout, surviving historic buildings, street furniture, archaeology and open

	spaces.
SP10	To create safe, high quality places that deliver sustainable neighbourhoods and reflect Tamworth's small scale and domestic character using a blend of traditional and innovative design techniques.

1.11 The Local Plan contains policies that support heritage assets including conservation areas and locally listed buildings. It prioritises designated Conservation Areas for safeguarding and enhancing to better reveal their significance. The Local Plan also gives non-designated heritage assets, such as locally listed buildings, due acknowledgement when dealing with development that affects them.

1.12 Development of any scale must relate to the historic context. The following policies are considered to be relevant and the management plan will be in accordance with and complement these policies:

EC5 Culture and tourism

- Promote, protect and enhance Tamworth's landscape and heritage
- Support appropriate re-use of historic buildings
- Promote existing tourism attractions and support additional tourism attractions linked to heritage
- Promote awareness and interest in heritage
- Improve physical links around and beyond the town centre

EN5 Design of new development

- Buildings and places to be high quality and well designed, particularly to support enhancement of the town centre and conservation areas
- Respect existing architectural and historic character but allow innovation where appropriate
- Take into account impact on significance of heritage assets
- Scale, form, massing, materials and design to conserve or enhance context
- Development to be legible and outward facing with active frontages
- Incorporate landscaping and open space

EN6 Protecting the historic environment

- Development affecting historic assets required to assess impact and clearly demonstrate how assets will be conserved and enhanced (heritage statement and statement of significance)
- Reference to Extensive Urban Survey to identify potential for archaeology (need for archaeological desk based assessment)
- Development to address issues in evidence base (detailed below)
- Support enhancement of negative features and "vulnerable" and "at risk" buildings
- Support public realm improvements and use of vacant and under used historic buildings

1.13 The Local Plan recognises the Character Appraisals and other evidence base, including the Extensive Urban Survey (2011), Heritage at Risk Survey (2013) and Heritage Impact Assessments (2014); development is required to address the issues identified in these, The Infrastructure Delivery Plan identifies the following proposals which are relevant to the Amington Hall Conservation Area:

- Improvements to the public realm at gateways, and along corridors
- Physical improvements to heritage at risk

- 1.14 A Design supplementary planning document (SPD) is being prepared to support the Local Plan which will provide further detailed guidance on design including specific issues for historic contexts.

Review of Relevant Evidence

- 1.15 The Tamworth Extensive Urban Survey (EUS) considers the historic and archaeological character of the Borough. Tamworth's urban area was divided into 37 historic urban character areas (HUCAs). HECZ 1: Ashlands and Amington Old Hall which covers the Amington Hall Conservation Area. Amington Hall Conservation Area is considered to be of high overall heritage significance.
- 1.16 The Heritage at Risk Survey (2013) assessed Conservation Areas and Listed buildings with the aim of assigning a risk category for each building by combining occupancy with physical condition. Of the nine buildings, structures or designated areas in Tamworth classed as "at risk" or vulnerable", none are located in the Amington Hall Conservation Area.
- 1.17 The map on page 7 shows the heritage assets in the conservation area. Sites within or in the setting of the conservation area are very sensitive to change and there is an over-riding need for caution because development will inevitably impact on assets visually and there is high potential for below ground archaeology to be affected. An important point to emerge from the impact assessment was that development should not be regarded as negative as it offers the opportunity to improve the physical condition of assets, their setting and reinforce historic fabric.

Amington Hall Conservation Area and Historic Assets

Page 61

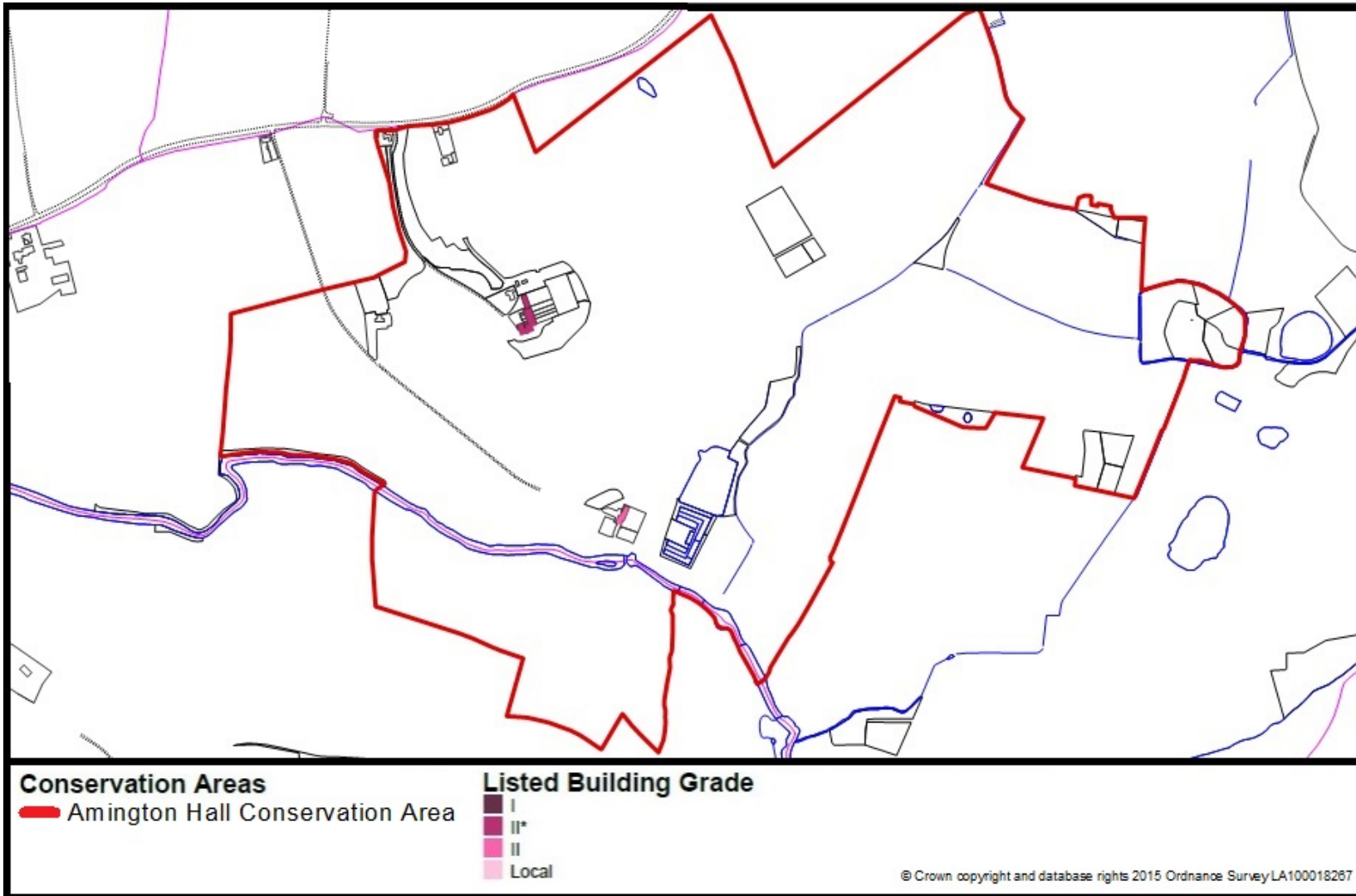


Figure 1: Amington Hall Conservation Area

Section 2: Review of the Conservation Area

- 2.1 The Appraisal in 2008 divided the Conservation Area into three character zones: Amington Old Hall; Amington Old Hall; and The Parkland. It identified positive and negative buildings, structures and opportunities for change. Using the information in the appraisal and the photographic record as a baseline, the character zones were re-examined to identify which aspects have changed since 2008. Appendix 1 contains a summary of change, positive and negative features and opportunities for each of the zones.

Changes to the conservation area

- 2.2 There has been very limited change to the conservation area since 2008. The area is predominantly rural and situated within open countryside which limits the amount of development such as new dwellings and extensions.
- 2.3 There has been the installation of solar panels to the front façade of one of the mid-late 20th Century dwellings along the drive to the Amington Old Hall, which although the dwelling is of neutral value the placement of the solar panels does cause some detriment to the experience of the drive to the Old Hall.
- 2.4 Historic England has conducted an annual conservation area survey since 2009 which considers condition, vulnerability and expected changes. Based on the 2015 update the Amington Hall Conservation Area is classed as being in fair condition, highly vulnerable, but not at risk overall. This is based on feedback from the Council that loss of historic detail, lack of maintenance and the condition of the public realm are all minor problems. It is important to continue to participate in the survey to monitor change and to ensure that the conservation area does not become ‘at risk.’

Archaeology

- 2.5 The Amington Hall Conservation Area contains assets of considerable heritage significance. There is high potential for above and below ground archaeology to survive across the conservation area and although sporadic archaeological work over time has revealed evidence of archaeology which is recorded in the Historic Environment Record, the full extent of the resource is unknown. The Heritage Impact Assessment recommends that a desk based archaeological assessment is undertaken for all allocated sites, which is reflected in Policy EN6. This would also extend to any windfall sites that come forward within the conservation area.

Historic environment

- 2.6 Most of the buildings in the conservation area are in good structural condition and the main issue is the loss of individual detailing and historical elements, the cumulative effects of which have the potential to erode the character of the conservation area. The Amington Hall Conservation Area does not contain any Article 4 directions, however the main buildings are listed with the remaining buildings restricted from extending or new windfall development as a result of the sites being situated within the open countryside where the development of dwellings is more restrictive.

As highlighted in the 2008 Appraisal, the modern farm buildings around the site of the Amington Old Hall are detrimental to the character and appearance of the conservation area, however the buildings are agricultural and are not as damaging to the rural character as these types of buildings are expected in working farms and is somewhat hidden from long range views from the traditional brick barn and tree coverage.

- 2.7 Other modern buildings such as the garage to the front of the Old Hall are constructed using concrete block work and an almost flat roof which is unsympathetic to the character and appearance of the Old Hall, a Grade II* listed building.
- 2.8 To the rear of the Amington Old Hall, the grounds are suffering from a lack of maintenance as are the timber outbuildings to the rear of the Amington Old Hall. These are not visible from the public realm, however would be beneficial to the conservation area and the setting of the listed building is properly maintained.

Assessment of Conservation Area Boundary

- 2.9 The conservation area boundaries generally follow the lines of the historic Amington Old Hall Estate, and as current, the boundary fulfils the role of designation for a conservation area. As such, it is recommended that the Conservation Area boundary is retained in its current form.

Public realm

- 2.10 The public realm in this Conservation Area is quite different in that the accessible public paths are walking tracks through the countryside. There are tracks which give vehicular access to the brook, The Old Hall and Amington Hall Barn and buildings.
- 2.11 Some of the walking tracks behind Amington Old Hall Barns and the site of the disused fishponds are very over-grown and disused with broken stiles evident. The improvement of these walking tracks across the countryside can have positive benefits to the conservation area, particularly is care, interpretation and maintenance.
- 2.12 The fish ponds which were part of the Amington Old Hall continue to be overgrown and disused. There is a real opportunity to reinstate the fishponds which will add to the historic interpretation of the Amington Old Hall.

Section 3: Managing the future of the conservation area

3.1 This section sets out proposals for managing the conservation area, including projects and initiatives which have arisen from the issues identified in the conservation area appraisal and review. It also sets out guidance for new development, although this will be provided in greater detail in the Design Supplementary Planning Document. Section 2 identified the following issues as being of particular concern for the Amington Hall Conservation Area:

- Retention of character and historic detailing
- Reinstatement of lost features, such as the fishing ponds
- Maintenance of public rights of way

Integrating new development

3.2 Although there are no allocated sites within the conservation area and there are limited opportunities for windfall development, there are opportunities for expansion and alterations to existing buildings which will be a challenge to integrate new development in a way that respects historic character and does not cause unacceptable harm. The sensitivity of the location will require a specific design solution to respond to the historic buildings and streetscape and potential below ground archaeological remains. Broad principles that would apply to all sites are:

- Specific design solution for each site to include careful use of materials and detailing;
- Development to reflect existing rural environment and architecture;
- Maintain important views of listed buildings and open spaces;
- Foundations to take into account potential for below ground remains, to be informed by desk based archaeological assessment and fieldwork if necessary
- Take the opportunity to restore and enhance heritage assets, and their grounds

3.3 The Council will be preparing a Design supplementary planning document (SPD) to provide further detail to the Local Plan policies. The intention is to have guidance which will cover shop fronts, signage and advertisements and materials. Other relevant topics include new residential and commercial development.

Management action 1: Guide new development

- Produce Design SPD to guide new development, including heritage contexts

Condition of historic buildings

3.4 Although the condition of most buildings in the conservation area is reasonable and there has been some investment, there are individual buildings and their settings that have been neglected or have been subjected to inappropriate changes.

3.5 There is also an issue regarding lack of knowledge with regards to the maintenance and works required to historic assets. Guidance showing appropriate levels of maintenance and care of listed buildings can be beneficial to raising awareness and care for heritage assets.

- 3.6 The council will continue to undertake reviews and assessments of the Conservation Area and heritage assets within the Conservation Area to ensure that preventative measures can be employed to avoid buildings becoming ‘at risk.’ Where communications with owners has been ineffective, the Council will utilise its legal powers to ensure that necessary works are undertaken to safeguard the future of heritage assets.
- 3.7 The buildings listed in Appendix 3 are identified for enhancement. This will include general improvements to improving the condition of building and more specialised works including stonework reconstruction and railing reinstatement. The recommended works for each building are set out in Appendix 3.

Management action 2: Enhance the condition of historic buildings

- Engage with owners and tenants to encourage regular building maintenance, with a particular focus on priority buildings
- Promote the retention and reinstatement of original features including timber windows and front boundary walls and hedges
- Engage with owners to ensure occupancy and appropriate and viable use of vacant buildings
- Undertake a number of guidance notes that promote the preventative maintenance and proper care of historic assets.
- Review the buildings at risk survey on a regular basis (every 5 years)
- Where appropriate, the Council will utilise its legal powers to ensure necessary works are carried out to ensure the safeguarding of heritage assets.

Local List

- 3.8 The heritage impact assessment highlighted the potential for additions to the local list, although the appraisal process in 2008 resulted in a fairly comprehensive review of the local list, however no additions were made to the Amington Hall Conservation Area as the majority of the buildings are listed as of national importance. The Council intends to review the list for the whole borough in the near future. This will involve inviting nominations from local heritage groups and the general public against criteria set out by the Council. The final decision on local list additions will be subject to Cabinet approval.

Management action 3: Maintain and review Local List

- Review the Local List in consultation with the public

Safeguarding archaeology

- 3.9 Development within the conservation area could result in loss or fragmentation of surviving archaeological remains and for this reason, early discussion with the Country Council Historic Environment Team is recommended. The Local Plan requires a desk based archaeological assessment to accompany planning applications to identify the potential for archaeology and guide discussions about the scope and scale of any preservation and mitigation.

Management action 4: Safeguard archaeology

- Engage with the Staffordshire County Council Environmental Advice Team and Historic Environment Record at an early stage to enable the production of up to date desk based assessments
- Record any archaeological structures revealed through assessments and development on the Historic Environment Record and consider opportunities to interpret discoveries

Enhancing the public realm

- 3.10 Responsibility for provision and maintenance of the public realm is split between the Borough Council and Staffordshire County Council. Renewal of the public realm would enable the area to be redesigned with a unified character and identify. Works other than routine maintenance can be partly funded through Section 106 contributions but larger projects will require funding applications to various sources including the local enterprise partnerships and Heritage Lottery Fund. It will be necessary to work with the County Council to identify opportunities for funding as projects are identified and agreed.

Management action 5: Enhance the public realm

- Work with Staffordshire County Council to identify opportunities for public realm improvements which could be included in the CIL 123 project list
- Undertake street clutter audit in line with Historic England guidance
- Work with statutory undertakers to agree an approach to highway reinstatement
- The Council will work with all the stakeholders to work towards achieving high quality and coherent style of public realm which will enhance the character and appearance of the conservation area.

Funding and resources

- 3.11 The Borough Council has a number of officers whose remit includes heritage and the town centre. The Council will work with partners and engage with businesses and building owners to enhance the conservation area. This may take the form of advice, identifying funding opportunities and promoting the town centre. Project teams could also be formed to co-ordinate and manage specific projects when needed.
- 3.12 The Council operates a modest conservation grant scheme which is used as match funding to support building owners and tenants undertaking structural repairs and restoration of original features. This is available to all statutorily and locally listed buildings throughout the Borough and historic unlisted buildings within conservation areas. It could be used to part fund the projects identified in the management plan, however, demand already exceeds availability and with competition from projects in other conservation areas, progress will be limited to a small number of projects every year. There is scope to review the way the grant scheme operates to target priority schemes in the conservation areas.
- 3.13 There is also the potential to include heritage projects as part of the project list to be funded as part of Community Infrastructure Levy (CIL) contributions. Predominantly consisting of streetscape improvements the levy charged on new build housing, retail and commercial developments can assist with funding towards improvements. Any potential projects will be required to be added to the Regulation 123 list.

Management action 6: Resourcing Improvements

- Review operation of grant scheme to target priority schemes in the conservation areas arising from management plans
- Develop a list of streetscape improvement projects which can be added to the CIL Regulation 123 list.

Section 4: Monitoring and Review

- 4.1 The intention is to monitor changes to the conservation area to assess the effectiveness of the management plan. A dated photographic record is produced to show the changes to the conservation area since the appraisal was undertaken in 2008, using the original photos for comparison. A formal review will be carried out on a five yearly basis.
- 4.2 The Council will continue to participate in the Historic England annual conservation area survey and take appropriate advice and action if the conservation area is revealed as being at risk.
- 4.3 These monitoring actions will need to be set up alongside the Local Plan monitoring framework.

Management action 7: Monitor and review changes

- Produce a dated photographic record to monitor changes to the conservation area
- Continue to participate in the annual conservation area survey produced by Historic England
- Monitor changes in the conservation area and modify the management actions where necessary to secure positive change

Appendices

Appendix 1: Review of the conservation area by character zone

Character Zone 1 – Amington Hall	
Change since 2008	<ul style="list-style-type: none"> N/a
Positive features	<ul style="list-style-type: none"> Historic rural character is still mostly intact; Development centred around converted barn buildings and farmstead which is largely intact; Long distance views over landscape
Negative features	<ul style="list-style-type: none"> Modern Agricultural sheds
Opportunities	<ul style="list-style-type: none"> Encourage retention of historic features and linkages of the farmstead buildings
Character Zone 2 – Amington Old Hall	
Change since 2008	<ul style="list-style-type: none"> Solar panels installed to front roof plane of dwelling along the drive to Amington Old Hall
Positive features	<ul style="list-style-type: none"> Historic rural character is still mostly intact; Soft landscaping to dwellings along driveway to Amington Old Hall which reinforces character to the conservation area.
Negative features	<ul style="list-style-type: none"> Lack of maintenance to the grounds and outbuildings to the rear of Amington Old Hall Poor siting of garage to the front of Amington Old Hall
Opportunities	<ul style="list-style-type: none"> Continue to reinforce appropriate materials and treatments and the positive contribution the development makes to the conservation area
Character Zone 3 – The Parkland	
Change since 2008	N/a
Positive features	<ul style="list-style-type: none"> Large areas of parkland which reinforce the rural character and appearance of the conservation area Majority of buildings are in keeping with the rural feel of the conservation area
Negative features	<ul style="list-style-type: none"> Lack of maintenance to public rights of way, with paths overgrown and stiles broken Lack of maintenance to former fishponds which are now overgrown and derelict.
Opportunities	<ul style="list-style-type: none"> The reinstatement of fish ponds The maintenance of public rights of way so that walkers can appreciate the historic character and environment of the Amington Old Hall Estate.

Appendix 2: Heritage assets in the Amington Hall Conservation Area

	Listed Buildings	Grade
1	Amington Hall	II*
2	Amington Old Hall	II

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Appendix 3: Recommended works

This section describes potential problems and recommendations for alleviating the identified problems. Some of the works to rectify problems may require planning and/or listed building consent, so please check with the Development Management Team or Conservation Officer at Tamworth Borough Council before undertaking any works described in this plan.

The Parkland			
Roof chimney		Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other?	x	Wall, gate & railings	
Works required: Reinstate stiles and maintain public rights of way within parkland			

Former Fishing Ponds			
Roof chimney		Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other?	x	Wall, gate & railings	
Works required: Reinstate fishing ponds so that they can be experienced by people utilising the public rights of way.			

Consultation on the Draft Amington Green Conservation Area Management Plan 2016.

Background to the consultation

This consultation is for the review of the Amington Green Conservation Area Management Plan. In 2008 an appraisal of the Conservation Area was carried out, along with a management plan which listed actions in order to preserve and enhance the character and appearance of the conservation area for the next 5 years. It is now time to review the appraisal and management plan, and this document has been developed to sit alongside the 2008 appraisal and develop a set of management actions for the Conservation Area over the next 5 years.

What we are consulting on

The following documents are included within this consultation:

- The Draft Amington Green Conservation Area Management Plan 2016;
- A questionnaire asking for your views on the Draft plan

How your views will be used

The consultation will take into account views of all respondents to the consultation which will be published on the Council's website. Completing the questionnaire is voluntary and all the information you provide will be treated in the strictest of confidence. No information will be released that could identify an individual or organisation. These views will influence the development of the final version of the management plan which will be presented to Cabinet later in 2016.

How to share your views

The 6 week consultation period closes on (...). Please complete the questionnaire and send it via the following means:-

- Email: DevelopmentPlan-@tamworth.gov.uk
- Post: Conservation Management Plan Consultation, Planning Policy, Tamworth Borough Council, Marmion House, Lichfield Street, Tamworth B79 7BZ

Further Information

Should you require any additional information or have any questions regarding the consultation, please contact the Planning Policy Team on 01827 709 279

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Background

What is a management plan and why are we preparing it?

- 1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on all local planning authorities to determine which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Such areas can then be designated as conservation areas. The Act also states that local planning authorities should formulate and publish proposals for their preservation and enhancement.
- 1.2 Tamworth has seven conservation areas, which were designated between 1976 and 1999. In 2007-2008 the Council undertook a programme of conservation area appraisals to define the special interest of the conservation areas, to ensure that the boundaries remained relevant and defensible and to identify potential areas for future attention. A number of recommendations from the appraisals have been implemented, including boundary amendments, addition of buildings to the local list and a number of Article 4 Directions.
- 1.3 Incremental changes over time can alter the character and appearance of a conservation area and the appraisals should be reviewed on a regular basis to identify opportunities and threats. The management plan provides the opportunity to review the appraisals and to set out a medium to long term management strategy to guide future change in a positive way that respects the historic environment. It is important to note that this management plan does not entirely supersede the Amington Green Conservation Area Appraisal 2008, and should be read in conjunction with this document.
- 1.4 The preparation of the management plan has been guided by the Historic England document ‘Understanding Place: Conservation Area Designation, Appraisal and Management’ 2016. This section sets out the purpose of the management plan and the issues it will cover, the consultation strategy and review of relevant Local Plan policies and evidence.
- 1.5 This management plan will consider the following issues:
 - changes to the conservation area
 - positive and negative features
 - actions to secure the repair and full use of buildings
 - priority schemes
 - archaeology
 - green space management
 - new development
 - resources
 - monitoring
- 1.6 It is anticipated that the management plan will last for a period of five years. Although the plan contains details of proposals and initiatives it is acknowledged that some will have a longer timeframe. The management plan is not a statutory document and does not form part of the development plan, however, it will be a material consideration in decision making.

What are we doing to involve people?

- 1.7 The Council is required by the 1990 Act to consult the local community on any management proposals for the conservation area. Section 71 says that:
- 1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.
 - 2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.
 - 3) The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.
- 1.8 The Council’s Statement of Community Involvement was updated and approved in February 2014. It specifically covers the preparation of local plans and planning applications and although the management plan is not a statutory document, it is the intention that the Council will broadly follow the procedure for the preparation of a supplementary planning document, which will involve a public consultation event.
- 1.9 The management plan will be subject to approval by Cabinet. Details of the proposed consultation are set out below:
- Internal meetings with Council Officers with interests in the conservation area including Economic Development and Regeneration, Tourism and Town Centre, Arts and Events and Property Services.
 - Public notice, press release and advertisement around the conservation area
 - Public consultation for 6 weeks including a public exhibition at St. Editha’s Church, Amington Green
 - Consultation with local and national heritage organisations
 - Consultation with businesses through the Town Team

Tamworth Local Plan 2006-2031

- 1.10 The Tamworth Local Plan covers the period 2006-2031. The Vision for the Local Plan builds on the identified issues and challenges and sets the spatial direction for Tamworth. The relevant parts of the Vision for heritage are the vibrant town centre and distinctive identity related to the town’s history and heritage assets. The Local Plan then goes on to set spatial priorities to deliver the vision and in the context of the Amington Green Conservation Area, the following are considered relevant:

SP3	Working in partnership with economic stakeholders to create a diverse local economy, including regeneration of employment areas and provide appropriate education and training that will provide local job opportunities that will reduce the need for residents to travel outside of the Borough.
SP5	To provide a range of affordable, adaptable and high quality housing that meets the needs of Tamworth residents.
SP7	To encourage active and healthier lifestyles by providing a network of high quality, accessible green and blue linkages and open spaces and formal indoor and outdoor recreation facilities that meet identified needs and link neighbourhoods to each other and the wider countryside.
SP9	To protect and enhance heritage assets by ensuring that proposals for change respect the historic character of the Borough including street layout, surviving historic buildings, street furniture, archaeology and open

	spaces.
SP10	To create safe, high quality places that deliver sustainable neighbourhoods and reflect Tamworth's small scale and domestic character using a blend of traditional and innovative design techniques.

1.11 The Local Plan contains policies that support heritage assets including conservation areas and locally listed buildings. It prioritises designated Conservation Areas for safeguarding and enhancing to better reveal their significance. The Local Plan also gives non-designated heritage assets, such as locally listed buildings, due acknowledgement when dealing with development that affects them.

1.12 Development of any scale must relate to the historic context. The following policies are considered to be relevant and the management plan will be in accordance with and complement these policies:

EC5 Culture and tourism

- Promote, protect and enhance Tamworth's landscape and heritage
- Support appropriate re-use of historic buildings
- Promote existing tourism attractions and support additional tourism attractions linked to heritage
- Promote awareness and interest in heritage
- Improve physical links around and beyond the town centre

EN5 Design of new development

- Buildings and places to be high quality and well designed, particularly to support enhancement of the town centre and conservation areas
- Respect existing architectural and historic character but allow innovation where appropriate
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EN6 Protecting the historic environment

- Development affecting historic assets required to assess impact and clearly demonstrate how assets will be conserved and enhanced (heritage statement and statement of significance)
- Reference to Extensive Urban Survey to identify potential for archaeology (need for archaeological desk based assessment)
- Development to address issues in evidence base (detailed below)
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- Improvements to the public realm at gateways, and along corridors

- Physical improvements to heritage at risk

1.14 A design supplementary planning document (SPD) is being prepared to support the Local Plan which will provide further detailed guidance on design including specific issues for historic contexts.

Review of Relevant Evidence

1.15 The Tamworth Extensive Urban Survey (EUS) considers the historic and archaeological character of the Borough. Tamworth's urban area was divided into 37 historic urban character areas (HUCAs). HUCA 25: Amington Green covers the Amington Green Conservation Area and is considered to be of medium to high overall heritage significance.

1.16 The Heritage at Risk Survey (2013) assessed Conservation Areas and Listed buildings with the aim of assigning a risk category for each building by combining occupancy with physical condition. Of the nine buildings, structures or designated areas in Tamworth classed as “at risk” or vulnerable”, none are located in the Amington Green Conservation Area.

1.17 The map on page 8 shows the heritage assets in the conservation area. Sites within or in the setting of the conservation area are very sensitive to change and there is an over-riding need for caution because development will inevitably impact on assets visually and there is high potential for below ground archaeology to be affected. An important point to emerge from the impact assessment was that development should not be regarded as negative as it offers the opportunity to improve the physical condition of assets, their setting and reinforce historic fabric.

Map showing conservation areas and heritage assets

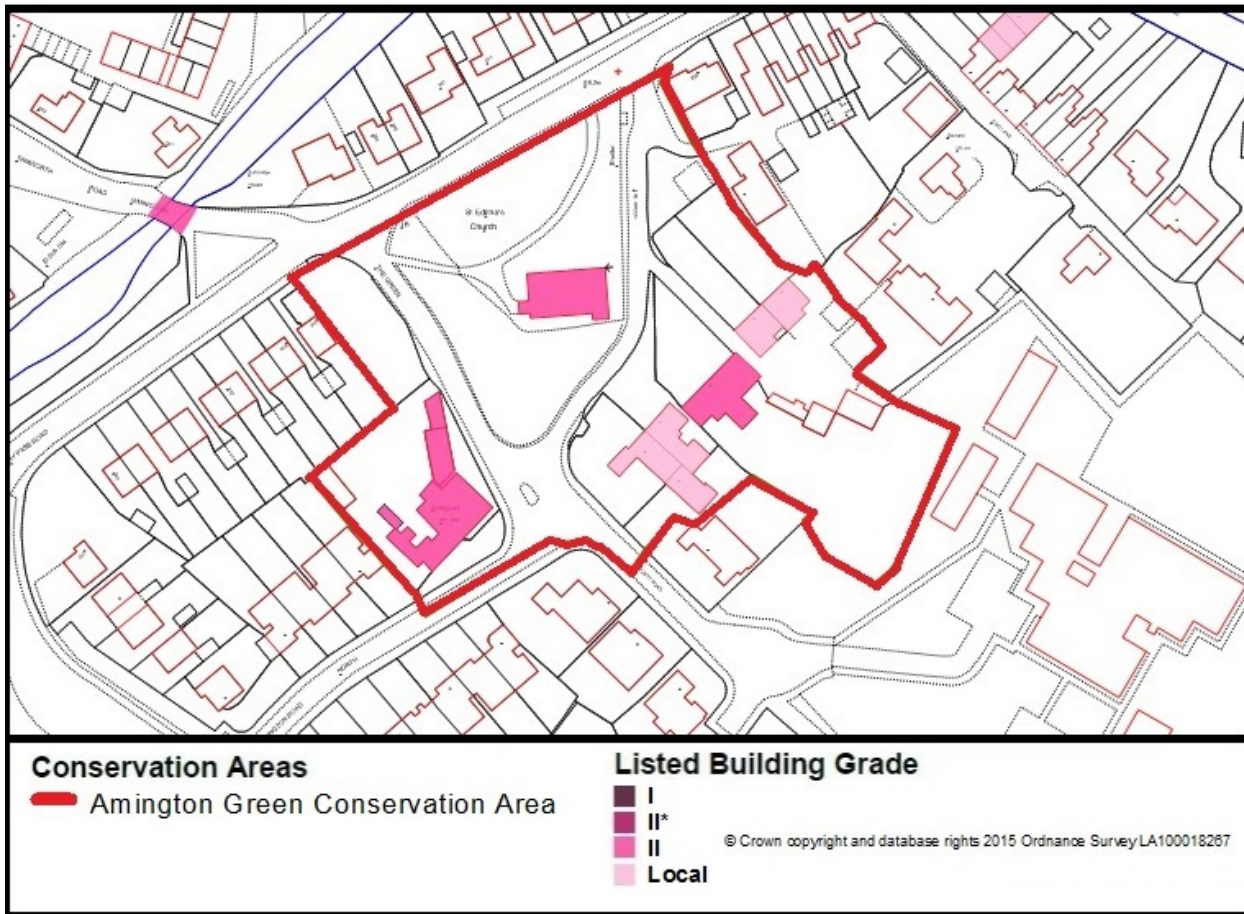


Figure 1: Amington Green Conservation Area

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Section 2: Review of the Conservation Area

- 2.1 The Appraisal in 2008 identified positive and negative buildings, structures and opportunities for change. Using the information in the appraisal and the photographic record as a baseline, the issues were re-examined to identify which aspects have changed since 2008. Appendix 1 contains a summary of change, positive and negative features and opportunities for the conservation area.

Changes to the conservation area

- 2.2 There has been very limited change to the conservation area since 2008. The only significant change has been the development of the open space opposite the green as shown in Figure 2 below. Although identified as a positive entrance point to the Conservation Area, the development is sympathetic to the character and appearance of the Conservation Area. As such the new dwelling's inclusion within the conservation area is still appropriate.
- 2.3 Historic England has conducted an annual conservation area survey since 2009 which considers condition, vulnerability and expected changes. Based on the 2015 update the Amington Green Conservation Area is classed as being in fair condition, highly vulnerable but not at risk overall. This is based on feedback from the Council that loss of historic detail, lack of maintenance and the condition of the public realm are all minor problems. It is important to continue to participate in the survey to monitor change and to ensure that the conservation area does not become 'at risk.'

Archaeology

- 2.4 The Amington Green Conservation Area contains assets of considerable heritage significance. There is high potential for above and below ground archaeology to survive across the conservation area and although sporadic archaeological work over time has revealed evidence of archaeology which is recorded in the Historic Environment Record, the full extent of the resource is unknown. The Heritage Impact Assessment recommends that a desk based archaeological assessment is undertaken for all allocated sites, which is reflected in Policy EN6. This would also extend to any windfall sites that come forward within the conservation area.
- 2.5 One of the interesting archaeological features of the Amington Green Conservation Area is the small area of open space in front of No.12 The Green, the position of the Village pound.

Historic environment

- 2.6 Most of the buildings in the conservation area are in good structural condition and the main issue is the loss of individual historical elements, the cumulative effects of which have eroded the character of the conservation area. The Amington Green Conservation Area does not contain any Article 4 directions, however much of the area is listed or within the curtilage of listed buildings, which enables assessment of any works to be sympathetic to the conservation area which has worked successfully.
- 2.7 One building which has suffered from a lack of maintenance are the barns attached to the Grade II listed Amington House, where the roof has now collapsed and further erosion of historic fabric as the weather gets into the structure (Figure 4). Luckily there does not appear to be any damage caused to Amington House as a result of the roof collapse.

- 2.8 The dwelling at No.12 The Green (Figure 5) although largely hidden and setback from the road has problems with vegetation growing over the façade which will damage the historic fabric of the building.

Assessment of Conservation Area Boundary

- 2.9 It is considered that the Conservation Area boundary as current, fulfils the role of designation for a conservation area. As such, it is recommended that the Conservation Area boundary is retained in its current form.

Public realm

The quality of the street surfacing is fair throughout the Conservation Area, however there have been no improvements from the issues identified in the 2008 Conservation Appraisal. The round-a-bout at the junction of Repington Road Nth, Levett Road and The Green has a planter in the centre which is not maintained and has a perimeter timber fence, half of which is missing. It would be more favourable to have a single tree in this location as the centre of the round-a-bout rather than the current situation.

- 2.10 There is also poor street furniture such as the lamp post and bin as previously identified and the 'no ball games' sign on the green which are negative influences to the character and appearance of the conservation area (Figure 7).

Section 3: Managing the future of the conservation area

- 3.1 This section sets out proposals for managing the conservation area, including projects and initiatives which have arisen from the issues identified in the conservation area appraisal and review. It also sets out guidance for new development, although this will be provided in greater detail in the Design Supplementary Planning Document. Section 2 identified the following issues as being of particular concern for the Amington Green Conservation Area:

- Public realm and street furniture such as the planter, and unnecessary signage and poor light post
- Condition of some of the buildings within the conservation area

Integrating new development

- 3.2 Although there are no allocated sites within the conservation area and there are limited opportunities for windfall development, there are opportunities for expansion and alterations to existing dwellings which will be a challenge to integrate new development in a way that respects historic character and does not cause unacceptable harm. The sensitivity of the location will require a specific design solution to respond to the historic buildings and streetscape and potential below ground archaeological remains. Broad principles that would apply to all sites are:

- Specific design solution for each site to include careful use of materials and detailing;
- Development to reflect existing small scale domestic architecture;
- Maintain important views of listed buildings and open spaces;
- Strengthen frontage and linkages throughout the development where it has become fragmented;
- Foundations to take into account potential for below ground remains, to be informed by desk based archaeological assessment and fieldwork if necessary

- Take the opportunity to restore and enhance heritage assets

3.3 The Council will be preparing a Design supplementary planning document (SPD) to provide further detail to the Local Plan policies. The intention is to have guidance which will cover shop fronts, signage and advertisements and materials. Other relevant topics include new residential and commercial development.

Management action 1: Guide new development

- Produce Design SPD to guide new development, including heritage contexts

Condition of historic buildings

3.4 Although the condition of most buildings in the conservation area are reasonable and there has been some investment, there are individual buildings and their settings that have been neglected or have been subjected to inappropriate changes.

3.5 There is also an issue regarding lack of knowledge with regards to the maintenance and works required to historic assets. Guidance showing appropriate levels of maintenance and care of listed buildings can be beneficial to raising awareness and care for heritage assets.

3.6 The council will continue to undertake reviews and assessments of the Conservation Area and heritage assets within the Conservation Area to ensure that preventative measures can be employed to avoid buildings becoming 'at risk.' Where communications with owners has been ineffective, the Council will utilise its legal powers to ensure that necessary works are undertaken to safeguard the future of heritage assets.

3.7 The buildings listed in Appendix 3 are identified for enhancement. This will include general improvements to improving the condition of buildings and more specialised works such as stonework reconstruction and railing reinstatement. The recommended works for each building are set out in Appendix 3.

Management action 2: Enhance the condition of historic buildings

- Engage with owners and tenants to encourage regular building maintenance, with a particular focus on priority buildings
- Promote the retention and reinstatement of original features including timber windows and front boundary walls and hedges
- Engage with owners to ensure occupancy and appropriate and viable use of vacant buildings
- Undertake a number of guidance notes that promote the preventative maintenance and proper care of historic assets.
- Review the buildings at risk survey on a regular basis (every 5 years)
- Where appropriate, the Council will utilise its legal powers to ensure

necessary works are carried out to ensure the safeguarding of heritage assets.

Local List

- 3.8 The heritage impact assessment highlighted the potential for additions to the local list, although the appraisal process in 2008 resulted in a fairly comprehensive review of the local list, however no additions were made to the Amington Green Conservation Area as the majority of the buildings are listed as of national importance. The Council intends to review the list for the whole borough in the near future. This will involve inviting nominations from local heritage groups and the general public against criteria set out by the Council. The final decision on local list additions will be subject to Cabinet approval.

Management action 3: Maintain and review Local List

- Review the Local List in consultation with the public

Safeguarding archaeology

- 3.9 Development within the conservation area could result in loss or fragmentation of surviving archaeological remains and for this reason, early discussion with the Country Council Historic Environment Team is recommended. The Local Plan requires a desk based archaeological assessment to accompany planning applications to identify the potential for archaeology and guide discussions about the scope and scale of any preservation and mitigation.

Management action 4: Safeguard archaeology

- Engage with the Staffordshire County Council Environmental Advice Team and Historic Environment Record at an early stage to enable the production of up to date desk based assessments
- Record any archaeological structures revealed through assessments and development on the Historic Environment Record and consider opportunities to interpret discoveries

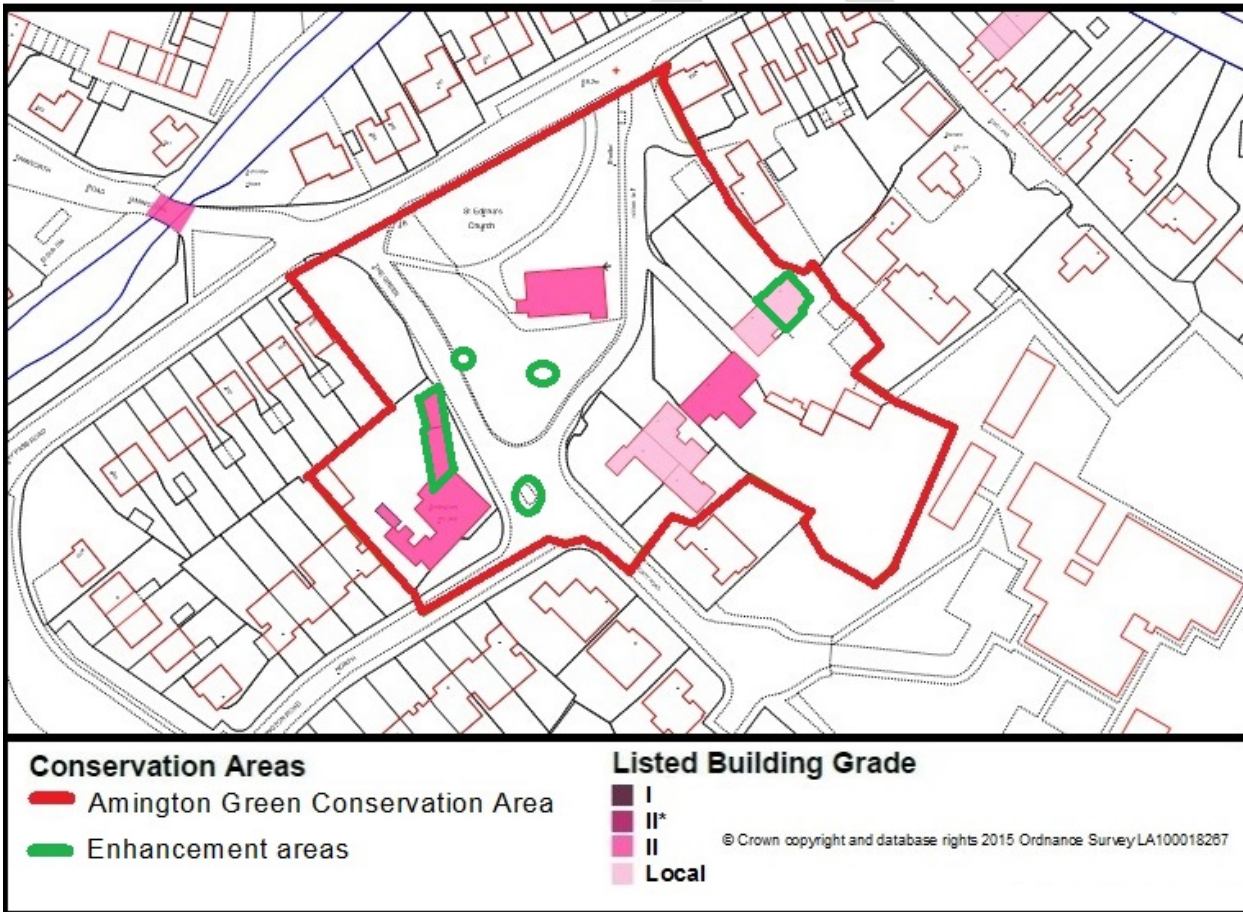
Enhancing the public realm

- 3.10 Responsibility for provision and maintenance of the public realm is split between the Borough Council and Staffordshire County Council. Renewal of the public realm would enable the area to be redesigned with a unified character and identify. Works other than routine maintenance can be partly funded through Section 106 contributions but larger projects will require funding applications to various sources including the local enterprise partnerships and Heritage Lottery Fund. It will be necessary to work with the County Council to identify opportunities for funding as projects are identified and agreed.

Management action 5: Enhance the public realm

- Work with Staffordshire County Council to identify opportunities for public realm improvements which could be included in the CIL 123 project list
- Undertake street clutter audit in line with Historic England guidance
- Work with statutory undertakers to agree an approach to highway reinstatement
- The Council will work with all the stakeholders to work towards achieving high quality and coherent style of public realm which will enhance the character and appearance of the conservation area.

Map showing priority areas for enhancement



Section 4: Funding and resources

- 4.1 The Borough Council has a number of officers whose remit includes heritage and the town centre. The Council will work with partners and engage with businesses and building owners to enhance the conservation area. This may take the form of advice, identifying funding opportunities and promoting the town centre. Project teams could also be formed to co-ordinate and manage specific projects when needed.
- 4.2 The Council operates a modest conservation grant scheme which is used as match funding to support building owners and tenants undertaking structural repairs and restoration of original features. This is available to all statutorily and locally listed buildings throughout the Borough and historic unlisted buildings within conservation areas. It could be used to part fund the projects identified in the management plan, however, demand already exceeds availability and with competition from projects in other conservation areas, progress will be limited to a small number of projects every year. There is scope to review the way the grant scheme operates to target priority schemes in the conservation areas.
- 4.3 There is also the potential to include heritage projects as part of the project list to be funded as part of Community Infrastructure Levy (CIL) contributions. Predominantly consisting of streetscape improvements the levy charged on new build housing, retail and commercial developments can assist with funding towards improvements. Any potential projects will be required to be added to the Regulation 123 list.

Management action 6: Resourcing Improvements

- Review operation of grant scheme to target priority schemes in the conservation areas arising from management plans
- Develop a list of streetscape improvement projects which can be added to the CIL Regulation 123 list.

Section 5: Monitoring and Review

- 5.1 The intention is to monitor changes to the conservation area to assess the effectiveness of the management plan. A dated photographic record will be produced with each review to show the changes to the conservation area since the appraisal was undertaken in 2008, using the original photos for comparison. A formal review will be carried out on a five yearly basis.
- 5.2 The Council will continue to participate in the Historic England annual conservation area survey and take appropriate advice and action if the conservation area is revealed as being at risk.
- 5.3 These monitoring actions will need to be set up alongside the Local Plan monitoring framework.

Management action 7: Monitor and review changes

- Produce a dated photographic record to monitor changes to the conservation area
- Continue to participate in the annual conservation area survey produced by Historic England
- Monitor changes in the conservation area and modify the management actions where necessary to secure positive change

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Appendices

Appendix 1: Review of the conservation area by character zone

Amington Green Conservation Area	
Change since 2008	<ul style="list-style-type: none"> • Erection of a dwelling opposite the Church • Four buildings added to the local list
Positive features	<ul style="list-style-type: none"> • Unified appearance of residential properties and boundary treatments, soft landscaping and hedges reinforce historic character. • Historic character is still mostly intact.
Negative features	<ul style="list-style-type: none"> • Continuing degradation of round-a-bout and timber fencing • Poor street furniture such as lamppost and bin, and clutter caused by 'no ball games' signage • Lack of maintenance to outbuildings of Amington House impacting negatively on the character and appearance of the area.
Opportunities	<ul style="list-style-type: none"> • Remove poor round-a-bout, and replace with something more sympathetic, such as a tree. • Assist with guidance to the proper repair of outbuildings to Amington House.

Appendix 2: Heritage assets in the Amington Green Conservation Area

	Listed Buildings	Grade
1	Amington House	II
2	Parish Church of St. Editha	II
3	Yew Tree House	II
4	1 The Green	II
5	2 The Green	Local
6	3 The Green	Local
7	10 The Green	Local
8	12 The Green	Local

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Appendix 3: Recommended works for priority buildings

This section describes potential problems and recommendations for alleviating the identified problems. Some of the works to rectify problems may require planning and/or listed building consent, so please check with the Development Management Team or Conservation Officer at Tamworth Borough Council before undertaking any works described in this plan.

Street furniture			
Roof chimney		Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other	x	Wall, gate & railings	
Works required: removal unsympathetic light post and bin and replace with more sympathetic furniture. Remove unnecessary signage clutter such as the no ball games sign. Remove planter box and poor fencing and replace with something more sympathetic such as a tree			

Amington House			
Roof	x	Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework	x	Architectural details	
Other		Wall, gate & railings	
Works required: rebuilding of outbuildings including walls in lime, and roof beams and coverings in slate.			

12 The Green			
Roof chimney		Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework	x	Architectural details	
Other		Wall, gate & railings	
Works required: removal invasive vegetation over façade, by carefully removing vegetation and the application of a herbicide gel to the root of the vegetation.			

Consultation on the Draft Dosthill Conservation Area Management Plan 2016.

Background to the consultation

This consultation is for the review of the Amington Green Conservation Area Management Plan. In 2008 an appraisal of the Conservation Area was carried out, along with a management plan which listed actions in order to preserve and enhance the character and appearance of the conservation area for the next 5 years. It is now time to review the appraisal and management plan, and this document has been developed to sit alongside the 2008 appraisal and develop a set of management actions for the Conservation Area over the next 5 years.

What we are consulting on

The following documents are included within this consultation:

- The Draft Amington Green Conservation Area Management Plan 2016;
- A questionnaire asking for your views on the Draft plan

How your views will be used

The consultation will take into account views of all respondents to the consultation which will be published on the Council's website. Completing the questionnaire is voluntary and all the information you provide will be treated in the strictest of confidence. No information will be released that could identify an individual or organisation. These views will influence the development of the final version of the management plan which will be presented to Cabinet later in 2016.

How to share your views

The 6 week consultation period closes on (...). Please complete the questionnaire and send it via the following means:-

- Email: DevelopmentPlan-@tamworth.gov.uk
- Post: Conservation Management Plan Consultation, Planning Policy, Tamworth Borough Council, Marmion House, Lichfield Street, Tamworth B79 7BZ

Further Information

Should you require any additional information or have any questions regarding the consultation, please contact the Planning Policy Team on 01827 709 279

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Background

What is a management plan and why are we preparing it?

- 1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on all local planning authorities to determine which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Such areas can then be designated as conservation areas. The Act also states that local planning authorities should formulate and publish proposals for their preservation and enhancement.
- 1.2 Tamworth has seven conservation areas, which were designated between 1976 and 1999. In 2007-2008 the Council undertook a programme of conservation area appraisals to define the special interest of the conservation areas, to ensure that the boundaries remained relevant and defensible and to identify potential areas for future attention. A number of recommendations from the appraisals have been implemented, including boundary amendments, addition of buildings to the local list and a number of Article 4 Directions.
- 1.3 Incremental changes over time can alter the character of a conservation area and the appraisals should be reviewed on a regular basis to identify opportunities and threats. The management plan provides the opportunity to review the appraisals and to set out a medium to long term management strategy to guide future change in a positive way that respects the historic environment. It is important to note that this management plan does not entirely supersede the Dosthill Conservation Area Appraisal 2008, and should be read in conjunction with this document.
- 1.4 The preparation of the management plan has been guided by the Historic England document ‘Understanding Place: Conservation Area Designation, Appraisal and Management’ 2016. This section sets out the purpose of the management plan and the issues it will cover, the consultation strategy and review of relevant Local Plan policies and evidence.
- 1.5 The management plan will consider the following issues:
 - changes to the conservation area
 - positive and negative features
 - actions to secure the repair and full use of buildings
 - priority schemes
 - archaeology
 - green space management
 - new development
 - resources
 - monitoring
- 1.6 It is anticipated that the management plan will last for a period of five years. Although the plan contains details of proposals and initiatives it is acknowledged that some will have a longer timeframe. The management plan is not a statutory document and does not form part of the development plan, however, it will be a material consideration in decision making.

What are we doing to involve people?

- 1.7 The Council is required by the 1990 Act to consult the local community on any management proposals for the conservation area. Section 71 says that:
- 1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.
 - 2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.
 - 3) The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.
- 1.8 The Council’s Statement of Community Involvement was updated and approved in February 2014. It specifically covers the preparation of local plans and planning applications and although the management plan is not a statutory document, it is the intention that the Council will broadly follow the procedure for the preparation of a supplementary planning document, which will involve a public consultation event.
- 1.9 The management plan will be subject to approval by Cabinet. Details of the proposed consultation are set out below:
- Internal meetings with Council Officers with interests in the conservation area including Economic Development and Regeneration, Tourism and Town Centre, Arts and Events and Property Services.
 - Public notice, press release and advertisement around the conservation area
 - Public consultation for 6 weeks including a public exhibition at St. Paul’s Church, Dosthill
 - Consultation with local heritage organisations
 - Consultation with businesses through the Town Team

Tamworth Local Plan 2006-2031

- 1.10 The new Local Plan covers the period 2006-2031. The Vision for the Local Plan builds on the identified issues and challenges and sets the spatial direction for Tamworth. The relevant parts of the Vision for heritage are the vibrant town centre and distinctive identity related to the town’s history and heritage assets. The Local Plan then goes on to set spatial priorities to deliver the vision and in the context of the Dosthill Conservation Area, the following are considered relevant:

SP3	Working in partnership with economic stakeholders to create a diverse local economy, including regeneration of employment areas and provide appropriate education and training that will provide local job opportunities that will reduce the need for residents to travel outside of the Borough.
SP5	To provide a range of affordable, adaptable and high quality housing that meets the needs of Tamworth residents.
SP7	To encourage active and healthier lifestyles by providing a network of high quality, accessible green and blue linkages and open spaces and formal indoor and outdoor recreation facilities that meet identified needs and link neighbourhoods to each other and the wider countryside.
SP9	To protect and enhance heritage assets by ensuring that proposals for change respect the historic character of the Borough including street layout, surviving historic buildings, street furniture, archaeology and open

	spaces.
SP10	To create safe, high quality places that deliver sustainable neighbourhoods and reflect Tamworth's small scale and domestic character using a blend of traditional and innovative design techniques.

1.11 The Local Plan contains policies that support heritage assets including conservation areas and locally listed buildings. It prioritises designated Conservation Areas for safeguarding and enhancing to better reveal their significance. The Local Plan also gives non-designated heritage assets, such as locally listed buildings, due acknowledgement when dealing with development that affects them.

1.12 Development of any scale must relate to the historic context. The following policies are considered to be relevant and the management plan will be in accordance with and complement these policies:

EC5 Culture and tourism

- Promote, protect and enhance Tamworth's landscape and heritage
- Support appropriate re-use of historic buildings
- Promote existing tourism attractions and support additional tourism attractions linked to heritage
- Promote awareness and interest in heritage
- Improve physical links around and beyond the town centre

EN5 Design of new development

- Buildings and places to be high quality and well designed, particularly to support enhancement of the town centre and conservation areas
- Respect existing architectural and historic character but allow innovation where appropriate
- Take into account impact on significance of heritage assets
- Scale, form, massing, materials and design to conserve or enhance context
- Development to be legible and outward facing with active frontages
- Incorporate landscaping and open space

EN6 Protecting the historic environment

- Development affecting historic assets required to assess impact and clearly demonstrate how assets will be conserved and enhanced (heritage statement and statement of significance)
- Reference to Extensive Urban Survey to identify potential for archaeology (need for archaeological desk based assessment)
- Development to address issues in evidence base (detailed below)
- Support enhancement of negative features and "vulnerable" and "at risk" buildings
- Support public realm improvements and use of vacant and under used historic buildings

1.13 The Local Plan recognises the Character Appraisals and other evidence base, including the Extensive Urban Survey (2011), Heritage at Risk Survey (2013) and Heritage Impact Assessments (2014); development is required to address the issues identified in these, The Infrastructure Delivery Plan identifies the following proposals which are relevant to the Dosthill Conservation Area:

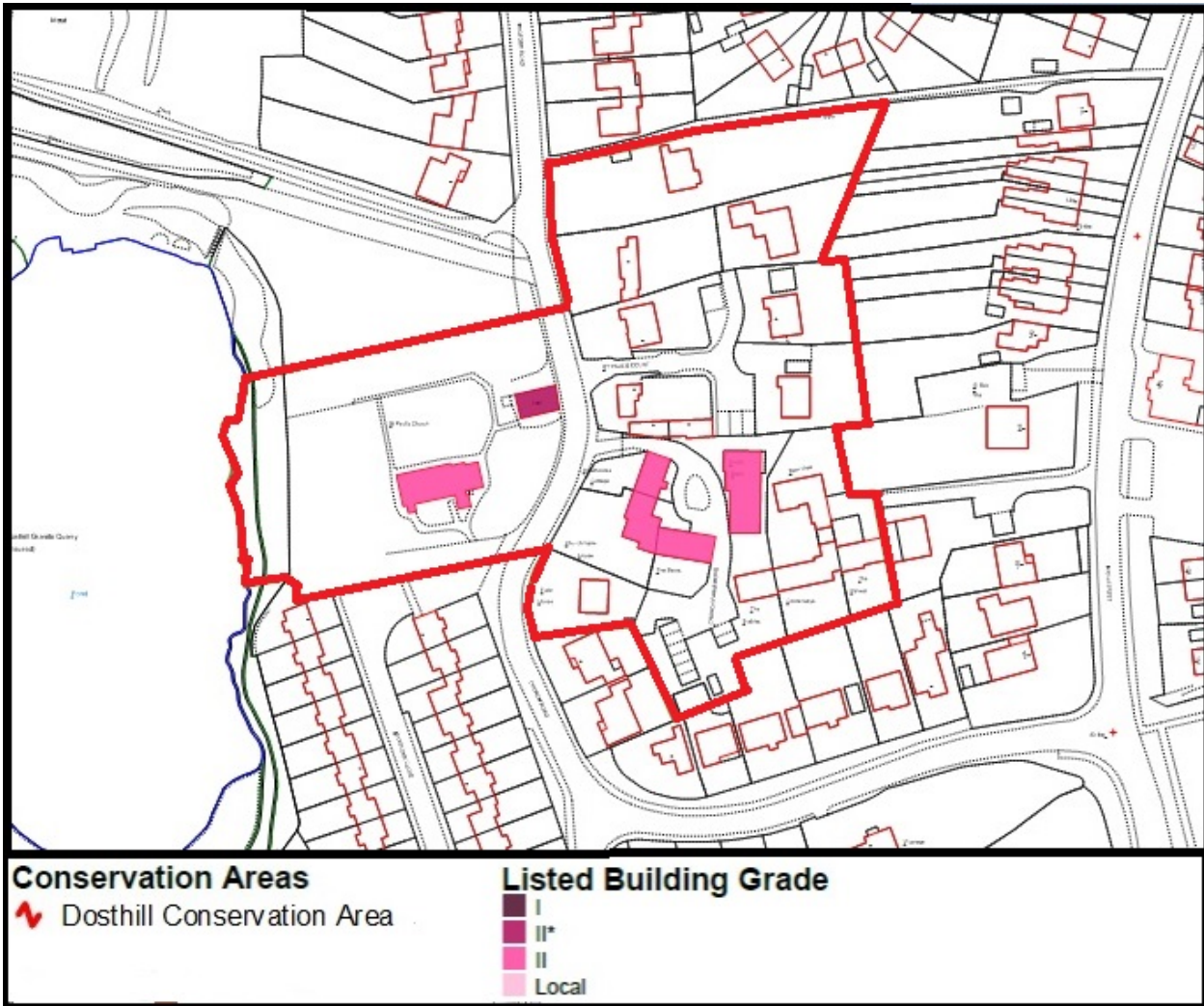
- Improvements to the public realm at gateways, and along corridors
- Physical improvements to heritage at risk

- 1.14 A Design supplementary planning document (SPD) is being prepared to support the Local Plan which will provide further detailed guidance on design including specific issues for historic contexts.

Review of Relevant Evidence

- 1.15 The Tamworth Extensive Urban Survey (EUS) considers the historic and archaeological character of the Borough. Tamworth's urban area was divided into 37 historic urban character areas (HUCAs). HUCA 37: Dosthill covers the Dosthill Conservation Area and is considered to be of medium to high overall heritage significance.
- 1.16 The Heritage at Risk Survey (2013) assessed Conservation Areas and Listed buildings with the aim of assigning a risk category for each building by combining occupancy with physical condition. Of the nine buildings, structures or designated areas in Tamworth classed as "at risk" or vulnerable", none are located in the Dosthill Conservation Area.
- 1.17 The map on page 7 shows the heritage assets in the conservation area. Sites within or in the setting of the conservation area are very sensitive to change and there is an over-riding need for caution because development will inevitably impact on assets visually and there is high potential for below ground archaeology to be affected. An important point to emerge from the impact assessment was that development should not be regarded as negative as it offers the opportunity to improve the physical condition of assets, their setting and reinforce historic fabric.

Map showing conservation areas and heritage assets



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Figure 1: Dosthill Conservation Area

Section 2: Review of the Conservation Area

- 2.1 The Appraisal in 2008 divided the Conservation Area into three character zones: the Church and Church Street; St Paul's Court; and Churchyard Mews. It identified positive and negative buildings, structures and opportunities for change. Using the information in the appraisal and the photographic record as a baseline, the character zones were re-examined to identify which aspects have changed since 2008. Appendix 1 contains a summary of change, positive and negative features and opportunities for each of the zones.

Changes to the conservation area

- 2.2 There has been very limited change to the conservation area since 2008. Although the 2008 appraisal mentioned the quite utilitarian fence to the side of the Church and Chapel, no mention was made regarding the installation of a palisade fence to the rear of the church, which is very defensive and highly detrimental to the setting of the listed building and the character and appearance of the conservation area. The fence appears to be at least 10-15 years old, and it is doubtful that this has consent.
- 2.3 The palisade fence continue along the boundary to the neighbouring site of the diving lake which is outside the Conservation Area, however negatively affects the setting of the Conservation Area. The painting of the fence in green and black and barbed wire to the top reinforces the defensive nature of the fence to the detriment of the setting of the Conservation Area.
- 2.4 Historic England has conducted an annual conservation area survey since 2009 which considers condition, vulnerability and expected changes. Based on the 2015 update the Dosthill Conservation Area is classed as being in fair condition, highly vulnerable, but not at risk overall. This is based on feedback from the Council that loss of historic detail, lack of maintenance and the condition of the public realm are all minor problems. It is important to continue to participate in the survey to monitor change and to ensure that the conservation area does not become at risk.

Archaeology

- 2.5 The Dosthill Conservation Area contains assets of considerable heritage significance. There is high potential for above and below ground archaeology to survive across the conservation area and although sporadic archaeological work over time has revealed evidence of archaeology which is recorded in the Historic Environment Record, the full extent of the resource is unknown. The Heritage Impact Assessment recommends that a desk based archaeological assessment is undertaken for all allocated sites, which is reflected in Policy EN6. This would also extend to any windfall sites that come forward within the conservation area.

Historic environment

- 2.6 Most of the buildings in the conservation area are in good structural condition and the main issue is regarding boundary treatments, the cumulative effects of which have eroded the character of the conservation area. The Dosthill Conservation Area does not contain any Article 4 directions, however much of the area is listed or within the curtilage of listed buildings, which enables assessment of any works to be sympathetic to the conservation area which has worked successfully.
- 2.7 As highlighted in the 2008 Appraisal, the redevelopment of sites such as the Churchyard Mews has fragmented the authenticity and interpretation of the farmstead as one complex with different applications of surface treatment, residential

paraphernalia such as decking, inappropriate positioned car ports, railings and hard landscaping.

Assessment of Conservation Area Boundary

- 2.8 The previous appraisal raised concerns regarding the conservation area boundary as much of the conservation area is designated as listed buildings and their curtilage, meaning that protection measures already exist.
- 2.9 The conservation area boundaries were much reduced to the historic core, which the conservation now includes. It is considered that the Conservation Area boundary as current, fulfils the role of designation for a conservation area. As such, it is recommended that the Conservation Area boundary is retained in its current form.

Public realm

- 2.10 The quality of the street surfacing is fair throughout the conservation area with a variety of materials being used and patchy and uneven reinstatement, often in different materials, following work by statutory undertakers. The quality of the street lighting is also of a quality that is not wholly appropriate to a conservation area.
- 2.11 The main problem as previously identified is in relation to boundary treatment, particularly around the church. Along with the palisade fencing erected to the rear of the church, the very utilitarian boundary to the side boundary is not reflective of the character of the Conservation Area.
- 2.12 In much of the conservation area, particularly along Church Street, the boundaries are defined by hedges and stone which is a positive aspect of the conservation area
- 2.13 The St. Paul's Court development does not carry this through, however maintains soft and well vegetated landscaping which is a positive characteristic of the conservation area.

Section 3: Managing the future of the conservation area

3.1 This section sets out proposals for managing the conservation area, including projects and initiatives which have arisen from the issues identified in the conservation area appraisal and review. It also sets out guidance for new development, although this will be provided in greater detail in the Design Supplementary Planning Document. Section 2 identified the following issues as being of particular concern for the Dosthill Conservation Area:

- Boundary treatments around the churchyard and adjacent lake
- Fragmented interpretation of the Churchyard Mews

Integrating new development

3.2 Although there are no allocated sites within the conservation area and there are limited opportunities for windfall development, there are opportunities for expansion and alterations to existing buildings which will be a challenge to integrate new development in a way that respects historic character and does not cause unacceptable harm. The sensitivity of the location will require a specific design solution to respond to the historic buildings and streetscape and potential below ground archaeological remains. Broad principles that would apply to all sites are:

- Specific design solution for each site to include careful use of materials and detailing;
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- Maintain important views of listed buildings and open spaces;
- Strengthen frontage and linkages throughout the development where it has become fragmented;
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- Take the opportunity to restore and enhance heritage assets

3.3 The Council will be preparing a Design Supplementary Planning Document (SPD) to provide further detail to the Local Plan policies. The intention is to have guidance which will cover shop fronts, signage and advertisements and materials. Other relevant topics include new residential and commercial development.

Management action 1: Guide new development

- Produce Design SPD to guide new development, including heritage contexts

Condition of historic buildings

3.4 Although the condition of most buildings in the conservation area is reasonable and there has been some investment, there are individual buildings and their settings that have been neglected or have been subjected to inappropriate changes.

3.5 There is also an issue regarding lack of knowledge with regards to the maintenance and works required to historic assets. Guidance showing appropriate levels of

maintenance and care of listed buildings can be beneficial to raising awareness and care for heritage assets.

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- Review the buildings at risk survey on a regular basis (every 5 years)
- Where appropriate, the Council will utilise its legal powers to ensure necessary works are carried out to ensure the safeguarding of the heritage asset.

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- Review the Local List in consultation with the public

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- Record any archaeological structures revealed through assessments and development on the Historic Environment Record and consider opportunities to interpret discoveries

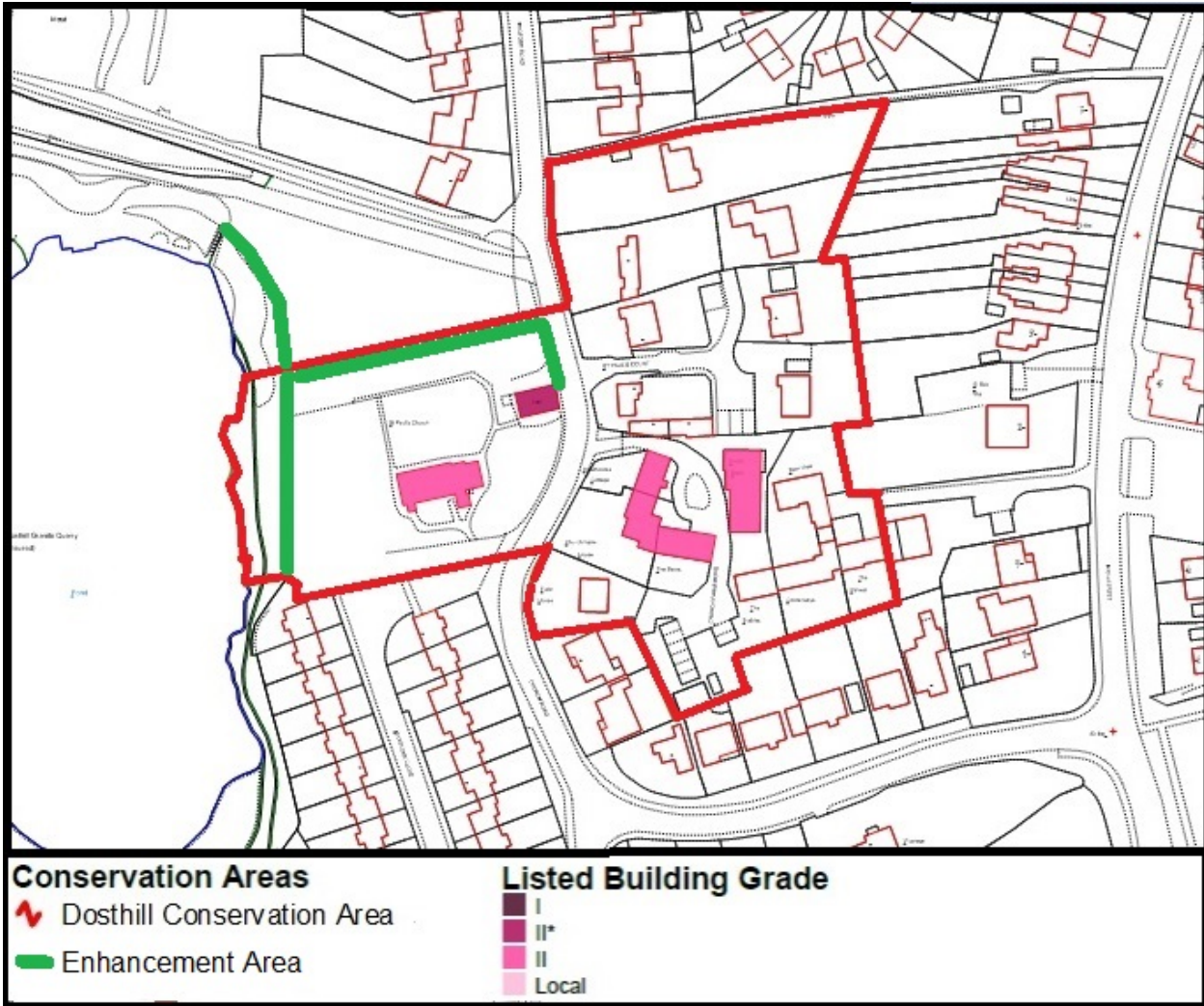
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Management action 5: Enhance the public realm

- Work with Staffordshire County Council to identify opportunities for public realm improvements which could be included in the CIL 123 project list
- Undertake street clutter audit in line with Historic England guidance
- Work with statutory undertakers to agree an approach to highway reinstatement
- The Council will work with all the stakeholders to work towards achieving high quality and coherent style of public realm which will enhance the character and appearance of the conservation area.

Map showing priority areas for enhancement



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Section 4: Funding and resources

- 4.1 The Borough Council has a number of officers whose remit includes heritage and the town centre. The Council will work with partners and engage with businesses and building owners to enhance the conservation area. This may take the form of advice, identifying funding opportunities and promoting the town centre. Project teams could also be formed to co-ordinate and manage specific projects when needed.
- 4.2 The Council operates a modest conservation grant scheme which is used as match funding to support building owners and tenants undertaking structural repairs and restoration of original features. This is available to all statutorily and locally listed buildings throughout the Borough and historic unlisted buildings within conservation areas. It could be used to part fund the projects identified in the management plan, however, demand already exceeds availability and with competition from projects in other conservation areas, progress will be limited to a small number of projects every year. There is scope to review the way the grant scheme operates to target priority schemes in the conservation areas.
- 4.3 There is also the potential to include heritage projects as part of the project list to be funded as part of Community Infrastructure Levy (CIL) contributions. Predominantly consisting of streetscape improvements the levy charged on new build housing, retail and commercial developments can assist with funding towards improvements. Any potential projects will be required to be added to the Regulation 123 list.

Management action 6: Resourcing Improvements

- Review operation of grant scheme to target priority schemes in the conservation areas arising from management plans
- Develop a list of streetscape improvement projects which can be added to the CIL Regulation 123 list.

Section 5: Monitoring and Review

- 5.1 The intention is to monitor changes to the conservation area to assess the effectiveness of the management plan. A dated photographic record is produced to show the changes to the conservation area since the appraisal was undertaken in 2008, using the original photos for comparison. A formal review will be carried out on a five yearly basis.
- 5.2 The Council will continue to participate in the Historic England annual conservation area survey and take appropriate advice and action if the conservation area is revealed as being at risk.
- 5.3 These monitoring actions will need to be set up alongside the Local Plan monitoring framework.

Management action 7: Monitor and review changes

- Produce a dated photographic record to monitor changes to the conservation area
- Continue to participate in the annual conservation area survey produced by Historic England
- Monitor changes in the conservation area and modify the management actions where necessary to secure positive change

Appendices

Appendix 1: Review of the conservation area by character zone

Character Zone 1 – Church Street and Church Environs	
Change since 2008	<ul style="list-style-type: none"> Erection of palisade fencing to rear boundary
Positive features	<ul style="list-style-type: none"> Unified appearance of residential properties and boundary treatments along Church Street, soft landscaping and hedges reinforce historic character. Historic character is still mostly intact.
Negative features	<ul style="list-style-type: none"> Poor boundary treatments around the church which are detrimental to its appearance. Poor 20th Century extension to medieval hall Poor boundary treatment around the diving lake which impact negatively on the setting of the conservation area.
Opportunities	<ul style="list-style-type: none"> Remove poor utilitarian boundary fence and palisade fence around church and replace with a more sympathetic and high quality boundary treatment such as a wall or non climbing fence such as paladin fencing
Character Zone 2 – St.Paul's Court	
Change since 2008	<ul style="list-style-type: none"> Amended Conservation Area boundary to reduce the amount of 20th Century housing to just concentrate on the St. Paul's Court development.
Positive features	<ul style="list-style-type: none"> New dwellings which are in keeping with the surrounding properties in terms of boundary treatments, materials and details of the dwellings appropriate. Soft landscaping which reinforces character to the conservation area.
Negative features	N/a
Opportunities	<ul style="list-style-type: none"> Continue to reinforce appropriate materials and treatments and the positive contribution the development makes to the conservation area
Character Zone 3 – Churchyard Mews	
Change since 2008	<ul style="list-style-type: none"> Increased surfacing and residential paraphernalia.
Positive features	<ul style="list-style-type: none"> Large collection of historic buildings which maintains a strong historic linkage to the historic core of Dosthill. Attractive architectural features which are visible from the public realm
Negative features	<ul style="list-style-type: none"> Fragmentation of the linkages of the barns as one farmstead complex through surface treatments and decking etc. Poor installation of garages and carports which interferes with the character and appearance of the historic farm complex.
Opportunities	<ul style="list-style-type: none"> Improvements to the connectivity of the buildings which make up the barn complex through a consistent use of material palate which reinforces the historic character and authenticity.

Appendix 2: Heritage assets in the Dosthill Conservation Area

	Listed Buildings	Grade
1	Dosthill Sunday School And Parish Room, Church Road	II*
2	Church Farmhouse, Hawthorn Cottage, Church Road	II
3	Church of St. Paul, Church Road	II
4	Cruck Barn, Church Road	II

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Appendix 3: Recommended works for priority buildings

This section describes potential problems and recommendations for alleviating the identified problems. Some of the works to rectify problems may require planning and/or listed building consent, so please check with the Development Management Team or Conservation Officer at Tamworth Borough Council before undertaking any works described in this plan.

St. Paul's Churchyard & adjacent diving lake			
Roof chimney		Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other, what?		Walls, gates & railings	x
Works required: removal of inappropriate railings and reinstate with fence/wall which is more sympathetic to the Conservation Area and setting of the listed buildings			

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Consultation on the Draft Hospital Street Conservation Area Management Plan 2016.

Background to the consultation

This consultation is for the review of the Hospital Street Conservation Area Management Plan. In 2008 an appraisal of the Conservation Area was carried out, along with a management plan which listed actions in order to preserve and enhance the character and appearance of the conservation area for the next 5 years. It is now time to review the appraisal and management plan, and this document has been developed to sit alongside the 2008 appraisal and develop a set of management actions for the Conservation Area over the next 5 years.

What we are consulting on

The following documents are included within this consultation:

- The Draft Hospital Street Conservation Area Management Plan 2016;
- A questionnaire asking for your views on the Draft plan

How your views will be used

The consultation will take into account views of all respondents to the consultation which will be published on the Council's website. Completing the questionnaire is voluntary and all the information you provide will be treated in the strictest of confidence. No information will be released that could identify an individual or organisation. These views will influence the development of the final version of the management plan which will be presented to Cabinet later in 2016.

How to share your views

The 6 week consultation period closes on (...). Please complete the questionnaire and send it via the following means:-

- Email: DevelopmentPlan-@tamworth.gov.uk
- Post: Conservation Management Plan Consultation, Planning Policy, Tamworth Borough Council, Marmion House, Lichfield Street, Tamworth B79 7BZ

Further Information

Should you require any additional information or have any questions regarding the consultation, please contact the Planning Policy Team on 01827 709 279

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Background

What is a management plan and why are we preparing it?

- 1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on all local planning authorities to determine which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Such areas can then be designated as conservation areas. The Act also states that local planning authorities should formulate and publish proposals for their preservation and enhancement.
- 1.2 Tamworth has seven conservation areas, which were designated between 1976 and 1999. In 2007-2008 the Council undertook a programme of conservation area appraisals to define the special interest of the conservation areas, to ensure that the boundaries remained relevant and defensible and to identify potential areas for future attention. A number of recommendations from the appraisals have been implemented, including boundary amendments, addition of buildings to the local list and a number of Article 4 Directions.
- 1.3 Incremental changes over time can alter the character of a conservation area and the appraisals should be reviewed on a regular basis to identify opportunities and threats. The management plan provides the opportunity to review the appraisals and to set out a medium to long term management strategy to guide future change in a positive way that respects the historic environment. It is important to note that this management plan does not entirely supersede the Hospital Street Conservation Area Appraisal 2008, and should be read in conjunction with this document.
- 1.4 The preparation of the management plan has been guided by the Historic England document ‘Understanding Place: Conservation Area Designation, Appraisal and Management’ 2016. This section sets out the purpose of the management plan and the issues it will cover, the consultation strategy and review of relevant Local Plan policies and evidence.
- 1.5 The management plan will consider the following issues:
 - changes to the conservation area
 - positive and negative features
 - actions to secure the repair and full use of buildings
 - priority schemes
 - archaeology
 - green space management
 - new development
 - resources
 - monitoring
- 1.6 It is anticipated that the management plan will last for a period of five years. Although the plan contains details of proposals and initiatives it is acknowledged that some will have a longer timeframe. The management plan is not a statutory document and does not form part of the development plan, however, it will be a material consideration in decision making.

What are we doing to involve people?

- 1.7 The Council is required by the 1990 Act to consult the local community on any management proposals for the conservation area. Section 71 says that:
- 1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.
 - 2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.
 - 3) The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.
- 1.8 The Council’s Statement of Community Involvement was updated and approved in February 2014. It specifically covers the preparation of local plans and planning applications and although the management plan is not a statutory document, it is the intention that the Council will broadly follow the procedure for the preparation of a supplementary planning document, which will involve a public consultation event.
- 1.9 The management plan will be subject to approval by Cabinet. Details of the proposed consultation are set out below:
- Internal meetings with Council Officers with interests in the conservation area including Economic Development and Regeneration, Tourism and Town Centre, Arts and Events and Property Services.
 - Public notice, press release and advertisement around the conservation area
 - Public consultation for 6 weeks including a public exhibition at Tamworth Library
 - Consultation with local heritage organisations
 - Consultation with businesses through the Town Team

Tamworth Local Plan 2006-2031

- 1.10 The new Local Plan covers the period 2006-2031. The Vision for the Local Plan builds on the identified issues and challenges and sets the spatial direction for Tamworth. The relevant parts of the Vision for heritage are the vibrant town centre and distinctive identity related to the town’s history and heritage assets. The Local Plan then goes on to set spatial priorities to deliver the vision and in the context of the Hospital Street Conservation Area, the following are considered relevant:

SP2	To make Tamworth Town Centre a priority for regeneration to create a safe and attractive place for residents, businesses and visitors by strengthening and diversifying the town centre offer, optimising retail, leisure and housing development opportunities and increasing its liveability and by making the most of the town’s tourism and cultural offer, thus creating a positive image for the Borough.
SP3	Working in partnership with economic stakeholders to create a diverse local economy, including regeneration of employment areas and provide appropriate education and training that will provide local job opportunities that will reduce the need for residents to travel outside of the Borough.
SP5	To provide a range of affordable, adaptable and high quality housing that meets the needs of Tamworth residents.
SP7	To encourage active and healthier lifestyles by providing a network of high quality, accessible green and blue linkages and open spaces and

	formal indoor and outdoor recreation facilities that meet identified needs and link neighbourhoods to each other and the wider countryside.
SP9	To protect and enhance heritage assets by ensuring that proposals for change respect the historic character of the Borough including street layout, surviving historic buildings, street furniture, archaeology and open spaces.
SP10	To create safe, high quality places that deliver sustainable neighbourhoods and reflect Tamworth's small scale and domestic character using a blend of traditional and innovative design techniques.

1.11 The Local Plan contains policies that support heritage assets including conservation areas and locally listed buildings. It prioritises designated Conservation Areas for safeguarding and enhancing to better reveal their significance. The Local Plan also gives non-designated heritage assets, such as locally listed buildings, due acknowledgement when dealing with development that affects them.

1.12 Development of any scale must relate to the historic context. The following policies are considered to be relevant and the management plan will be in accordance with and complement these policies:

EC2 Supporting Investment in Tamworth Town Centre

- Town centre will be revitalised in partnership with businesses and landowners
- Town centre promoted as preferred location for development containing town centre uses along with higher density, high quality residential development
- Development should enhance the public realm and protect and enhance historic character
- Development should respect and enhance key historic landmarks
- Promotes high quality building design, open space and linkages to edge of centre locations

EC5 Culture and tourism

- Promote, protect and enhance Tamworth's landscape and heritage
- Encourage leisure and cultural facilities as part of mixed use schemes in the town centre
- Support appropriate re-use of historic buildings
- Promote existing tourism attractions and support additional tourism attractions linked to heritage
- Promote awareness and interest in heritage
- Improve physical links around and beyond the town centre

EN5 Design of new development

- Buildings and places to be high quality and well designed, particularly to support enhancement of the town centre and conservation areas
- Respect existing architectural and historic character but allow innovation where appropriate
- Take into account impact on significance of heritage assets
- Scale, form, massing, materials and design to conserve or enhance context
- Development to be legible and outward facing with active frontages
- Incorporate landscaping and open space

EN6 Protecting the historic environment

- Development affecting historic assets required to assess impact and clearly demonstrate how assets will be conserved and enhanced (heritage statement and statement of significance)
- Reference to EUS to identify potential for archaeology (need for archaeological desk based assessment)
- Development to address issues in evidence base (detailed below)
- Support enhancement of negative features and “vulnerable” and “at risk” buildings
- Support public realm improvements and use of vacant and under used historic buildings

1.13 The Local Plan recognises the Character Appraisals and other evidence base, including the Extensive Urban Survey (2011), Heritage at Risk Survey (2013) and Heritage Impact Assessments (2014); development is required to address the issues identified in these, The Infrastructure Delivery Plan identifies the following proposals which are relevant to the Hospital Street Conservation Area:

- Improvements to the public realm at gateways, and along corridors
- Physical improvements to heritage at risk

1.14 A Design supplementary planning document (SPD) is being prepared to support the Local Plan which will provide further detailed guidance on design including specific issues for historic contexts.

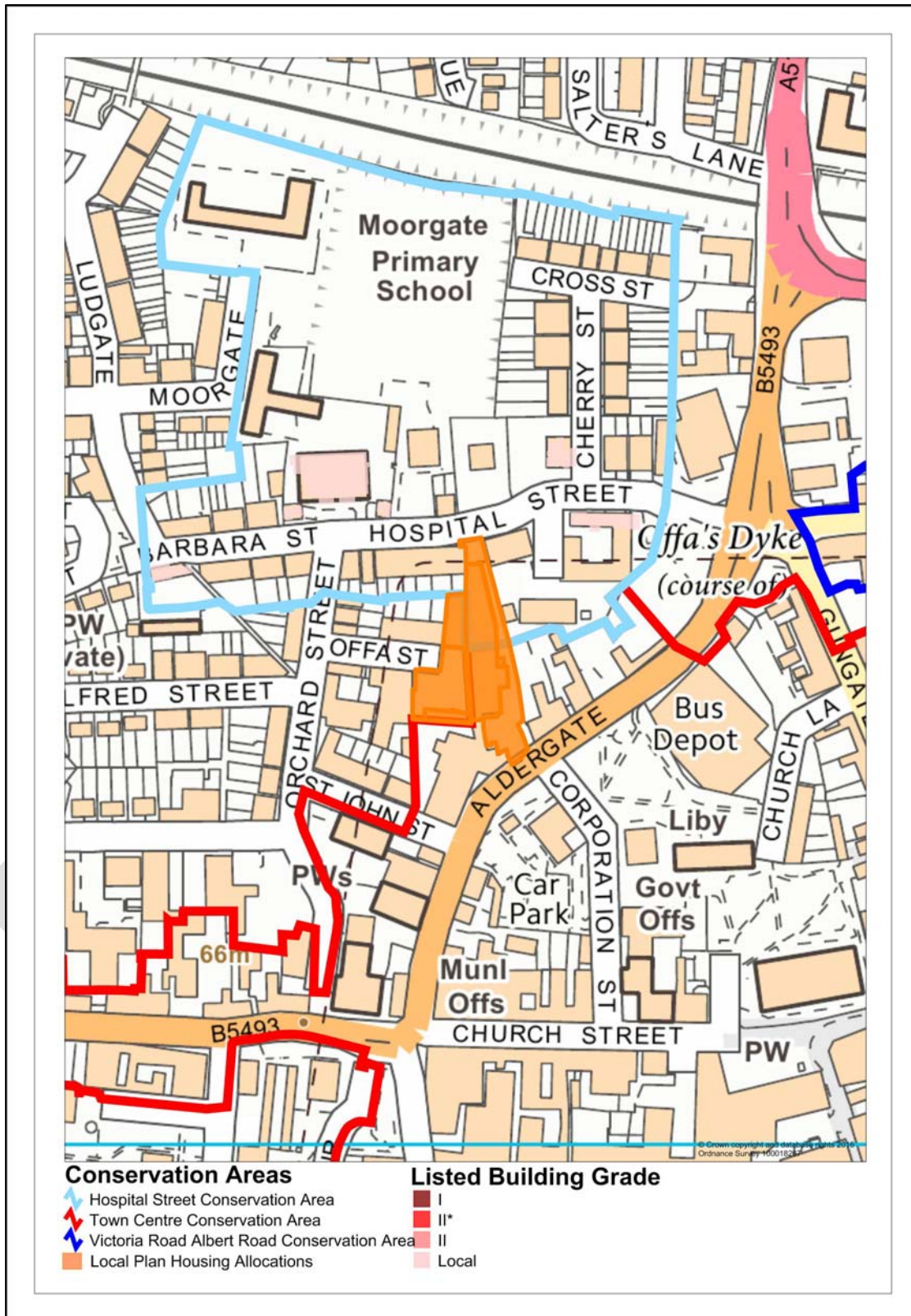
Review of Relevant Evidence

1.15 The Tamworth Extensive Urban Survey (EUS) considers the historic and archaeological character of the whole town. Tamworth’s urban area was divided into 37 historic urban character areas (HUCAs). HUCA 6: Ludgate, Barbara and Orchard Streets and HUCA 3: Aldergate cover the Hospital Street Conservation Area. The HUCAs within the Conservation Area are of medium to high overall heritage significance.

1.16 The Heritage at Risk Survey (2013) assessed Conservation Areas and Listed buildings with the aim of assigning a risk category for each building by combining occupancy with physical condition. Of the nine buildings, structures or designated areas in Tamworth classed as “at risk” or vulnerable”, none are located in the Hospital Street Conservation Area.

1.17 The map on page 7 shows the heritage assets in the conservation area, plus a local plan housing allocation. This housing allocation spans across this conservation area and that of the town centre. Sites in the vicinity of the town centre and the setting of conservation areas are very sensitive to change and there is an over-riding need for caution because development will inevitably impact on assets visually and there is high potential for below ground archaeology to be affected. An important point to emerge from the impact assessment was that development should not be regarded as negative as it offers the opportunity to improve the physical condition of assets, their setting and reinforce historic fabric.

Map showing conservation areas, heritage assets and allocations



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Section 2: Review of the Conservation Area

- 2.1 The Appraisal divided the Conservation Area into three character zones: Hospital Street, Barbara Street and Upper Gungate; Cherry Street and Cross Street; and Moorgate. It identified positive and negative buildings, structures and opportunities for change. Using the information in the appraisal and the photographic record as a baseline, the character zones were re-examined to identify which aspects have changed since 2008. Appendix 1a contains a Map showing the character zone boundaries and Appendix 1b contains a summary of change, positive and negative features and opportunities for each of the zones.

Changes to the conservation area

- 2.2 One significant development has taken place since the previous appraisal relating to Moorgate Primary School. The single storey 19th Century, primary school building on the northern limit of Moorgate was demolished in 2013/2014. The replacement two storey school building has been finished in red brick to provide a visual link with its Victorian surroundings, albeit with a contemporary design. The replacement building maintains the elongated façade fronting Moorgate, as previous. The three important trees along the school's front boundary with Moorgate have been retained as part of the redevelopment. The previous school building was noted as having lost a lot its original architectural detailing, had been rendered, re-tiled with pantiles and windows replaced with UPVC. The replacement contemporary school building is illustrated in Figure 1 below:
- 2.3 Since the build of the new Moorgate Primary, the existing original Moorgate Primary School has been left vacant, along with the former headmaster's house and warden's house. All three buildings are locally listed as buildings of local architectural and historic interest. These buildings also form the focal point of the conservation area so their unkept appearance has a detrimental impact upon the character and appearance of the conservation area. The site is owned by Staffordshire Council, and further discussion is needed in order to gain a new use for all of the buildings.
- 2.4 Since the Appraisal the locally listed Cherry Orchard House has become vacant with the installation of metal mesh on the ground floor windows to protect them from damage and to secure the building. Vacant buildings of heritage value are greatly at risk of damage and decay and can easily blight the appearance of their area. The setting of this building has also been marginally affected through the installation of a large new green telecommunications box installed adjacent the properties boundary wall on Hospital Street. This is also situated in close proximity to another existing but smaller green telecommunications box. A noteworthy historic wall forms the boundary of Cherry Orchard House and this has experienced some damage since the appraisal with a small portion of coping stones and bricks removed from the western end. The photos below illustrate Cherry Orchard House (Figure 2), the telecommunications boxes (Figure 3) and damage to the wall (Figure 4);
- 2.5 There have been some small scale changes to the Conservation Area in regards to the replacement of timber windows with UPVC, primarily on upper floors and the removal of trees. No trees identified as important within the appraisal have been removed which reduces the impact on the visual quality of the area.
- 2.6 Figure 7 shows the corner shop (15 & 16 Barbara Street) which has unsympathetic signage such as the large aluminium fascia board which stretches two-thirds of the

façade and a large amount of vinyl applied to the windows which adds unnecessary clutter to the street scene.

- 2.7 The locally listed Leys House (Figure 5) continues to be affected by excessive plant growth to the façade of the building. Plant growth such as this can attach itself to the historic fabric, making its removal very difficult, and preventing the breathability of the building, potentially leading to damp and loss of architectural detailing and historic fabric.
- 2.8 Following the appraisal, the Council made amendments to the conservation area boundary to exclude areas and buildings that did not make a positive contribution to its character. The Conservation Area boundary was retracted westward to exclude the 1970s health centre, 20th century housing (Oldbury Court) and late Victorian properties on Upper Gungate. This area has seen extensive modern alterations including street widening and the establishment of two major traffic intersections, with these areas being removed in 2008.
- 2.9 Historic England has conducted an annual conservation area survey since 2009 which considers condition, vulnerability and expected changes. Based on the 2015 update the Hospital Street Conservation Area is classed as being in fair condition, highly vulnerable but not at risk overall. This is based on feedback from the Council that loss of historic detail, lack of maintenance and the condition of the public realm are all minor problems. It is important to continue to participate in the survey to monitor change and to ensure that the conservation area does not become at risk.

Archaeology

- 2.10 The town centre and the surrounding area including the Hospital Street Conservation Area contain assets of considerable heritage significance. There is high potential for above and below ground archaeology to survive across the conservation area and although sporadic archaeological work over time has revealed evidence of archaeology which is recorded in the Historic Environment Record, the full extent of the resource is unknown. The Heritage Impact Assessment recommends that a desk based archaeological assessment is undertaken for all allocated sites, which is reflected in Policy EN6. This would also extend to any windfall sites that come forward within the conservation area.

Historic environment

- 2.11 Most of the buildings in the conservation area are in good structural condition and the main issue is the loss of individual historical elements, the cumulative effects of which have eroded the character of the conservation area. The Hospital Street Conservation Area does not contain any Article 4 directions, so it is difficult to control the installation of unsympathetic materials such as UPVC doors and windows, and the removal of boundary treatment (Figure 6) which are two of the main problems within the Conservation Area.

Assessment of Conservation Area Boundary

- 2.12 It is considered that the Conservation Area boundary as current, fulfils the role of designation for a conservation area. As such, it is recommended that the Conservation Area boundary is retained.

Public realm

- 2.13 The quality of the street surfacing is fair throughout the conservation area with a variety of materials being used and patchy and uneven reinstatement, often in different materials, following work by statutory undertakers. The quality of the street lighting is also of a quality that is not wholly appropriate to a conservation area.

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Section 3: Managing the future of the conservation area

3.1 This section sets out proposals for managing the conservation area, including projects and initiatives which have arisen from the issues identified in the conservation area appraisal and review. It also sets out guidance for new development, although this will be provided in greater detail in the Design Supplementary Planning Document. Section 2 identified the following issues as being of particular concern for the Hospital Street Conservation Area:

- To bring vacant Cherry Orchard House into a viable and productive use
- Sympathetic design and assimilation of residential development on the allocated local plan site with the character of the Town Centre and Hospital Street Conservation Areas.
- Improvement in the appearance and condition of Leys House.
- Quality of the public realm
- Potential for archaeological finds.

Integrating new development

3.2 There is one allocated residential site in close proximity to the Conservation Area spanning from Hospital Street to Offa Street. This site currently comprises vacant employment units and falls between this Conservation Area and the Town Centre Conservation Area.

3.3 Although there are no allocated sites within the conservation area and there are limited opportunities for windfall development, there are significant site allocations outside the boundary at Albert Road/Spinning School Lane (allocated for housing) and Lower Gungate (retail/mixed use). Surface car parks and buildings such as the telephone exchange also provide future opportunities for redevelopment on the periphery of the conservation area and it will be a challenge to integrate new development in a way that respects historic character and does not cause unacceptable harm. The sensitivity of the location will require a specific design solution to respond to the historic buildings and streetscape and potential below ground archaeological remains. Broad principles that would apply to all sites are:

- Specific design solution for each site to include careful use of materials and detailing
- Development to reflect existing small scale domestic architecture
- Maintain important views of listed buildings and open spaces
- Strengthen frontage where it has become fragmented
- Foundations to take into account potential for below ground remains, to be informed by desk based archaeological assessment and fieldwork if necessary
- Take the opportunity to restore and enhance heritage assets

3.4 The Council will be preparing a Design supplementary planning document (SPD) to provide further detail to the Local Plan policies. The intention is to have guidance which will cover shop fronts, signage and advertisements and materials. Other relevant topics include new residential and commercial development.

Management action 1: Guide new development

- Produce Design SPD to guide new development, including heritage contexts

Condition of historic buildings

- 3.5 Although the condition of most buildings in the conservation area is reasonable and there has been some investment, there are individual buildings that have been neglected or have been subjected to inappropriate changes.
- 3.6 There is also an issue regarding lack of knowledge with regards to the maintenance and works required to historic assets. Guidance showing appropriate levels of maintenance and care of listed buildings can be beneficial to raising awareness and care for heritage assets.
- 3.7 The council will continue to undertake reviews and assessments of the Conservation Area and heritage assets within the Conservation Area to ensure that preventative measures can be employed to avoid buildings becoming 'at risk.' Where communications with owners has been ineffective, the Council will utilise its legal powers to ensure that necessary works are undertaken to safeguard the future of heritage assets.
- 3.8 The buildings listed in Appendix 3 are identified for enhancement. This will include general improvements to improving the condition of building and more specialised works including stonework reconstruction and railing reinstatement. The recommended works for each building are set out in Appendix 3.

Management action 2: Enhance the condition of historic buildings

- Engage with owners and tenants to encourage regular building maintenance, with a particular focus on priority buildings
- Promote the retention and reinstatement of original features including timber windows and front boundary brick walls
- Engage with owners to ensure occupancy and appropriate and viable use of vacant buildings
- Undertake a number of guidance notes that promote the preventative maintenance and proper care of historic assets.
- Review the buildings at risk survey on a regular basis (every 5 years)
- Where appropriate, the Council will utilise its legal powers to ensure necessary works are carried out to ensure the safeguarding of the heritage asset.

Local List

- 3.9 The heritage impact assessment highlighted the potential for additions to the local list, although the appraisal process in 2008 resulted in a fairly comprehensive review

of the local list and additions were made in the Hospital Street Conservation Area at the time. The Council intends to review the list for the whole borough in the near future. This will involve inviting nominations from local heritage groups and the general public against criteria set out by the Council. The final decision on local list additions will be subject to Cabinet approval.

Management action 3: Maintain and review Local List

- Review the Local List in consultation with the public

Safeguarding archaeology

- 3.10 Development within the conservation area could result in loss or fragmentation of surviving archaeological remains and for this reason, early discussion with the Country Council Historic Environment Team is recommended. The Local Plan requires a desk based archaeological assessment to accompany planning applications to identify the potential for archaeology and guide discussions about the scope and scale of any preservation and mitigation.

Management action 4: Safeguard archaeology

- Engage with the Staffordshire County Council Environmental Advice Team and Historic Environment Record at an early stage to enable the production of up to date desk based assessments
- Record any archaeological structures revealed through assessments and development on the Historic Environment Record and consider opportunities to interpret discoveries

Enhancing the public realm

- 3.11 Responsibility for provision and maintenance of the public realm is split between the Borough Council and Staffordshire County Council. Renewal of the public realm would enable the area to be redesigned with a unified character and identify. Works other than routine maintenance can be partly funded through Section 106 contributions but larger projects will require funding applications to various sources including the local enterprise partnerships and Heritage Lottery Fund. It will be necessary to work with the County Council to identify opportunities for funding as projects are identified and agreed.

Management action 5: Enhance the public realm

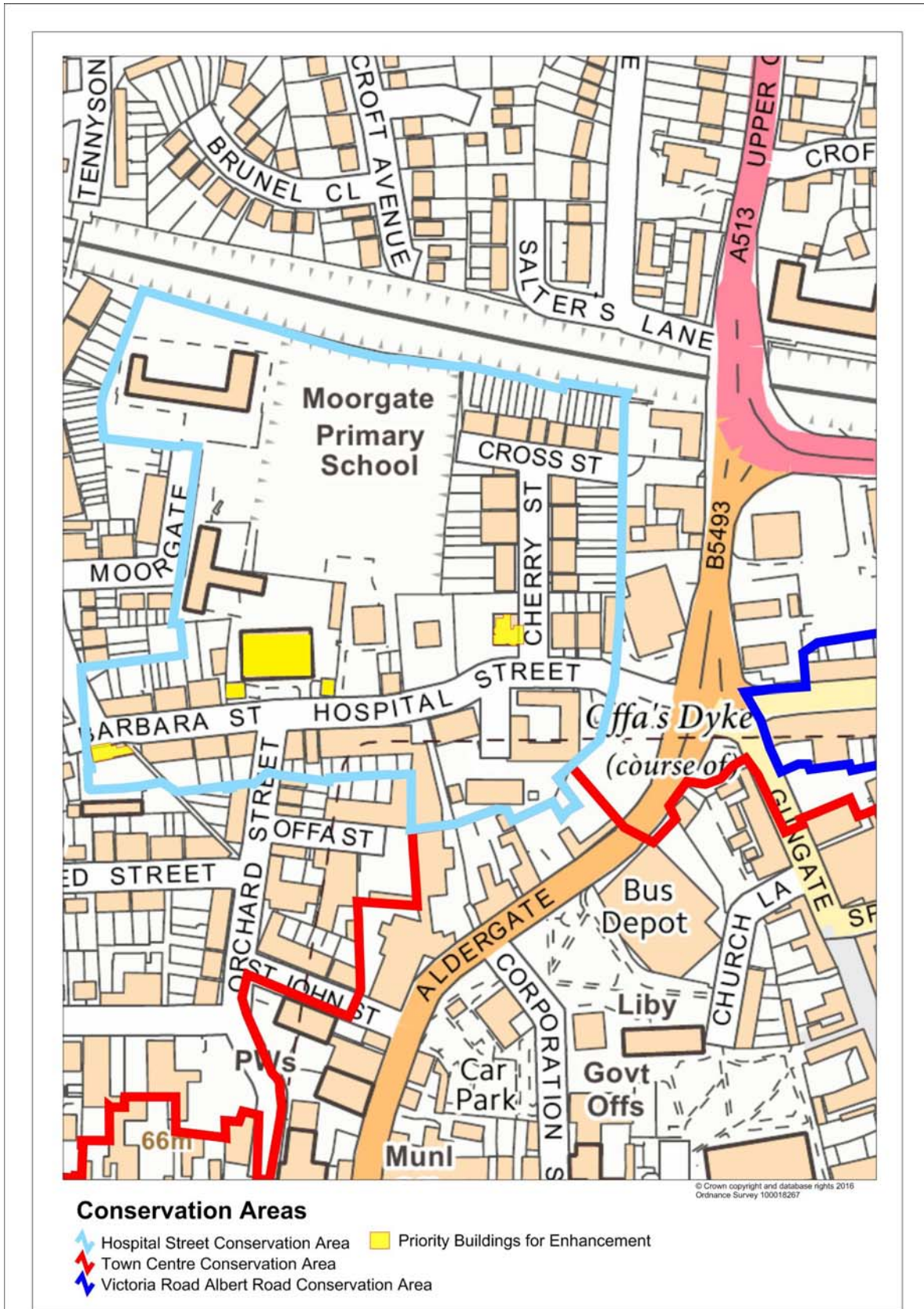
- Work with Staffordshire County Council to identify opportunities for public realm improvements which could be included in the CIL 123 project list
- Undertake street clutter audit in line with Historic England guidance
- Work with statutory undertakers to agree an approach to highway

reinstatement

- The Council will work with all the stakeholders to work towards achieving high quality and coherent style of public realm which will enhance the character and appearance of the conservation area.

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Map showing priority buildings for enhancement



Section 4: Funding and resources

- 4.1 The Borough Council has a number of officers whose remit includes heritage and the town centre. The Council will work with partners and engage with businesses and building owners to enhance the conservation area. This may take the form of advice, identifying funding opportunities and promoting the town centre. Project teams could also be formed to co-ordinate and manage specific projects when needed.
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Management action 6: Resourcing Improvements

- Review operation of grant scheme to target priority schemes in the conservation areas arising from management plans
- Develop a list of streetscape improvement projects which can be added to the CIL Regulation 123 list.

Section 5: Monitoring and Review

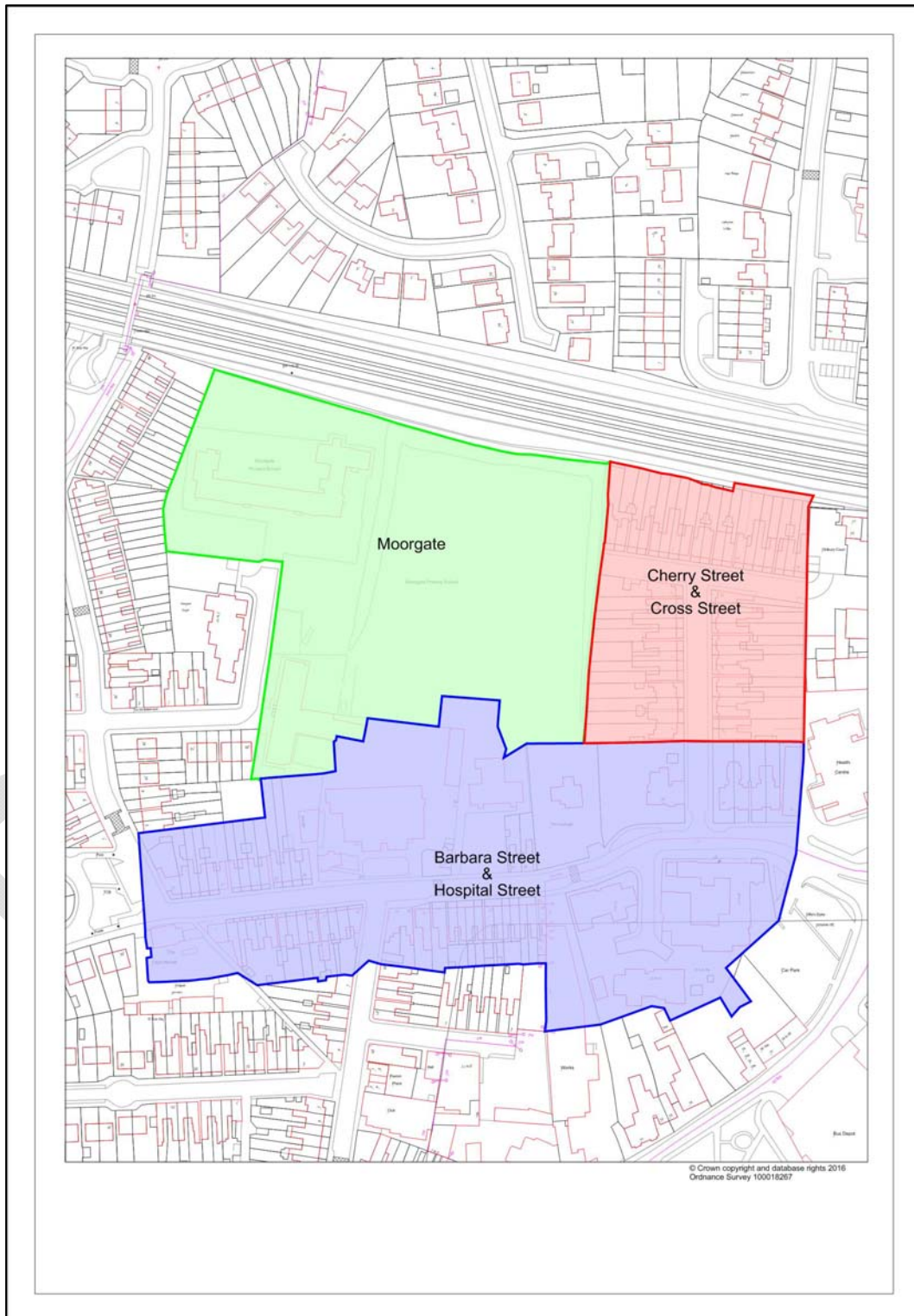
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- 5.3 These monitoring actions will need to be set up alongside the Local Plan monitoring framework.

Management action 7: Monitor and review changes

- Produce a dated photographic record to monitor changes to the conservation area
- Continue to participate in the annual conservation area survey produced by Historic England
- Monitor changes in the conservation area and modify the management actions where necessary to secure positive change

Appendices

Appendix 1a: Map showing Conservation Area boundary with character zones



Appendix 1b: Review of the conservation area by character zone

Character Zone 1 – Hospital Street, Barbara Street and Upper Gungate	
Change since 2008	<ul style="list-style-type: none"> • Amended Conservation Area boundary to exclude properties on Upper Gungate • The inclusion of Cottage Hospital, Cherry Orchard House and the headmaster's house and School office on the local list. • Cherry Orchard House has become vacant with metal mesh to the ground floor windows • Installation of large green telecommunications box outside Cherry Orchard House • Local Plan residential allocation of vacant employment units
Positive features	<ul style="list-style-type: none"> • Unified appearance of residential properties on Barbara Street provided by 'lean-to' roofs, canted bay windows and heavy brick chimneys on the ridgeline. • Strong Victorian Character • School Playing Field providing a visual link to the areas historical use as Orchards • Discrete nature and sense of enclosure, emphasised by high brick walls of the alleyway linking Barbara and Orchard Street • Interesting and varying architectural detailing of the former hospital building. • The siting and architectural detailing of the Moorgate Primary School, school office and headmasters house reinforcing the importance of the school to the area.
Negative features	<ul style="list-style-type: none"> • Uninviting approach from the Junction with Upper Gungate • Poor quality street lighting • Impact of overhead wiring in residential streets • Poor external condition of Leys House. • Vacant and unkept appearance of Moorgate Primary, headmasters house and wardens house • Damage to Walls of Note, particularly fronting Cherry Orchard House.
Opportunities	<ul style="list-style-type: none"> • To enhance the corner shop with a front boundary wall to tie-in with the majority of properties on Barbara Street and provide a visual clue to its residential origins; and to remove vinyle signage so that an active display area is visible. . • Repair and reinstatement of front boundary walls. • To bring Cherry Orchard House into a viable and productive use • The sympathetic development of residential properties on the allocated employment site to better reveal the significance of the Conservation Area. • To explore potential archaeology as part of the residential development on the allocated local plan site. • Maintenance and repair of Walls of Note. • Improve the condition and appearance of Leys House.
Character Zone 2 – Cherry Street and Cross Street	
Change since 2008	<ul style="list-style-type: none"> • Amended Conservation Area boundary to follow the line of the rear of residential properties fronting the east side of Cherry Street.
Positive features	<ul style="list-style-type: none"> • Attractive views across the school playing field

	<ul style="list-style-type: none"> • View south along Cherry Street to Cottage Hospital • Varying designs and architectural styles providing visual interest • Varying Gable designs of properties on Cross Street.
Negative features	<ul style="list-style-type: none"> • Patchy and unattractive street surfacing • Loss of boundary walling in parts of both streets • Lack of an appropriate boundary wall at the end of Cross Street
Opportunities	<ul style="list-style-type: none"> • Reinstating boundary walls • Placing overhead wiring underground • Appropriate street surfacing
Character Zone 3 – Moorgate	
Change since 2008	<ul style="list-style-type: none"> • Demolition of single storey Primary School Building on Northern end of Moorgate and its replacement with a modern two storey building
Positive features	<ul style="list-style-type: none"> • Occasional views across the playing field towards Cherry Street • Attractive architectural features on the southern school building
Negative features	<ul style="list-style-type: none"> • Unsympathetic alterations to the southern school building which reduces its visual interest. • Lack of architectural coherence between modern buildings and Victorian character.
Opportunities	<ul style="list-style-type: none"> • Improvements to street lighting and street surfacing • Restoration of original detailing of the southern school building

Appendix 2: Heritage assets in the Hospital Street Conservation Area

	Locally listed Buildings	Locally listed
1a & 1b	Headmasters House and School Office to Moorgate Primary School, Barbara Street	
2	Moorgate Junior School, Barbara Street	
3	Former Cottage Hospital, Hospital Street	
4	The Leys House, Barbara Street	
5	Cherry Orchard House, Hospital Street	

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Appendix 3: Recommended works for priority buildings

This section describes potential problems and recommendations for alleviating the identified problems. Some of the works to rectify problems may require planning and/or listed building consent, so please check with the Development Management Team or Conservation Officer at Tamworth Borough Council before undertaking any works described in this plan.

The Leys House			
Roof chimney	x	Windows	x
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework	x	Architectural details	
Other, what?		Wall, gate & railings	
Works required: cutting of root of vegetation and application of herbicide gel. Application of herbicide to the affected area and careful removal of root system from façade. Re-point façade with lime mortar and repair and re-paint windows.			

Cherry Orchard House			
Roof chimney		Doors	
Chimney		Shopfront/signage	
Rainwater goods		Architectural details	
Brick or stonework	x	Wall, gate & railings	x
Windows			
Other	x	Bring the vacant building into productive use	
Works Required: Obtain occupant and new use for building, repair wall utilising reclaimed bricks and coping with lime mortar.			

Moorgate Primary School			
Roof chimney		Doors	
Chimney		Shopfront/signage	
Rainwater goods	x	Architectural details	
Brick or stonework	x	Wall, gate & railings	x
Windows			
Other	x	Bring the vacant building into productive use	
Works Required: Obtain occupant and new use for building, repair guttering and commence a scheme of maintenance to the building and surrounds, such as clearing rainwater goods etc.			

Consultation on the Draft Town Centre Conservation Area Management Plan 2016.

Background to the consultation

This consultation is for the review of the Town Centre Conservation Area Management Plan. In 2008 an appraisal of the Conservation Area was carried out, along with a management plan which listed actions in order to preserve and enhance the character and appearance of the conservation area for the next 5 years. It is now time to review the appraisal and management plan, and this document has been developed to sit alongside the 2008 appraisal and develop a set of management actions for the Conservation Area over the next 5 years.

What we are consulting on

The following documents are included within this consultation:

- The Draft Town Centre Conservation Area Management Plan 2016;
- A questionnaire asking for your views on the Draft plan

How your views will be used

The consultation will take into account views of all respondents to the consultation which will be published on the Council's website. Completing the questionnaire is voluntary and all the information you provide will be treated in the strictest of confidence. No information will be released that could identify an individual or organisation. These views will influence the development of the final version of the management plan which will be presented to Cabinet later in 2016.

How to share your views

The 6 week consultation period closes on (...). Please complete the questionnaire and send it via the following means:-

- Email: DevelopmentPlan-@tamworth.gov.uk
- Post: Conservation Management Plan Consultation, Planning Policy, Tamworth Borough Council, Marmion House, Lichfield Street, Tamworth B79 7BZ

Further Information

Should you require any additional information or have any questions regarding the consultation, please contact the Planning Policy Team on 01827 709 279

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Section 1: Background

What is a management plan and why are we preparing it?

- 1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on all local planning authorities to determine which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Such areas can then be designated as conservation areas. The Act also states that local planning authorities should formulate and publish proposals for their preservation and enhancement.
- 1.2 Tamworth has seven conservation areas, which were designated between 1976 and 1999. In 2007-2008 the Council undertook a programme of conservation area appraisals to define the special interest of the conservation areas, to ensure that the boundaries remained relevant and defensible and to identify potential areas for future attention. A number of recommendations from the appraisals have been implemented, including boundary amendments, addition of buildings to the local list and a number of Article 4 Directions.
- 1.3 Incremental changes over time can alter the character of a conservation area and the appraisals should be reviewed on a regular basis to identify opportunities and threats. Tamworth town centre is the area under most pressure from development and the Local Plan promotes regeneration and enhancement of the physical environment to increase vitality and viability. The management plan provides the opportunity to review the appraisals and to set out a medium to long term management strategy to guide future change in a positive way that respects the historic environment. It is important to note that this management plan does not entirely supersede the Tamworth Town Centre Conservation Area Appraisal 2008, and should be read in conjunction with this document.
- 1.4 The preparation of the management plan has been guided by the Historic England document 'Understanding Place: Conservation Area Designation, Appraisal and Management' 2016. This section sets out the purpose of the management plan and the issues it will cover, the consultation strategy and review of relevant Local Plan policies and evidence.
- 1.5 The management plan will consider the following issues:
 - changes to the conservation area
 - positive and negative features
 - actions to secure the repair and full use of buildings
 - priority schemes
 - archaeology
 - green space management
 - new development
 - resources
 - monitoring
- 1.6 It is anticipated that the management plan will last for a period of five years. Although the plan contains details of proposals and initiatives it is acknowledged that some will have a longer timeframe. The management plan is not a statutory document and does not form part of the development plan, however, it will be a material consideration in decision making.

What are we doing to involve people?

- 1.7 The Council is required by the 1990 Act to consult the local community on any management proposals for the conservation area. Section 71 says that:
- 1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.
 - 2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.
 - 3) The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.
- 1.8 The Council's Statement of Community Involvement was updated and approved in February 2014. It specifically covers the preparation of local plans and planning applications and although the management plan is not a statutory document, it is the intention that the Council will broadly follow the procedure for the preparation of a supplementary planning document, which will involve a public consultation event.
- 1.9 The management plan will be subject to approval by Cabinet. Details of the proposed consultation are set out below:
- Internal meetings with Council Officers with interests in the town centre including Economic Development and Regeneration, Tourism and Town Centre, Arts and Events and Property Services.
 - Public notice, press release and advertisement around the town centre
 - Public consultation for 6 weeks including a public exhibition at Tamworth Library
 - Consultation with local heritage organisations
 - Consultation with businesses through the Town Team

Tamworth Local Plan 2006-2031

- 1.10 The new Local Plan covers the period 2006-2031. The Vision for the Local Plan builds on the identified issues and challenges and sets the spatial direction for Tamworth. The relevant parts of the Vision for heritage are the vibrant town centre and distinctive identity related to the town's history and heritage assets. The Local Plan then goes on to set spatial priorities to deliver the vision and in the context of town centre, the following are considered relevant:

SP2	To make Tamworth Town Centre a priority for regeneration to create a safe and attractive place for residents, businesses and visitors by strengthening and diversifying the town centre offer, optimising retail, leisure and housing development opportunities and increasing its liveability and by making the most of the town's tourism and cultural offer, thus creating a positive image for the Borough.
SP3	Working in partnership with economic stakeholders to create a diverse local economy, including regeneration of employment areas and provide appropriate education and training that will provide local job opportunities that will reduce the need for residents to travel outside of the Borough.
SP5	To provide a range of affordable, adaptable and high quality housing that meets the needs of Tamworth residents.
SP7	To encourage active and healthier lifestyles by providing a network of high quality, accessible green and blue linkages and open spaces and formal indoor and outdoor recreation facilities that meet identified needs

	and link neighbourhoods to each other and the wider countryside.
SP9	To protect and enhance heritage assets by ensuring that proposals for change respect the historic character of the Borough including street layout, surviving historic buildings, street furniture, archaeology and open spaces.
SP10	To create safe, high quality places that deliver sustainable neighbourhoods and reflect Tamworth's small scale and domestic character using a blend of traditional and innovative design techniques.

1.11 The Local Plan contains policies that support heritage, the town centre and tourism. It gives priority to the town centre for development and regeneration for "town centre uses" which are defined in the National Planning Policy Framework as retail, leisure, entertainment, culture and offices. It also places considerable weight on the significance of the town centre's historic setting. Development of any scale must relate to the historic context. The following policies are considered to be relevant and the management plan will be in accordance with and complement these policies:

EC2 Supporting Investment in Tamworth Town Centre

- Town centre will be revitalised in partnership with businesses and landowners
- Town centre promoted as preferred location for development containing town centre uses along with higher density, high quality residential development
- Development should enhance the public realm and protect and enhance historic character
- Development should respect and enhance key historic landmarks
- Promotes high quality building design, open space and linkages to edge of centre locations

EC5 Culture and tourism

- Safeguard existing cultural facilities and support expansion of the Assembly Rooms as a focal point of the emerging Creative Quarter
- Promote, protect and enhance Tamworth's landscape and heritage
- Encourage leisure and cultural facilities as part of mixed use schemes in the town centre
- Support appropriate re-use of historic buildings
- Promote existing tourism attractions and support additional tourism attractions linked to heritage
- Promote awareness and interest in heritage
- Improve physical links around and beyond the town centre

EN5 Design of new development

- Buildings and places to be high quality and well designed, particularly to support enhancement of the town centre and conservation areas
- Respect existing architectural and historic character but allow innovation where appropriate
- Take into account impact on significance of heritage assets
- Scale, form, massing, materials and design to conserve or enhance context
- Development to be legible and outward facing with active frontages
- Incorporate landscaping and open space

EN6 Protecting the historic environment

- Development affecting historic assets required to assess impact and clearly demonstrate how assets will be conserved and enhanced (heritage statement and statement of significance)
- Reference to EUS to identify potential for archaeology (need for archaeological desk based assessment)
- Development to address issues in evidence base (detailed below)
- Enhance key building and support development of Creative Quarter
- Support enhancement of negative features and “vulnerable” and “at risk” buildings
- Support public realm improvements and use of vacant and under used historic buildings

1.12 The Local Plan recognises the Character Appraisals and other evidence base, including the Extensive Urban Survey (2011), Heritage at Risk Survey (2013) and Heritage Impact Assessments (2014); development is required to address the issues identified in these, the Infrastructure Delivery Plan identifies the following specific town centre proposals:

- Improvements to the public realm in the town centre at gateways, along corridors and Creative Quarter
- Assembly Room enhancement
- Physical improvements to heritage at risk

1.13 A Design supplementary planning document (SPD) is being prepared to support the Local Plan which will provide further detailed guidance on design including specific issues for historic contexts.

Review of Relevant Evidence

1.14 The Tamworth Extensive Urban Survey (EUS) considers the historic and archaeological character of the whole town. Tamworth’s urban area was divided into 37 historic urban character areas (HUCAs), of which six are entirely or partly within the Town Centre Conservation Area. All of the town centre HUCAs are of medium to high overall heritage significance.

1.15 The Heritage at Risk Survey (2013) assessed Grade II listed buildings with the aim of assigning a risk category for each building by combining occupancy with physical condition. Of the nine buildings or structures in Tamworth classed as “at risk” or “vulnerable”, eight are located in the Town Centre Conservation Area.

1.16 Some of the evidence produced for the Local Plan is relevant to the town centre. The table below extracts issues relating to management of the conservation area that can be incorporated into the management plan.

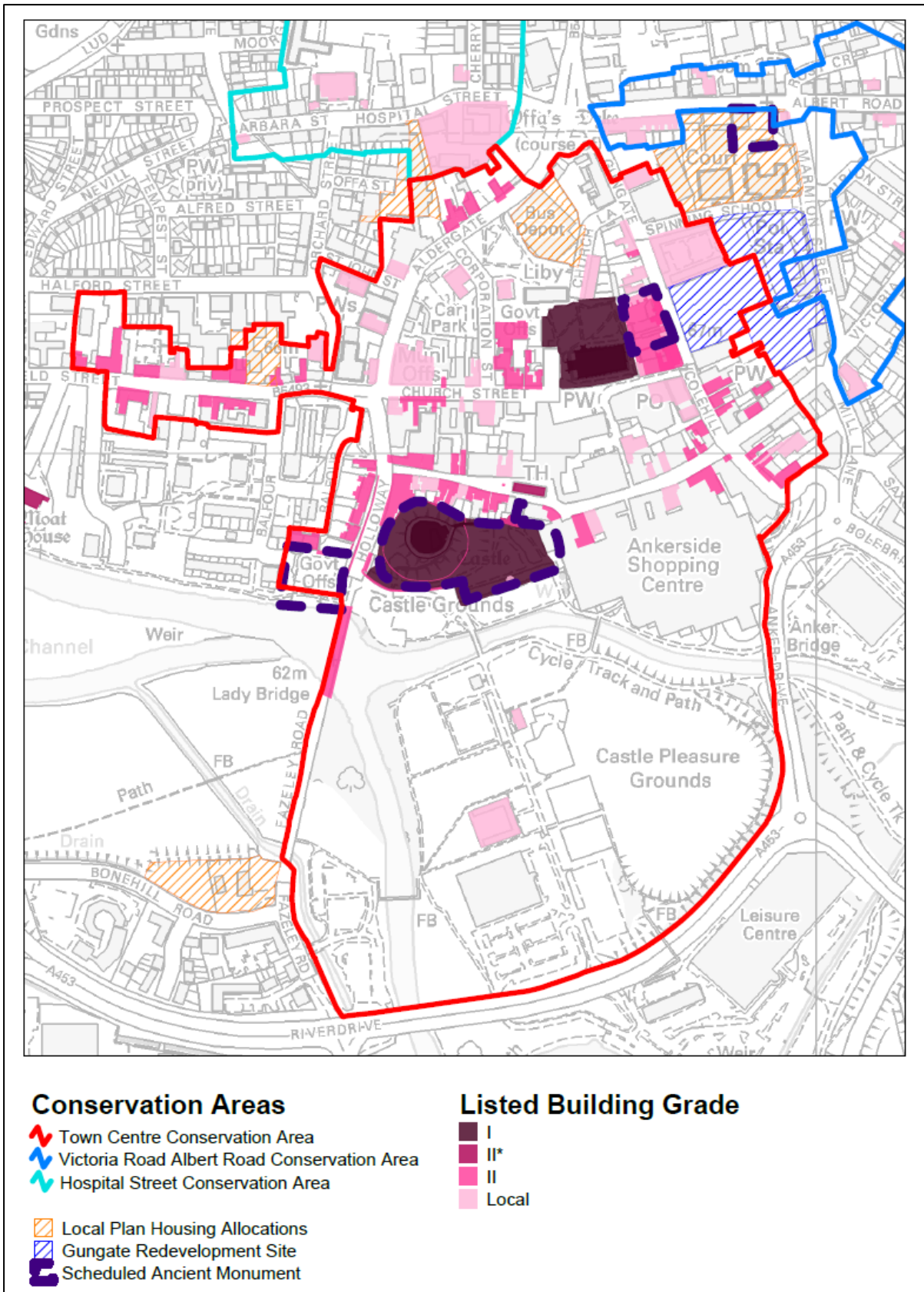
Evidence document	Implications for Town Centre Conservation Area
Town Centre Masterplan (2008)	<ul style="list-style-type: none"> • Need to preserve important views and landmark significant buildings • Some inappropriate late 20th century development • Low quality and cluttered public realm • Guard rails at road junctions are barriers to pedestrian movement • Links to edge of centre retail and leisure are difficult • Identifies development opportunities

<p>Tamworth Town Centre & Out of Centre Linkages Proposals (2011)</p>	<ul style="list-style-type: none"> • Investigates links between the town centre, retail parks and leisure facilities • Proposals for enhancements to routes with improved public realm, pedestrian crossings, way marking, trails/walks and innovative public transport
<p>Tamworth Town Centre & Retail Study (2011,2012, 2014)</p>	<ul style="list-style-type: none"> • Architectural character and historic fabric is strong although marred by late 20th century development • Physical appearance of commercial buildings and quality of open spaces and landscaping rated as good • No significant environmental problems • 7 opportunity sites reviewed

1.17 The town centre contains many of the assets of greatest heritage significance and value. The map on page 8 shows the heritage assets, local plan allocations and the Gungate Precinct which is a large redevelopment site within the town centre with planning permission. Sites in the town centre are very sensitive to change and there is an over-riding need for caution because development will inevitably impact on assets visually and there is high potential for below ground archaeology to be affected. An important point to emerge from the impact assessment was that development should not be regarded as negative as it offers the opportunity to improve the physical condition of assets, their setting and reinforce historic fabric.

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Map showing conservation areas, heritage assets and allocations



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Section 2: Review of the Conservation Area

- 2.1 The 2008 Appraisal divided the Conservation Area into seven character zones; it identified positive and negative buildings, structures and opportunities for change. Using the information in the appraisal and the photographic record as a baseline, each character zone has been re-examined to identify which aspects have changed since 2008. Appendix 1a contains a map showing the character zone boundaries and Appendix 1b contains a summary of change, positive and negative features and opportunities for each of the zones.
- 2.2 The overall impression of the conservation area is that it has retained its historic medieval core and the street pattern is still largely intact. There is a high degree of surviving historic character and a significant number of statutorily and locally listed buildings, historic structures and monuments including the key landmarks of the Castle, St Editha's Church and Town Hall. These are listed in Appendix 2.
- 2.3 Parts of the conservation area have suffered from fragmentation of the historic street pattern and loss of buildings as a result of 20th century redevelopment and highway schemes. A significant negative feature of the conservation area is the loss of the built up frontage on the south side of Church Street opposite St. Editha's Church which resulted in the creation of the Co-op department store extension, St. Editha's Square and Middle Entry. The modern buildings impact negatively on the character and appearance of the conservation area and the setting of the Grade I listed church and Town Hall.
- 2.4 The Ankerside Centre is generally concealed behind the street frontage of George Street and is much more noticeable from the Castle Grounds where its bulk is highly visible in views towards the town centre. Other significant negative features are the tower blocks and Marmion House on Lichfield Street although only the latter is actually within the conservation area. All are prominent features and visible from many parts of the conservation area where they detract from the setting of historic buildings and views into and out of the conservation area.
- 2.5 There are small pockets of late 20th century buildings throughout the conservation area. Some like the former Palace Cinema, night club and bingo hall on Lower Gungate/Spinning School Lane are intrusive because of their bulk and appearance. The Nationwide on Market Street and several buildings on George Street have fragmented and eroded the historic street frontage. The Nationwide is particularly prominent at the entrance to the Castle Grounds and opposite the Grade II* listed Town Hall. The former court building and police station on Spinning School Lane lie outside the conservation area but their large boxy structures are visible from Lower Gungate and the Gungate Precinct site. The Magistrate's Court, police station and adjacent youth centre are allocated for housing in the Local Plan.

Changes to the conservation area

- 2.6 The majority of the character zones have experienced minimal physical change since they were appraised. Although there have been no major developments, the most significant change is the demolition of the Gungate Precinct which took place in 2011 and opened up a sizeable gap in the Lower Gungate frontage, adjacent to Guys Almshouses. This site is allocated in the Local Plan for 20,660sqm gross A1 retail goods floorspace. The redevelopment site is substantial and extends to Marmion Street on the eastern side. It has been in continuous use as a temporary surface car park since the demolition and will continue as such until the re-development starts.
- 2.7 Following the appraisal, the Council made amendments to the conservation area boundary to include two historic buildings on Orchard Street/St John's Street (Offa House and St John the Baptist Roman Catholic Church) and to exclude the surface car park at the junction of

Aldergate and Hospital Street. A number of historic buildings throughout the area were added to the local list, which will ensure that their historic significance is taken into account when considering planning applications. There may be scope to make more additions to the local list.

- 2.8 Future change within the conservation area is expected through the development of other Local Plan allocations, which comprise Norris Brothers, Pheonix Special Machines and the Bus Depot. The important gateway site of the Co-op Garage and land adjacent at Bonehill Road is located immediately outside the conservation area.

Condition of the historic environment

- 2.9 Historic England conducts an annual conservation area survey which considers condition, vulnerability and expected changes. Based on the 2015 update the Town Centre Conservation Area is classed as being in “fair” condition, highly vulnerable but not at risk overall. This is based on feedback from the Council that loss of historic detail, inappropriate change, vacancies, severe dereliction, lack of maintenance and condition of the public realm are minor problems. It is important to continue to participate in the survey to monitor change to ensure that the conservation area does not become at risk.
- 2.10 General lack of investment in individual buildings is obvious throughout the conservation area with individual historic buildings displaying failing roofs and rainwater goods, slipped and missing tiles, vegetation in brickwork and gutters and peeling and rotting window frames. Appendix 3 illustrates some of the key buildings where investment is needed.
- 2.11 The frontages of 9-11 Lower Gungate have now been comprehensively repaired, but there has been little improvement of any of the other buildings and for that reason they will be a priority for enhancement.
- 2.12 The areas south of Market Street and west of Lower Gungate contain historic yards and outbuildings. The Market Street yards can be seen from the Castle keep and some of the buildings and walls are physically linked to the boundary wall of the Castle. The condition of some is very poor and the Council is in the process of investigating the feasibility of redevelopment. The Lower Gungate yards contain remnants of the Deanery Wall and are publicly visible from Lower Gungate and St Editha’s churchyard. Planning permission has been secured for reconstruction and re-use of the outbuildings and is part of the comprehensive enhancement scheme involving the Lower Gungate frontage buildings.
- 2.13 There are some good examples of surviving historic shop fronts and sympathetic modern replacements particularly along Market Street, George Street and Lower Gungate. There are also many examples of poorly designed inappropriate late 20th century shop fronts and signage which has resulted in the loss of historic components and insertion of large glass windows, infilling with modern materials and overly prominent fascias which are disproportionate to the scale of the buildings. Signage and illumination is often garish and excessive.

Vacant and underused buildings

- 2.14 There are a number of long term vacant historic buildings in poor condition. Here, lack of investment and on-going maintenance can lead to more serious structural problems. They also have a negative impact on the character and appearance of the conservation area, business and visitor confidence and overall vitality of the town centre. It should be noted that there have been some high quality refurbishments, particularly along Lower Gungate and Lichfield Street.

- 2.15 There has been a steady stream of applications for change of use of the upper floors of a number of historic buildings to residential use. Where permissions have been implemented, vacant and underused floorspace has been brought back into positive use and the improvement works has safeguarded the short to medium term future of the buildings.

Public Realm

- 2.16 The public realm includes paving, lighting, street furniture, landscaping, heritage interpretation and road signage. Quality is varied with small areas of historic or traditional materials surviving or reinstated, but most of the conservation area has a dated paving scheme which is unsuited to the historic setting. The pedestrianised area and many of the pavements have suffered from poor quality reinstatement following works by statutory undertakers with patchy repairs in different materials. The quality of street furniture is an issue, with mismatched bins, bollards and seating and cluttered public spaces. Such areas include St Editha's Square, College Lane, Colehill and Lower Gungate. Wholesale renewal of the public realm would enable the conservation area to be redesigned with a unified character and identify. This is unlikely to happen although discrete areas may be renewed as specific projects...
- 2.17 A recent example is the Phase 1 Linkage Project which was undertaken in 2015, with the aim of improving the pedestrian and cycle links between the town centre and Ventura Park via the grade II listed Lady Bridge. The works comprised improvements to the surface of Lady Bridge and Fazeley Road with a bound gravel surface, reclaimed York stone paving over the Lady Bridge itself, public art in the form of an engraved historic timeline and complemented by new railings and lighting. On Holloway broken stone flags have been replaced and the black tarmac on Lady Bank has been replaced with bound gravel, which enhances the setting of the listed buildings. It is considered that the works represents a major positive enhancement to Lady Bridge and the wider area, including the setting of the Castle and listed buildings lining Lady Bank.
- 2.18 The junction of Lichfield Street, Aldergate and Church Street was reworked in 2015, which has resulted in the removal of a significant number of unsightly pedestrian barriers, extension of the pavements and replacement of tired slab surfacing. This has significantly improved the appearance of this prominent crossroads and helped with pedestrian movement.
- 2.19 There are other opportunities to enhance gateway locations and the greater setting to the town centre; however some of these will lie outside the conservation area.
- 2.20 The Creative and Enterprise Quarter is centred on the grade II listed Assembly Rooms, locally listed Philip Dix and Carnegie Centres and Tamworth Library. A comprehensive enhancement project will involve structural repairs to the Assembly Rooms, works to enhance its usability and creative use of the other buildings. It will be complemented by the creation of a new public square in the area adjacent to the Assembly Rooms. The Council has secured funding for the works to the Assembly Rooms, which will start in 2016. Staffordshire County Council will fund the public realm improvements and works to the library.
- 2.21 A number of changes have taken place within the Castle Grounds. The motte has been cleared of self seeded trees and shrubs and the banks have been replanted with a mixture of meadow grass and wildflowers. A skate park was constructed in 2010 on the site of one of the tennis courts towards the southern end of the conservation area.
- 2.22 The appraisal identified that the heritage signs around the town centre were in poor condition. A number of the signs in the Castle Grounds were replaced with new interpretation signs in 2012, funded by the Heritage Lottery Fund. There are plans to replace a number of others around the town centre:

- St Editha's
- Thomas Guy's Almshouses
- Town Hall
- Castle Gatehouse
- Colin Grazier

2.23 The green spaces of the Gardens of Rest, St. Editha's Churchyard and the Castle Pleasure Grounds are important and integral to the character of the conservation area. Their management and maintenance is the responsibility of the Council, although they lack up to date management plans.

Archaeology

2.24 The town centre is an area exhibiting great heritage significance in terms of legible and archaeological heritage assets. In addition to the Scheduled Monument of Tamworth Castle, two less obvious Scheduled Monuments exist in the form of the Medieval Deanery and Saxon Defences. There is high potential for above and below ground archaeology to survive across the conservation area and although sporadic archaeological work over time has revealed evidence of archaeology which is recorded in the Historic Environment Record, the full extent of the resource is unknown. The Heritage Impact Assessment recommends that a desk based archaeological assessment is undertaken for all allocated sites, which is reflected in Policy EN6. This would also extend to any windfall sites that come forward within the town centre.

Assessment of Conservation Area Boundary

2.25 It is considered that the Conservation Area boundary as current, fulfils the role of designation for a conservation area. As such, it is recommended that the Conservation Area boundary is retained.

Section 3: Managing the future of the conservation area

3.1 This section sets out proposals for managing the conservation area, including projects and initiatives which have arisen from the issues identified in the conservation area appraisal and review. It also sets out guidance for new development, although this will be provided in greater detail in the Design Supplementary Planning Document. Section 2 identified the following issues as being of particular concern for the Town Centre Conservation Area:

- Integration of new development
- Condition of historic buildings
- Quality of shop fronts
- Vacant and under-used buildings
- Archaeology
- Quality of public realm

Integration of new development

3.2 It will be a challenge to integrate new development in a way that respects historic character and does not cause unacceptable harm. Appendix B of the Heritage Impact Assessment contains detailed site assessments of the allocated sites and it is possible that a small number of additional sites will come forward as windfalls. The sensitivity of the town centre location will require a specific design solution to respond to the historic buildings and streetscape and potential below ground archaeological remains. There has been some loss or fragmentation of the historic environment on most of the streets and development provides the opportunity to consolidate historic character by restoring a built up frontage or tackling buildings on the priority enhancement list. Broad principles that would apply to all sites are:

- Specific design solution for each site to include careful use of materials and detailing
- Gap site development to reflect existing small scale domestic architecture
- Maintain important views of listed buildings and open spaces
- Strengthen frontage where it has become fragmented
- Foundations to take into account potential for below ground remains, to be informed by desk based archaeological assessment and fieldwork if necessary
- Take the opportunity to restore and enhance heritage assets

3.3 The Council will be preparing a Design supplementary planning document (SPD) to provide further detail to the Local Plan policies. The intention is to have guidance which will cover shop fronts, signage and advertisements and materials. Other relevant topics include new residential and commercial development.

Management action 1: Guide new development

- Produce Design SPD to guide new development, including heritage contexts

Condition of historic buildings

3.4 There has been some recent investment in parts of the conservation area with structural improvements and shop front facelifts taking place to historic buildings, a number of which have been grant assisted by the Council. Improvements are generally instigated by the owners and done on a piecemeal basis with no overall comprehensive programme. It would

be more effective to put in place an enhancement programme that targets specific buildings or groups of buildings, each year. This is likely to work best if the Council is able to offer a grant towards the works as an incentive to owners to participate.

- 3.5 There is also an issue regarding lack of knowledge with regards to the maintenance and works required to historic assets. Guidance showing appropriate levels of maintenance and care of listed buildings can be beneficial to raising awareness and care for heritage assets.
- 3.6 The council will continue to undertake reviews and assessments of the Conservation Area and heritage assets within the Conservation Area to ensure that preventative measures can be employed to avoid buildings becoming 'at risk.' Where communications with owners has been ineffective, the Council will utilise its legal powers to ensure that necessary works are undertaken to safeguard the future of heritage assets.
- 3.7 The buildings listed in Appendix 3 are identified for enhancement. This will include general improvements to roofs, rainwater goods, windows and shopfronts and more specialised works including stonework reconstruction and railing reinstatement. The recommended works for each building are set out in Appendix 3.

Quality of shop fronts

- 3.8 A shop front enhancement project would target listed and locally listed buildings with the objective of restoring existing historic shop fronts that are in poor condition and reinstating traditional style shop fronts where they have been removed. It is anticipated that this will have the dual impact of enhancing the character and appearance of individual buildings within the conservation area and raising business and visitor confidence in the town centre.
- 3.9 The opportunities outlined above will be subject to discussion with the owners during the management plan consultation exercise to find out their intentions. Appendix 3 contains details of the buildings that would benefit from shop front enhancement.

Vacant buildings

- 3.10 Long term vacant buildings have a negative impact on business and visitor confidence and town centre vitality and viability; they are also often less well maintained than occupied buildings. There are also vacant underused upper floors which could be put to productive use, either as part of the ground floor business or converted to separate uses including residential. It is proposed that the Council works with owners to investigate potential uses and provides advice on the need for planning permission and other procedures.

Management action 2: Enhance the condition of historic buildings

- Engage with owners and tenants to encourage regular building maintenance, with a particular focus on priority buildings
- Undertake a number of guidance notes that promote the preventative maintenance and proper care of historic assets.
- Encourage the retention of historic shop fronts and work with applicants to ensure new shop fronts and signage preserve and enhance the conservation area
- Instigate a shop front enhancement project subject to funding
- Work with owners to identify opportunities for productive use of vacant

buildings and floorspace

- Review the buildings at risk survey on a regular basis (every 5 years)
- Where appropriate, the Council will utilise its legal powers to ensure necessary works are carried out to ensure the safeguarding of the heritage asset.

Local List

- 3.11 The heritage impact assessment highlighted the potential for additions to the local list, although the appraisal process in 2008 resulted in a fairly comprehensive review of the local list and additions were made in the Town Centre Conservation Area at the time. The Council intends to review the list for the whole borough in the near future. This will involve inviting nominations from local heritage groups and the general public against criteria set out by the Council. The final decision on local list additions will be subject to Cabinet approval.
- 3.12 Having assessed the conservation area under this review, no additional buildings are proposed to be added or removed from the Local List.

Management action 3: Maintain and review Local List

- Review the Local List in consultation with the public

Safeguarding archaeology

- 3.13 Development within the conservation area could result in loss or fragmentation of surviving archaeological remains and for this reason, early discussion with the County Council Historic Environment Team is recommended. The Local Plan requires a desk based archaeological assessment to accompany planning applications to identify the potential for archaeology and guide discussions about the scope and scale of any preservation and mitigation.

Management action 4: Safeguard archaeology

- Engage with the Staffordshire County Council Environmental Advice Team and Historic Environment Record at an early stage to enable the production of up to date desk based assessments
- Record any archaeological structures revealed through assessments and development on the Historic Environment Record and consider opportunities to interpret discoveries

Enhancing the public realm

- 3.14 Responsibility for provision and maintenance of the public realm is split between the Borough Council and Staffordshire County Council. Works other than routine maintenance can be partly funded through Section 106 contributions; however there is the potential to add heritage projects such as streetscape improvements as part of CIL contributions. Larger projects will

require funding applications to various sources including the local enterprise partnerships and Heritage Lottery Fund. Funding is by no means assured and although a number of projects have been identified, funding has not been fully secured. It will be necessary to work with the County Council to identify opportunities for funding as projects are identified and agreed.

- 3.15 A co-ordinated approach and agreement with statutory undertakers to reinstate to a satisfactory standard using appropriate materials should be investigated.
- 3.16 A street clutter audit would identify areas where rationalisation would enhance the conservation area. It will be necessary to work with Staffordshire County Council as the responsible agency for street lighting and signage

Management action 5: Enhance the public realm

- Complete the programme of heritage interpretation panels
- Work with Staffordshire County Council to identify opportunities for public realm improvements which could be included in the CIL 123 project list
- Work with statutory undertakers to agree an approach to highway reinstatement
- Produce management plans for the Castle Grounds, St Editha's Churchyard and Garden of Remembrance
- Undertake street clutter audit in line with Historic England guidance
- The Council will work with all the stakeholders to work towards achieving high quality and coherent style of public realm which will enhance the character and appearance of the conservation area.

Section 4: Funding and resources

- 4.1 The Borough Council has a number of officers whose remit includes heritage and the town centre. The Council will work with partners and engage with businesses and building owners to enhance the conservation area. This may take the form of advice, identifying funding opportunities and promoting the town centre. Project teams could also be formed to co-ordinate and manage specific projects when needed.
- 4.2 The Council operates a modest conservation grant scheme which is used as match funding to support building owners and tenants undertaking structural repairs and restoration of original features. This is available to all statutorily and locally listed buildings throughout the Borough and historic unlisted buildings within conservation areas. It could be used to part fund the projects identified in the management plan, however, demand already exceeds availability and with competition from projects in other conservation areas, progress will be limited to a small number of projects every year. There is scope to review the way the grant scheme operates to target priority schemes in the conservation areas.
- 4.3 The concept of a joint Business Improvement District (BID) for the town centre and Ventura is being pursued with local businesses. It has the potential to bring in additional funding to spend on projects in the two areas, which could include public realm improvements. Although the Council is steering the process in the early stages it will ultimately be business led and decisions on what to spend funds on will be up to them.
- 4.4 There is also the potential to include heritage projects as part of the project list to be funded as part of Community Infrastructure Levy (CIL) contributions. Predominantly consisting of streetscape improvements the levy charged on new build housing, retail and commercial developments can assist with funding towards improvements. Any potential projects will be required to be added to the Regulation 123 list.

Management action 6: Resourcing improvements

- Review operation of grant scheme to target priority schemes in the conservation areas arising from management plans
- Support the development of a BID for the Town Centre/Ventura Retail Park
- Develop a list of streetscape improvement projects which can be added to the CIL Regulation 123 list.

Section 5: Monitoring and Review

- 5.1 The intention is to monitor changes to the conservation area to assess the effectiveness of the management plan. A dated photographic record will be produced to show the changes to the conservation area since the appraisal was undertaken in 2008, using the original photos for comparison. A formal review will be carried out on a five yearly basis.
- 5.2 The Council will continue to participate in the Historic England annual conservation area survey and take appropriate advice and action if the conservation area is revealed as being at risk.
- 5.3 These monitoring actions will need to be set up alongside the Local Plan monitoring framework.

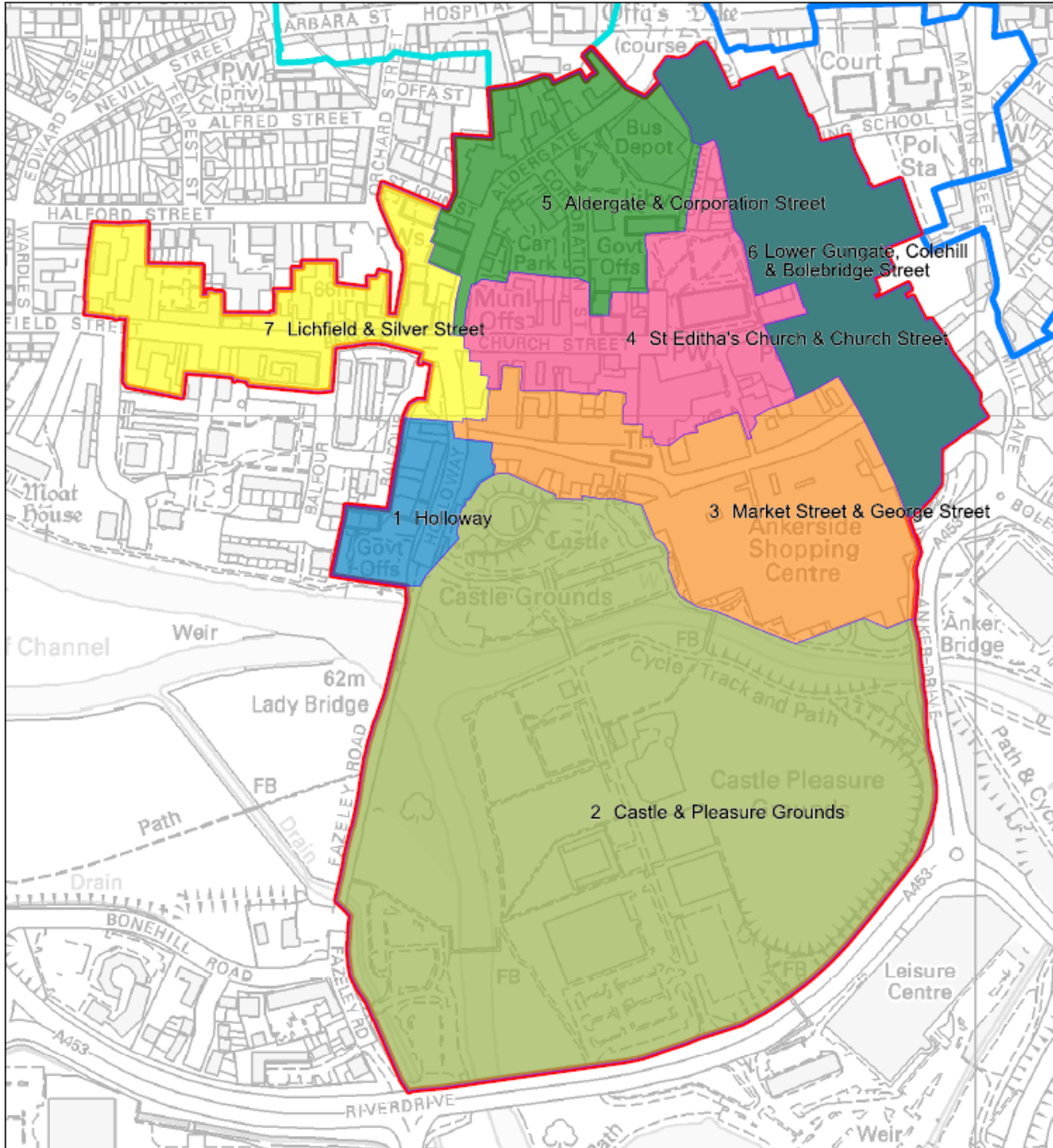
Management action 7: Monitor and review changes

- Produce a dated photographic record to monitor changes to the conservation area
- Continue to participate in the annual conservation area survey produced by Historic England
- Monitor changes in the conservation area and modify the management actions where necessary to secure positive change

Appendices

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Appendix 1a: Map showing Conservation Area boundary with character zones



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Appendix 1b: Review of the conservation area by character zone

Character Zone 1 - Holloway	
Change since 2008	<ul style="list-style-type: none"> • Resurfacing of Lady Bank to replace tarmac with bound gravel
Positive features	<ul style="list-style-type: none"> • Intact street pattern and high degree of surviving historic character • Majority of buildings are statutory listed • Some good quality paving materials
Negative features	<ul style="list-style-type: none"> • Loss of boundary walls to rear of buildings on west side of street to create car parking
Opportunities	<ul style="list-style-type: none"> • Reinststate a more sympathetic paving treatment on Lady Bank • Repair stone paving materials where damaged
Character Zone 2 – The Castle and Pleasure Grounds	
Change since 2008	<ul style="list-style-type: none"> • Skate park installed • Castle motte re-landscaped to remove the trees and shrubs • Opening up of footpath from the Lodge/Stables to the Castle • Change of use of the children’s play facility at the former swimming pool to cycle hire workshop • New signage and interpretation boards • Significant public realm enhancement to Lady Bridge and Fazeley Road
Positive features	<ul style="list-style-type: none"> • Castle, Grade I and scheduled ancient monument • Groupings of statutory listed buildings, walls, monuments and locally listed buildings • Pleasure Grounds is a major open space • River Anker
Negative features	<ul style="list-style-type: none"> • Intrusion of Snow Dome, Holiday Inn, Ankerside Centre, Namco/Arena gym, car parks • Lighting and car park height barriers
Opportunities	<ul style="list-style-type: none"> • More sympathetic lighting and screening of car parks • Co-ordinated street furniture • Tree parking to River Drive boundary for noise and screening of Snow Dome • Reduce street clutter
Character Zone 3 - Market Street and George Street	
Change since 2008	<ul style="list-style-type: none"> • Minimal • Some shop front improvements
Positive features	<ul style="list-style-type: none"> • South side of Market street relatively intact historically • Groupings of statutory and locally listed buildings including landmark Town Hall grade II*
Negative features	<ul style="list-style-type: none"> • Poor quality and inappropriate paving materials • Long term vacant buildings • Late 20th century buildings and Ankerside shopping centre • Unsympathetic shop fronts and signage • Poor quality street furniture • Street clutter
Opportunities	<ul style="list-style-type: none"> • Incorporation of street lighting directly onto buildings (as at western end of Market Street) to reduce street clutter

	<ul style="list-style-type: none"> • Sympathetic redevelopment of group of listed vacant buildings on south side of Market Street, including rear courtyards and access from Castle Gatehouse adjacent to Nationwide • Replacement paving scheme • Redesign seating area to east of Town Hall • Shop front improvements
Character Zone 4 - St. Editha's Church and Church Street	
Change since 2008	<ul style="list-style-type: none"> • Minimal
Positive features	<ul style="list-style-type: none"> • St. Editha's Church • Groupings of statutory and locally listed buildings • Important open space of St Editha's Churchyard precinct and significant mature trees
Negative features	<ul style="list-style-type: none"> • Middle Entry and St. Editha's square • Group of poorly maintained properties at western end of Church Street • Street clutter and modern buildings in College Lane • Poor quality and inappropriate paving materials
Opportunities	<ul style="list-style-type: none"> • Replacement paving scheme • Reinstatement of stone copings and railings to St. Editha's Church boundary wall • Landscaping scheme for Church precinct, particularly to southern boundary, replacement of poor quality/broken paving • Sympathetic redevelopment of Middle Entry and St. Editha's Square (long term aspiration), short term aspiration to improve and reconfigure street surfacing and furniture • Restoration of Co-op foodstore shop front • Shop front replacement to western end of Church Street • Reinstatement of railings to White House boundary wall
Character Zone 5 – Aldergate/Corporation Street	
Change since 2008	<ul style="list-style-type: none"> • Tourist Information Centre moved to Phillip Dix • Amendment of conservation area boundary to exclude car park on Lower Gungate/Hospital Street junction • Amendment of boundary to include Catholic Church and Offa House on Orchard Street • Installation of new shop front and forecourt works to 14 Aldergate has greatly improved the frontage to this prominent gateway location
Positive features	<ul style="list-style-type: none"> • Gardens of Rest is an important open space • Groupings of statutory and locally listed buildings
Negative features	<ul style="list-style-type: none"> • Surface car parks on Aldergate and Lower Gungate • Intrusion of Marmion House and tower blocks • Intrusion of Tamworth Library
Opportunities	<ul style="list-style-type: none"> • Creative Quarter project and redevelopment of the Assembly Rooms

Character Zone 6 - Lower Gungate/Colehill/Bolebridge Street	
Change since 2008	<ul style="list-style-type: none"> • Demolition of Gungate Precinct • Loss of outbuilding to rear of 3-3A Lower Gungate • Enhancement of a number of listed and locally listed buildings on Lower Gungate
Positive features	<ul style="list-style-type: none"> • Groupings of statutory and locally listed buildings • Little Church Lane • Views to St. Editha's Church
Negative features	<ul style="list-style-type: none"> • Late 20th century buildings along east side of Lower Gungate (north of Spinning School Lane) • Fragmentation of historic street pattern at lower end of Bolebridge Street • Poor quality paving materials • Deterioration of Deanery Wall • Over-scaled lighting columns • Brick cladding to 1 Little Church Lane • Poor quality and inappropriate paving materials • Gap site and large surface car park on site of former Gungate Precinct • Damage to tree planters on Colehill • Street furniture clutter
Opportunities	<ul style="list-style-type: none"> • Gungate redevelopment to restore the street frontage • Redevelopment of courtyard to rear of 3-3A Lower Gungate and sensitive restoration and reuse (subject to an extant planning permission) • Rationalisation of street furniture • Shop front improvements • Replacement paving scheme • Enhance gateways to make more welcoming
Character Zone 7 - Lichfield Street/Silver Street	
Change since 2008	<ul style="list-style-type: none"> • Amendment of conservation area boundary to include Offa House and Catholic Church • Enhancement and bringing back into positive use of long term vacant listed buildings (110-111 Lichfield Street) • Junction improvements at Aldergate/Lichfield Street/Church Street/Silver Street junction which has resulted in the removal of the pedestrian barriers and public realm enhancements
Positive features	<ul style="list-style-type: none"> • Concentration of statutorily and locally listed buildings
Negative features	<ul style="list-style-type: none"> • Intrusion of Marmion House and tower blocks • Loss of historic frontages, particularly on south side of Lichfield Street • Long time vacant listed buildings
Opportunities	<ul style="list-style-type: none"> • Improve seating area adjacent to Marmion House • More landscaping • Screening of car park on south side of Lichfield Street • Enhance gateway to make more welcoming • More sympathetic shop fronts and signage

Appendix 2: Heritage assets in the Town Centre Conservation Area

Statutory Listed Buildings	Grade
St. Editha's Church, Church Street	I
Tamworth Castle, Holloway	I
Causeway walls north east of Castle, Holloway	I
Town Hall, Market Street	II*
11 Aldergate	II
12 & 13 Aldergate	II
14 Aldergate & attached outbuildings	II
15 Aldergate	II
16 & 17 Aldergate	II
2 Bolebridge Street, 3, 4 & 4a Bolebridge Street	II
5 - 9 Bolebridge Street (consecutive)	II
10 Bolebridge Street	II
10 Church Street	II
21 Church Street	II
Wall north of 29 / 30 Church Street (part of Deanery Wall)	II
66 & 67 Church Street	II
68 Church Street	II
70 Church Street	II
71 Church Street	II
Bank House, Church Street	II
Monument 48m north of Tower of St. Editha's Church	II
Shorthose Monument, St. Editha's Church	II
Old Stone Cross Public House, Church Street	II
Tamworth Arts Centre, Church Street	II
The White House, wall & railings, Church Street	II
1 Colehill	II
8 & 9 Colehill	II
10 Colehill	II
11 Colehill	II
Assembly Rooms, Corporation Street	II
1 George Street	II
3, 4 & 5 George Street	II
17 George Street	II
36 & 36a George Street	II
37 George Street	II
Castle Hotel, Lakins & Bow Street Runner, Holloway	II
Lady Bridge, Holloway	II
Wall & railings east side of Ladybank	II
Coach house & wall extending to Holloway Lodge	II
Holloway Lodge, Holloway	II
Ethelfleda Statue 13.5m east of Holloway Lodge	II
Upper Lodge north east of castle, Holloway	II
Urn 20m south east of Holloway Lodge, Holloway	II
Urn 12m south west of Upper Lodge, Holloway	II
Urn 44m south east of Castle, Holloway	II

Wall east of Holloway Lodge, Holloway	II
1 King Street	II
Brewery House, 1 Ladybank	II
Bowling Club & terrace wall, Holloway	II
Front wall, railings, gate, Brewery house, Lady Bank	II
2 Lady Bank	II
3 & 4 Lady Bank	II
5 Lady Bank	II
6 & 7 Lady Bank	II
8 Lady Bank	II
9 Lady Bank	II
17 & 18 Lichfield Street	II
19 Lichfield Street	II
20 & 21 Lichfield Street	II
22 Lichfield Street	II
28 Lichfield Street	II
29 Lichfield Street, Masonic Rooms	II
71, 72 & 73 Lichfield Street	II
92 Lichfield Street	II
The White House, 93 Lichfield Street	II
The Manor House, 95 Lichfield Street	II
103 & 104 Lichfield Street	II
110 & 111 Lichfield Street	II
116 & 117 Lichfield Street	II
Former Peel School, Lichfield Street	II
5 & 7 Lower Gungate	II
9 & 11 Lower Gungate	II
Wall to west south west of 9 Lower Gungate, Deanery Wall	II
15 Lower Gungate	II
21 Lower Gungate	II
1 Market Street	II
2 & 3 Market Street	II
6 Market Street	II
7 Market Street, Market Vaults Public House	II
22 Market Street	II
26a, 27 & 27a Market Street	II
28 & 29 Market Street	II
30 Market Street	II
32,33 & 33a Market Street	II
34 Market Street	II
Sir Robert Peel Statue, Market Street	II
1 Silver Street	II
3 & 5 Victoria Road	II
Unitarian Chapel, Victoria Road	II
Scheduled Ancient Monuments	
Tamworth Castle	
Saxon Defences	
Medieval Deanery	
Locally listed Buildings	
1 Aldergate, White Lion Public House, Aldergate	

Central Methodist Church, Aldergate	
Former Congregational Chapel, Aldergate	
Bolebridge Mews, Bolebridge Street	
The Pavilion, Castle Grounds	
Band Stand, Castle Grounds	
Open Air Baths, Castle Grounds	
21-31 Church Lane	
1-8 Church Street	
14 Church Street	
15 Church Street	
29 Church Street	
59 Church Street	
63 Church Street	
72 Church Street	
3 Colehill	
5 Colehill	
5 College Lane	
St Editha's Church Hall, College Lane	
Carnegie Centre, Corporation Street	
Drill Hall, Corporation Street (Philip Dix Centre)	
7-8 George Street	
15-167 George Street	
31/31a George Street	
33 George Street	
27 Lichfield Street	
97, 97A and 98 Lichfield Street	
Little Church Lane (both sides)	
3a Lower Gungate	
19 Lower Gungate	
23-25 Lower Gungate	
27-33 Lower Gungate	
Guy's Almshouses, Lower Gungate	
The Globe Public House, Lower Gungate	
11 Market Street	
12-13 Market Street	
31 Market Street	
35 Market Street	
36 Market Street	
38 Market Street	
Offa House, Orchard Street	
St John's Roman Catholic Church, Orchard Street	
10 Silver Street	
11 Silver Street	

Appendix 3: Recommended works for priority buildings

This section describes potential problems and recommendations for alleviating the identified problems. Some of the works to rectify problems may require planning and/or listed building consent, so please check with the Development Management Team or Conservation Officer at Tamworth Borough Council before undertaking any works described in this plan.

67-72 Church Street			
Roof	x	Windows	x
Chimney		Doors	
Rainwater goods	x	Shopfront/signage	x
Brick or stonework		Architectural details	
Other	x	Wall, gate & railings	
Poor pointing, unsympathetic additions (boiler pipe)			
Works required: poor cement pointing has led to fractured brickwork, needs to be re-pointed in lime, opportunities should be taken to remove unsympathetic repairs such as boiler pipe through roof plan and moved to more discreet location; windows suffering lack of maintenance (particularly 71) needs to be repaired and repainted in breathable paint; some slipped slates which need to be replaced, missing rainwater goods and downpipes need to be replaced; paint flaking off façade, potentially due to non-breathable paint being use, repaint with breathable paint.			

Colin Grazier, Church Street			
Roof		Windows	x
Chimney		Doors	x
Rainwater goods	x	Shopfront/signage	
Brick or stonework, pointing	x	Architectural details	
Other?		Wall, gate & railings	
Works required: Gutters are blocked with weed growth evident in guttering, clear gutters, and replace section of downpipe which is missing. Windows and doors need to be repaired/re-painted in breathable paint.			

White House, Church Street			
Roof		Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework, pointing		Architectural details	
Other		Wall, gate & railings	x
Works required: Railings to the rear repaired and repainted			

St Editha's Church Hall, College Lane			
Roof	x	Windows	x
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other? Render	x	Wall, gate & railings	
Works required: Repair/replace with suitable lime based render, repair roof, windows and interior decoration of 1 st floor			

1 King Street			
Roof		Windows	x
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other ?		Wall, gate & railings	
Works required:			

17 Lichfield Street			
Roof	x	Windows	x
Chimney		Doors	x
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other? Paintwork blistered	x	Wall, gate & railings	
Works required: remove and repaint façade in breathable paint, replace slipped slates, clear guttering which has weed growth replace missing rainwater goods.			

18 Lichfield Street			
Roof	x	Windows	x
Chimney		Doors	x
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other? Vacant	x	Wall, gate & railings	
Works required: obtain occupancy for building; repair slipped slates, repair and replace iron railings, clear guttering			

19 Lichfield Street			
Roof		Windows	x
Chimney		Doors	x
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other? Vacant	x	Wall, gate & railings	
Works Required: obtain occupancy/use for building, replace missing rainwater goods, repair and repaint windows and doors, and surrounds with breathable paint.			

28 Lichfield Street			
Roof		Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework	x	Architectural details	x
Other? Vacant	x	Wall, gate & railings	x
Works Required: Flaking render on parapet which may be a sign that guttering is blocked and leaching through brickwork causing the blistering paint. Façade in general state of lack of maintenance, repair and replace with lime based render			

Deanery Wall, Lower Gungate			
Roof		Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other, what? Weed growth, stabilisation issues	x	Wall, gate & railings	
Works Required: Remove vegetation, apply herbicide treatment, stabilise wall.			

31 Market Street			
Roof		Windows	x
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework	x	Architectural details	
Other? Dormer windows boarded up, no glass apparent	x	Wall, gate & railings	
Works required: repair dormer windows and replace glass and repaint, cills deteriorating and require repair and repainting with a breathable paint.			

38 Market Street			
Roof		Windows	x
Chimney		Doors	
Rainwater goods		Shopfront/signage	x
Brick or stonework	x	Architectural details	
Other?		Wall, gate & railings	
Works required: Repair and replace flaking paint to infills with breathable paint.			

Consultation on the Draft Victoria St/ Albert Road Conservation Area Management Plan 2016.

Background to the consultation

This consultation is for the review of the Victoria St/ Albert Road Conservation Area Management Plan. In 2008 an appraisal of the Conservation Area was carried out, along with a management plan which listed actions in order to preserve and enhance the character and appearance of the conservation area for the next 5 years. It is now time to review the appraisal and management plan, and this document has been developed to sit alongside the 2008 appraisal and develop a set of management actions for the Conservation Area over the next 5 years.

What we are consulting on

The following documents are included within this consultation:

- The Draft Victoria St/ Albert Road Conservation Area Management Plan 2016;
- A questionnaire asking for your views on the Draft plan

How your views will be used

The consultation will take into account views of all respondents to the consultation which will be published on the Council's website. Completing the questionnaire is voluntary and all the information you provide will be treated in the strictest of confidence. No information will be released that could identify an individual or organisation. These views will influence the development of the final version of the management plan which will be presented to Cabinet later in 2016.

How to share your views

The 6 week consultation period closes on (...). Please complete the questionnaire and send it via the following means:-

- Email: DevelopmentPlan-@tamworth.gov.uk
- Post: Conservation Management Plan Consultation, Planning Policy, Tamworth Borough Council, Marmion House, Lichfield Street, Tamworth B79 7BZ

Further Information

Should you require any additional information or have any questions regarding the consultation, please contact the Planning Policy Team on 01827 709 279

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Background

What is a management plan and why are we preparing it?

- 1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on all local planning authorities to determine which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Such areas can then be designated as conservation areas. The Act also states that local planning authorities should formulate and publish proposals for their preservation and enhancement.
- 1.2 Tamworth has seven conservation areas, which were designated between 1976 and 1999. In 2007-2008 the Council undertook a programme of conservation area appraisals to define the special interest of the conservation areas, to ensure that the boundaries remained relevant and defensible and to identify potential areas for future attention. A number of recommendations from the appraisals have been implemented, including boundary amendments, addition of buildings to the local list and a number of Article 4 Directions.
- 1.3 Incremental changes over time can alter the character of a conservation area and the appraisals should be reviewed on a regular basis to identify opportunities and threats. The management plan provides the opportunity to review the appraisals and to set out a medium to long term management strategy to guide future change in a positive way that respects the historic environment. It is important to note that this management plan does not entirely supersede Victoria Road and Albert Road Conservation Area Appraisal 2008, and should be read in conjunction with this document.
- 1.4 The preparation of the management plan has been guided by the Historic England document ‘Understanding Place: Conservation Area Designation, Appraisal and Management’ 2016. This section sets out the purpose of the management plan and the issues it will cover, the consultation strategy and review of relevant Local Plan policies and evidence.
- 1.5 The management plan will consider the following issues:
 - changes to the conservation area
 - positive and negative features
 - actions to secure the repair and full use of buildings
 - priority schemes
 - archaeology
 - green space management
 - new development
 - resources
 - monitoring
- 1.6 It is anticipated that the management plan will last for a period of five years. Although the plan contains details of proposals and initiatives it is acknowledged that some will have a longer timeframe. The management plan is not a statutory document and does not form part of the development plan, however, it will be a material consideration in decision making.

What are we doing to involve people?

- 1.7 The Council is required by the 1990 Act to consult the local community on any management proposals for the conservation area. Section 71 says that:
- 1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.
 - 2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.
 - 3) The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.
- 1.8 The Council’s Statement of Community Involvement was updated and approved in February 2014. It specifically covers the preparation of local plans and planning applications and although the management plan is not a statutory document, it is the intention that the Council will broadly follow the procedure for the preparation of a supplementary planning document, which will involve a public consultation event.
- 1.9 The management plan will be subject to approval by Cabinet. Details of the proposed consultation are set out below:
- Internal meetings with Council Officers with interests in the Conservation Area including Economic Development and Regeneration, Tourism and Town Centre, Arts and Events and Property Services.
 - Public notice, press release and advertisement around the conservation area
 - Public consultation for 6 weeks including a public exhibition at Tamworth Library
 - Consultation with local heritage organisations
 - Consultation with businesses through the Town Team

Tamworth Local Plan 2006-2031

- 1.10 The new Local Plan covers the period 2006-2031. The Vision for the Local Plan builds on the identified issues and challenges and sets the spatial direction for Tamworth. The relevant parts of the Vision for heritage are the vibrant town centre and distinctive identity related to the town’s history and heritage assets. The Local Plan then goes on to set spatial priorities to deliver the vision and in the context of conservation area, the following are considered relevant:

SP2	To make Tamworth Town Centre a priority for regeneration to create a safe and attractive place for residents, businesses and visitors by strengthening and diversifying the town centre offer, optimising retail, leisure and housing development opportunities and increasing its liveability and by making the most of the town’s tourism and cultural offer, thus creating a positive image for the Borough.
SP3	Working in partnership with economic stakeholders to create a diverse local economy, including regeneration of employment areas and provide appropriate education and training that will provide local job opportunities that will reduce the need for residents to travel outside of the Borough.
SP5	To provide a range of affordable, adaptable and high quality housing that meets the needs of Tamworth residents.
SP7	To encourage active and healthier lifestyles by providing a network of high quality, accessible green and blue linkages and open spaces and

	formal indoor and outdoor recreation facilities that meet identified needs and link neighbourhoods to each other and the wider countryside.
SP9	To protect and enhance heritage assets by ensuring that proposals for change respect the historic character of the Borough including street layout, surviving historic buildings, street furniture, archaeology and open spaces.
SP10	To create safe, high quality places that deliver sustainable neighbourhoods and reflect Tamworth's small scale and domestic character using a blend of traditional and innovative design techniques.

- 1.11 It gives priority to the town centre for development and regeneration for "town centre uses" which are defined in the National Planning Policy Framework as retail, leisure, entertainment, culture and offices. It also places considerable weight on the significance of the town centre's historic setting which the Conservation Area plays a role.

EC2 Supporting Investment in Tamworth Town Centre

- Town centre will be revitalised in partnership with businesses and landowners
- Town centre promoted as preferred location for development containing town centre uses along with higher density, high quality residential development
- Development should enhance the public realm and protect and enhance historic character
- Development should respect and enhance key historic landmarks
- Promotes high quality building design, open space and linkages to edge of centre locations

EC5 Culture and tourism

- Promote, protect and enhance Tamworth's landscape and heritage
- Encourage leisure and cultural facilities as part of mixed use schemes in the town centre
- Support appropriate re-use of historic buildings
- Promote existing tourism attractions and support additional tourism attractions linked to heritage
- Promote awareness and interest in heritage
- Improve physical links around and beyond the town centre

EN5 Design of new development

- Buildings and places to be high quality and well designed, particularly to support enhancement of the town centre and conservation areas
- Respect existing architectural and historic character but allow innovation where appropriate
- Take into account impact on significance of heritage assets
- Scale, form, massing, materials and design to conserve or enhance context
- Development to be legible and outward facing with active frontages
- Incorporate landscaping and open space

EN6 Protecting the historic environment

- Development affecting historic assets required to assess impact and clearly demonstrate how assets will be conserved and enhanced (heritage statement and statement of significance)
- Reference to EUS to identify potential for archaeology (need for archaeological desk based assessment)
- Development to address issues in evidence base (detailed below)

- Enhance key building and support development of Creative Quarter
- Support enhancement of negative features and “vulnerable” and “at risk” buildings
- Support public realm improvements and use of vacant and under used historic buildings

1.12 The Local Plan recognises the Character Appraisals and other evidence base, including the Extensive Urban Survey (2011), Heritage at Risk Survey (2013) and Heritage Impact Assessments (2014); development is required to address the issues identified in these, The Infrastructure Delivery Plan identifies the following proposals which are relevant to the Victoria Road/Albert Road Conservation Area:

- Improvements to the public realm at gateways, and along corridors
- Physical improvements to heritage at risk

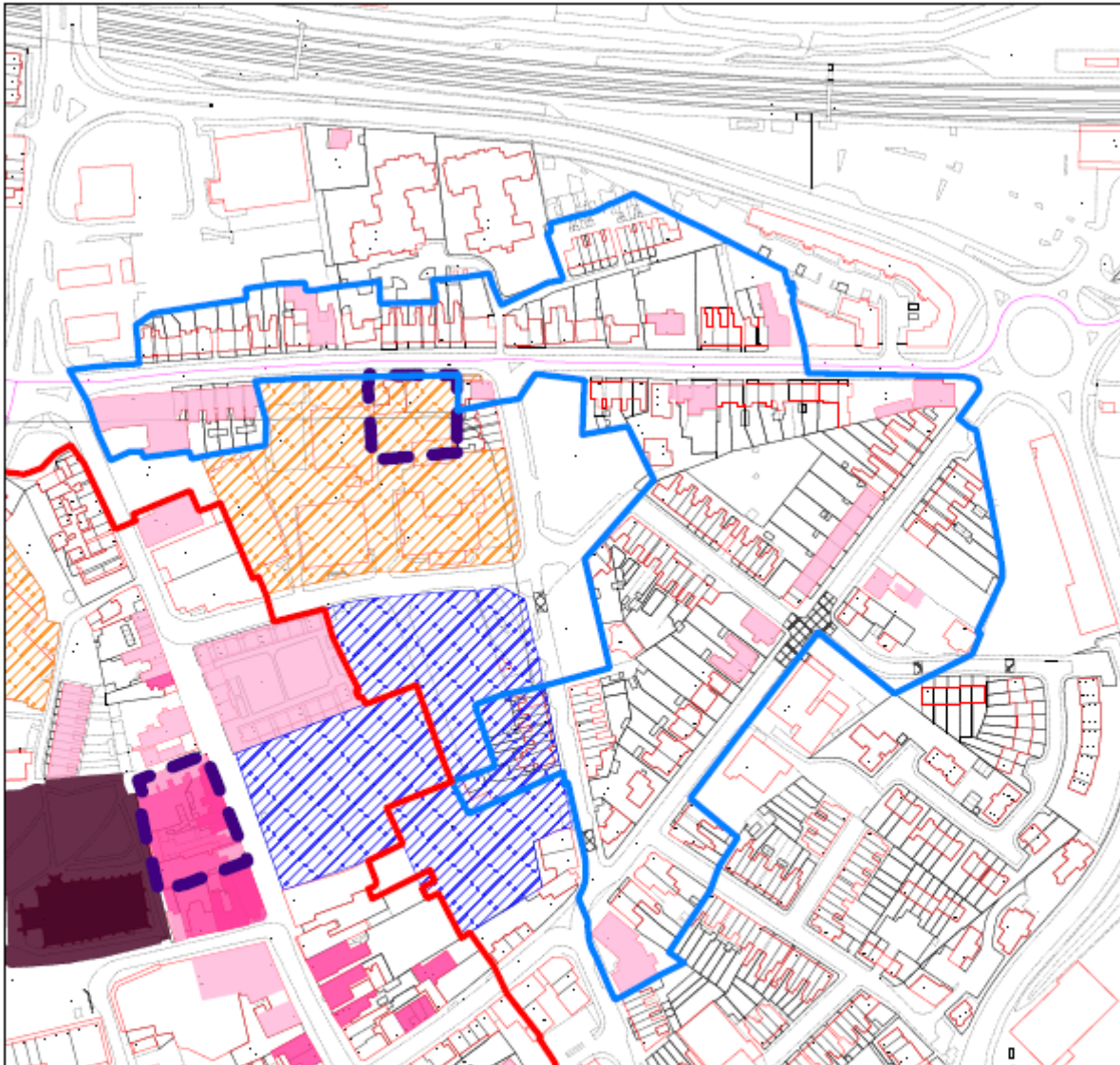
1.13 A Design supplementary planning document (SPD) is being prepared to support the Local Plan which will provide further detailed guidance on design including specific issues for historic contexts.

Review of Relevant Evidence

1.14 The Tamworth Extensive Urban Survey (EUS) considers the historic and archaeological character of the whole town. Tamworth’s urban area was divided into 37 historic urban character areas (HUCAs. The HUCAs within the Victoria Road/Albert Road Conservation Area are of medium to high overall heritage significance.

1.15 The map on page 7 shows the heritage assets in the conservation area, plus local plan allocations and the Gungate Precinct redevelopment site which lies to the south of the conservation area. Sites in the vicinity of the Conservation Area are important for its setting and are very sensitive to change and there is an over-riding need for caution because development will inevitably impact on assets visually and there is high potential for below ground archaeology to be affected. An important point to emerge from the impact assessment was that development should not be regarded as negative as it offers the opportunity to improve the physical condition of assets, their setting and the reinforcing of historic fabric.





Map showing conservation areas, heritage assets and allocations



Conservation Areas

-  Town Centre Conservation Area
-  Victoria Road Albert Road Conservation Area
-  Local Plan Housing Allocations
-  Gungate Redevelopment Site
-  Scheduled Ancient Monument

Listed Building Grade

-  I
-  II*
-  II
-  Local

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Section 2: Review of the Conservation Area

- 2.1 The 2008 Appraisal divided the Conservation Area into two character zones: Victoria Road and Albert Road. It identified positive and negative buildings, structures and opportunities for change. Using the information in the appraisal and the photographic record as a baseline, the character zones were re-examined to identify which aspects have changed since 2008. Appendix 1a contains a Map showing the character zone boundaries and Appendix 1b contains a summary of change, positive and negative features and opportunities for each of the zones.

Changes to the conservation area

- 2.2 Two residential developments have taken place on Victoria Road, the Victoria Court Hotel and Victoria Motors garage have both been re-developed for apartments. The Victoria Court was in a poor condition at the time of the appraisal and in addition to being redeveloped and extended, physical and cosmetic improvements to the building have positively enhanced both the building and this part of the conservation area. The appraisal noted that the garage was formerly a market hall that made a minor positive contribution to the conservation area. Its replacement is three storeys with a stepped roof and coaching arch. The development is considered to fit in well with its surroundings and bridges the gap between the smaller scale housing to the north and the Victoria Court redevelopment.
- 2.3 A detrimental change to the conservation area has been signage applied to the shopfront in the form of a vinyl banding to the windows of the shopfront of 54-54A Albert Road. The signage has been installed without consent and is detrimental to the area and results in a cluttered appearance of signage, which should be an open shopfront for the display of goods.
- 2.4 Other than small scale changes of use and residential conversions there has been minimal change in the rest of the conservation area. Immediately outside and partly within the western boundary of the Conservation Area, Gungate Precinct was demolished in 2011, which has created a significant gap to the west of the conservation area and opened up temporary views into and out of the conservation area. This site is allocated for 20,660sqm gross A1 retail floorspace. There are no site allocations within the conservation area, although there are future development opportunities within the setting of the Conservation Area along the boundaries in addition to the Gungate site.
- 2.5 Following the appraisal, the Council made amendments to the conservation area boundary to exclude areas and buildings that did not make a positive contribution to its character. Surface car parks on Marmion Street, the telephone exchange and snooker hall on Victoria Road and magistrate's court and youth centre on Albert Road/Spinning School Lane were all removed. A number of buildings were also added to the local list, which will ensure that their historic significance is taken into account when considering planning applications. There may be scope to make more additions to the local list. Appendix 4 illustrates the proposed area to be excluded from the Conservation Area following the appraisal.
- 2.6 Historic England has conducted an annual conservation area survey since 2009 which considers condition, vulnerability and expected changes. Based on the 2015 update the Victoria Road/Albert Road Conservation Area is classed as being in fair condition, highly vulnerable but not at risk overall. This is based on feedback from the Council that loss of historic detail, lack of maintenance and the condition of the public

realm are all minor problems. It is important to continue to participate in the survey to monitor change and to ensure that the conservation area does not become at risk.

Archaeology

- 2.7 The town centre and the surrounding area contain assets of considerable heritage significance. The Saxon Defences scheduled ancient monument is mainly located outside the conservation area but part of it lies along the boundary at Albert Road. There is high potential for above and below ground archaeology to survive across the conservation area and although sporadic archaeological work over time has revealed evidence of archaeology which is recorded in the Historic Environment Record, the full extent of the resource is unknown. The Heritage Impact Assessment recommends that a desk based archaeological assessment is undertaken for all allocated sites, which is reflected in Policy EN6. This would also extend to any windfall sites that come forward within the conservation area.

Historic environment

- 2.8 Most of the buildings in the conservation area are in good structural condition and the main issue is the loss of individual historical elements, the cumulative effects of which have eroded the character of the conservation area. The Council is able to control specific changes to a small number of residential dwellings on Albert Road and Victoria Road through an Article 4 Direction, however there are many residential and commercial properties that have had unsympathetic alterations such as uPVC replacement windows. On Victoria Road, a number of the terraced dwellings have lost their front gardens and boundary walls to off-street parking, which has eroded the character of the street.
- 2.9 Some individual buildings are in poor condition. Victoria Mews, the former Wesleyan Chapel which is now apartments, is an important landmark locally listed building. However, atmospheric pollution has resulted in degradation of the stonework and a general lack of maintenance has also seen deterioration of the timber windows.
- 2.10 Rosy Cross comprises two short terraces tucked away at the rear of Albert Road. They have been heavily altered with reconfigured fenestration, uPVC replacement windows, render and porches. Despite this, their construction at the same time as Victoria Road and Albert Road was considered to be sufficient reason to retain them in the conservation area.

Public realm

- 2.11 The quality of the street surfacing is very poor throughout the conservation area with a variety of materials being used and patchy and uneven reinstatement, often in different materials, following work by statutory undertakers. The quality of the street lighting is also of a quality that is not wholly appropriate to a conservation area, although a recent upgrade on Albert Road has seen the standard grey columns replaced with black which is a positive improvement.
- 2.12 At the junction of Marmion Street and Victoria Road steel pedestrian railings, street lighting, traffic lights and road signs combine to produce a cluttered street scene and one that is difficult for pedestrians to navigate. Victoria Road contains mature street trees and there are areas where the roots have caused distortion and cracking of the pavement.

Assessment of Conservation Area Boundary

- 2.13 It is considered that the Conservation Area boundary as current, fulfils the role of designation for a conservation area. As such, it is recommended that the Conservation Area boundary is retained.

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Section 3: Managing the future of the conservation area

3.1 This section sets out proposals for managing the conservation area, including projects and initiatives which have arisen from the issues identified in the conservation area appraisal and review. It also sets out guidance for new development, although this will be provided in greater detail in the Design Supplementary Planning Document. Section 2 identified the following issues as being of particular concern for the Victoria Road/Albert Road Conservation Area:

- Integration of new development
- Condition of historic buildings
- Archaeology
- Quality of the public realm

Integrating new development

3.2 Although there are no allocated sites for development within the conservation area and limited opportunities for windfall development, there are significant site allocations outside the boundary at Albert Road/Spinning School Lane (allocated for housing) and Lower Gungate (retail/mixed use). Surface car parks and buildings such as the telephone exchange also provide future opportunities for redevelopment on the periphery of the conservation area and it will be a challenge to integrate new development in a way that respects historic character and does not cause unacceptable harm to the setting of the conservation area. The sensitivity of the location will require a specific design solution to respond to the historic buildings and streetscape and potential below ground archaeological remains. Broad principles that would apply to all sites are:

- Specific design solution for each site to include careful use of materials and detailing
- Development to reflect existing small scale domestic architecture
- Maintain important views of listed buildings and open spaces
- Strengthen frontage where it has become fragmented
- Foundations to take into account potential for below ground remains, to be informed by desk based archaeological assessment and fieldwork if necessary
- Take the opportunity to restore and enhance heritage assets

3.3 The Council will be preparing a Design supplementary planning document (SPD) to provide further detail to the Local Plan policies. The intention is to have guidance which will cover shop fronts, signage and advertisements and materials. Other relevant topics include new residential and commercial development.

Management action 1: Guide new development

- Produce Design SPD to guide new development, including heritage contexts

Condition of historic buildings

3.4 Although the condition of most buildings in the conservation area is reasonable and there has been some investment, there are individual buildings that have been neglected or have been subjected to inappropriate changes.

- 3.5 The buildings listed in Appendix 3 are identified for enhancement. This will include general improvements to roofs, rainwater goods, windows and shopfronts and more specialised works including stonework reconstruction and railing reinstatement. The recommended works for each building are set out in Appendix 3.

Management action 2: Enhance the condition of historic buildings

- Engage with owners and tenants to encourage regular building maintenance, with a particular focus on priority buildings
- Promote the retention and reinstatement of original features including timber windows
- Review the buildings at risk survey on a regular basis (every 5 years) •
- Where appropriate, the Council will utilise its legal powers to ensure necessary works are carried out to ensure the safeguarding of the heritage asset.

Local List

- 3.6 The heritage impact assessment highlighted the potential for additions to the local list, although the appraisal process in 2008 resulted in a fairly comprehensive review of the local list and additions were made in the Victoria Road/Albert Road Conservation Area at the time. The Council intends to review the list for the whole borough in the near future. This will involve inviting nominations from local heritage groups and the general public against criteria set out by the Council. The final decision on local list additions will be subject to Cabinet approval.

Management action 3: Maintain and review Local List

- Review the Local List in consultation with the public

Safeguarding archaeology

- 3.7 Development within the conservation area could result in loss or fragmentation of surviving archaeological remains and for this reason, early discussion with the Country Council Historic Environment Team is recommended. The Local Plan requires a desk based archaeological assessment to accompany planning applications to identify the potential for archaeology and guide discussions about the scope and scale of any preservation and mitigation.

Management action 4: Safeguard archaeology

- Engage with the Staffordshire County Council Environmental Advice Team and Historic Environment Record at an early stage to enable the production of up to date desk based assessments
- Record any archaeological structures revealed through assessments and

development on the Historic Environment Record and consider opportunities to interpret discoveries

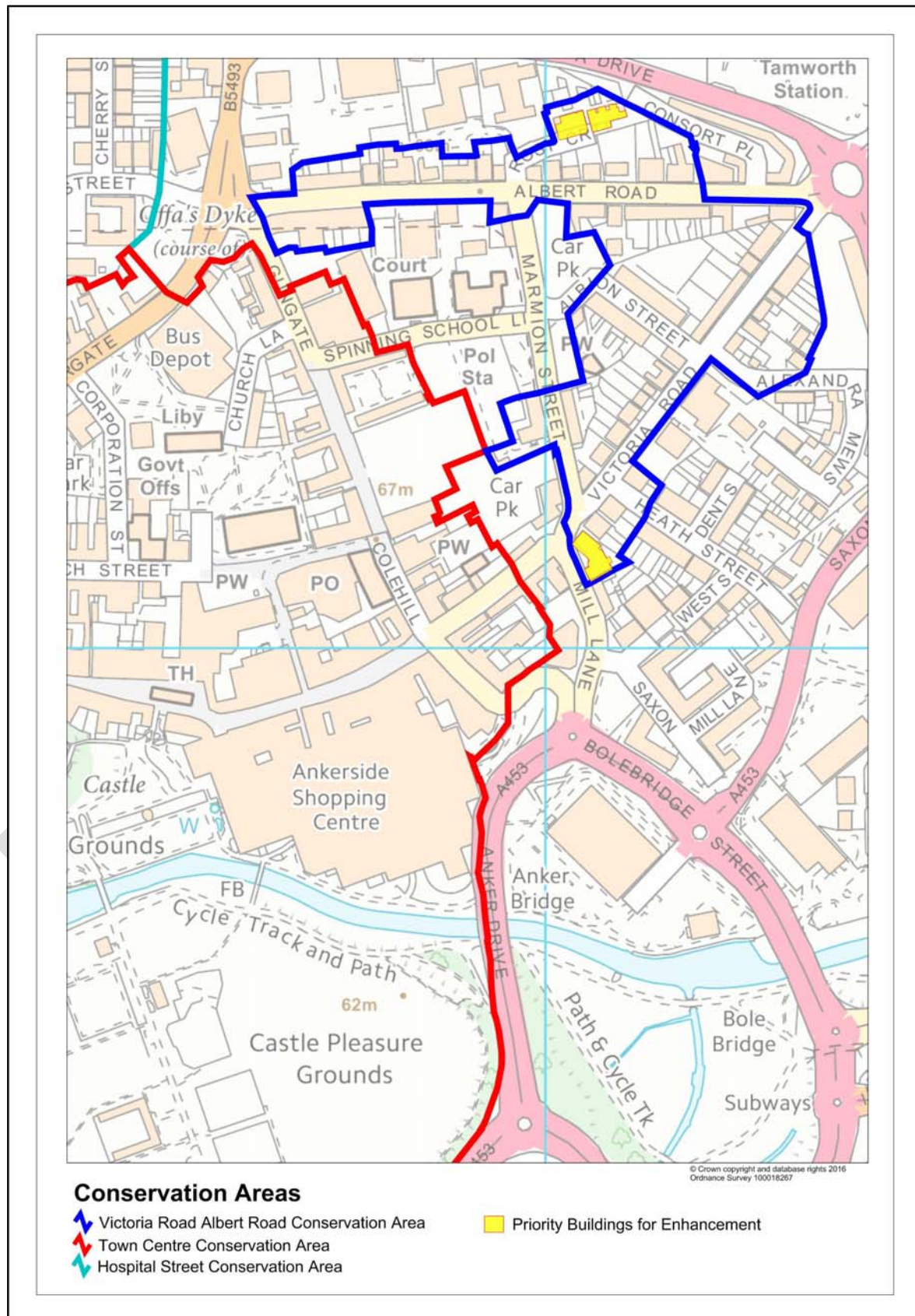
Enhancing the public realm

- 3.8 Responsibility for provision and maintenance of the public realm is split between the Borough Council and Staffordshire County Council. Renewal of the public realm would enable the area to be redesigned with a unified character and identify. Works other than routine maintenance can be partly funded through Section 106 contributions; however there is the potential to add heritage projects such as streetscape improvements as part of CIL contributions. Larger projects will require funding applications to various sources including the local enterprise partnerships and Heritage Lottery Fund. It will be necessary to work with the County Council to identify opportunities for funding as projects are identified and agreed.
- 3.9 The Gateways/Linkages Project Phase 2 focuses on the links between the train stations with the town centre and provides an opportunity to redesign the public realm along Albert Road and Victoria Road, including the surfacing material, road junction layouts and landscaping. The works will include:
- Resurfacing of the footway and carriageway
 - Alterations to the turning head at the northern end of Victoria Road
 - Changes to the kerb lines and splitter island near the Jewson's access at the Offa drive/ Saxon Drive roundabout to create a larger public space
 - Alterations to the kerb lines at the junction of Victoria Road and Marmion Street to create a larger public space
 - Repairs to the block paving at the junction of Victoria Road and Bolebridge Street

Management action 5: Enhance the public realm

- Work with Staffordshire County Council to identify opportunities for public realm improvements
- Undertake street clutter audit in line with Historic England guidance
- Work with statutory undertakers to agree an approach to highway reinstatement •
- The Council will work with all the stakeholders to work towards achieving high quality and coherent style of public realm which will enhance the character and appearance of the conservation area.

Map showing priority buildings for enhancement



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Funding and resources

- 3.10 The Borough Council has a number of officers whose remit includes heritage and the town centre. The Council will work with partners and engage with businesses and building owners to enhance the conservation area. This may take the form of advice, identifying funding opportunities and promoting the town centre. Project teams could also be formed to co-ordinate and manage specific projects when needed.
- 3.11 The Council operates a modest conservation grant scheme which is used as match funding to support building owners and tenants undertaking structural repairs and restoration of original features. This is available to all statutorily and locally listed buildings throughout the Borough and historic unlisted buildings within conservation areas. It could be used to part fund the projects identified in the management plan, however, demand already exceeds availability and with competition from projects in other conservation areas, progress will be limited to a small number of projects every year. There is scope to review the way the grant scheme operates to target priority schemes in the conservation areas.
- 3.12 There is also the potential to include heritage projects as part of the project list to be funded as part of Community Infrastructure Levy (CIL) contributions. Predominantly consisting of streetscape improvements the levy charged on new build housing, retail and commercial developments can assist with funding towards improvements. Any potential projects will be required to be added to the Regulation 123 list.

Management action 6: Resourcing Improvements

- Review operation of grant scheme to target priority schemes in the conservation areas arising from management plans
- Develop a list of streetscape improvement projects which can be added to the CIL Regulation 123 list.

Section 4: Monitoring and Review

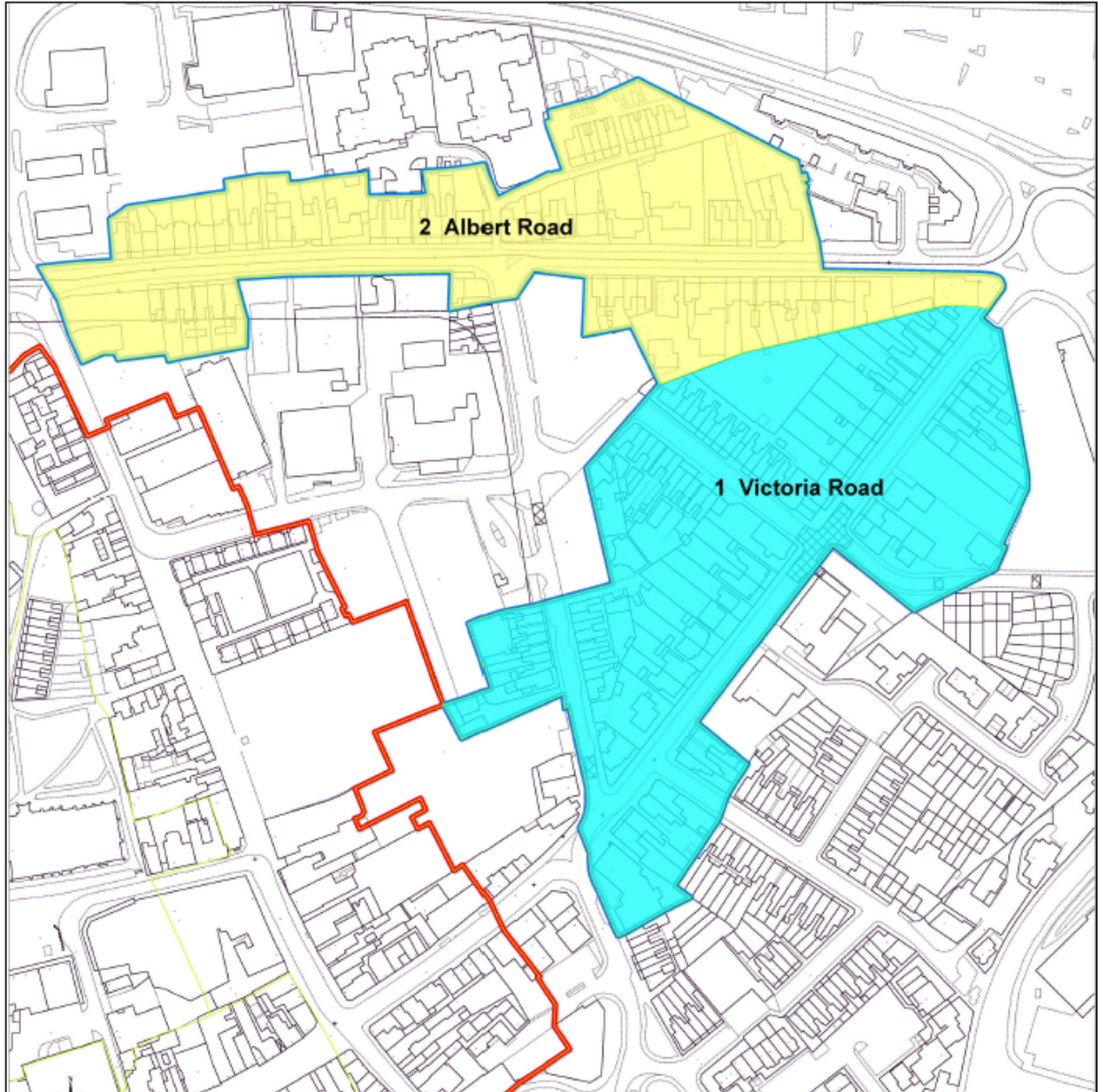
- 4.1 The intention is to monitor changes to the conservation area to assess the effectiveness of the management plan. A dated photographic record will be produced to show the changes to the conservation area since the appraisal was undertaken in 2008, using the original photos for comparison. A formal review will be carried out on a five yearly basis.
- 4.2 The Council will continue to participate in the Historic England annual conservation area survey and take appropriate advice and action if the conservation area is revealed as being at risk.
- 4.3 These monitoring actions will need to be set up alongside the Local Plan monitoring framework.

Management action7: Monitoring and Review

- Produce a dated photographic record to monitor changes to the conservation area
- Continue to participate in the annual conservation area survey produced by Historic England
- Monitor changes in the conservation area and modify the management actions where necessary to secure positive change

Appendices

Appendix 1a: Map showing Conservation Area boundary with character zones



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Appendix 1b: Review of the conservation area by character zone

Character Zone 1 – Victoria Road	
Change since 2008	<ul style="list-style-type: none"> • Redevelopment of Victoria Court Hotel and rear garden for 18 apartments • Redevelopment of Station Motors, Victoria Road for six apartments • Addition of three buildings to the Local List • Article 4 Directions made on eight properties • Amendment of boundary to exclude snooker hall and telephone exchange buildings
Positive features	<ul style="list-style-type: none"> • Tree lined route from railway station to town centre • High degree of intact Victorian character in northern part of zone • Attractive landmark buildings in form of Tweedale Arms and former Wesleyan Chapel (now Victoria Mews)
Negative features	<ul style="list-style-type: none"> • Loss of character on southern part of zone through late 20th century development to the east, although now outside the conservation area it impacts on setting of conservation area • Pedestrian railings at junction with Marmion Street • Loss of front boundary walls • Loss of original timber windows on many properties
Opportunities	<ul style="list-style-type: none"> • Public realm improvements • Redevelopment of sites outside conservation area could help restore a street frontage • Rebuilding of front boundary walls • Restoration of individual buildings • Reinstatement of timber windows • Rework junction with Marmion Street
Character Zone 2 – Albert Road	
Change since 2008	<ul style="list-style-type: none"> • Addition of nine buildings to the Local List • Article 4 Directions made on two properties • Amendment of boundary to exclude surface car parks and modern buildings on Albert Road/Spinning School Lane
Positive features	<ul style="list-style-type: none"> • Trees on northern side of road provides character • Well preserved terrace on southern side at western end of zone • Landmark buildings in the form of The Albert and 64 Albert Road
Negative features	<ul style="list-style-type: none"> • Loss of character along Albert Road/Spinning School Lane through construction of late 20th century buildings, although now outside the conservation area it impacts on setting of conservation area • Loss of character and street frontage through loss of historic buildings to create surface car parks • Prominent traffic island and signage at junction of Albert Road/Marmion Street • Loss of original timber windows on majority of properties • Poor quality public realm, in particular street and pavement surfacing
Opportunities	<ul style="list-style-type: none"> • Redevelopment of sites outside conservation area could enhance the setting of the conservation area and help restore a street frontage • Reinstatement of timber windows

Appendix 2: Heritage assets in the Victoria Road/Albert Road Conservation Area

	Scheduled Ancient Monuments	Scheduled
	Saxon Defences	
	Locally listed Buildings	Locally listed
1	12 Albert Road	
2	Woodbine Cottage, 12a Albert Road	
3	26 Albert Road	
4	43/43a Albert Road	
5	The Albert, Albert Road	
6	54 & 54a Albert Road	
7	57-62 Albert Road (consecutive)	
8	64 Albert Road	
9	The Tweeddale Arms and associated outbuildings	
10	Victoria Mews, Victoria Road	
11a & 11b	13, 15 & 17 Victoria Road	
12a & 12b	21-31 Victoria Road	
13a & 13b	42 Victoria Road (former Victoria Court Hotel)	

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Appendix 3: Recommended works for priority buildings

This section describes potential problems and recommendations for alleviating the identified problems. Some of the works to rectify problems may require planning and/or listed building consent, so please check with the Development Management Team or Conservation Officer at Tamworth Borough Council before undertaking any works described in this plan.

Victoria Mews			
Roof chimney		Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework	x	Architectural details	x
Other?		Wall, gate & railings	
Works Required: Repair and replace stonework on cills, cornicing, and architectural details like for like.			

Rosy Cross			
Roof chimney		Windows	x
Chimney	x	Doors	x
Rainwater goods		Shopfront/signage	
Brick or stonework	x	Architectural details	x
Other,?		Wall, gate & railings	
Works Required: Seek opportunities to remove unsympathetic alterations such as the reinstatement timber windows and doors and removal of unsympathetic porches			

Consultation on the Draft Wilnecote Conservation Area Management Plan 2016.

Background to the consultation

This consultation is for the review of the Wilnecote Conservation Area Management Plan. In 2008 an appraisal of the Conservation Area was carried out, along with a management plan which listed actions in order to preserve and enhance the character and appearance of the conservation area for the next 5 years. It is now time to review the appraisal and management plan, and this document has been developed to sit alongside the 2008 appraisal and develop a set of management actions for the Conservation Area over the next 5 years.

What we are consulting on

The following documents are included within this consultation:

- The Draft Wilnecote Conservation Area Management Plan 2016;
- A questionnaire asking for your views on the Draft plan

How your views will be used

The consultation will take into account views of all respondents to the consultation which will be published on the Council's website. Completing the questionnaire is voluntary and all the information you provide will be treated in the strictest of confidence. No information will be released that could identify an individual or organisation. These views will influence the development of the final version of the management plan which will be presented to Cabinet later in 2016.

How to share your views

The 6 week consultation period closes on (...). Please complete the questionnaire and send it via the following means:-

- Email: DevelopmentPlan-@tamworth.gov.uk
- Post: Conservation Management Plan Consultation, Planning Policy, Tamworth Borough Council, Marmion House, Lichfield Street, Tamworth B79 7BZ

Further Information

Should you require any additional information or have any questions regarding the consultation, please contact the Planning Policy Team on 01827 709 279

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Background

What is a management plan and why are we preparing it?

- 1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on all local planning authorities to determine which parts of their area are of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve and/or enhance. Such areas can then be designated as conservation areas. The Act also states that local planning authorities should formulate and publish proposals for their preservation and enhancement.
- 1.2 Tamworth has seven conservation areas, which were designated between 1976 and 1999. In 2007-2008 the Council undertook a programme of conservation area appraisals to define the special interest of the conservation areas, to ensure that the boundaries remained relevant and defensible and to identify potential areas for future attention. A number of recommendations from the appraisals have been implemented, including boundary amendments, addition of buildings to the local list and a number of Article 4 Directions.
- 1.3 Incremental changes over time can alter the character of a conservation area and the appraisals should be reviewed on a regular basis to identify opportunities and threats. The management plan provides the opportunity to review the appraisals and to set out a medium to long term management strategy to guide future change in a positive way that respects the historic environment. It is important to note that this management plan does not entirely supersede the Wilnecote Conservation Area Appraisal 2008, and should be read in conjunction with this document.
- 1.4 The preparation of the management plan has been guided by the Historic England document ‘Understanding Place: Conservation Area Designation, Appraisal and Management’ 2016. This section sets out the purpose of the management plan and the issues it will cover, the consultation strategy and review of relevant Local Plan policies and evidence.
- 1.5 The management plan will consider the following issues:
 - changes to the conservation area
 - positive and negative features
 - actions to secure the repair and full use of buildings
 - priority schemes
 - archaeology
 - green space management
 - new development
 - resources
 - monitoring
- 1.6 It is anticipated that the management plan will last for a period of five years. Although the plan contains details of proposals and initiatives it is acknowledged that some will have a longer timeframe. The management plan is not a statutory document and does not form part of the development plan, however, it will be a material consideration in decision making.

What are we doing to involve people?

- 1.7 The Council is required by the 1990 Act to consult the local community on any management proposals for the conservation area. Section 71 says that:
- 1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.
 - 2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.
 - 3) The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.
- 1.8 The Council’s Statement of Community Involvement was updated and approved in February 2014. It specifically covers the preparation of local plans and planning applications and although the management plan is not a statutory document, it is the intention that the Council will broadly follow the procedure for the preparation of a supplementary planning document, which will involve a public consultation event.
- 1.9 The management plan will be subject to approval by Cabinet. Details of the proposed consultation are set out below:
- Internal meetings with Council Officers with interests in the town centre including Economic Development and Regeneration, Tourism and Town Centre, Arts and Events and Property Services.
 - Public notice, press release and advertisement around the conservation area
 - Public consultation for 6 weeks including a public exhibition at **Holy Trinity Church, Wilnecote**
 - Consultation with local heritage organisations
 - Consultation with businesses through the Town Team

Tamworth Local Plan 2006-2031

- 1.10 The new Local Plan covers the period 2006-2031. The Vision for the Local Plan builds on the identified issues and challenges and sets the spatial direction for Tamworth. The relevant parts of the Vision for heritage are the vibrant town centre and distinctive identity related to the town’s history and heritage assets. The Local Plan then goes on to set spatial priorities to deliver the vision and in the context of Wilnecote, the following are considered relevant:

SP3	Working in partnership with economic stakeholders to create a diverse local economy, including regeneration of employment areas and provide appropriate education and training that will provide local job opportunities that will reduce the need for residents to travel outside of the Borough.
SP5	To provide a range of affordable, adaptable and high quality housing that meets the needs of Tamworth residents.
SP7	To encourage active and healthier lifestyles by providing a network of high quality, accessible green and blue linkages and open spaces and formal indoor and outdoor recreation facilities that meet identified needs and link neighbourhoods to each other and the wider countryside.
SP9	To protect and enhance heritage assets by ensuring that proposals for change respect the historic character of the Borough including street layout, surviving historic buildings, street furniture, archaeology and open

	spaces.
SP10	To create safe, high quality places that deliver sustainable neighbourhoods and reflect Tamworth’s small scale and domestic character using a blend of traditional and innovative design techniques.

1.11 Not only does the Local Plan give weight to Tamworth Town but also the sustainable development of settlements outside Tamworth such as Wilnecote. The following policies are considered relevant to the Wilnecote Conservation Area:

EC5 Culture and tourism

- Promote, protect and enhance Tamworth’s landscape and heritage
- Support appropriate re-use of historic buildings
- Promote existing tourism attractions and support additional tourism attractions linked to heritage
- Promote awareness and interest in heritage
- Improve physical links around and beyond the town centre

EN5 Design of new development

- Buildings and places to be high quality and well designed, particularly to support enhancement of the town centre and conservation areas
- Respect existing architectural and historic character but allow innovation where appropriate
- Take into account impact on significance of heritage assets
- Scale, form, massing, materials and design to conserve or enhance context
- Development to be legible and outward facing with active frontages
- Incorporate landscaping and open space

EN6 Protecting the historic environment

- Development affecting historic assets required to assess impact and clearly demonstrate how assets will be conserved and enhanced (heritage statement and statement of significance)
- Reference to Extensive Urban Survey (EUS) to identify potential for archaeology (need for archaeological desk based assessment)
- Development to address issues in evidence base (detailed below)
- Support enhancement of negative features and “vulnerable” and “at risk” buildings
- Support public realm improvements and use of vacant and under used historic buildings

1.12 The Local Plan recognises the Character Appraisals and other evidence base, including the EUS (2011), Heritage at Risk Survey (2013) and Heritage Impact Assessments (2014); that development is required to address the issues identified in these documents as material considerations. The Infrastructure Delivery Plan also identifies the following proposals which are relevant to the Wilnecote Conservation Area:

- Improvements to the public realm at gateways, and along corridors
- Physical improvements to heritage at risk

1.13 A Design supplementary planning document (SPD) is being prepared to support the Local Plan which will provide further detailed guidance on design including specific issues for historic contexts.

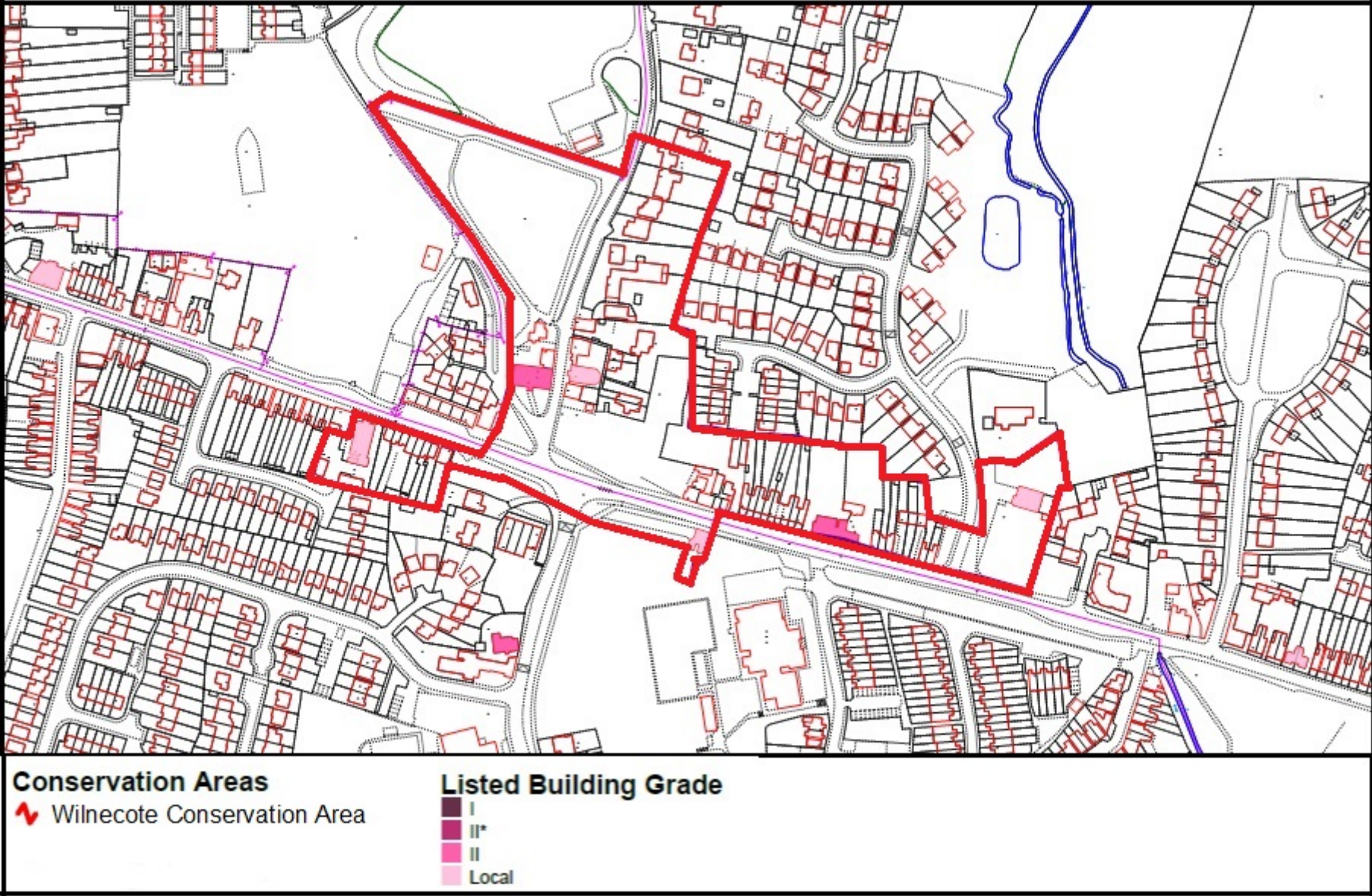
Review of Relevant Evidence

- 1.14 The Tamworth EUS considers the historic and archaeological character of the whole town. Tamworth's urban area was divided into 37 historic urban character areas (HUCAs). The HUCAs within the Wilnecote Conservation Area are of high significance in terms of its Evidential, Historic and Aesthetic Value, and low regarding its communal value.
- 1.15 The map on page 7 shows the heritage assets in the conservation area, plus local plan allocations. Sites in the vicinity of the Conservation Area are important for its setting and are very sensitive to change and there is an over-riding need for caution because development will inevitably impact on assets visually and there is high potential for below ground archaeology to be affected. An important point to emerge from the impact assessment was that development should not be regarded as negative as it offers the opportunity to improve the physical condition of assets, their setting and the reinforcing of historic fabric.

Map showing conservation areas, and heritage assets

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Section 2: Review of the Conservation Area

- 2.1 The 2008 Appraisal divided the Conservation Area into two character zones: 1) Holy Trinity Church and surrounding environs; and 2) Watling Street. It identified positive and negative buildings, structures and opportunities for change. Using the information in the appraisal and the photographic record as a baseline, the character zones were re-examined to identify which aspects have changed since 2008. Appendix 1 contains a summary of change, positive and negative features and opportunities for each of the zones.

Changes to the conservation area

- 2.2 No.36 Watling Street was identified in the 2008 Conservation Area Appraisal as having a negative impact upon the character and appearance of the conservation area due to its neglected and derelict state. The Council has been working with the owner in order to develop a scheme which contains residential to the rear and redevelops the existing building and the installation of a new shop front (Figure 1). Although not yet finished, the scheme is a very positive enhancement to the character and appearance of the conservation area.
- 2.3 Other than small scale changes of use and residential conversions there has been minimal change in the rest of the conservation area. There has been no change to the palisade fencing along Glascote Lane which was identified as having a negative influence upon the character and appearance of the area (Figure 2). Although the palisade fencing is painted to reduce its visual impact, the fence is still unsightly and discussions need to be progressed to determine ownership and remove/ replace this fence with a more appropriate alternative, or the removal of the fence altogether. The fence would be a priority structure that would be eligible for grant assistance to rectify this negative influence.
- 2.4 As stated in the Wilnecote Conservation Area Appraisal 2008, there are surrounding buildings located throughout the area, such as the listed Grade II listed Manor Farmhouse and the Grade II listed Manor House along Hockley Road, and the Wilnecote Hall on Watling Street; which although contributing strongly to the historic interest of the area, do not form part of a coherent core area to allow these buildings to be included within the Conservation Area.
- 2.5 Local interest groups have sought an assessment as to the potential of the Old School, New Road to be incorporated into the Conservation Area, which is a vacant building which was a former school and youth/community centre. The school has a number of unsympathetic alterations and extensions, plastic windows, palisade boundary treatment, although the building to the east contains some original timber detailing. Although of local interest, the school buildings, like the listed buildings along Hockley Street, do not present a coherent core area of interest worthy of a Conservation Area. It is not recommended that the conservation area is extended to incorporate these buildings.
- 2.6 Historic England has conducted an annual conservation area survey since 2009 which considers condition, vulnerability and expected changes. Based on the 2015 update the Wilnecote Conservation Area is classed as being in poor condition and highly vulnerable; however not at risk overall. This is based on feedback from the Council that loss of historic detail, lack of maintenance and the condition of the public

realm are all minor problems. It is important to continue to participate in the survey to monitor change and to ensure that the conservation area does not become at risk.

Archaeology

- 2.7 There is high potential for above and below ground archaeology to survive in the Wilnecote Conservation Area, particularly around the Roman Road (Watling St) and within the earlier buildings in the area which can inform their historic origins and function to the area. The Heritage Impact Assessment recommends that a desk based archaeological assessment is undertaken for all allocated sites, which is reflected in Policy EN6. This would also extend to any windfall sites that come forward within the conservation area.

Historic environment

- 2.8 Most of the buildings in the conservation area are in good structural condition and the main issue is the loss of individual historical elements, the cumulative effects of which have eroded the character of the conservation area. The Council is able to control specific changes to a small number of residential dwellings in Wilnecote through an Article 4 Direction, however there are many residential and commercial properties that have had unsympathetic alterations such as uPVC replacement windows. On Watling Street, a number of the original terraced dwellings have lost their front gardens and boundary walls to off-street parking, as well as the installation of UPVC windows and altered fenestrations which has eroded the character of the street from one which was originally symmetrical (Figure 4). The buildings do however exhibit evidential and historic value in that they represent the 19th Century construction of worker's cottages along this section of Watling Street.
- 2.9 To the edge of the conservation area there are also a number of workers cottages, similar to those further along Watling street. Only no's 147-159 have been incorporated into the conservation area, as these cottages retain their front wall, albeit there is a mix of fenestration and materials. These buildings would however be an appropriate project to spend grant funding to reinstate sympathetic original materials.

Public realm

- 2.10 The quality of the street surfacing is very poor throughout the conservation area with a variety of materials being used and patchy and uneven reinstatement, often in different materials, following work by statutory undertakers. The quality of the street lighting is also of a quality that is not wholly appropriate to a conservation area.
- 2.11 At the junction of Hockley Road and Watling Street, the school boundary wall is suffering from a lack of maintenance which negatively impacts upon the character and appearance of the conservation area (see Figure 6)

Assessment of Conservation Area Boundary

- 2.12 It is considered that the Conservation Area boundary as current, fulfils the role of designation for a conservation area. As such, it is recommended that the Conservation Area boundary is retained.

Section 3: Managing the future of the conservation area

3.1 This section sets out proposals for managing the conservation area, including projects and initiatives which have arisen from the issues identified in the conservation area appraisal and review. It also sets out guidance for new development, although this will be provided in greater detail in the Design Supplementary Planning Document. Section 2 identified the following issues as being of particular concern for the Wilnecote Conservation Area:

- Integration of new development
- Archaeology
- Quality of the public realm

Integrating new development

3.2 There are no allocated sites for development within the conservation area and limited opportunities for windfall development. For any development that does come forward, the sensitivity of the location will require a specific design solution to respond to the historic buildings and streetscape and potential below ground archaeological remains.

3.3 Broad principles that would apply to all sites are:

- Specific design solution for each site to include careful use of materials and detailing which are appropriate for a conservation area;
- Development to reflect existing small scale domestic architecture;
- Maintain important views of historic assets and open spaces;
- Strengthen frontages where they have become fragmented
- Foundations to take into account potential for below ground remains, to be informed by desk based archaeological assessment and fieldwork if necessary
- Take the opportunity to restore and enhance heritage assets by reinstating historic materials, detailing and craftsmanship

3.4 The Council will be preparing a Design supplementary planning document (SPD) to provide further detail to the Local Plan policies. The intention is to have guidance which will cover shop fronts, signage and advertisements and materials. Other relevant topics include new residential and commercial development.

Management action 1: Guide new development

- Produce Design SPD to guide new development, including heritage contexts

Condition of historic buildings

3.5 Although the condition of most buildings in the conservation area is reasonable and there has been some investment, there are individual buildings and structures that have been neglected or have been subjected to inappropriate/unsympathetic changes.

3.6 The buildings and structures listed in Appendix 3 are identified for enhancement. This will include general improvements to roofs, rainwater goods, windows and shopfronts

and more specialised works including stonework reconstruction and railing reinstatement. The recommended works for each building are set out in Appendix 3.

Management action 2: Enhance the condition of historic buildings

- Engage with owners and tenants to encourage regular building maintenance, with a particular focus on priority buildings
- Promote the retention and reinstatement of historic features including timber windows
- Review the buildings at risk survey on a regular basis (every 5 years) •
- Where appropriate, the Council will utilise its legal powers to ensure necessary works are carried out to ensure the safeguarding of the heritage asset.

Local List

- 3.7 The heritage impact assessment highlighted the potential for additions to the local list, although the appraisal process in 2008 resulted in a fairly comprehensive review of the local list and additions were made in the Wilnecote Conservation Area at the time. The Council intends to review the list for the whole borough in the near future. This will involve inviting nominations from local heritage groups and the general public against criteria set out by the Council. The final decision on local list additions will be subject to Cabinet approval.

Management action 3: Maintain and review Local List

- Review the Local List in consultation with the public

Safeguarding archaeology

- 3.8 Development within the conservation area could result in loss or fragmentation of surviving archaeological remains and for this reason, early discussion with the Country Council Historic Environment Team is recommended. The Local Plan requires a desk based archaeological assessment to accompany planning applications to identify the potential for archaeology and guide discussions about the scope and scale of any preservation and mitigation.

Management action 4: Safeguard archaeology

- Engage with the Staffordshire County Council Environmental Advice Team and Historic Environment Record at an early stage to enable the production of up to date desk based assessments
- Record any archaeological structures revealed through assessments and development on the Historic Environment Record and consider opportunities

to interpret discoveries

Enhancing the public realm

- 3.9 Responsibility for provision and maintenance of the public realm is split between the Borough Council and Staffordshire County Council. Renewal of the public realm would enable the area to be redesigned with a unified character and identify. Works other than routine maintenance can be partly funded through Section 106 contributions; however there is the potential to add heritage projects such as streetscape improvements as part of CIL contributions. Larger projects will require funding applications to various sources including the local enterprise partnerships and Heritage Lottery Fund. It will be necessary to work with the County Council to identify opportunities for funding as projects are identified and agreed.

Management action 5: Enhance the public realm

- Work with Staffordshire County Council to identify opportunities for public realm improvements
- Undertake street clutter audit in line with Historic England guidance
- Work with statutory undertakers to agree an approach to highway reinstatement
- The Council will work with all the stakeholders to work towards achieving high quality and coherent style of public realm which will enhance the character and appearance of the conservation area.

Funding and resources

- 3.10 The Borough Council has a number of officers whose remit includes heritage and the town centre. The Council will work with partners and engage with businesses and building owners to enhance the conservation area. This may take the form of advice, identifying funding opportunities and promoting the town centre. Project teams could also be formed to co-ordinate and manage specific projects when needed.
- 3.11 The Council operates a modest conservation grant scheme which is used as match funding to support building owners and tenants undertaking structural repairs and restoration of historic features. This is available to all statutorily and locally listed buildings throughout the Borough and historic unlisted buildings within conservation areas. It could be used to part fund the projects identified in the management plan, however, demand already exceeds availability and with competition from projects in other conservation areas, progress will be limited to a small number of projects every year. There is scope to review the way the grant scheme operates to target priority schemes in the conservation areas.
- 3.12 There is also the potential to include heritage projects as part of the project list to be funded as part of Community Infrastructure Levy (CIL) contributions. Predominantly consisting of streetscape improvements the levy charged on new build housing, retail and commercial developments can assist with funding towards improvements. Any potential projects will be required to be added to the Regulation 123 list.

Management action 6: Resourcing Improvements

- Review operation of grant scheme to target priority schemes in the conservation areas arising from management plans
- Develop a list of streetscape improvement projects which can be added to the CIL Regulation 123 list.

Section 4: Monitoring and Review

- 4.1 The intention is to monitor changes to the conservation area to assess the effectiveness of the management plan. A dated photographic record has been produced to show the changes to the conservation area since the appraisal was undertaken in 2008, using the original photos for comparison. A formal review will be carried out on a five yearly basis.
- 4.2 The Council will continue to participate in the Historic England annual conservation area survey and take appropriate advice and action if the conservation area is revealed as being at risk.
- 4.3 These monitoring actions will need to be set up alongside the Local Plan monitoring framework.

Management action 7: Monitoring and Review

- Produce a dated photographic record to monitor changes to the conservation area
- Continue to participate in the annual conservation area survey produced by Historic England
- Monitor changes in the conservation area and modify the management actions where necessary to secure positive change

Appendices

Appendix 1: Review of the conservation area by character zone

Character Zone 1 – Holy Trinity Church and surrounding environs	
Change since 2008	<ul style="list-style-type: none"> • Addition of one building to the Local List
Positive features	<ul style="list-style-type: none"> • Trinity church and Glascote Lane which is lined by trees and surrounded by larger dwellings which retain much of their original detailing; • High degree of intact Victorian character along Glascote Lane;
Negative features	<ul style="list-style-type: none"> • Palisade fencing along Glascote Lane
Opportunities	<ul style="list-style-type: none"> • Public realm improvements • Removal of palisade fence for a more appropriate wall/ removal altogether
Character Zone 2 – Watling Street	
Change since 2008	<ul style="list-style-type: none"> • Addition of two buildings to the Local List • Amendment of boundary to include Methodist church and adjacent terraced housing. • Redevelopment of 36 Watling Street
Positive features	<ul style="list-style-type: none"> • Trees on northern side of Watling Street provides positive character; • Historic assets and terraced properties along Watling Street reinforce historic character;
Negative features	<ul style="list-style-type: none"> • Loss of character and street frontage through loss of boundary treatment and changes to fenestration positions and materials; • Loss of original timber windows on majority of properties • Poor quality public realm, in particular street and pavement surfacing • Lack of maintenance to boundary walls, such as the Watling Street frontage of the school.
Opportunities	<ul style="list-style-type: none"> • Redevelopment of sites outside conservation area could enhance the setting of the conservation area and help restore a street frontage • Reinstatement of timber windows, boundary walls and sympathetic detailing

Appendix 2: Heritage assets in the Wilnecote Conservation Area

	Listed Buildings	Grade
1	Queen's Head Public House, Watling Street	II
2	Holy Trinity Church, Glascote Lane	II
	Locally listed Buildings	
3	Tamworth Seventh Day Adventist Church, Watling Street	Local listing
4	The Globe Public House, Watling Street	Local listing
5	Congregational Church, Glascote Lane	Local listing

Appendix 3: Recommended works for priority buildings/ Structures

This section describes potential problems and recommendations for alleviating the identified problems. Some of the works to rectify problems may require planning and/or listed building consent, so please check with the Development Management Team or Conservation Officer at Tamworth Borough Council before undertaking any works described in this plan.

Palisade Fencing, Glascote Lane			
Roof chimney		Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other?		Wall, gate & railings	x
Works Required: Remove existing palisade fence and either leave open or replace with a more sympathetic replacement.			

Wall in front of Infant School, Watling street			
Roof chimney		Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other,?		Wall, gate & railings	x
Works Required: Repair/ replace missing segments of wall and remove weeding and re-point where appropriate			