

A Bilfinger Real Estate
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Report

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Tinkers Green Estate Redevelopment Statement of Consultation

Tamworth Borough Council

February 2015



DRAFT

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1. Introduction

- 1.1 This report has been prepared by GVA on behalf of Tamworth Borough Council in order to assess the outcomes of a two-stage consultation process which was undertaken in respect of a proposal to redevelop and regenerate the Tinkers Green Estate, Wilnecote, Tamworth.
- 1.2 The first-stage of public consultation, undertaken in July 2014, presented three initial options for redevelopment; the responses received were assessed and a number of recommendations were outlined in an Interim Consultation report to the Council. This culminated in the preparation of a 'Preferred Option' masterplan for the estate, which was then subject to further public consultation in January 2015.
- 1.3 Each of the consultations was informed by a Community Engagement Strategy which was prepared by GVA to guide the process; this document was the subject of review and dialogue with key stakeholders, including local councillors, to ensure that the focus and brevity of engagement was correct.
- 1.4 The findings and initial recommendations arising from the first consultation exercise were instrumental in shaping a 'Preferred Option' proposal for the redevelopment of the estate, helping to ensure that the needs and objectives of local people are met and their preferences reflected in the design and layout of development.
- 1.5 Additionally, listening and responding to the feedback of local people on the 'Preferred Option' has been imperative in ensuring that the redevelopment of Tinkers Green, when completed, provides an exemplar model for successful urban regeneration which is able to inspire other estate renewal projects both regionally and nationally.
- 1.6 The remainder of this report is structured as follows:
- **Section 2** details the format of the consultation undertaken thus far, the key groups consulted, and the timescales in which this was done;
 - **Section 3** analyses the consultation responses received thus far, identifying the key issues, needs and preferences of respondents; and

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- **Section 4** sets out the conclusions and key recommendations arising from the consultations, as well as the process and timescales for moving forward.

1.7 A copy of the consultation material, local press coverage, feedback forms and the initial and Preferred Option masterplan options are contained in the appendices of this report.

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2. Consultation Format

- 2.1 The consultation undertaken consisted of a two-stage approach; the first stage actively sought views on three initial options, whilst the second stage sought views on a 'Preferred option Masterplan'. At both stages, opinions informed the planning and design process for the redevelopment of the Tinkers Green Estate. As set out in the introduction to this report, this process was informed by earlier work which was undertaken on behalf of the Council to establish who should be consulted and how best this could be achieved.
- 2.2 During the first consultation, local residents and other key stakeholders were invited to view three initial options which envisaged how the Tinkers Green Estate could be transformed. Whilst these are explained in further detail later in this section, the initial options were intended to stimulate ideas and debate as to what would be a successful form of development for the Tinkers Green Estate, and one which would best meet the needs and objectives of local people.
- 2.3 Informed by the first consultation exercise, a Preferred Option Masterplan was prepared. Views and comments from local residents and other key stakeholders were once again canvassed, with a view to ensure that the eventual scheme for redevelopment would accommodate the requirements for local people (based on identified needs), whilst meeting economic, social and environmental sustainability objectives.

Who was consulted?

- 2.4 Whilst the consultation was open to anybody with an interest in the redevelopment and regeneration of the Tinkers Green Estate, the following groups and representatives actively participated and provided feedback on the proposals:
- Existing residents of the Tinkers Green Estate;
 - Residents living within the area surrounding the Tinkers Green Estate;
 - Local business owners;
 - Local councillors;
 - Staffordshire Police;

- Tamworth Borough Council Tenant Consultative Group;
- Tamworth Borough Council Housing Management Team; and
- Tamworth Borough Council Development Control.

2.5 It is important to note additional groups and representatives not identified within the list above had the opportunity to participate and provide feedback throughout this process.

How were groups and representatives consulted?

2.6 The consultation was conducted in a variety of ways, in order to give sufficient opportunity for different groups and representatives to provide their views in a setting which was appropriate for them. The following methods were used:

- Two **public consultation events** which showcased the initial options were held which local residents, business owners, ward councillors and other groups and representatives were invited to attend.
- The first event was held at Cottage Walk shops in Tinkers Green between **4pm and 7pm on Thursday 3rd July 2014**, whilst the second event was held at Wilnecote High School between **10am and 1pm on Saturday 5th July 2014**. This was designed to ensure that as many people as possible would be able to attend at least one of the events, having regard to work commitments and other time constraints.
- A meeting with the Council's **Tenant Consultative Group** was held on **2nd July 2014** at the Council's offices. Members of the group were briefed on the initial options for the redevelopment of the Tinkers Green Estate and were able to view plans and ask questions.
- A meeting was held with the Council's **Housing Management Team** on **12th June 2014**, during which attendees' views were gathered and information was provided as to the planning and design rationale behind the initial options for redevelopment, as well as indicative timescales.
- An **'Ideas and Aspirations'** meeting was held with local councillors **6th May 2014** which enabled the Council and GVA as its appointed town planning consultants to obtain an insight into the key issues affecting constituents in the local area, with feedback received as to how these could be addressed through the planning process.

- A meeting with the **Council Leader and Local Councillors and Cross-Party Working Groups** was held at the Council on **26th February 2014**.
- Meetings were held with the Council's **Development Control Officers** on **29th January 2014 and 20th June 2014** in order to identify key issues in respect of planning and design matters, and agree timescales and the format for public consultation.
- A meeting was held with the Council's **Portfolio Holder for Public Housing and Vulnerable People** on **20th June 2014** to discuss and review the initial options identified for the redevelopment of the Tinkers Green Estate, the findings of which were shared amongst the ward councillors and other key stakeholders within the Council.
- A website showcasing the initial options for the redevelopment of the Tinkers Green Estate was set up in conjunction with the staging of the public exhibition events and will remain live throughout the project. This includes all of the initial options that were available to view at the events, background information, and indicative timescales for moving forward.
- A second **public consultation event**, showcasing the Preferred option, was held at 49 Hastings Close, Wilnecote, Tamworth, to which local residents, business owners, ward councillors and other groups and representatives were invited to attend.
- The second event was held between **9:30am and 12pm on Saturday 24th January 2015**. This was designed to ensure that as many people as possible would be able to attend, having regard to work commitments and other time constraints.

How were groups and representatives notified?

2.7 The consultation events were publicised using a variety of methods to ensure everybody wishing to view the initial options and provide feedback would be notified in sufficient time. This was done through the following:

- Postcards advertising the date, time and contact details of the events, in addition to a website address and telephone number to obtain further information for those unable to attend, were hand-delivered to all addresses within the Tinkers Green Estate and those in the surrounding area. The latter was determined using a consultation area map which identified roads whose residents would be most affected by the redevelopment and/or likely to use the existing facilities on the

estate. A copy of the map and postcard is attached at **Appendix 2 and 1** respectively.

- Advertisements for the consultation events were placed in local schools and within the public reception area of the Council's offices.
- Information on the events was provided on the Council's website with a link to additional details including the initial options and background information.
- A article featured in the Tamworth Herald on 29th January 2015, providing information on the Council's vision for the redevelopment of the Tickers Green Estate, A copy can be seen at **Appendix 7**.

By what means were respondents able to provide feedback?

2.8 Respondents to the consultation were able to provide their views in a variety of ways. These included the following:

- Responding verbally to the Council's representatives and its appointed consultant team of architects, town planning and highway consultants, who were on-hand at the events to answer questions and provide information;
- Completing feedback forms in which written comments were invited on what respondents considered to be the key issues to be addressed, the size and type of housing required, and their preferences in terms of the density, layout and style of development;
- Respondents were able to deposit feedback forms within a comments box provided at the events. Alternatively, feedback forms could be returned by post;
- Providing comments online via the Council's dedicated website link (<http://yourhometamworth.wordpress.com>) or via its email address (regeneration@tamworth.gov.uk); and
- Using social media by responding to the Council's "Twitter" account (@TamworthCouncil).

Initial Options

2.9 The consultation groups and key representatives were invited to view three initial masterplan options for the redevelopment of the Tinkers Green Estate. These are contained at **Appendix 5** of this report. The initial options were prepared by appointed architects BM3, whose brief was led by the following objectives:

1. To provide the right size and type of homes to meet identified needs within Tamworth;
 2. To provide appropriate and suitable layouts which promote ease of access and legibility, whilst working with the topographical constraints of the site;
 3. To ensure that the development is sustainable, with public and private areas clearly defined;
 4. To provide for well-designed development to minimise crime and anti-social behaviour and improve the perception of safety in the area;
 5. To ensure that the site could be developed in such a way as to promote walking and cycling, whilst balancing the need for servicing and access by car;
 6. To explore ways in which replacement community facilities could be created within the new estate; and
 7. To promote a sense of place, whose high quality homes and environment instill pride amongst local residents and serve to promote the area as a beacon for successful urban regeneration.
- 2.10 Through extensive dialogue with various stakeholders within the Council, in addition to local councillors, it was considered appropriate to present a range of initial options which could clearly show how the area could be developed. This was intended to balance the need to provide something tangible upon which ideas, views and debates could be had, without the process being misconstrued as a 'done deal'. In essence, this represented the first stage of consultation, the findings of which will help to develop a Preferred Option for further consultation.

Masterplan Option 1

- 2.11 The first masterplan option is detailed in the table below:

Table 2.1: Tinkers Green Masterplan Option1

Apartment (1-2 beds)	Houses			Total Dwellings	Facilities
	2-Bed	3-Bed	4-Bed		
30	19	32	6	87	No

Source: BM3 Architects

- 2.12 Option 1 focuses upon a residential scheme which includes a range of dwelling sizes comprising one/two-bedroom apartments, and two, three and four-bedroom houses.

No retail or service facilities are included in this option. Apartments are identified within two three-storey blocks; one is identified along the northern boundary of the site fronting Tinkers Green Road and is designed to respond to constraints in site levels which make it difficult for locating more traditional houses with driveways. All two and three-bedroom houses are identified as two-storey height, with larger four-bedroom houses located on corner plots rising to three-storeys (alternatively these could be two-storey height with dormer windows).

- 2.13 Access routes into the site are via Hastings Close, Saxon Close and Tinkers Green Road. Whilst all properties would be served by dedicated parking spaces, additional spaces are identified in the vicinity of Saxon Close in order to increase parking capacity for parents whose children are dropped-off and collected by car at Heathfields Infant School. The existing children’s park and play area, situated off Linthouse Walk, is retained under this option.

Masterplan Option 2

- 2.14 The second masterplan option is detailed in the table below:

Table 2.2: Tinkers Green Masterplan Option 2

Apartment (1-2 beds)	Houses			Total Dwellings	Facilities
	2-Bed	3-Bed	4-Bed		
43	17	26	6	92	Yes

Source: BM3 Architects

- 2.15 Option 2 identifies a mixed-use development which includes a mix of dwellings ranging from one and two-bedroom apartments, to two, three and four-bedroom houses. This option includes a local convenience store with a gross floorspace of circa 390 m2, consistent with the smaller format stores of the main supermarket operators.
- 2.16 As with Option 1, the majority of houses would be of two-storey height and semi-detached. However, the larger four-bedroom houses identified on the corner plots would be detached and increase in height to three-storeys. Whilst the two apartment blocks identified in Option 1 would also be located in the same positions shown on the Option2 masterplan, 13 apartments could be delivered above the local convenience store, thus increasing the height of this building to three-storeys.

- 2.17 The principal access routes shown under Option 1 would remain the same for Option 2, although access from Saxon Close would also be used to facilitate the servicing of the local convenience store. All other elements shown on Option 1 would remain the same for Option 2.

Masterplan Option 3

- 2.18 The third masterplan option is detailed in the table below:

Table 2.3: Tinkers Green Masterplan Option 3

Apartment (1-2 beds)	Houses			Total Dwellings	Facilities
	2-Bed	3-Bed	4-Bed		
49	17	24	6	96	Yes

Source: BM3 Architects

- 2.19 Option 3 adopts the layout identified for Option 2 and also seeks to provide a local convenience store. Whilst many aspects on this masterplan remain consistent with those identified for Option 2, it does seek to deliver a high density of development on the site by increasing the number of apartments to 49 in total.

Preferred Option

- 2.20 The consultation groups and key representatives were once more invited to view the Preferred Option Masterplan for the redevelopment of the Tinkers Green Estate. This is contained at **Appendix 6** of this report. The Preferred Option was prepared by appointed architects BM3, who developed the masterplan following the recommendations and responses received from the initial consultation.

- 2.21 The Preferred Option is detailed in the table below:

Table 2.3: Tinkers Green Preferred Option

Apartment (1-2 beds)	Houses			Total Dwellings	Facilities
	2-Bed	3-Bed	4-Bed		
36	50	19	3	108	Yes

Source: BM3 Architects

- 2.22 The Preferred Option provides a mix of apartments and houses the breakdown of which includes 18 no. 1-bed and 18 no. 2-bed apartments and 50 no. 2-bed, 19no. 3-

bed and 3no. 4-bed houses, in addition to the existing play area facilities which will be retained and upgraded.



Cottage Walk Shops: local residents discuss the initial options for Tinkers Green, July 2014

3. Analysis of Responses

3.1 A large number of responses to the first stage of consultation were received. This provided the first opportunity within this process for participants to provide comments online through the Council's website, and via the feedback forms and comments box.

3.2 Participants have been asked to consider the following:

- What they feel are the key issues affecting the Tinkers Green Estate;
- What type and size of homes they feel are most needed;
- Which of the three initial masterplan options, if any, are preferred; and
- Any additional comments, ideas and thoughts that they have for improving the area and ensuring that local residents' needs are most appropriately met.

3.3 Each of the above is addressed in turn below.

Key Issues Affecting Tinkers Green

3.4 Participants have raised a number of issues which are of principal concern. These are set out below:

- There is widespread discontent with the existing maisonette blocks, which are considered to be unattractive, with unclean and misused stairwells and walkways. Flats suffer from damp and poor drainage, and are difficult to keep warm during the winter months.
- The area lacks pride and aspiration due to its unattractive environment; one resident of the estate said that they felt "ashamed to tell people that I live there".
- Anti-social behaviour, including noise and disruption, are routine issues reported by many respondents living on or adjacent to the estate.
- There are issues over the affordability of property in the area having regard to relative low wages.
- Existing roads forming part of the estate but outside the area identified for redevelopment need resurfacing. A number of respondents also said that the

existing lampposts need to be relocated (these currently protrude due to garages being demolished), whilst bollards have also proven unpopular.

- Significant issues exist with parking provision in the vicinity of Heathfields Infant School. Many respondents said that local roads are congested and access is blocked around the times of 8.30am and 3pm on weekdays as parents drop-off / collect their children by car. This is preventing residents on the estate from parking their cars or indeed being able to access their properties.
- The children's play area and park is well used and its retention is supported amongst local residents, however, the introduction of equipment for older children is welcomed.
- The local area is generally well provided for in terms of shopping and other service provision, with many respondents not reliant on additional facilities being created within the estate.

What type and size of homes are needed?

- 3.5 The majority of respondents (61%) stated that there was a need for more family-type housing in the area, principally of two and three-bedroom size. However, some respondents were also mindful of the needs for elderly people who would find accessible one-bedroom properties most appropriate. Additionally, some respondents also said that there is much need for one-bedroom properties to accommodate single people living within the area.
- 3.6 The majority of respondents supported the delivery of affordable homes (i.e. those available for rent from the Council) and stressed the importance of this having regard to the price of properties in the area, relative to lower incomes.
- 3.7 Respondents generally favoured a traditional style of architecture when viewing a number of examples showing alternative designs. A preference towards two-storey, rather than three-storey designs, was indicated by a number of respondents.

Which masterplan options were preferred?

- 3.8 A range of preferences have been observed amongst the respondents to the initial consultation exercise.

- 3.9 Amongst those respondents who specified a preference, 33% supported Option 1. Many of those respondents favouring this option referred to a lack of need for an additional convenience store or small supermarket, citing a range of existing retail and service facilities that they use within the local area. Other respondents also favoured this option due to the number of suitable family-type houses which could be delivered, at a density which would allow the area to be 'green and spacious'.
- 3.10 Attracting marginally more support than Option 1, the masterplan identified under Option 2 found favour with 36% of respondents. Many thought that a convenience store would be a good idea, although this tended to be seen as a welcome addition and not a vital facility, based on the responses received. Other respondents favoured Option 2 over Option 3 as it would result in a lower density of development on the site.
- 3.11 Option 3 attracted the lowest level of support (15%). Respondents favouring this option did so upon the basis that it offered a shop and the greatest number of homes amongst all of the options. It should be noted, however, that an additional 12% supported either Option 2 or 3.
- 3.12 Whilst one respondent favoured Option 2, they considered that the addition of a local convenience store would be unnecessary if this was to come forward on another site – the former Sandyback Public House on Tinkers Green Road – which is the subject of a proposal to convert from Class A4 to A1 retail use.
- 3.13 For all masterplan options, local residents stressed the need to retain, and where possible improve, the existing children's park and play facility.

Other Comments, Ideas and Thoughts

- 3.14 The overwhelming majority of respondents to the consultation support the principle of redevelopment at Tinkers Green, however, a number of important points were raised which they would like to see addressed in developing a 'Preferred Option' for the estate. These points are summarised below:
- Residents living in properties on Tinkers Green, along the northern boundary of the estate, do not wish to see Bakers Walk opened up as a through-route for vehicles accessing the new development. As such, their preference would be for access to be principally provided from Hastings Close and Saxon Close. Notwithstanding this,

support was given for pedestrian access being retained between Bakers Walk and the new development.

- Residents living in the southern vicinity of the estate (outside that area to be redeveloped) expressed concern over the loss of car parking between Ivyhouse Walk and Leisure Walk. They require the existing car parking spaces to be retained to the front of their properties as they are unable to park at the rear. It was highlighted that garages behind their properties are rented out by the Council for use by other vehicle owners so it is not possible to park in front of these as it would obstruct access.
- Respondents welcomed the addition of more car parking provision off Saxon Close to provide for parents wishing to drop-off and collect their children by car when attending Heathfields Infant School. Any further measures to relieve congestion and access obstruction which could be incorporated into the Preferred Option masterplan would be supported.
- A preference for speed tables and chicanes, instead of speed humps, was suggested by some respondents as a traffic calming measure which could be instated within the new development.
- Some respondents raised concern that Linthouse Walk would become a through-route for vehicles and suggested that this be reconsidered given the proximity of the children's park and play area which could compromise safety.
- Further improvement of the children's play area was welcomed by a number of respondents, with some citing the need for the facility to cater for older as well as younger children. A BMX track would be a welcome addition amongst some young respondents.
- Houses and other buildings should be of a traditional architectural style and of two-storey height, in keeping with those in the surrounding area. This could include a mixture of brick and render facing, casement and dormer windows of varying sizes and designs, front doors with gable overhang, and pitched or hipped roofs finished in slate or clay tile.
- Some respondents expressed concern in the proposed height of the apartment building identified to the north of the site and fronting Tinkers Green Road. A preference was expressed for this to be reduced to two-storeys.

- All homes need to have sufficient car parking. Houses with their own driveways, enabling off-road parking, are generally welcomed.
- Refuse collection is needed from outside residents' homes; this is an important issue for those who are elderly or infirm and struggle to move bins further away from their homes.
- 'Dead spots' should be avoided; the overlooking of public areas and roads by properties is welcomed to discourage anti-social behaviour.
- Improvements to Bakers and Callis Walks were considered necessary; this would include resurfacing and setting back the lamp posts, as well as clearly demarcating car parking spaces to ensure all available space is efficiently utilised.
- More information on timescales for the planning and development process would be welcomed.
- Maintenance of existing trees in some locations was noted as a requirement amongst some respondents; this includes the need for crown reduction to improve light for properties adjoining the estate on Tinkers Green Road.

Initial Consultation Conclusions and Recommendations

- 3.15 The previous part of this section has been assessed the outcomes of the first stage of consultation which has been undertaken in respect of proposals to redevelop and regenerate the Tinkers Green Estate in Wilnecote, Tamworth. The consultation was informed by three initial masterplan options, each demonstrating how the estate could be potentially redeveloped.
- 3.16 This consultation asked local people what they thought are the key issues which affect the estate, what type and size of homes they feel are needed for the area, which, if any, of the initial masterplan options is preferable to them, and what other comments, ideas and thoughts they have which could contribute towards creating the sort of area they would like to live in.
- 3.17 A large number of responses have been received, from a variety of groups and local representatives. The vast majority support the principle of redevelopment to achieve a comprehensive of the estate. All responses have been reviewed in detail and summarised within this report.

3.18 Following the review of all consultation responses received, the following recommendations were made:

1. Undertake soft-market testing to establish operator interest in the local convenience store element identified under Options 2 and 3.
2. Undertake soft-market testing to establish how some owner-occupied properties (not more than 20%) could be delivered within the redeveloped estate.
3. Review the loss of car parking identified on the initial options (between Ivyfield and Leisure Walk), and seek to reinstate the spaces within a re-design of this part of the site.
4. Subject to the outcome of the soft-market testing identified above, move towards a scheme incorporating a mix of dwelling sizes at an appropriate density relative to the suburban context of the site. This should retain the children's park and play area.
5. Review the heights of the proposed apartment buildings, and reduce if possible. A compromise solution whereby the third storey is hidden within the roof space using dormer windows should be explored further.
6. Review the prospect of closing off Bakers Walk as a through-route to vehicles, whilst retaining pedestrian access for residents of the new development. Similarly, provide further consideration of vehicle access being restricted in the vicinity of the children's play area.
7. Examine car parking provision and agree an appropriate ratio / number of spaces with Staffordshire County Council.

3.19 The above recommendations were considered in conjunction with the initial consultation responses summarised in this report and contained in **Appendix 3**.

Preferred Option Consultation

3.20 The Preferred Option Masterplan was developed upon consideration of the recommendations and consultation responses set out above. It responds to a number of the issues raised following the initial option consultation. Broadly speaking, the Preferred Option has improved upon the initial options and consideration has been given for the inclusion of the play area which will be retained and upgraded and the

scheme has incorporated a mix of apartments and houses at varying sizes with an appropriate density balances by the amount of green space.

- 3.21 A review of the heights of the proposed apartment buildings was undertaken, and, in response to concerns raised by locals, the apartment block to the north of the site, has been removed and replaced by traditional two-storey houses. In addition, the vehicular access which was previously shown to the rear of Bakers Walk has been closed off as a through-route. The provision of additional car parking spaces to serve residential properties has also been included.
- 3.22 There continues to be ongoing review to establish how some owner-occupied properties (not more than 20%) could be delivered within the redeveloped estate. The tenure mix is to be determined at Reserved Matters stage.
- 3.23 Following consideration of the key issues which were established in the first-stage of consultation, the second-stage consultation focused upon the detailed aspects of the masterplan, providing a second opportunity for those who had previously made comments, as well as an opportunity for those who had previously missed the first-stage. Approximately 48 people attended the public consultation and a number of comments were received in response. Participants could provide comments online through the Council's website, and/or via the feedback forms and comments box. These consultation responses summarised in this report and contained in **Appendix 4**.
- 3.24 Participants were asked the following questions:
- Do you agree with the proposed layout of the preferred option for Tinkers Green Estate?
 - Do you agree with the proposed mix and size of properties on the site?
 - Have you any comments about the site access and proposed car parking spaces?
 - Do you have any additional comments, ideas and for improving the area and to ensure that local residents' needs are most appropriately met?
- 3.25 Each of the above is addressed in turn below.

Do you agree with the proposed layout of the preferred option for Tinkers Green Estate?

- 3.26 All responses received supported the proposed layout presented by the Preferred Option; in particular, supportive comments were received on the removal of the shop unit however, some respondents indicated their support for convenience store provision.

Do you agree with the proposed mix and size of properties on the site?

- 3.27 The majority agreed with the proposed mix and size of the properties, however, one consultee responded that some affordable housing should be included within the scheme. Another respondent was unsure from the plans as to what the eventual tenure mix should be. Additionally, a respondent expressed a preference for the scheme to only consist of houses.

Have you any comments about the site access and proposed car parking spaces?

- 3.28 The majority of the responses received made no comment on the issue of access, however parking remained a key issue raised by respondents concerned that additional car parking would be required due to the existing issues on the estate, particularly in close proximity to the school at peak times.

Other Comments, Ideas and Thoughts

- 3.29 On balance, the Preferred Option for the redevelopment at the Tinker Green Estate was positively received by all of the respondents; some had additional comments and views on the Preferred Option going forward. These included:
- Maximum building heights across the estate being no more than two storeys;
 - Disappointment at the requirement for some residents to move from their current home on the estate; it was requested that any such residents be given priority should they express an interest in occupying a new home on the estate;
 - Concern over traffic disruption and the existing road conditions;

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- Concern over traffic speeding through the estate, with calls for traffic mitigation measure to be put in place;
 - A requirement for sufficient ventilation within all of the new dwellings; and
 - A requirement for the trees on the estate to be maintained.

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4. Summary and Conclusions

- 4.1 An extensive consultation process has been undertaken, based on a two-stage approach. This report has assessed the outcomes of each of the stages. The first stage of consultation, in which feedback was invited on initial options and design ideas for the redevelopment of the Tinkers Green Estate, informed the development of a Preferred Option masterplan which informed the second consultation stage.
- 4.2 The first-stage of the consultation established what local residents and other key stakeholders thought were the key issues which affect the estate; what type and size of homes they feel are needed for the area; which, if any, of the initial masterplan options were preferable to them; and what other comments, ideas and thoughts they had which could contribute towards creating an attractive and sustainable area that they would like to live in.
- 4.3 The Preferred Option Masterplan was worked up upon consideration of the recommendations and consultation responses from the initial consultation and sought views on the revised proposals, particularly on the specific design and layout of the site, the mix and size of properties offered, access, and car parking provision. Additional comments, ideas and thoughts were also welcomed. The responses and recommendations contributed to ensuring that the redevelopment for the Tinkers Green Estate is well-designed and appropriate to meet the needs of the local community.
- 4.4 In total, a large number of responses have been received, from a variety of groups and local representatives. All have expressed their enthusiasm and support to see Tinkers Green Estate redeveloped. These have been reviewed in detail and summarised within this report and where possible integrated into the Preferred Option Masterplan.
- 4.5 The Preferred Option masterplan was positively received at the second-stage of consultation. Whilst every attempt has been made to incorporate all suggestions made, accommodating the preferences of each respondent has had to be balanced in the interests of achieving the overriding objectives, namely providing the right type, size and mix of residential properties, and supporting facilities. Where

conflicts have occurred, for example regarding the inclusion of some three-storey buildings, the proposal makes provision for appropriate mitigation in order to ensure that the achievement of the overriding objectives is not jeopardised. Such matters are considered in further detail within the Planning Statement and suite of environmental and technical assessments which accompany the planning application proposal.

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Appendices

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Appendix 1 Consultation Postcard Invitation

Your community, your call: Community Consultation Event

Come and talk about the future of Tinkers Green:

Thursday 3 July 4pm-7pm,
Cottage Walk Shops

Saturday 5 July 10am-1pm,
Wilnecote High School

Look at the options for Tinkers Green and
meet the consultants, architects and highways expert.

Can't attend but want more information?
Phone 0800 183 0454,
email regeneration@tamworth.gov.uk
or have your say at
<http://yourhometamworth.wordpress.com>

Have your say!

Tamworth
Borough Council



Your community, your call: Community Consultation Event

Come and talk about the future of Tinkers Green:

**Saturday 24 January 9.30am - 12noon,
49 Hastings Close, Wilnecote, Tamworth. B77 5LG**

Look at the options for Tinkers Green and meet the consultants and architects.



Have your say!

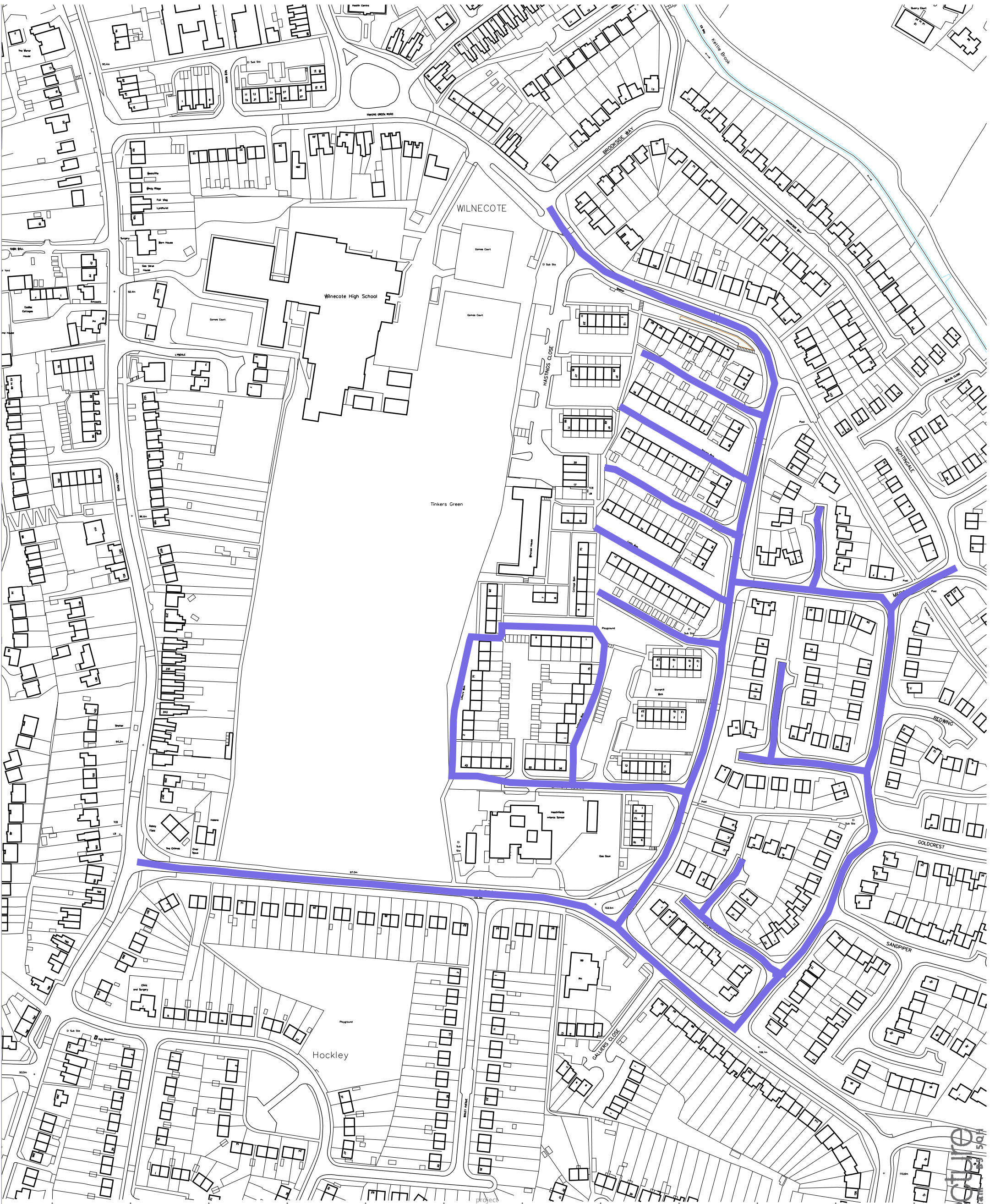
Can't attend but want more information?
Phone 0800 183 0454,
email regeneration@tamworth.gov.uk
or have your say at
<http://yourhometamworth.wordpress.com>


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Appendix 2 Consultation Map



 Scope of Consultation

**Tamworth Regeneration
TINKERS GREEN ROAD**

drawing

Scope of Consultation

Notes
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scale	date	drawn by	checked	CiSfb element	job number	drawing number	revision
NTS	01.06.14	RP	RP	Existing Plan	52523	D15	

A Bilfinger Real Estate
company



Report

Appendix 3 Consultation Feedback Forms (First Consultation)

Comments Form – Tinkers Green Estate Redevelopment, Tamworth

Thank you for taking the time to look at the proposals for the future redevelopment of Tinkers Green Estate, Tamworth. We invite your comments on the emerging masterplans by 20th July 2014. We will give them all consideration in developing a scheme for the area further.

What do you think are the key issues for Tinkers Green?

More houses need to be built.

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

MORE 3 Bed Houses.

Which masterplan option do you prefer and why?

OPTION 3 WITH SHOPS

Any other comments: (continue overleaf)

Name: TRUDY CARVEL
Email Address: trudyglynn@live.co.uk
Postal Address: 13 Stonehill Walk
Wilnecote, Tamworth
Postcode: B77 5LT.

The proposals are available to view online at:
<http://yourhometamworth.wordpress.com>

A dedicated email address has also been set up to receive comments on the proposals:
regeneration@tamworth.gov.uk

Comments may also be posted to:

Consult Tinkers Green,
c/o GVA, 3 Brindleyplace, Birmingham, B1 2JB

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What do you think are the key issues for Tinkers Green?

Tenants do not like the maisonettes, because of stair wells + walkways which become dirty/misused.

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

all types - + they should be mixed up, small with larger old with young.

Which masterplan option do you prefer and why?

No preference yet.

Any other comments: (continue overleaf)

Name:	Mr J Jenkins
Email Address:	janjenkins@tamworth.gov.uk
Postal Address:	yahoo.co.uk
Postcode:	12 orkney Dr wolverhampton B77 5AA

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What do you think are the key issues for Tinkers Green?

THE PLANS FOR TINKERS GREEN OK BUT
IF SHOPS? DO NEED TO BE AWAY FROM THE PARK
AS PARK HAS ALWAYS BEEN LOVELY FOR FOR
CHILDREN FOR YEARS

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

TWO AND THREE BEDROOM HOUSES
PLEASE NO MORE MASONETTES.

Which masterplan option do you prefer and why?

HOUSE TYPE
OPT 1

Any other comments: (continue overleaf)

PLEASE MAKE THIS A PLACE TO BE
PROUD OF

Name: D HADDON
Email Address:
Postal Address: 13 104 HOUSE WALK
WILNECOTE
NR TAMWORTH
Postcode: B77 5NA

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What do you think are the key issues for Tinkers Green?

We want people who take care in their properties/gardens. Create a more pleasant environment to live and relax and feel safe!

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

affordable variety of low priced property.
Tamworth is a depressed area re low wages:

wages are £15,000.
Need property (1 Bed min) of £60,000 - £65,000

Which masterplan option do you prefer and why?

Option 2/3 We live @ 64 TAR.
Don't have through road back of houses.

Don't like housing options 5 & 7.

Any other comments: (continue overleaf)

At back of 60-68 need parking spaces.
as 3 disabled people. Need tree down & road kept closed to enable us to park close to here.

Name: D. Bolton / E Bolton
Email Address: emmabolton18@hotmail.co.uk
Postal Address: 64 Tinkers Green Rd,
Wilnecote,
Postcode: B77 5UJ

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What do you think are the key issues for Tinkers Green?

TO MAKE IT MORE OF A COMMUNITY ONCE THE AREA IS LEVELED AND BUILDING OF NEW HOUSES HAS FINISHED TO LOCAL PEOPLES SATISFACTION

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

HOUSES 2-3 BEDROOMS

Which masterplan option do you prefer and why?

1

Any other comments: (continue overleaf)

BAKERS WALK NEEDS URGENT ATTENTION
/ (IE) ROAD SURFACE KAMPOSTS BOLLARDS /

Name: JOHN MURROW
Email Address: J.MURROW83@GMAIL.COM
Postal Address: 14 BAKERS WALK

Postcode: B77 5LP

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What do you think are the key issues for Tinkers Green?

quality homes. reduction of ASB.
improve environment

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

2 & 3 bed homes for young families
and smaller units for older
single people - can be apartment type.

Which masterplan option do you prefer and why?

Option 2. well laid out
and not too dense.

Any other comments: (continue overleaf)

Name: M COUCHMAN.
Email Address:
Postal Address:
TBC Councillor
Postcode:

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What do you think are the key issues for Tinkers Green?

AT THE MOMENT TINKERS GREEN IS A "DON'T TELL ANYONE WHERE YOU LIVE" AREA SO ANY IMPROVEMENT IS GOING TO BE A CHANCE FOR THE BETTER

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

LOGICALLY, A GOOD MIX AS IN ANY COMMUNITY

Which masterplan option do you prefer and why?

Any other comments: (continue overleaf)

ON A PURELY PERSONAL LEVEL, LIVING ON TINKERS GREEN ROAD I WOULD PREFER SOME LOW RISE BUILDING ON THE SITE THAT IS SHOWN ON PLAN AS BEING THREE STOREY. THE SITE IS ALREADY IN AN ELEVATED POSITION ABOVE THE ROAD AND TALL BUILDINGS WOULD OVERSHADOW EXISTING HOMES AND LOOK OUT OF PLACE

Name: T. G. FARMER
Email Address: MARGMFARMER@BT.COM
Postal Address:
121 TINKERS GREEN ROAD
WILNECOTE TAMWORTH
Postcode: B77 5LJ

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What do you think are the key issues for Tinkers Green?

Its a scruffy estate no one takes care of garden's which make it look awful

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

3 bedroom
2 bedroom

Which masterplan option do you prefer and why?

option 1

Any other comments: (continue overleaf)

Don't want the shop at the back of my house at Calli's Walk

Name: Sue Wood
Email Address:
Postal Address: 3 Calli's Walk
Wdnet6
Postcode: B77 5LR.

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What do you think are the key issues for Tinkers Green?

RATIO OF MORE HOUSES TO FLATS.

TO HAVE MORE BRICKWORK THAN RENDERED FINISH.

TO KEEP THE AREA OPEN - WITH LESS PLACES HIDDEN FROM VIEW.

PLENTY OF PARKING SPACES AVAILABLE, PARTICULARLY AROUND SCHOOL AREA

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

A GOOD MIX OF FAMILY HOMES & ONE BEDROOM FLATS.

Which masterplan option do you prefer and why?

OPTION 2 OR 3 .

Any other comments: (continue overleaf)

Shikane in preference to speed calming humps .
It would be better for Wilnecote & the residents if "problem people"
were not housed on the estate .

Name: DIANA WILLIAMSON
Email Address: whagsec12@hotmail.co.uk
Postal Address:

Postcode: B77 5EE

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<http://yourhometamworth.wordpress.com>

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What do you think are the key issues for Tinkers Green?

PROBLEM FAMILIES
UNRULY CHILDREN
VANDERLISM

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

DONOT LIKE FLATS!!! PREFER OPTION 2 HOUSE
BUT IF WE HAVE TO } = " " 2 FLATS
HAVE FLATS

Which masterplan option do you prefer and why?

PLAN 2. INCORPORATES MINI SUPERMARKET

Any other comments: (continue overleaf)

THE ESTATE NEEDS TO BE MONITORED CLOSELY - esp.
TEENAGERS DRINKING
DOG FOUING AS IT IS AT PRESENT

Name: MR + MRS K BARRATT
Email Address:
Postal Address:
38 BROOKDA WAY
WILNECOTE
Postcode: B77 5LH

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What do you think are the key issues for Tinkers Green?

RESIDENTS "CARING" ABOUT WHERE THEY LIVE

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

MIXTURE TO SUIT EVERYBODY Bedrooms 2+

Which masterplan option do you prefer and why?

OPTION 3 - SITE

HOW OPT. 4 HOUSE

OPT 2 APARTMENT

Any other comments: (continue overleaf)

LOOK FORWARD TO DEVELOPMENTS
BUT NOT TRAFFIC CONFUSION.

Name: JEAN TIMMS
Email Address: jean_timms@sky.com
Postal Address: NEW ROAD STORES (FLAT)
WILNECOTE
Postcode: B77 5D1

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What do you think are the key issues for Tinkers Green?

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

House no flats

Which masterplan option do you prefer and why?

Site plans 2 not a good thing to put shops by park

Any other comments: (continue overleaf)

Name: Vicky Hadden
Email Address: 10 Saxon Close
Postal Address:
Postcode: B17 5L4

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What do you think are the key issues for Tinkers Green?

Not too many ~~new~~ trees

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

Houses 2-3 bedroom needed

Which masterplan option do you prefer and why?

Shops ~~near~~ New Rd

Any other comments: (continue overleaf)

OPT
I

Name: Mrs M Slarby
 Email Address:
 Postal Address: 97 Tinkers Green Rd
 WILNECOTE
 Tamworth
 Postcode: B77 5LJ

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Antisocial behavior, lack of care around the flats, people do not look after gardens too many people from outside Tamworth get housed.

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

Houses 3x2 and bungalows. No suitable housing for elderly.

Which masterplan option do you prefer and why?

OPTION 1 - NO SHOPS.
We have unhappy memories for antisocial behaviour

Any other comments: (continue overleaf)

We don't want shops we have enough in area the one you have 2 are empty no-one wants them. The traffic is horrendous at school times without shop traffic..

Name: Ferryhugh
Email Address:
Postal Address: 8 Levere Walk
Postcode: B77 5LX

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What do you think are the key issues for Tinkers Green?

WE NEED HOUSES ON THE MAIN TINKERS -
GREEN RD) NOT FLATS } WE DO NOT WANT A
RD GOING ROUND THE BLOCK

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

ONE BEDROOM HOUSES

Which masterplan option do you prefer and why?

Any other comments: (continue overleaf)

ALL LAMPS NEED TO BE MOVED BACK
TO THE PAVINGS ON THE BACK FENCE

Name: MR. E. BROUGHTON
Email Address:
Postal Address: 68, Tinkers Green RD
Wilnecote,
Tamworth
Postcode: B77 5LL

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What do you think are the key issues for Tinkers Green?

Upgrade of the area, needed.

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

Varied.

Which masterplan option do you prefer and why?

Either 2 or 3. with a small retail outlet.

Any other comments: (continue overleaf)

Exciting walks need to be renovated, after garages were knocked down:

Name: Jean Bolton
Email Address: j-bolton1@sky.com
Postal Address:
88 Tinkers Green Rd.
Postcode: B77 5LW

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At the moment, as it is, the concentration of noisy ^{unruly} families + the gathering of unchecked children causing problems + damage.

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

houses 2/3 + a few 4 bedrooms.

Which masterplan option do you prefer and why?

An adaptation
See below LIKE DO NOT LIKE
SITE PLAN HOUSE TYPE APARTMENT TYPE OPT1
1 OR 2 NOT 3 OPT 2 + 4

Any other comments: (continue overleaf)

I don't believe another supermarket is needed. With the proposed removal of community facilities ie youth/community buildings / library, a community focal point is needed more. Such as a cafe / or fresh bakery / meeting point / rooms that can have a snack bar / community focus

Name: J Barratt.

Email Address:

Postal Address:

35

Postcode:

B77 5LR.

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What do you think are the key issues for Tinkers Green?

Noise traffic

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

Houses. 2+3 beds with gardens.
One Bed flats. for old people.

Which masterplan option do you prefer and why?

Option 1 - NO SHOPS we have
for ~~the~~ two Maney in this area. FAR TO MUCH
TRIFFIC all day and all Night

Any other comments: (continue overleaf)

Name: Ann Harrison

Email Address:

Postal Address:

8 KESTREL

Postcode: B77 5NY

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What do you think are the key issues for Tinkers Green?

SCRAP THE APARTMENT IN THE PLAN
FOR HOUSES

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

HOUSES 2 + 3 BED

Which masterplan option do you prefer and why?

NONE

Any other comments: (continue overleaf)

RETAIN THE SHOPS. BIGGER PLAY AREA
NO THREE STOREY APARTMENTS,

Name:	GEORGE SANDERS
Email Address:	geoffrey.sanders1@bt.com
Postal Address:	netural.co.uk 8, Bakers Walk, Wilnecote Tamworth
Postcode:	B75 6LP

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To remove the existing monstrosities that should never have been built, and replace them with attractive dwellings that the occupants will take a pride in and be happy to look after and maintain the appearance of them.

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

Two storey brick built two or three bedrooms

Which masterplan option do you prefer and why?

None. Living on Tinkers Green road for the past fifty years I have lived opposite what at times has been a nightmare. With shouting, fighting and swearing at all hours of the day and night.

Any other comments: (continue overleaf)

I firmly believe that any houses erected on the main road and facing peoples dwellings who have lived there for many years should be no more than two stories high of the option 1-2-3 ORA.

Name: T. G. FARMER
Email Address: MARGM FARMER @ BT.COM
Postal Address:
121 TINKERS GREEN ROAD
WILNECOTE
Postcode: B77 5LJ

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What do you think are the key issues for Tinkers Green?

THE PLANS OK BUT PLEASE DONIT
PUT SHOPS BY PARK THIS DONIT
WORK WE LOVE TO SEE OUR PARK
LOTS OF CHILDREN EN THERE

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

TWO AND THREE BEDROOMS
PLEASE

Which masterplan option do you prefer and why?

HOUSE TYPE
OPT ONE

Any other comments: (continue overleaf)

PLEASE MAKE THIS A PLACE
TO BE PROUD OF

Name: MRS. LESTER.
Email Address:
Postal Address: 4. COTTAGE WALK
Postcode: B77 5NB

The proposals are available to view online at:
<http://yourhometamworth.wordpress.com>

A dedicated email address has also been set up to receive comments on the proposals:
regeneration@tamworth.gov.uk

Comments may also be posted to:
Consult Tinkers Green,
c/o GVA, 3 Brindleyplace, Birmingham, B1 2JB

The closing date to submit comments is by:
20th July 2014

Thank you for taking the time to comment.

Comments Form – Tinkers Green Estate Redevelopment, Tamworth

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What do you think are the key issues for Tinkers Green?

No apartments

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

houses

Which masterplan option do you prefer and why?

None as they have apartments on

Any other comments: (continue overleaf)

Park needs to be bigger and cater for all age children

Name:
Email Address:
Postal Address:

Postcode:

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What do you think are the key issues for Tinkers Green?

Mainly 2 bedroom properties, less than more as more means slum areas. Keep the children's park. It is very well used. No alley way between houses.

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

apartments yes, maisonettes and multi storey blocks no. More two bedrooms.

Which masterplan option do you prefer and why?

master plan 2. But worried about shop locality. Definitely need a Texas one shop or similar. But on edge of estate. Putting it in middle causes hassle with youths congregating.

Any other comments: (continue overleaf)

Need Bungalows down now! People in the houses are having to much trouble with hooligans climbing all over and throwing tiles. Dangerous!

Name: MRS E. MANN

Email Address:

Postal Address:

Postcode: B77 5NA

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What do you think are the key issues for Tinkers Green?

3 storey Houses, changed to 2 storey
on tinkers Crm. Rd. get rid of bank-
by blocking access to. Main Rd, so stopping
children from running into Rd.

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

More houses so kids can have
gardens

Which masterplan option do you prefer and why?

Either if you change 3 storey
to be built and put up 2 storey houses

Any other comments: (continue overleaf)

Name: L. CHARE
Email Address:
Postal Address: 107 TINKERS GREEN
Postcode: B74 5LJ

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What do you think are the key issues for Tinkers Green?

NO SHOPS

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

1 2 3 BEDROOMS FEWER FLATS APARTMENTS
YES

Which masterplan option do you prefer and why?

OPTION I NO SHOPS GOOD LAY OUT
EXTEND CHILDRENS PLAY AREA IF POSS
PARKING FOR INFANTS SCHOOL

Any other comments (continue over next page)

Name: J HARRISON
Email Address:
Postal Address: 8 KESTREL
Postcode: B77 5NY

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What do you think are the key issues for Tinkers Green?

- more 1-2 bedroom homes
- ASB issues on the whole Estate.
- lack of aspiration

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

1-2 bedrooms houses get rid of maisonettes possibly
no 3 storey

Which masterplan option do you prefer and why?

no 2 but if mini shop could be located on
sandybath side then a few more houses could be
put in.

Any other comments: (continue overleaf)

please be careful when moving on with the
development when allocating opp tgr as mostly
elderly people wont want to see high buildings

Name: Cllr Tina Clements
Email Address: tina-clements@tamworth.gov.uk
Postal Address: 75, Tinkers green rd
 wilbecok

Postcode: B77-5LE

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What do you think are the key issues for Tinkers Green?

Noise , Unemployment,

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

Houses 3 Bedrooms

Which masterplan option do you prefer and why?

Option one. due to no shops which attract trouble.

Any other comments: (continue overleaf)

Name:

Email Address:

Postal Address:

19 Callis Walk.

Postcode:

B775LR

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What do you think are the key issues for Tinkers Green?

LACK OF PARKING SPACES
CAR PARKING FROM SCHOOL RUN PARENTS,
CONGREGATION OF CHILDREN AT COTTAGE WALK

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

3 BED HOUSES

Which masterplan option do you prefer and why?

N^o 2 REDUCTION IN HOUSES FROM N^o 3 PLAN

Any other comments: (continue overleaf)

Name: B. COLQUHOUN
Email Address: b.colquhoun1@HOTMAIL.COM
Postal Address:
3 COTTAGE WALK

Postcode: B77 5NB

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What do you think are the key issues for Tinkers Green?

It would be nice to see upgrade of the area after all these years.

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

Flats for single people are needed, but by this would then realise the two and three bedroom houses.

Which masterplan option do you prefer and why?

(2.) You must have a shop for people like myself.

Any other comments: (continue overleaf)

The area must be kept maintained more often, i.e.:- Road Sweepers in the winter when leaves are coming off trees.

Name: MR Noel Bolton
Email Address:
Postal Address: 88, TINKERS GREEN ROAD,
WILNG COVE.
Postcode: B77 5LW

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What do you think are the key issues for Tinkers Green?

To create homes that are free from damp & poor drainage, as well as being easy to keep warm.

What type and size of homes does Tamworth need, e.g. flats, houses, no. of bedrooms?

Family homes, especially more 2 beds but also 3 & 4's for larger families.

Which masterplan option do you prefer and why?

Option one, because it looks the most green & spacious. I believe anyone living in an area which looks pretty will be more likely to improve and maintain an attractive home and look after their local area

Any other comments: (continue overleaf)

- Something Haslings Close as it is now has never had.

Name: A Fielding
Email Address: afielding1978@googlemail.com
Postal Address: 49 Haslings Close
Postcode: B77 5LQ

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What do you think are the key issues for Tinkers Green?

Nº 21 Callis Walk will be overlooked.
Access to estate should be from top & bottom not through roads.

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

Which masterplan option do you prefer and why?

Option 1 - don't want a shop so near. Extra cars parked near house.

Any other comments: (continue overleaf)

worried about being overlooked.

- Parking on Linthouse Walk during school hours is a nightmare. Struggle to park outside my house.
- Nears keep blocking my car in when working on bungalows!

Name: Rebecca Greatedorex
Email Address: beccigreatedorex@uphoob.co.uk
Postal Address: 21 Callis Walk
 B77 5LR
Postcode:

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What do you think are the key issues for Tinkers Green?

Quite happy with road system as it is at the back of our house, by shops that are there currently. Don't want a ~~road~~^{road} for cars to access all evening. Just access to Healy Close top + bottom.

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

?

Which masterplan option do you prefer and why?

Option 1 - my neighbour doesn't want a shop and we don't want youth/trouble hanging around our house. (bought)

Any other comments: (continue overleaf)

I am all for development but would have thought instead of square of housing continue in rows across in keeping with what is already there.

Thank you

Name: Deb + Dave Woodward
Email Address: djones934@aol.com
Postal Address:
14 Callis Walk
Tamworth
Postcode: B77 5UL

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What do you think are the key issues for Tinkers Green?

Just to regenerate the area and make it more a happier cheerful and colourful place

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

Needs more flats or ~~2~~ 2 bedroom houses affordable

Which masterplan option do you prefer and why?

Option 2 think it needs a shopping area

Any other comments: (continue overleaf)

Name: Daniel Wells
Email Address: dannywells11@msn.com
Postal Address:
17 Cottage Walk
Wilherate Tamworth
Postcode:

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What do you think are the key issues for Tinkers Green?

A clean + tidy area with a community feel which you would get with a shopping area

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

Houses 3 bed.

Which masterplan option do you prefer and why?

Two.

Any other comments: (continue overleaf)

I prefer house style A, B + H.

Name: Lesley Griffiths
Email Address:
Postal Address: 7 Lapwing
Postcode: B77 5NW

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What do you think are the key issues for Tinkers Green?

Parking

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

one bedroom Property's.
2 Bed.
3 Bed.

Which masterplan option do you prefer and why?

option 1.

Any other comments: (continue overleaf)

If possible the recreation area to be left as it is a focal point and greatly used by school children

Name: Janice Corden
Email Address: Janice.corden@a
Postal Address: G. Mail
17 callis Walk
Wilnecote
Tamworth Staffs.
Postcode: B11 5LR.

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Thank you for taking the time to comment.

Group of boys



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What do you think are the key issues for Tinkers Green?

- Shop.
- BMX track.
- extend the park / stuff for bigger kids.

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

Flats are getting old.
Not very nice.
Happy about regen

Which masterplan option do you prefer and why?

Any other comments: (continue overleaf)

Name:

Email Address:

Postal Address:

Postcode:

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What do you think are the key issues for Tinkers Green?

Play spaces for young children.

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

more retirement properties ie - bungalows.

Which masterplan option do you prefer and why?

2 + 3 - I think shops are good idea and the park needs to be kept. It's so well used.

Any other comments: (continue overleaf)

Name: Barbara Law
Email Address: barbara_haw@hotmail.co.uk
Postal Address:
18 Tamworth
Postcode: B77 5PQ

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What do you think are the key issues for Tinkers Green?

people not cleaning up after themselves, dogs ect.
noise from flats no respect for neighbours

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

Houses 2 to 3 bedrooms

Which masterplan option do you prefer and why?

Option 1 as no shop in plan, as shops ~~become~~ become a meeting point for people and not always nice people. ~~and~~ Plus it would ~~be~~ be in view of my house

Any other comments: (continue overleaf)

more information about when the work will start
will be helpful. Thankyou.

Name: DARRYL DEAN
Email Address: dean_darr@yahoo.co.uk
Postal Address: 5 CALLIS WALK
WILKINCOLE
Postcode: B47 5LR

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What do you think are the key issues for Tinkers Green?

~~too much drug abuse~~ drugs, children unruly.

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

Which masterplan option do you prefer and why?

Concerned too much council housing.
same problems will occur.

Any other comments: (continue overleaf)

Name:

Email Address:

Postal Address:

Not provided.

Postcode:

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What do you think are the key issues for Tinkers Green?

Making the area more clean and improving on anti social behaviours.

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

Houses 2 & 3 bedrooms.

Which masterplan option do you prefer and why?

option 2.

Any other comments: (continue overleaf)

Why cant some land at the top of tinkers green & 2 overwoods & be used. To make a car park for heathfield infant school as parking there is an issue.

Name: Daniel Hawkins.
Email Address: dethawkins@live.co.uk
Postal Address: 12 Bakers walk.

Postcode: B77 5LP.

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What do you think are the key issues for Tinkers Green?

Kids walking to school (roads, dangerous people).

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

?

Which masterplan option do you prefer and why?

Option 2 - because it's closer to the other shops ~~around~~ near me.

Any other comments: (continue over leaf)

NO COMMENTS.

Name: Holly Woodward-Jones
Email Address: hgwj14@bt.com
Postal Address: 14 Callis Walk Tamworth

Postcode: B77 5LR

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What do you think are the key issues for Tinkers Green?

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

Which masterplan option do you prefer and why?

Any other comments: (continue overleaf)

Other comments fed into Cllr. J. Jenkins by Mr + Mrs Bolton, 88 Tinkers Green Road :-
This road needs assessing for speed bumps (need to be levelled like by Margamere) + parking (especially white vans) could we have chicanes? rather than bumps. They do not slow down at corner (dangerous!)

Name:

Email Address:

Postal Address:

Cllr J Jenkins

Postcode:

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Thank you for taking the time to comment.



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Thank you for taking the time to look at the proposals for the future redevelopment of Tinkers Green Estate, Tamworth. We invite your comments on the emerging masterplans by 20th July 2014. We will give them all consideration in developing a scheme for the area further.

What do you think are the key issues for Tinkers Green?

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

Which masterplan option do you prefer and why?

Any other comments: (continue overleaf)

Name: PHENAPHA HAWKINS.
Email Address: Lebhawkins@Live.co.uk
Postal Address: 12 Bakers Walk
WILNOCOTE TAMWORTH
Postcode: B77 5LP

The proposals are available to view online at:
<http://yourhometamworth.wordpress.com>

A dedicated email address has also been set up to receive comments on the proposals:
regeneration@tamworth.gov.uk

Comments may also be posted to:
Consult Tinkers Green,
c/o GVA, 3 Brindleyplace, Birmingham, B1 2JB

The closing date to submit comments is by:
20th July 2014

Thank you for taking the time to comment.

The information you provide us with above will be used in accordance with the Data Protection Act 1998, and therefore not used for any purpose other than related to this public consultation. Your personal details will not be passed on to any third party organisation.

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What do you think are the key issues for Tinkers Green?

PARKING SPACES IN ESTATE BETWEEN "IVYMOUSE WALK" -
"SAXON CLOSE" - "LEISURE WALK"

TURN OVER
→

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

AS IT IS MORE "COUNTRY SIDE" AREA
HOUSES WILL DO BETTER THEN FLATS, NUMBER
OF BEDROOMS WOULD BE 2-3.

Which masterplan option do you prefer and why?

OPTION ONE (1) AS LONG AS EXISTING CAR
PARK STAYS WHERE IT IS.
CHILDREN PLAYGROUND IN NEW PLANS STAYS
WHERE IT IS, BUT YOU PUT ACCESS TO HOUSES
NEAR IT, WHY NOT MOVE ACCESS ROAD BIT UP BETWEEN

Any other comments: (continue overleaf)

I HOPE IN NEXT MEETING THERE WILL
BE SOME 3D MASTER PLAN.

OTHER
HOUSES
WHERE
IS NO
PLAYGRO-
UND NEAR
(HEALTH
& SAFETY)

Name: AGNESE ZIRDZINA
Email Address: agnese.zirdzina@gmail.com
Postal Address:
7 IVYMOUSE WALK
TAMWORTH
Postcode: B77 5NA

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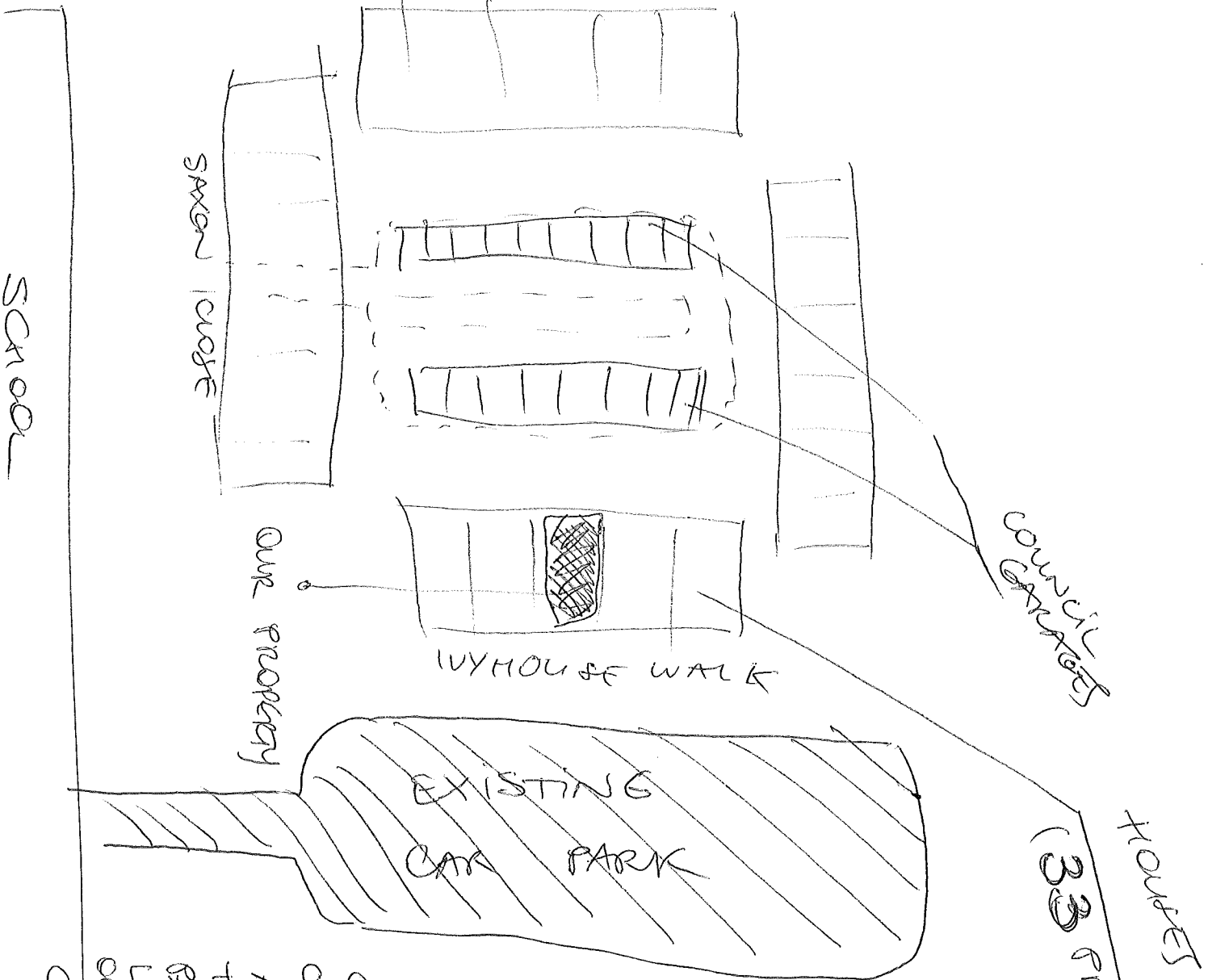
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Thank you for taking the time to comment.

LEISURE WALK



Council Estate

Houses

(33 Properties)

WE PARK OUR CARS (2) IN EXISTING CAR PARK, IN PLANS

THIS CAR PARK IS

GENE, BUT ALL 33

PROPERTIES USE THIS

CAR PARK & PAY NO PAY

BATHS, IN THE BACK OF

PROPERTIES COUNCIL HAVE

CHARGES (THEY ARE FOR

RENT) AND THERE IS NO

SPACE IN THAT AREA

+ SCHOOL IS IN NEED TO

DROP-OFF AND PICK-UP

CHILDREN, SO THEY USE

CAR PARK AS WELL.

AND WHEN WE BROUGHT

THE HOUSE WE HAD IT WITH

PARKING SPACE, NOW WE ARE

LOOKING IT AND I HAVE FEELING

OUR VALUE OF PROPERTY WILL GO DOWN.

5/7/14



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What do you think are the key issues for Tinkers Green?

PARKING FOR IVYHOUSE WALK & LEISURE WALK IS A MAJOR ISSUE THAT MUST BE RESOLVED - PTO.

What type and size of homes does Tamworth need, e.g. flats, houses, no of bedrooms?

Traditional style homes of 2 and 3 bedrooms - this will make the area more attractive and presentable and provide pride within the local community.

Which masterplan option do you prefer and why?

ALL THE PLANS SHOWN TO US TODAY ARE NOT ACCEPTABLE - WE NEED PARKING FOR IVYHOUSE & LEISURE WALK (PTO) AND HEATHFIELDS SCHOOL. THE PLANNED THROUGH ROAD OFF LINTHOUSE WALK IS NOT A GOOD IDEA WITH THE CHILDRENS PLAYGROUND AT THE SIDE OF THE ROAD - WE DO NOT NEED STOPS

Any other comments: (continue overleaf)

Are there any plans for landscaping for tree/bushes/plants etc. THE CURRENT PLANT (BRICK) AREAS THAT WILL BE REMOVED ON ALL TODAYS PLANS ARE NOT UTILISED CORRECTLY NOW?

Name: DARREN BOLTON
 Email Address: darrenbolton@yahoo.co.uk
 Postal Address: 7 IVYHOUSE WALK
 Postcode: B77 5NA.

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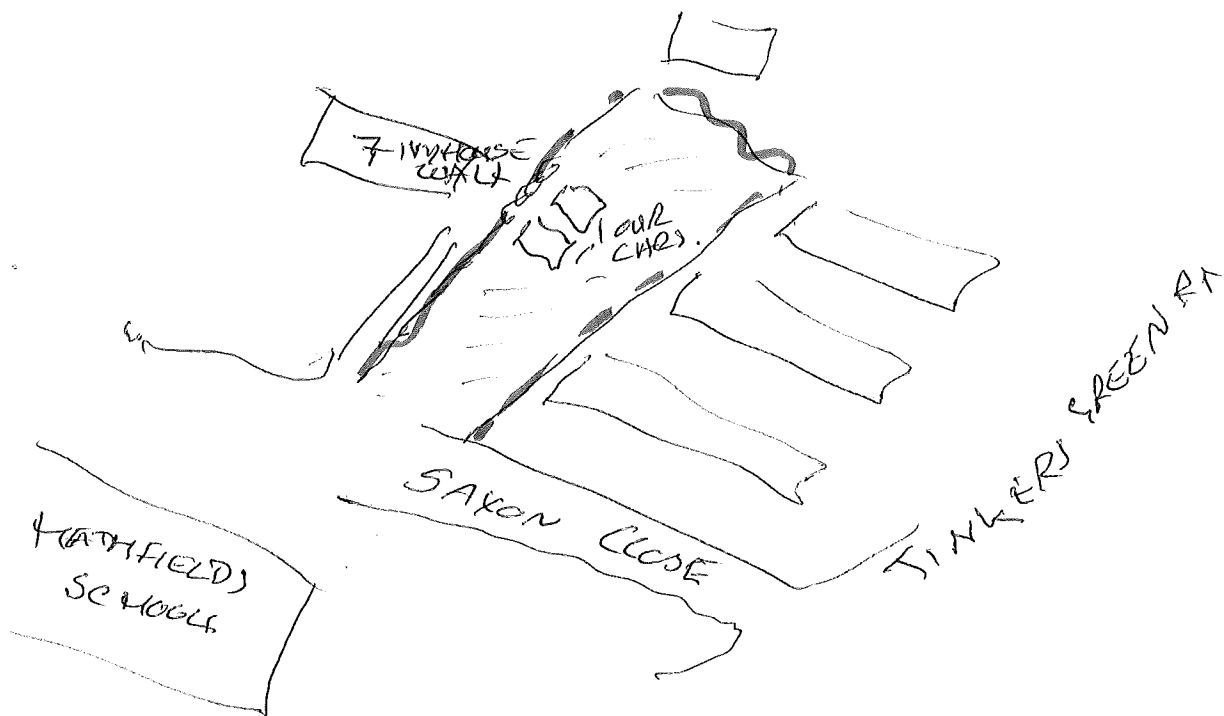
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PARKING - IVYHOUSE WALK AND LEISURE WALK.

WE HAVE 33 HOMES IN THIS AREA AND MANY ARE CAR OWNERS.

WE (7 IVYHOUSE WALK) ARE A TWO CAR FAMILY AND ARE FORCED TO PARK OUR TWO CARS IN FRONT OF OUR HOME (OFF SAXON CLOSE). THIS AREA ON ALL THE CURRENT PLANS HAS DISAPPEARED.



WE CANNOT PARK IN THE AREA BEHIND OUR GARDEN - AS THE GARAGES THERE ARE RENTED OUT BY THE COUNCIL (WE CANNOT AFFORD THE RENT) AND THE AREA IN FRONT OF EACH GARAGE HAS BEEN ETCHED OUT TO ALLOW ACCESS FOR PEOPLE WHO RENT THESE GARAGES - SO NO RESIDENTS THAT LIVE HERE WHO DO NOT RENT THE GARAGES - PARK IN THE AREA AS SHOWN ABOVE. THIS PARKING AREA IS ALREADY CONGESTED AND AT 8:30am and 3pm IS OVER CROWDED WITH CARS WHEN PARENTS DROP/OFF, PICK-UP THEIR CHILDREN FROM HEATHFIELD SCHOOLS.

A Bilfinger Real Estate
company



Report

**Appendix 4
Consultation
Feedback
Forms
(Second
Consultation)**

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Thank you for taking the time to look at the proposals for the future redevelopment of Tinkers Green Estate, Tamworth. We invite your comments on the preferred option by 14th February 2015. We will give them all consideration in developing a scheme for the area further.

Do you agree with the proposed layout of the preferred option for Tinkers Green Estate?

YES

Do you agree with the proposed mix and size of properties on the site?

YES

Have you any comments about the site access and proposed car parking spaces?

NO

Any other comments: (continue overleaf)

THANK YOU NO SHOP OFFLOSS. MY
MOUSE KEYS

Name: J MARRISON
Email Address:
Postal Address: 8 KESIREL
WILNGOTE
Postcode: B77 5NY

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<http://yourhometamworth.wordpress.com>

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Do you agree with the proposed layout of the preferred option for Tinkers Green Estate?

YES HAPPY

Do you agree with the proposed mix and size of properties on the site?

YES

Have you any comments about the site access and proposed car parking spaces?

CAR PARKING CAN IT BE OFF ROAD ?

Any other comments: (continue overleaf)

CONCERNS OVER TRAFFIC DISRUPTION AND condition of the current ROADS

Name: NEIL HIGHWAY

Email Address:

Postal Address:

36 MORGANER, WILNECOTE.

Postcode: B77 5AN

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Yes

Do you agree with the proposed mix and size of properties on the site?

Yes

Have you any comments about the site access and proposed car parking spaces?

Concerned about traffic ~~entering~~ speeding along Tinkers Green Rd + was wondering if there will be any calming measures in place (speed bumps a crossing).

Any other comments: (continue overleaf)

Will the child's play ground be revamped. Will there be a small local shop or mini market in the new proposed site?

Name: Stacey Mackay
Email Address: StaceyMicheleMackay@
Postal Address: hotmail.co.uk
78 Tinkers Green Rd

Postcode: B77 5LL

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Do you agree with the proposed layout of the preferred option for Tinkers Green Estate?

YES

Do you agree with the proposed mix and size of properties on the site?

YES

Have you any comments about the site access and proposed car parking spaces?

NO

Any other comments: (continue overleaf)

SOME FORM OF SPEED RESTRICTION & NO THROUGH ROAD
BOLLARDS TO STOP PEOPLE DRIVING OVER GRASSED AREAS

Name: ROBERT PRICE
Email Address: hob33@phabravo@live.co.uk
Postal Address: 9 CALLIS WALK
WILNECOTE
Postcode: B77 5LR

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<http://yourhometamworth.wordpress.com>

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Do you agree with the proposed layout of the preferred option for Tinkers Green Estate?

yes Happy there is no retail units

Do you agree with the proposed mix and size of properties on the site?

yes on the whole would of liked no Apartments just houses as one will over look my property

Have you any comments about the site access and proposed car parking spaces?

Not really but can see school access being issue for some. School needs to enforce parking at Sandyback car park / crossing guards ect.

Any other comments: (continue overleaf)

None

Name: P Dean

Email Address:

Postal Address: 5 callis walk

Postcode: B77 5LR

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Do you agree with the proposed layout of the preferred option for Tinkers Green Estate?

Yes

Do you agree with the proposed mix and size of properties on the site?

Yes

Have you any comments about the site access and proposed car parking spaces?

Every resident should have separate parking space just for his own.

Any other comments: (continue overleaf)

Almost every building has got ventilation problem. How will be resolved in that project project?
And Electricity installation or ventilation problem.

Name: REMIGIUSZ BRZYKCY
Email Address: mem_i30@yahoo.co.uk
Postal Address: 11 Saxon Close
Wilnecote
Postcode: B77 5LU Tamworth

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Do you agree with the proposed layout of the preferred option for Tinkers Green Estate?

yes, looks very good. still think a local one-stop shop is needed! Not everyone on the estate has cars! If my husband didnt get what I needed I would go without!

Do you agree with the proposed mix and size of properties on the site?

yes, 2 bedrooms properties are a must.

Have you any comments about the site access and proposed car parking spaces?

Need lots more car parking. living in Ivyhouse walk / Saxon Close, house walk is an absolute nightmare. Have seen a lot of nasty incidents over parking. If you dont get the parking right then all the plan's will go out of the window.

Any other comments: (continue overleaf)

Some people in the maisonettes were born on this estate, now live on this estate, but are not allowed to keep living on this estate, I think that is absolutely disgusting. They should have a preference. They have lived here all their lives!

Name: *EMANN*

Email Address:

Postal Address: *9. IVYHOUSE WALK*

Postcode: *B775NA*

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<http://yourhometamworth.wordpress.com>

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Do you agree with the proposed layout of the preferred option for Tinkers Green Estate?

YES

Do you agree with the proposed mix and size of properties on the site?

YES (BUT 3 STOREY AGAIN ???)

Have you any comments about the site access and proposed car parking spaces?

SEEMS OK.

Any other comments: (continue overleaf)

WE WOULD WELCOME THE PROPOSED RETAIL DEVELOPMENT AT THE SITE OF THE SANDERBACK PUB IF THERE ISNT A RETAIL OUTLET ON THE PROPOSED REDEVELOPMENT

Name: MICK & LINDA HALL
Email Address: muelindas@hotmail.co.uk
Postal Address:
12 HANFORDEN
Postcode: B77 5NU

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Do you agree with the proposed layout of the preferred option for Tinkers Green Estate?

VERY MUCH AGREE, PLEASED WITH THE LAYOUT. WOULD LIKE TO SEE A SHOP AS IT WOULD IMPROVE AMENITIES IN THE AREA, FOR ALL

Do you agree with the proposed mix and size of properties on the site?

YES.

Have you any comments about the site access and proposed car parking spaces?

MUCH IMPROVED. BETTER ACCESS FOR EVERYONE.

Any other comments: (continue overleaf)

SHOULD BE A VAST IMPROVEMENT. WHEN THE ESTATE IS BUILT.

Name: CHARE.
Email Address:
Postal Address: 107 TINKERS GRN..RD.
Postcode:

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Do you agree with the proposed layout of the preferred option for Tinkers Green Estate?

Do you agree with the proposed mix and size of properties on the site?

Have you any comments about the site access and proposed car parking spaces?

PARKING FOR 162 COTTAGE WALK,
& SPACE E1

Any other comments: (continue overleaf)

Name:

Email Address:

Postal Address:

Postcode:

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Do you agree with the proposed layout of the preferred option for Tinkers Green Estate?

GENERALLY YES BUT REQUIRE A SHOP

Do you agree with the proposed mix and size of properties on the site?

NOT SURE FROM PLANS WHAT THE MIX IS.

Have you any comments about the site access and proposed car parking spaces?

GENERALLY YES BUT DONT CLOSE YOUR EARS TO PARKING IN GENERAL OVER THE REST OF THE ESTATE.

Any other comments: (continue overleaf)

Name:

Email Address: bshakrashaft@talktalk.net

Postal Address:

18 BAKERS WALK.

B77 5LP.

Postcode:

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Do you agree with the proposed layout of the preferred option for Tinkers Green Estate?

GENERALLY AGREE WITH THE PROPOSED LAYOUT NOW THAT THE 24 HR SHOP PROPOSAL HAS BEEN REMOVED, AS THAT WOULD HAVE BEEN A NOISE NUISANCE & CRIME LEVEL ISSUES.

Do you agree with the proposed mix and size of properties on the site?

YES, PROVIDING THE PRODUCTIONS ARE 2 STOREY MAX HEIGHT AND NOT OVERLOOKING THE MAJOR ALL ESTATE AS SOME DO AT THE MOMENT.

Have you any comments about the site access and proposed car parking spaces?

Any other comments: (continue overleaf)

Name: S. H. WOOD
Email Address: STEV@WOOD@9KESTREL.FREEDOMF.W.UK
Postal Address:
9 KESTREL
RD 5NY
Postcode:

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Do you agree with the proposed layout of the preferred option for Tinkers Green Estate?

Yes. ? Trees maybe issue

Do you agree with the proposed mix and size of properties on the site?

Yes. (Do not want off license or late shop.?)

Have you any comments about the site access and proposed car parking spaces?

No
All for the better of community.

Any other comments: (continue overleaf)

Have a issue with Trees growing up Appex. Mentioned this before was told it was health + Safety issue to get some-one to trim top. How high are they going to be allowed to grow before pruned. (This is a fire hazard.) You are responsible.

Name: Mr & Mrs Jane
Email Address:
Postal Address: 10 Kestrel Manor Hill
Tamworth
Tel 01827 280485.
Postcode: B77 5WY.

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Do you agree with the proposed mix and size of properties on the site?

Have you any comments about the site access and proposed car parking spaces?

1 COTTAGE WALK.
PARKING SPACE NOT AVAILABLE
AREA AT CORNER OF ROAD. AT NO1 COULD BE MADE INTO PARKING
SPACE AS I AM DISABLED SO NEED PARKING SPACE CLOSE TO MY HOUSE

Any other comments: (continue overleaf)

Name: MATTHEW MCGRAE
Email Address:
Postal Address: 1 COTTAGE WALK
Postcode: B77 5NB

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Do you agree with the proposed layout of the preferred option for Tinkers Green Estate?

Yes as long as no change to ~~boundary~~
boundary lines + the service roads are opened!

Do you agree with the proposed mix and size of properties on the site?

Have you any comments about the site access and proposed car parking spaces?

Any other comments: (continue overleaf)

The children go out of back gates to cars as everyone on our estate only use back doors cause parking in there. That's why no through road as it helps to keep speeds down.

Name: D. BOLTON
Email Address: draine bolton 21@hotmail.co.uk
Postal Address: 6 Tinkers Green Rd
Postcode: B77 5LL

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Do you agree with the proposed layout of the preferred option for Tinkers Green Estate?

YES

Do you agree with the proposed mix and size of properties on the site?

YES THATS OK

Have you any comments about the site access and proposed car parking spaces?

WE NEED TO DO SOMETHING ABOUT CAR PARKING TO THE SCHOOL WE CAN'T MOVE IN OR OUT AT SCHOOL TIME

Any other comments: (continue overleaf)

WE NEED TO HAVE A SHOP IF ONLY SMALL PAPER SHOP WE DON'T ALL HAVE CARS

Name: D HADDON
Email Address:
Postal Address: 13 104 HOOSE
WALK
WILNECOTE
Postcode: B77 5NA

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YES.

Do you agree with the proposed mix and size of properties on the site?

I have been told that it is all council rental properties. I am a single, working woman who cannot afford private rent/buy, so I am very disappointed that ^(any) ~~more~~ of the properties are for sale

Have you any comments about the site access and proposed car parking spaces?

NO

Any other comments: (continue overleaf)

as we were told at the last meeting that it will be affordable housing.

Name: Emma Bolton
Email Address: emmabolton18@hotmail.co.uk
Postal Address:
64 Tinkers Green Rd
Wilnecote
Tamworth
Staffs
Postcode: B77 5LL

The proposals are available to view online at:
<http://yourhometamworth.wordpress.com>

A dedicated email address has also been set up to receive comments on the proposals:
regeneration@tamworth.gov.uk

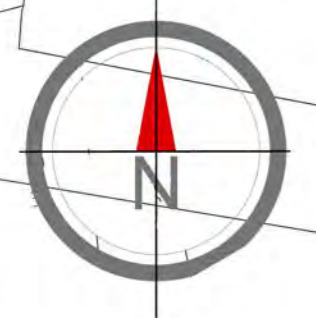
Comments may also be posted to:
Consult Tinkers Green,
c/o GVA, 3 Brindleyplace, Birmingham, B1 2JB
The closing date to submit comments is by:
14th February 2015

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Appendix 5 Initial Masterplan Options



-  Removed Trees
-  Existing Trees
-  New Trees
-  Raised Platform
-  3 Storeys
-  2 Storeys

SCHEDULE OF ACCOMMODATION

● Apartment Type(3st)	PDA103	1B/2P	40m ²	30No
● House Type(2st)	2A	2B/4P	72m ²	12No
● House Type(2st)	2B	2B/4P	75m ²	07No
● House Type(2st)	3B	3B/5P	83.6m ²	09No
● House Type(2st)	3C	3B/5P	84.6m ²	15No
● House Type(2st)	3E	3B/5P	87.0m ²	08No
● House Type(3st)	4B	4B/6P	106.5m ²	06No

Total Dwellings 87No
 Site Area 22,511m² (approx)
 Parking Communal 19 spaces
 Curtilage 153 spaces

project
Tamworth Regeneration
TINKERS GREEN ROAD

drawing
Proposed Site Plan - Option One







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Appendix 6 Preferred Options

-  New Trees
-  1.0 m Service strip
-  Additional Gable Window to increase surveillance
-  Existing Right of way to be well lit. Detailed lighting to be confirmed
-  Site Boundary

SCHEDULE OF ACCOMMODATION option 4

Apartment Type(3st)	PDA1	1B/2P	59m2	06No
Apartment Type(2st)	PDA1a	1B/2P	59m2	12No
Apartment Type(3st)	PDA2	2B/4P	59m2	18No
House Type(2st)	2A	2B/4P	72m2	47No
House Type(2st)	2B	2B/4P	75m2	03No
House Type(2st)	3B	3B/5P	83.6m2	10No
House Type(2st)	3C	3B/5P	84.6m2	01No
House Type(2st)	3E	3B/5P	87.0m2	08No
House Type(3st)	4B	4B/6P	106.5m2	03No
Total Dwellings				108No

Total Dwellings
 Site Area 23,085m2 (approx)
 Parking Communal 8 spaces
 Curtilage 162 spaces
 ToT Parking Space: 170

TINKERS GREEN
TAMWORTH

Feasibility Study
OPTION FOUR

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Appendix 7 Press Articles

Exclusive £21.5 million options revealed as council plan to build new homes for first time in 50 years

By [Tamworth Herald](#) | Posted: July 09, 2014

By Ashley Preece



TWO “failing estates” in Tamworth are to be bulldozed and redeveloped in a £21.5 million project – the first time the council have been able to build new council houses for nearly 50 years.

The major developments in the Kerria and Tinkers Green estates in Amington and Wilnecote are part of the council’s proposals to build a ‘healthier Tamworth’ – offering new, affordable homes and creating a safer, more positive neighbourhood.

Councillor Michael Greatorex, Cabinet member for housing at Tamworth Borough Council, spoke exclusively to the Herald on Friday (July 4) following the release of the development options.

He said: “I’m really excited by the plans put in place. We want to combat anti-social behaviour on the two failing estates and as the plans suggest give the areas a sense of a community which is all part of our ‘Healthy Tamworth’ initiative we’re trying to achieve.

“It’s the first time since the 1970s that we’ve been able to build new council houses so it really is a big deal for the town and something we’re really serious about.”

Residents of Tinkers Green were given a first look at potential plans and options for the site at two drop-in sessions last week, which were held at Cottage Walk shops and at Wilnecote High School; both were very well attended.

Kerria residents will have their chance to see the plans at two drop-in sessions at the Kerria Community Centre on July 10 (4pm to 7pm) and July 12 (10am to 1pm).

A key feature on three of the six options is the proposal to build a mini-supermarket which, according to Cllr Greatorex, will add to the community value.

He said: "On both sites there is scope to build a mini-supermarket, which again will add to the community feel we are trying to achieve here."

At this stage the plans show examples of the potential layouts for the sites, rather than final designs for the areas. The options include the types and numbers of housing, along with the types of facilities which could be provided.

The 136 property redevelopment of both sites – 100 in Tinkers Green and 36 in the Kerria – is expected to take six years to complete.

Elderly residents who live in bungalows on Leisure Walk and Cottage Walk in Tinkers Green – 24 in total – were the first to be re-housed by the council in 2013, and more are expected to follow suit following the approval by the council's Cabinet.

Tamworth Borough Council is now working with property specialists GVA to take the project to its next stage, using feedback from residents to look at preferred options. This will include interactive community workshops in September where residents will be invited to have their say. Architects and [experts](#) carrying out studies on the land will also be attending.

These sessions will also feature potential design concepts for areas, using examples from successful regeneration projects elsewhere – including how public space is used, the scale and type of architecture, parking and the type of community buildings included.

"The designs are important," added Cllr Greatorex. "Local people get to have their say on whether they would like the development to be traditional or modern build. It's got to look good on the eye that's for sure. I grew up in council housing so I'm very familiar with what is required."

Tamworth Borough Council have a re-housing policy and support package in place which will look at children at school, people who work locally and people who have care requirements.

The vacated homes in Cottage Walk and Leisure Walk in Tinkers Green are set to be demolished in the coming months.

To find out more details and to pass comments online or via post visit www.tamworth.gov.uk or pop into Marmion [House](#) on Lichfield Street. A further update is expected September time once information from the drop-in sessions has been gathered.

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