

# Ashlands, Tamworth

**Online briefing**

**17 July 2024**

**BLOOR HOMES<sup>®</sup>**

The logo for Bloor Homes, featuring the company name in a bold, white, sans-serif font. A white, curved swoosh underline starts under the 'B' and extends under the 'HOMES' portion of the text.

# Meet the team



- Kate Fell, Bloor Homes
- Kirstie Clifton, Define
- Jack Brentnall, Meeting Place

# Who is Bloor Homes?

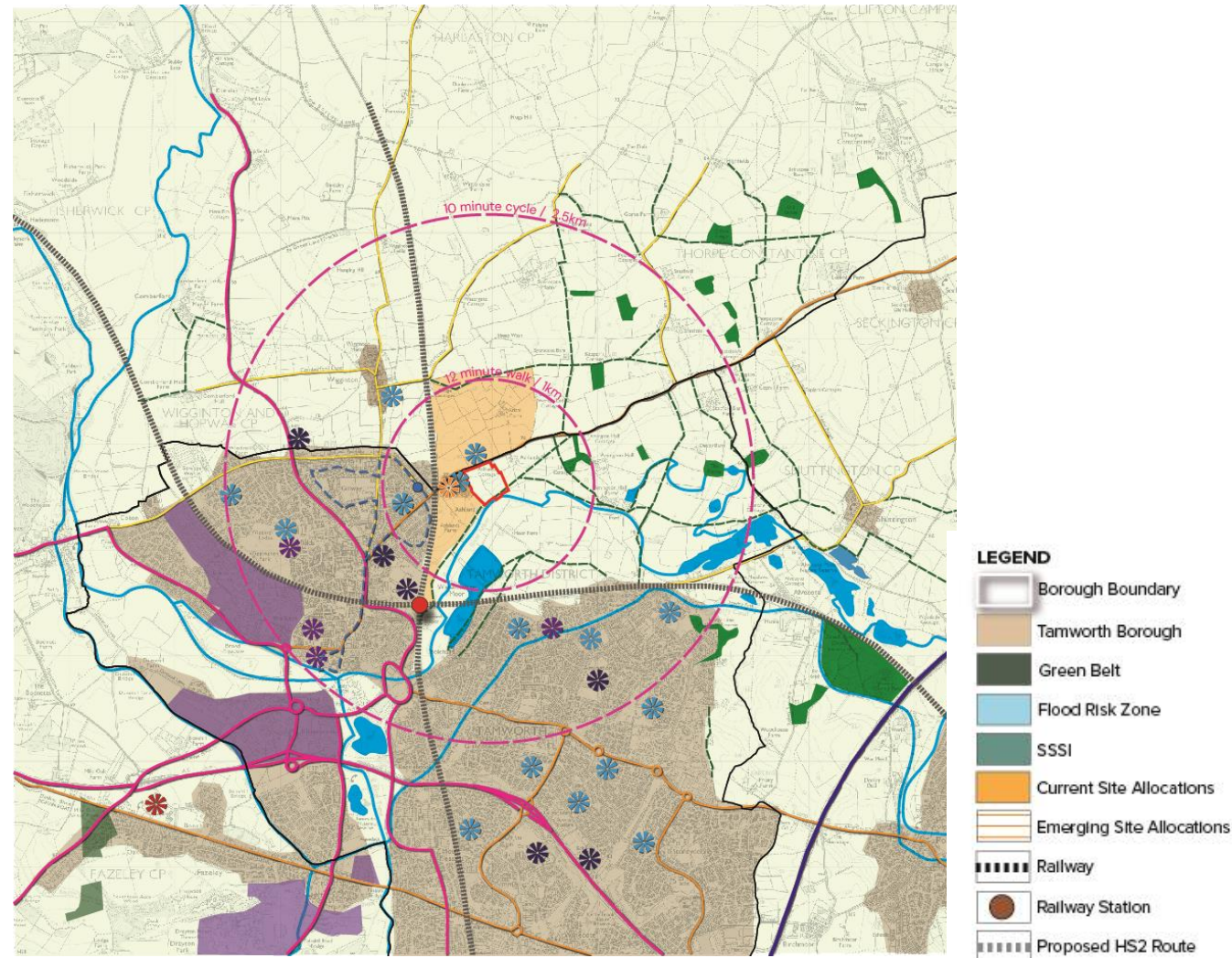


- We are a Midlands-based family run housebuilder established in 1969.
- We consistently complete over 4,000 new homes each year across our nine regions.
- We have been recognised as a five-star housebuilder by the Home Builder Federation in each of the last six years – over 90% of Bloor home buyers would recommend us to friends and family.
- Our recent local developments include Atherstone Place.



# The site and wider context

- The site is on the north-eastern edge of Tamworth.
- It provides an opportunity to deliver some of the housing Tamworth needs on a non-Green Belt site.
- It is located to the south of the Arkall Green development, which is currently under construction and to the east of the Anker Valley development.
- The site is located close to existing amenities, including a supermarket and a primary school.
- The nearby Arkall Green development also proposes a small shop and community facilities.
- The site is within walking and cycling distance of Tamworth town centre.





# Key opportunities

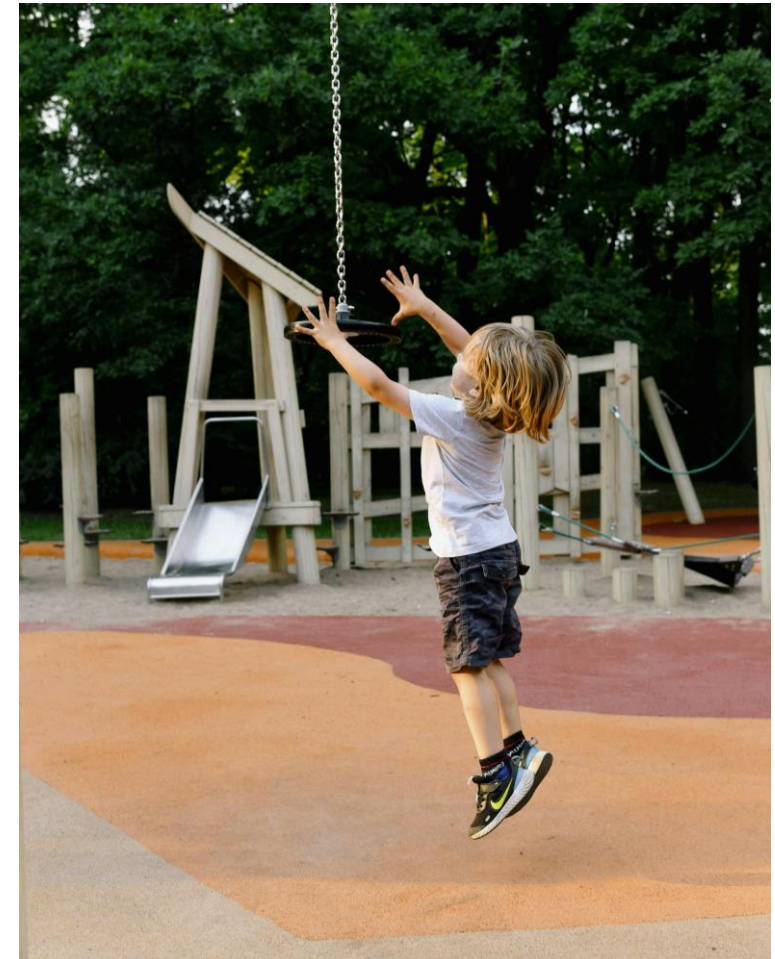
The site offers substantial opportunities for the community, and could include:

- Up to 250 homes, helping to meet housing need
- Enhanced pedestrian and cycle access
- Potential for a new neighbourhood building
- New areas of open space for play and recreation
- A net gain in biodiversity



# Funding for local services

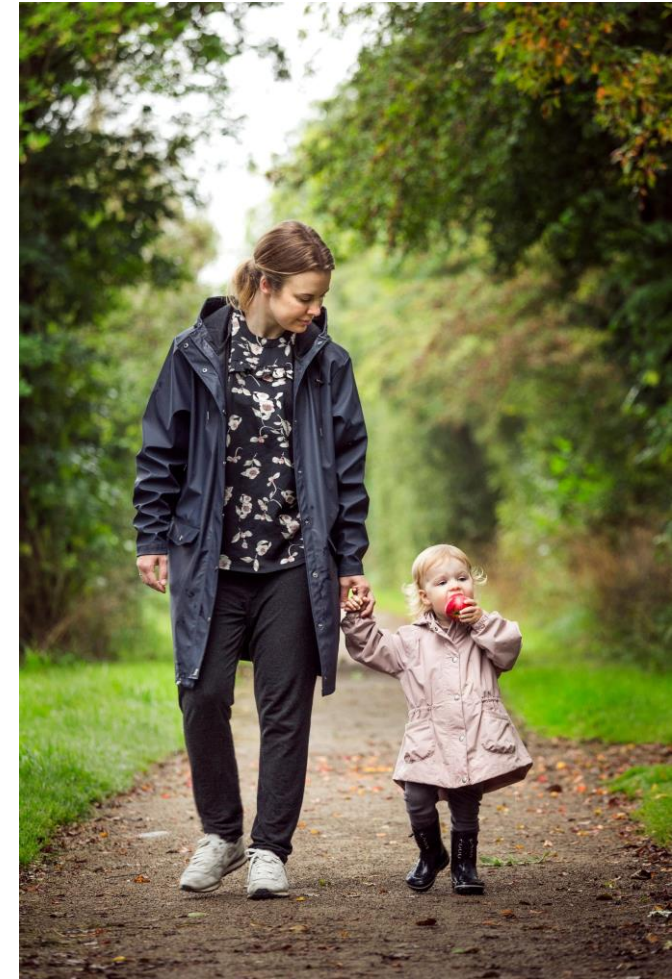
- We know people want to see new developments deliver funding for local services.
- As part of this process, we are engaging with Tamworth Borough Council to assess what the area needs. This could include funding to education, healthcare facilities, and roads.
- We are also looking to provide a new neighbourhood building on the site.
- We are currently in the early stages of preparing plans for the site, and we want to hear from the community about what they want and need.





# Open space and wildlife

- We will invest in on-site open space to support physical and mental wellbeing, including new recreation space
- We are also looking to enhance footpaths and cycleways to improve connectivity.
- We are committed to delivering biodiversity net gain as well as extensive areas of new planting to provide habitats for wildlife.



# Sustainable design and travel

- We are committed to ensuring that this development is delivered in a sustainable manner.
- This means including rooftop solar panels and energy efficient heating systems, as well as building our homes with environmentally friendly and sustainable materials.
- We are also committed to delivering a net gain in biodiversity, with new areas of planting providing new habitats for wildlife.
- The plans also include enhanced connectivity and the creation of new routes to ensure people can access essential services by walking and cycling.





- **Summer 2024** – Engagement with the community and key stakeholders to understand local priorities and gather feedback.
- **Autumn 2024** – Anticipated submission of an outline planning application to Tamworth Borough Council.
- **Mid-2025** – Anticipated determination of the outline planning application by Tamworth Borough Council.
- **2026 and beyond** – Subject to outline planning approval, a future reserved matters application will be submitted to Tamworth Borough Council to agree the details of the development, including design.

# Q&A