

Public exhibition here today

Find out more about Central England Co-operative and Hawkstone Vale Developments Ltd's redevelopment proposal to bring new retail and community facilities to Wilnecote.

The project team is here today to show you our plans and hear your views.



We are located behind the café.
Come along to see our plans
and ask us your questions.



We will be in store between
2.00pm and 7:30pm.
We look forward to meeting you.

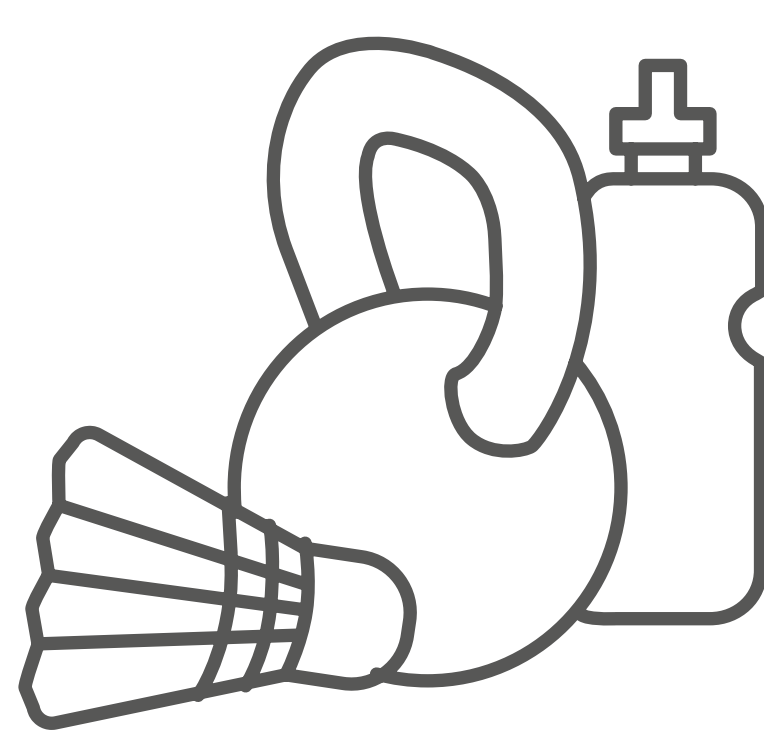
Skey Park Proposals



A supermarket



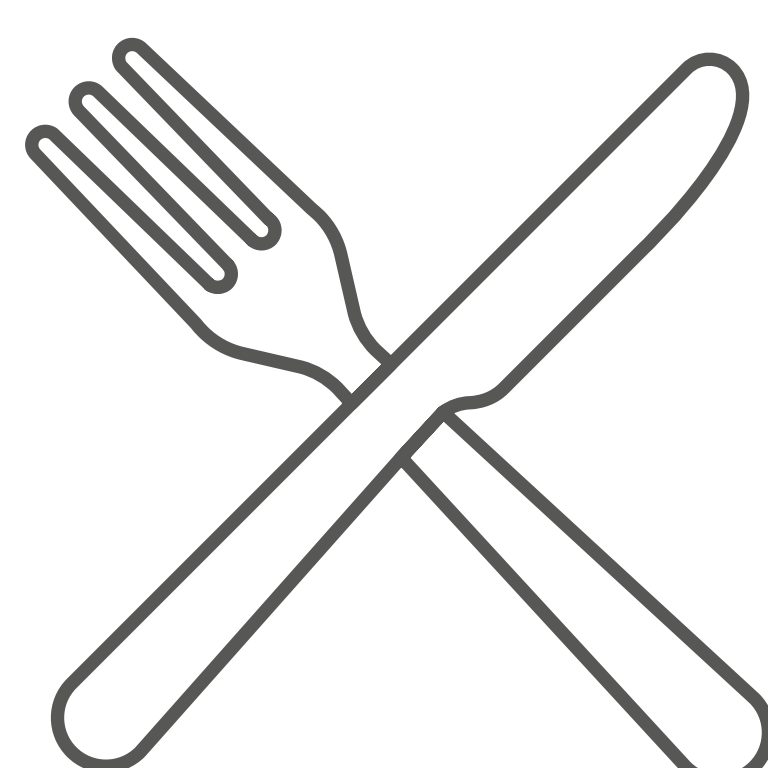
A range of stores



A gym



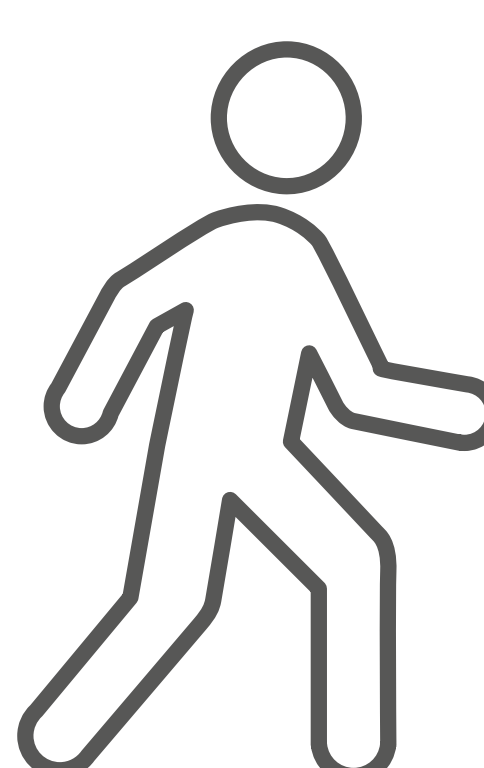
A crèche



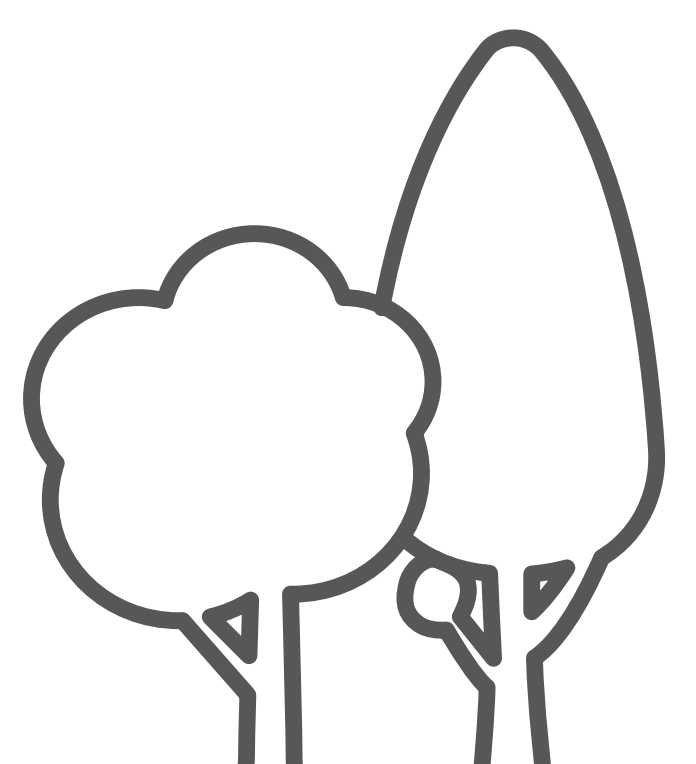
Three
restaurants / cafés



Car and cycle parking to
serve all uses



Improved pedestrian
links through the site
and surrounding area



New planting and
landscaping



What else would you like to see?

www.skeyparkconsultation.co.uk



Welcome

Central England Co-operative have announced that the existing Co-operative supermarket at Ninian Way, Wilnecote will be closing. The Society has been working with Hawkstone Vale Developments Ltd to look at regenerating the site.

There is an opportunity to redevelop the whole site and bring forward a new retail and community facility. This development is proposed to be named 'Skey Park'.

This exhibition is part of a public consultation being undertaken with the local community and stakeholders. As part of the design process we are looking for your input on how best to achieve a scheme that provides quality facilities, and integrates with the surrounding area.

Please take your time to review the displays and ask the team if you have any questions. We would be grateful if you would complete the feedback form provided to help us understand your views on our scheme.

Why is the existing Central England Co-operative Store closing?

The existing store has seen a decline in sales, and like other retailers, Central England Co-operative need to constantly adapt to retail challenges at a local level. This decision was taken to close the store to protect the long-term future and growth of the Society as a whole.

Who are Hawkstone Vale Developments Ltd?

Hawkstone is a privately owned, property development and investment company founded in 1997. Hawkstone have gained a reputation for high quality developments throughout the UK.

Their current portfolio is comprised of retail, leisure and mixed use, residential and office schemes nationwide, many of which are retained within a £115 million investment portfolio.

Have your say

Your views on the project are important to us and we will consider them as we finalise the proposals for the submission of the planning application to Tamworth Borough Council.

We would therefore be very grateful if you could take the time to complete a feedback form and place it in the comments box provided.

Alternatively you could complete the feedback form at home and send it to:



Skey Park Consultation
Turley, 9 Colmore Row
Birmingham, B3 2BJ



skeyparkconsultation@turley.co.uk



www.skeyparkconsultation.co.uk



0121 233 0902

Please provide your comments by the 26th July 2017.

Once we have finalised our plans for the site we will be submitting a planning application to Tamworth Borough Council who will undertake their own formal consultation. We are looking to submit the application later this summer.

www.skeyparkconsultation.co.uk

Skey Park

Site context

The site is currently a Co-operative food store and petrol station, with a large car park and storage area. The site is shown on the plan below.



The site is located in the north of Wilnecote Ward, around two miles away from Tamworth town centre. This sustainable, brownfield site, that will soon become vacant, provides an ideal location for a new development.

The whole site measures around 3.3 ha (8.15 acres).

The Co-operative food store is ‘hidden’ from the main road and lacks any presence. The blank rear façade facing Ninian Way is unattractive and the site slopes west to east which makes visibility poor.

Site Conditions

The site comprises brownfield land, with little to no environmental value or archaeological assets.

The proposed development will retain the majority of the existing trees; however, there will be some tree loss to facilitate development. New trees, along with additional landscaping, will be included within the development to enhance landscaping and biodiversity of the site.

Detailed flood information from the Environment Agency shows that the site is outside of a flood risk area. A drainage strategy will be provided across the site to ensure that surface water is efficiently drained.

The site and immediate surrounding area does not contain any designated or non-designated heritage assets.

Existing Site Images



View of the store from the south of the site



View of the store from the car park



View of the store from the site entrance



View of the petrol filling station from the south of the site



Our proposals

‘Skey Park’ – regeneration to provide a new retail and community facility for Wilnecote.

Skey Park is being proposed to regenerate a central site in Wilnecote to bring forward an exciting retail and community offer.

Here is what we are proposing, tell us what you think. The proposed site layout is shown below.



The proposed development will include the demolition of the existing store and the petrol filling station. By re-contouring the site this will create two flat areas to develop upon.

New stores

In the west of the site it is proposed to build seven retail units varying in sizes. Two of these units will include mezzanine floors. In the east part of the site it is proposed to build a new discount food store.

Restaurants / cafes

On the east side of the site it is proposed to develop three restaurants / cafes.



Our proposals

‘Skey Park’ – regeneration to provide a new retail and community facility for Wilnecote.



Community facilities

To the south of the site a crèche is proposed. In addition to this, a new gym can be provided on one of the mezzanine floors of the new retail units.



Landscaping

New planting and landscaping will be introduced throughout the site.



Car parking

A car parking area is provided including 467 car parking spaces:
433 car spaces
27 disabled spaces
7 parent and child spaces

Public access

Public access to the site is proposed via Brent and Forties, leading onto Ninian Way. Footpaths are provided within the car park to enable customers to move between the various parts of the development.



Technical considerations

Technical considerations have been considered as part of the design process to create a high-quality development.



Noise

We want to protect the amenity of the surrounding residents. It is not expected that the noise generated by the proposal will be significantly different to that of the current use of the site.

During construction tried and tested techniques will be used to minimise noise.

Visual Improvements

By removing the existing buildings on the site and developing Skey Park, the development will result in a visual change.

The new buildings will provide a positive change to the existing site through changing site levels, careful design and sensitive use of landscaping.

Highways

We are assessing the potential traffic impact from the development on the surrounding roads. The type of development proposed will not result in all new trips, as people are likely to use more than one facility at Skey Park. For example, a customer travelling to the foodstore may then decide to visit the retail units, meaning one single trip was made to multiple stores. Alternatively a vehicle may be passing, see Skey Park and decide to visit. Our results show that the nature and volume of any increase in vehicular trips means that no likely significant transport effects are anticipated.

Traffic impacts will also be minimised through a Framework Travel Plan, which will set out a strategy to help reduce travel by car to and from the site by staff and customers.

Sustainable Access

The site is accessible by a range of transport options. Wilnecote train station is located approximately 650 metres away and a bus stop is located on Ninian Way. The site also has good access to pedestrian and cycle routes.

Access

New car access points are provided via Brent and Forties, leading onto Ninian Way.

Footpaths are provided within the car park to enable customers to move between the various parts of the development.

Service and delivery vehicles visiting the retail units will access the site via a service road located to the rear of the retail terrace on the western boundary of the site. This will operate as a one way system between Brent and Forties.

Service vehicles for the foodstore will be from Forties and there is no dedicated servicing facilities for the restaurants/cafes or the crèche.

Parking

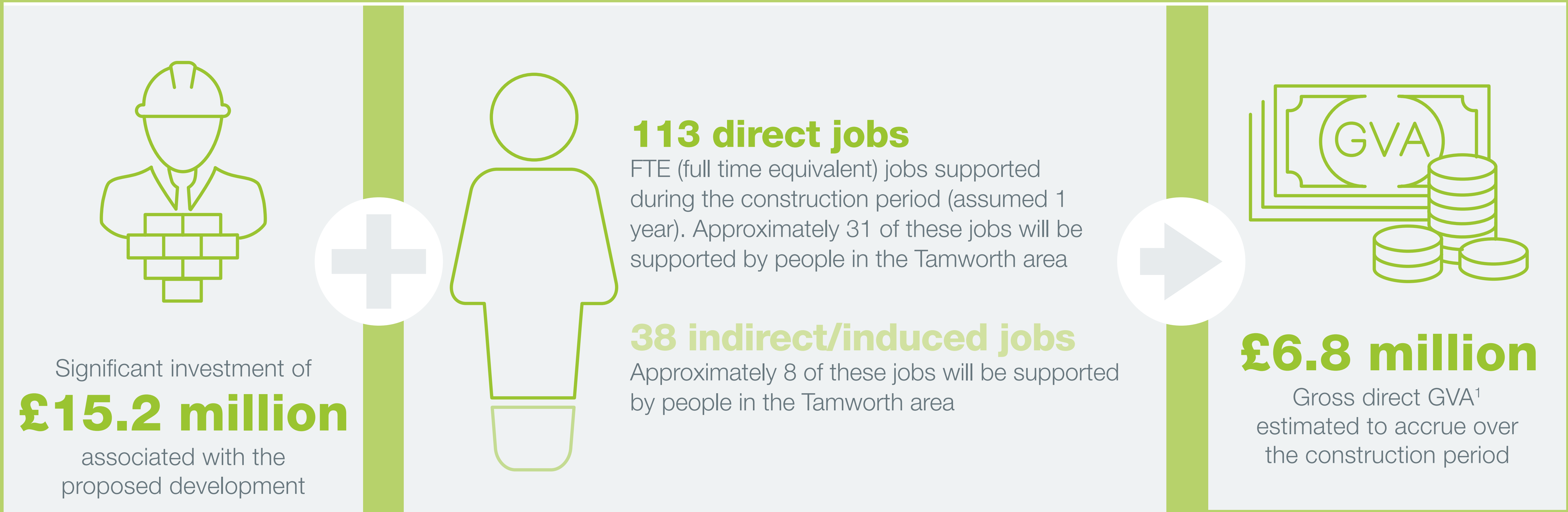
Car parking for the scheme is being proposed in accordance with the standards set out by Tamworth Borough Council and Staffordshire County Council. A car parking area is provided for 467 car parking spaces which includes disabled and parent and child spaces.



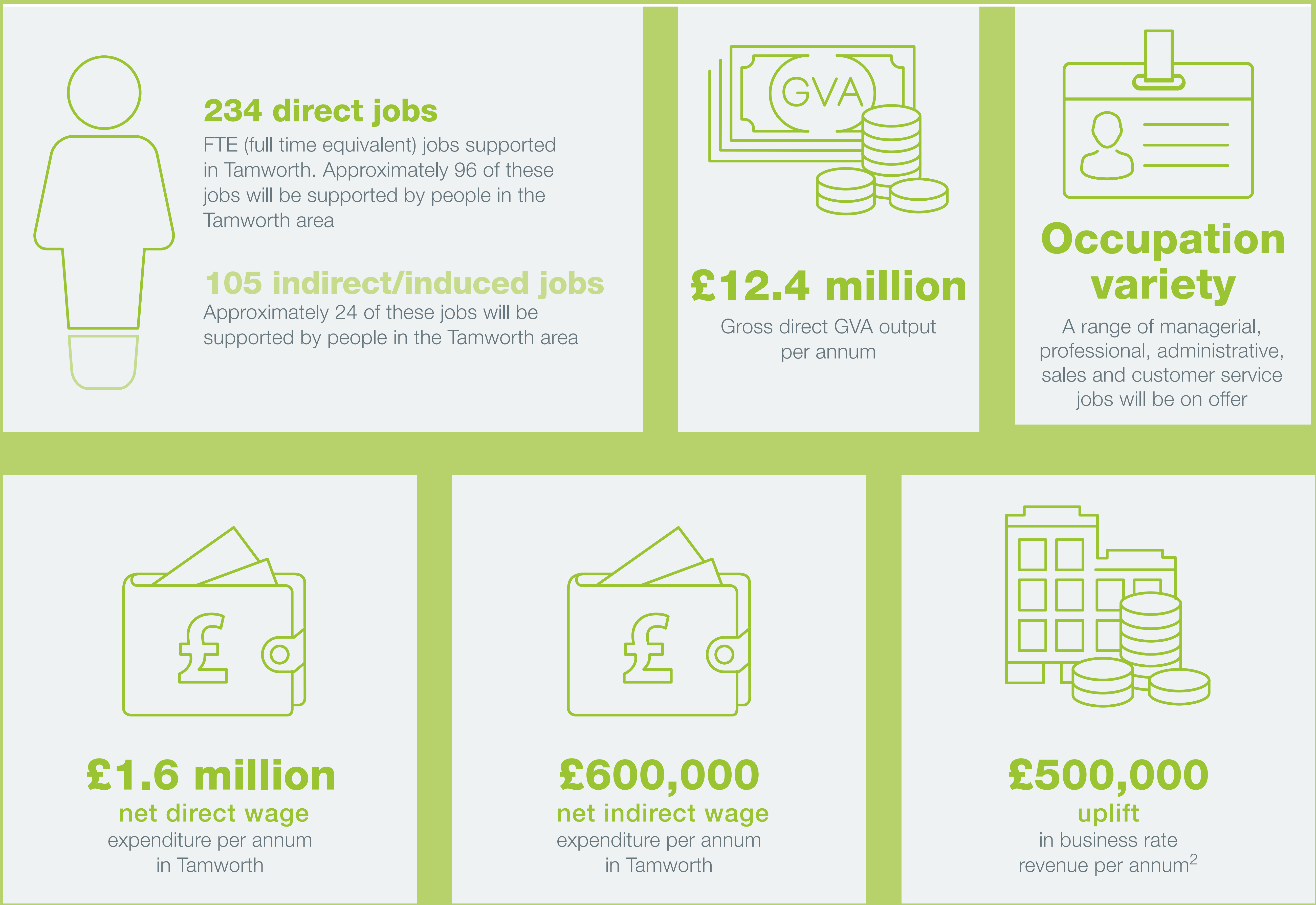
Economic benefits

Redeveloping the site to bring forward Skey Park will bring a number of economic benefits for Wilnecote and Tamworth.

Construction Phase



Operational Phase



¹ GVA (Gross Value Added) measure the value of output created (i.e. turnover) net of inputs used to produce a good or service (i.e. production of outputs). It provides a key measure of economic productivity. Put simply the GVA is the total of all revenue into businesses, which is used to fund wages, profits and taxes.

² Based on evidence of current values for comparable units and uses.

