



# AMINGTON GARDEN VILLAGE

CASE STUDY



# AMINGTON GARDEN VILLAGE IN SUMMARY

Amington Garden Village, in Tamworth, West Midlands, is a great example of how close cooperation with the local authority and adapting quickly to changing circumstances can successfully deliver much-needed new homes, community facilities and green space, alongside jobs and training.

**1,036**

NEW HOMES  
INCLUDING  
207 AFFORDABLE



**£30m**

COMMUNITY  
INVESTMENT  
INCLUDING  
£5.7m FOR  
A NEW ON-SITE  
PRIMARY SCHOOL



**1.85ha**

OF COMMERCIAL SPACE  
DESIGNATED FOR A  
LOCAL CENTRE AND  
ALREADY HOME TO A UNIQUE  
NEW NHBC TRAINING HUB

**25ha**

OF PUBLIC GREEN SPACES  
INCLUDING A NATURE RESERVE  
AND COMMUNITY WOODLAND





## HISTORY AND CHALLENGES

**Amington's most recent history was as a golf course, which opened in the 1970s and closed in 2014. Prior to this, parts of the site operated as a brick and tile works and a colliery amidst some agricultural land.**

These previous uses presented a number of challenges, such as the undulating landscape, industrial legacy, a mosaic of manmade and natural constraints, and features to be preserved such as trees, watercourses and protected species.

The task for Redrow and Tamworth Borough Council was to create an exciting new development that would help address the region's housing shortfall, whilst respecting these key elements. Amington Garden Village would form an urban extension to the east of Tamworth, one of three urban extensions identified in the council's local plan and between them designed to deliver almost 2,500 homes in total.

Uppermost in all parties' minds was balancing the needs of existing and future residents, infrastructure requirements and the natural and built environment.

John Gunn, who was Tamworth Borough Council's development manager at the time of planning, said: "The former golf course sites is a key part of the borough's housing strategy, helping us to meet the objectively assessed need for housing of the right type in the right place. It helps ensure that we deliver our requirements for a five-year supply. The development is a good example of the need to bring forward a multi-disciplinary team, considering a wide variety of sometimes conflicting issues."

Communication between the key stakeholders and a can-do attitude from all partners to resolve any issues as they arose has been crucial to the success of Amington Garden Village.



## MORE THAN HOMES

**Amington Garden Village is a perfect example of Redrow's commitment to strong placemaking, sustainable developments and creating thriving communities.**

The local centre and on-site primary school will provide key services for new and existing residents, while the delivery of 25 hectares of green space, including a nature reserve, community woodland, a network of footpaths and cycleways, and children's play areas, will ensure that people living here can connect with nature on their doorstep.

Approximately 5.3 hectares to the north of the site, bordering the Coventry Canal, have been designated as a nature reserve, connecting to existing wildlife habitats to the east and west. Redrow has already reformed this area, creating a wildlife pond and several attenuation ponds; and, at the end of 2021, it was in the process of being handed over to the local authority for landscaping and final completion.

The wildlife pond also acts as one of the receptor sites for protected great crested newts, which have been relocated within the development on a seasonal basis as work progresses. Swales and ponds that form part of the Sustainable Urban Drainage System to deal with surface water run-off also provide ecological diversity and create interesting features within the open space areas.

A new community woodland of 7.5 hectares has been created in the south west of the site and access to this area has been improved for residents. New cycleways in the north of the site are already in use and three further cycle ways in the south have been approved as part of the final reserved matters consent. By the end of 2021 around 60% of the amenity open spaces had been delivered.

Redrow has remediated and prepared the land for the local commercial centre and transferred this into Tamworth Borough Council's ownership ready for them to secure shops, a doctor's surgery and other approved uses, alongside the NHBC training hub, which opened in 2021.

The garden village also includes land earmarked for a new 420-place primary school and through S016 agreements Redrow has committed £5.7 million towards its construction, in addition to £3.49 million allocated for off-site secondary school places.



## ADAPTING TO CHANGE

**Outline consent for Amington Garden Village, given in 2016, allowed for 1,100 new homes on the former golf course site. The final reserved matters application, agreed in 2021, means that the number of homes eventually delivered will be 1,036.**

“By slightly reducing the number of homes planned, we’re ensuring we meet consumer demand for larger houses with more private outdoor space and fewer apartments,” Bob Wilson, managing director for Redrow Midlands, explained. “People’s priorities have changed as a direct result of the Covid pandemic and now, more than ever, they want larger homes – with space to work from home – and private gardens.”

We have completed nearly 400 homes at the end of 2021.

Another major change delivered through close cooperation between Redrow, Tamworth Borough Council and NHBC is a new training hub on part of the land allocated for the local centre. Opened in May 2021, this unique learning space supports more than 100 bricklaying apprentices annually, immersing them in a realistic working environment and giving them the chance to build substantial structures on the large covered concrete slab. The purpose-built facility is also equipped with classrooms, welfare and catering facilities.

Darryl Stewart, Head of Commercial Services at NHBC, said: “The training hub supports our commitment to addressing vital skills’ gaps in the industry and it will also help improve a key trade that is integral to building high quality homes.

“It has been built with the support from many generous trades and suppliers, as well as in collaboration with an industry working group and Tamworth Borough Council. The Hub wouldn’t have been possible without Redrow, who have offered substantial, continuous support throughout the project.”

# TIMELINE





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# AMINGTON GARDEN VILLAGE

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See the full range of homes on offer at Amington Garden Village. Our three live outlets offer a wide variety of three, four and five-bedroom homes, including mews, semis and detached. We also have a selection of our Lifestyle Homes, which boast fewer but larger bedrooms, each one with its own en-suite.

Links:

**Amington Fairway:**

[redrow.co.uk/amington](https://redrow.co.uk/amington)

**Amington Green:**

[redrow.co.uk/amingtongreen](https://redrow.co.uk/amingtongreen)

**Eagle Gate at Amington:**

[redrow.co.uk/developments/eagle-gate-at-amington-amington-garden-village-082732](https://redrow.co.uk/developments/eagle-gate-at-amington-amington-garden-village-082732)

