

# **SELLY OAK HOSPITAL DRAFT PLANNING GUIDANCE**

**June 2008**

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## **Preface**

Birmingham is seeking a real growth in housing and population to meet the city and the city-region's growth agenda.

To help achieve this the City Council is working with its partners to promote a number of major investment and development opportunities across the city. One of our key opportunities is at Selly Oak.

Selly Oak has been identified because it is currently seeing unprecedented levels of investment that is bringing about a transformational change rivalling any suburban area in the UK- with investment of £1.3 billion already underway or planned. Development includes: a new University hospital, high technology developments, investment in the Birmingham University, new retail, leisure, and community facilities, new housing accommodation and significant public realm and transport infrastructure improvements. Together these will safeguard existing jobs and create several thousand new jobs.

The Selly Oak Hospital site offers an opportunity to create around 900 high quality new dwellings. The retention of many of the former hospital buildings, key groups of trees and requirements for open spaces within the site, together with the proximity to the Bournville Conservation area will make this a unique and highly attractive investment opportunity. The development will also be an exemplar of how to achieve sustainable development both in relation to the design of the development and in how the occupiers are able to live more sustainable lifestyles. The location of this site adjacent to improved transport, employment, retail, health and other services and opportunities will also encourage more sustainable living.

This guidance is being prepared in consultation with the University Hospital Trust and local community. It builds on the policies for the site set out in the Birmingham Unitary Development Plan and Selly Oak Local Action Plan and sets out the City Council's requirements for the site to assist developers in bringing forward development.

We welcome your views of all local stakeholders – residents, businesses, landowners – on this draft guidance.

## **1.0 Introduction**

It is anticipated that by 2010/11, the Selly Oak Hospital will be decommissioned and its functions progressively transferred to the redeveloped University Hospital. The site will then become available for development, as outlined in the Selly Oak Local Action Plan (2001) and Unitary Development Plan (2005).

The redevelopment of this site provides an opportunity to create an exciting new development with a mix of quality housing and associated facilities, all within a pleasant landscaped setting.

This Planning Guidance also recognises that the redevelopment of Selly Oak Hospital site will provide a driver to improve the wider area, in particular the land along Elliott Road fronting the canal and the Winnie Road residential area.

## **2.0 Purpose of Guidance**

This document has been prepared to provide planning guidance for the future comprehensive development of the Selly Oak Hospital site. It includes information on:

- Land uses
- Design principles
- Movement strategy including access and permeability
- Landscaping and design advice
- Buildings and vegetation recommended for retention
- Planning obligations
- The future relationship of the site with Bournville Village Conservation Area and other neighbouring land
- Other relevant matters

Separate guidance is also being prepared for the area immediately north of the Selly Oak hospital site, located off Elliott Road and extending to Bristol Road.

## **3.0 Status of Guidance**

This document will form Supplementary Planning Advice to the Birmingham Plan. Although it will not be a statutory document, this guidance will form a material planning consideration in determining any planning applications for the hospital site.

## **4.0 Vision for Selly Oak Hospital Site**

**Selly Oak is currently seeing unprecedented levels of investment that will bring about a transformational change rivaling any suburban area in the UK. (Details of these developments are provided in Appendix 1). The Selly Oak Hospital site presents a key opportunity for large scale, strategic residential investment.**

**The site offers a unique opportunity to create an exemplar, highly imaginative quality development, with innovative sustainable design that targets zero carbon and showcases best practice, drawing from examples from around the UK and the world. The development will**

**create an attractive, desirable neighbourhood characterised by quality homes.**

The site is extremely well placed to deliver this vision, given its sustainable location with excellent public transport access and its proximity to major new developments in Selly Oak and the city centre. The site's desirability is further enhanced by its proximity to the Birmingham University, the new hospital and its pivotal location within the Central Technology Belt. The neighbouring Bournville Village and canal will also make the site a highly sought after development proposition and lifestyle choice.

The development will be based on the following guiding principles:

- Development should create an innovative and modern 21<sup>st</sup> Century 'Birmingham Neighbourhood'.
- Development should be highly sustainable; targeting zero carbon with well considered design, use of appropriate, locally sourced materials and high standards of energy and water efficiency.
- Proposals should build upon the positive characteristics of the local area having regard to existing street patterns, vegetation, character buildings, building heights, materials, scale and massing, particularly at the boundaries of the site.

## **5.0 Character of Hospital Site and Surrounding Areas**

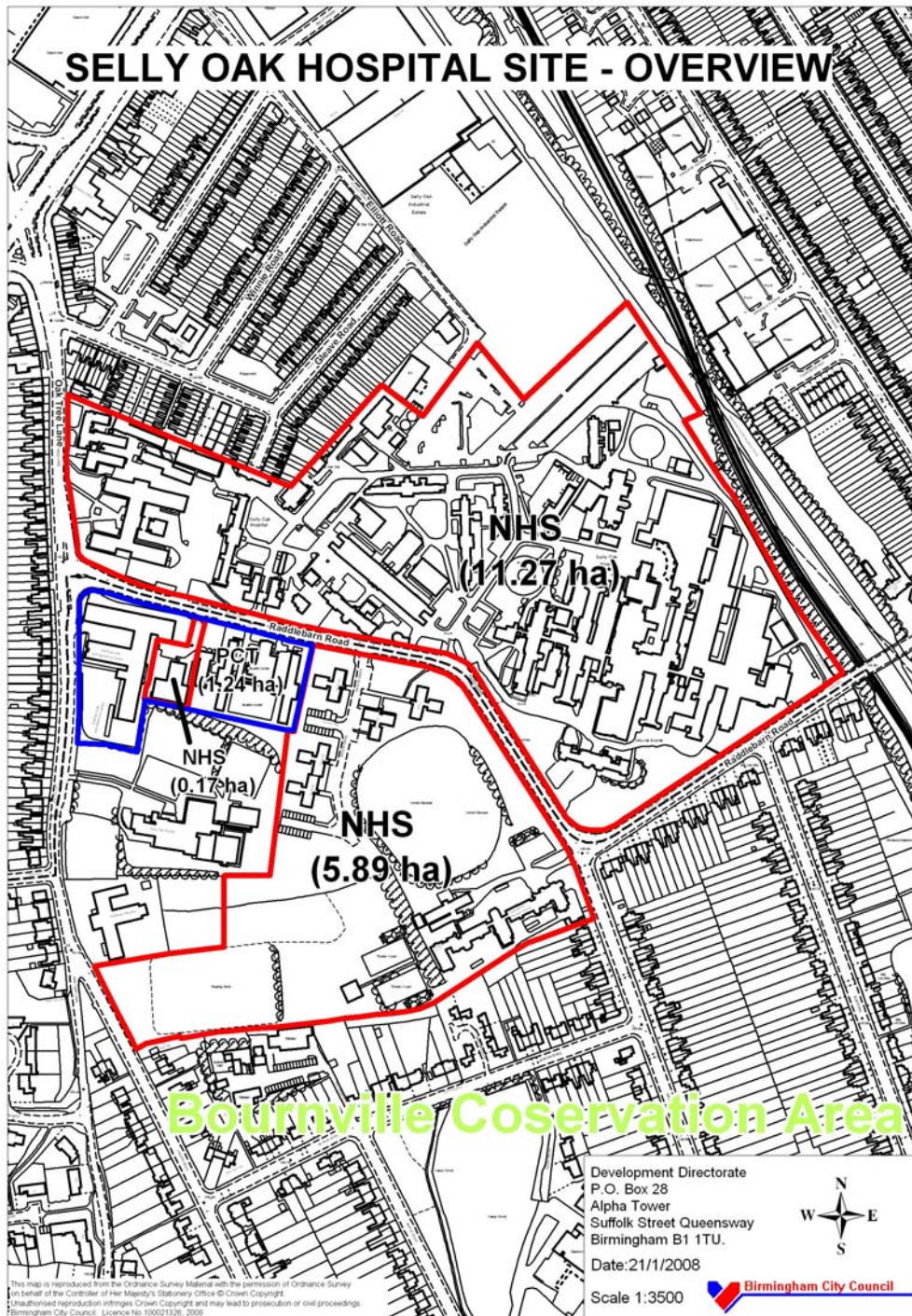
### **Hospital Site**

#### **5.1 Context**

Selly Oak Hospital is located approximately 3.5km south-west of Birmingham City Centre, just south of the A38 (Bristol Road). The site has a total area of 17.2 hectares, with 11.3 hectares lying north of Raddlebarn Road and 5.9 hectares lying to the south.

An additional 1.4 hectares located on the south side of Raddlebarn Road (between the hospital site and Oaktree Lane) is mainly owned by the Primary Care Trust, and could become available for development, subject to confirmation from the PCT. (See site plan below)

The Selly Oak Hospital site is bounded by the Birmingham-Worcester canal and Cross City rail line to the east, residential areas to the north and south and Oak Tree Lane to the west. The wider area is predominantly residential, although the shopping and other services within Selly Oak Centre and rail station are located a short distance to the north. Road access to the site is currently available from Oak Tree Lane and Raddlebarn Road.



## 5.2 Built Environment

The main uses on the site are currently hospital buildings and associated parking, nurses accommodation and playing fields. The main concentration of hospital buildings is located on the northern side of Raddlebarn Road, while the nurses accommodation is focussed around the playing fields.

The hospital began life as a Victorian workhouse, evolving into a hospital over a number of years. While many buildings on the site were built prior to 1900, there have been numerous contemporary additions and replacement buildings, most notably the Accident and Emergency unit constructed in the

1990's. There are no statutorily listed buildings on the site, although the site does contain a number of Victorian, character buildings and other features which have local significance.



### 5.3 Natural Environment

The site contains numerous mature trees, hedges and shrubs that contribute to the character and amenity of the site and the wider area. The main concentrations of mature trees occur along the southern boundary of the site, around the playing fields and along Raddlebarn Road. However, the site also contains other specimen trees, tree groups, avenues and small woodland areas that are of value. Together, these create a mature, landscaped setting and structure to the site, and contribute to the setting of the adjacent Bournville Village Conservation Area. Established trees, shrubs and hedges also have ecological value, and provide valuable habitats for local wildlife.

The Worcester-Birmingham Canal and the Cross City Railway line run along the eastern boundary of the site. The canal is designated a Site of Local Importance for Nature Conservation (SLINC) in the BCC Nature Conservation Strategy 1997 (adopted SPG), while both the canal and railway are also identified as Key Wildlife Corridors in the same strategy.

### Surrounding areas

#### 5.4 Overview

Plan in Appendix 1 shows the surrounding area in context and the other development opportunities in this area. The plan also shows existing residential areas and conservation areas. These are outlined below.

#### 5.5 Bournville Village Conservation Area

The Bournville Village Conservation Area is located directly south of the hospital site, and contains 780 houses built between the late 1890's and early 1900's. The village largely comprises traditional brick build houses, most of which are semi-detached with gardens. Many of the houses are individually designed, being grouped in informal patterns, which help create a sense of

place. At the centre is a 'village green' surrounded by shops, places of worship, schools and college buildings.

Despite being only 6.4 kilometres from the Birmingham city centre, the village has a rural feel with an abundance of parks and recreation areas. The village inspired the Garden City movement of the early 20<sup>th</sup> century, and is internationally recognised for its great architectural and historic importance.

#### **5.6 Lottie/Winnie Road Residential Area**

This area is located directly north of the hospital site, being bounded by Elliott Road, the rear of the Bristol Road shops and Oak Tree Lane. The area is characterised by two storey Victorian terraces, although there is also a health care facility and recreation area located on Katie Road.

#### **5.7 Selly Oak Centre**

Selly Oak centre is one of the main shopping areas serving the south west of the city, and is a focal point for a range of services and for local community life. The centre is located on Bristol Road, which is a major transport route offering good access to the city centre. The character and quality of the centre will be improved in the near future by the diversion of through traffic onto the Selly Oak New Road, and the implementation of associated environmental improvements in the centre.

In addition, the quality of convenience and comparison shopping in Selly Oak centre will be significantly improved by the proposed Sainsbury's development on the Birmingham Battery site. This development will also provide a range of quality employment opportunities including a new technology park and office accommodation. This is discussed in more detail in Appendix 1.

#### **5.8 Elliott Road Corridor**

This area lies between Elliott Road and the canal, extending from the hospital site to Bristol Road. It also includes two smaller parcels of land between the hospital site and the rear of residential properties in Gleave Road. The area includes a mix of uses, including a vacant council owned site ('The Dingle'), a vehicle sales premises, several industrial units, a converted office and Royal Mail delivery depot. The vacant land adjacent to the hospital site has planning consent for housing and student accommodation. Separate planning guidance is being prepared for this area.

### **6.0 Planning Policy Framework**

A number of planning policy documents provide guidance relevant to the hospital site and surrounding area. These include the Selly Oak Local Action Plan (SOLAP) and Birmingham Unitary Development Plan (UDP). Relevant documents are discussed in detail in Appendix 2.

### **7.0 Planning Considerations**

#### **7.1 Acceptable Land Uses**

The UDP and SOLAP recommend that development should be predominantly residential with associated open space, community and health related uses. These plans also state that development is subject to the need to retain open space and sports pitch/playing field provision within the site.

Appropriate uses will therefore be as follows:

- Residential – The site will be developed primarily for residential uses, (Use Class C3) comprising high quality housing with a mix of dwelling sizes, types and tenures. This could also include residential institutions such as the provision of elderly care facilities (Use Class C3) should demand be identified in the area. However, the development of student accommodation on the site is specifically excluded by the UDP and SOLAP owing to the significant amount already provided within Selly Oak.
- Primary Health uses – This could include dentists, doctors, and health centres depending on need/demand.
- Community related uses - This could include meeting rooms, local council offices, education, library, sports facilities (indoor) depending on need/demand.
- Convenience retailing – (Use Class A1) The provision of limited small scale, convenience type retailing to serve the development that will not challenge the viability of the local centre may be permissible - subject to justification.
- Open space and outdoor sports facilities.

Any retail, community or primary health uses should be located within any retained buildings, or close to Oak Tree Lane or a focal point within the development.

Development will be subject to a number of other requirements set out below.

## 7.2 Guiding Design Principles

The Council is seeking a high quality design solution that will make a positive contribution to the Selly Oak area and the city. The vision for the site will be achieved by redevelopment adopting all of the following guiding design principles:

- Development should create an innovative, modern and highly sustainable 21<sup>st</sup> Century 'Birmingham Neighbourhood'.
- This neighbourhood will be primarily housing of a high quality which demonstrates a mix of tenures, house types, densities and levels of affordability that help sustain and develop a balanced community;
- The development will include a variety of building styles, materials and colours that ensure an exciting and interesting development that reflects a unique 'Birmingham identity'.
- The development will promote built form that encourages the re-use of key existing character buildings to maintain a "sense of place".
- Development will respect the character of the surrounding area (especially the Bournville Conservation Area), with the use of appropriate design solutions.

- Development will protect the superior quality existing trees, hedges and shrubs on the site to ensure that development is set within a high quality mature landscape.
- Development will allow enough room for sustainable new planting to complement the retained vegetation.
- Development will provide adequate open space and sports facilities to meet the needs of the development, and ensure that there is no loss of sports facilities.
- The development will deliver a Movement Strategy that will a) strengthen pedestrian and cycle links towards Selly Oak centre, major bus routes, the rail station and canal, and b) secure necessary highway improvements.
- The development will promote the canal as a focus for activity and as a wildlife and recreational resource.
- The development will provide well designed, connected streets where parking areas do not dominate the street scene.
- The development will create high quality public spaces that are safe, attractive and useable with public art at appropriate focal points.
- The development will make provision for adequate education, open space and community facilities to serve the occupiers of the development and ensure a balanced sustainable community.

The broad planning and urban design principles that will assist in achieving the above aims are contained within the City Council's SPG documents 'Places for Living' and 'Places for All'. This includes guidance on important design aspects such as appropriate use mix, designing attractive streets and spaces, making buildings adaptable and preserving local character. However, the developer should also look to best practice examples of new development from Scandinavia, Continental Europe and the United Kingdom to achieve development that is both innovative and market leading.

A Design and Access statement will be submitted with any planning application for the redevelopment of the site. The statement must explain how the design approach has responded to the above guiding principles and must include a local character assessment, urban design strategy and masterplan for the whole site.

### 7.3 Density

The development should achieve a high density 'urban' scheme in order to meet the requirements of the Government 'Growth Agenda' and maximise the development potential of the site.

Development of around 60 dwellings per hectare would be expected as an average. Density will be controlled by a number of factors including the following;

- The need to provide a high quality living environment for prospective residents,
- The need to preserve and enhance the character of the adjacent Conservation Area
- The need to protect the amenity of existing residents and other sensitive users adjacent to the site,

- The building heights within the new development (discussed below), and the scale and massing of buildings, the amount and character of car parking proposed and the amount and type of public and private amenity space provided. 'Places for Living' and 'Places for All' provide further guidance in this respect.



Example of quality sustainable residential development  
Image credit: Bill Dunster Architects

#### 7.4 Site Design/Layout

The layout will exploit the site's unique development attributes, including the canal frontage and playing fields, character buildings and trees to be retained within the site. It will create a new urban neighbourhood with pedestrian friendly streets and focal points and open spaces. It will also be well integrated into the surrounding area.

Exceptional contemporary and sustainable architectural design and building quality will be essential. The development will include a variety of building styles, materials and colours that ensure an exciting and interesting development that reflects a unique 'Birmingham identity'. The attached concept drawings illustrate some of the characteristics of the development.

The development should be mindful of the adjacent Bournville Conservation Area, and will require a relatively suburban form of development on the southern boundary of the site. Retention and reuse of character buildings and the retention of trees around Raddlebarn Road will assist this transition and add some continuity and maturity to the development.

Open spaces and playing fields within the development should be framed with new and existing buildings, creating a focus for the development. This would be further enhanced by the retention of Woodlands Nurses Home and other character buildings. Greater scale and massing is possible around the cricket

ground (whether used for cricket or Public Open Space) because of the open aspect of this area.

The short canal frontage in the north-east corner of the site should be kept active by encouraging pedestrians to access the wider canal network at this point and by ensuring buildings face onto the canal. While the hospital site has limited canal frontage, the eventual development of land between Elliott Road and the canal will provide an opportunity for development fronting the canal that exploits associated recreational and access opportunities.

The proposed street layout of the hospital site should aim to fit seamlessly into the existing road network, integrating new streets with neighbouring residential areas. Safe and direct pedestrian and cycle links, including use of the canal towpath, should enable easy access to public transport, the Selly Oak local centre, and Birmingham University.

The layout of the development should ensure privacy to occupiers of existing dwellings and the hospice that adjoin the site. It will also take account of plans to develop Selly Oak Special School and the land at Elliott Road.

#### 7.5 Height and Scale

In general, building heights for new development should be sensitive to the character of the surrounding development. Development along Raddlebarn Road should be sympathetic to the adjacent Conservation Area, which may mean limiting building heights. However, up to 5 storeys will be permissible towards the middle of the site and closer to the boundary with Selly Oak.

Any apartments should be well designed to ensure adequate private amenity space for residents, while demonstrating variation in height, design and building footprint to avoid monotonous streetscapes.



Example of quality sustainable residential development  
Image credit: Ivor Samuels

Buildings should work with, and respect, the natural contours of the site.

#### 7.6 Dwelling Mix and Standards

The development should aim to achieve high quality housing with a range of dwelling sizes and types, tenures and levels of affordability to help sustain and develop a balanced community. This includes the provision of family size houses and terraced townhouses through to small-scale apartment complexes in appropriate locations.



Example of quality sustainable residential development  
Image credit: Hopkins Homes

In relation to design standards, the Council will require that any residential development must be designed to achieve 'Secure by Design' (SBD) accreditation. Essentially, SBD entails the creation of safer, active neighbourhoods that minimise crime and the fear of crime through appropriate design features, layout of buildings and public spaces, mix of dwelling types and the creation of connected movement networks with good surveillance. In addition, dwelling houses designed to 'Lifetime Home' standards will be particularly encouraged, to ensure flexibility and adaptability over the life of the house.

The access needs of people with disabilities and other groups with special access needs should also be integral to the design of the development.

#### 7.7 Sustainability

Development on the site should embrace sustainable development and 'carbon footprint' reduction in all its forms, with the goal of creating an exemplar sustainable development for Birmingham. This requirement for sustainable development is emphasised by the Birmingham Unitary

Development Plan, and it is expected that any development on this site will employ sustainable development techniques such as:

- Layouts that minimise the reliance on the private car and encourage the use of walking, cycling and public transport;
- The reuse of existing buildings see 7.8 below
- The use of environmentally friendly building materials;
- Thermally efficient designs that minimise the consumption of natural resources;
- Designs that minimise the consumption of water;
- Flexible building designs that are capable of being adapted for a variety of other uses over time; and
- Sustainable drainage measures and best practice in water management

New houses will be required to demonstrate a minimum 4 star sustainability rating under the Governments 'Code for Sustainable Homes' (Dec 2006) with a target of level 5 by 2012 and level 6 by 2016. This rating will be adopted as a standard requirement for new development in the City, and ensures a high level of energy and water efficiency. These ratings seek to improve efficiency and ultimately lower running costs and reduce the 'environmental footprint' of new dwellings.

## 7.8 Retention of Significant Buildings

The NHS Trust and the City Council have agreed that a number of existing buildings and structures contribute to the "sense of place" of the site and/or relate positively to the Conservation Area. The building listed below should be retained and incorporated into the development:

1. Woodlands Nursing Home
2. Doctors Residence
3. Administration Block (Old Infirmary Entry Building)
4. Water Tower
5. Raddlebarn Group (The Gatehouse, Matrons House, Nursing School, Well House and Boundary Wall/Railings along Raddlebarn Road)
6. Workhouse Group (J Block, K Block and E Block)
7. M Block
8. Corporate Services Building (facing Oak Tree Lane)

Where buildings are retained, the demolition of unsympathetic, modern additions is encouraged.

The demolition of some character buildings identified above may however be permissible if their removal would result in a demonstrably better urban design outcome, there is a clear historical rationale, and/or removal would provide a better setting for other key buildings (e.g. through replacement with open space). Buildings that meet these criteria include:

1. M Block
2. The Doctors Residence (only if the Old Entry Building is retained)
3. The Old Entry Building (only if the Doctors Residence is retained)

4. J and E Blocks (only if replaced by buildings that are of a sympathetic character and will create a similar enclosed space)
5. Matrons House

The demolition of any other buildings will only be agreed where there is a clear and robust justification and where the above criteria are met. Appendix 3 shows the location of existing buildings to be retained.

It is suggested that the prospective developer should meet with the BCC Conservation Team early in the design process to further discuss the issue of building retention.

#### 7.9 Playing Fields and Open Space

The UDP and Supplementary Planning Document: *Public open space in new residential development* (July 2007) require that 2 hectares of public open space be provided per 1000 population in new residential developments.

In addition the UDP sets a requirement of 1.2 hectares of playing fields per 1000 population and the retention of existing playing fields and facilities. In exceptional circumstances permission may be granted for development on a sports field where this can be fully justified and appropriate replacement facilities are provided elsewhere.

The Council considers that on this site open space and playing fields should be provided as follows:

- 1) A large area of useable public open space at least 2 ha in area. This could be through retention of the existing area previously used for cricket adjacent to Raddlebarn Road with other open space alongside. This would provide the opportunity to create a village green setting for the development framed by the existing Woodlands Home and new, appropriately scaled buildings on the north side of the oval. Alternatively, a different high quality area of public open space could be provided elsewhere on the site, although this should be of at least equal size, usability and meet the urban design principles of the brief. A S106 contribution to cover development of facilities within the open space will also be required.
- 2) The remaining open space could be provided within the site e.g. the area under the retained trees at the corner of Raddlebarn Road. However, such open space must be of a size and shape that is considered usable for informal recreation, play etc. Alternatively a commuted sum will be required to improve open space off site.
- 3) Given the previous sporting facilities provided on site (i.e. cricket, football, squash, tennis), encouragement is given to upgrading or re-providing these within the development with suitable changing rooms and car parking. These could be located on the open space adjacent to Raddlebarn Road. If, however these are not provided on-site then a section 106 contribution will be required to deliver and compensate the equivalent of the lost sporting facilities in another location.

If the developer wishes the relocation of the sports facilities to be considered the following will apply:

- At the time the planning application is submitted a full assessment will be required to demonstrate whether there are exceptional circumstances that justify the loss of the sports facilities in accordance with UDP policy. This should include an assessment of evidence of need and demand for sports facilities.
- Any proposals to provide replacement facilities on other sites must be accompanied by information to show that this will deliver at least equivalent or better quality recreational facilities for the area.

It should be noted that any open space / playing field areas to be transferred to the Council must be accompanied by a contribution towards future management and maintenance costs. If appropriate the city council may also involve sports clubs in management of any transferred playing fields.

#### 7.10 Children's Play Facilities

In addition to open space, the UDP requires children's play areas within 400 metres safe walking distance of every home. Any new development will need to demonstrate compliance with the BCC 'Public Open Space in New Residential Development SPG' (2007), which contains specific guidelines in relation to play areas. Facilities required include toddler and junior play areas and a multi use games area that could also be used by the adjacent school. Again, contributions to off site improvements to existing facilities may be appropriate.

#### 7.11 Community facilities

The development will create the need for new or improved community facilities such as meeting rooms, library, indoor sport and swimming and adult education to serve the occupiers of the development. A section 106 contribution will be required to improve facilities in the area. Alternatively the City Council is considering whether there are any municipal or other community needs that may be appropriate to provide within the redevelopment of the hospital site and the developer could be required to contribute towards these instead of or as well as offsite facilities. .

#### 7.12 Trees

The site has numerous semi-mature and mature trees, which are considered to be of such quality that they must be retained. During the preparation of this guidance, a comprehensive survey was undertaken by the NHS to identify all trees, shrubs and hedges on the site, and assess their suitability for retention and longevity. The initial tree constraints survey has been undertaken in line with BS 5837:2005 (Trees in Relation to Construction) which recommends and identifies appropriate root protection areas for trees which are considered to be a constraint. The A and B category tree groups identified by the survey include those near the cricket ground, those along Raddlebarn Road opposite the Bournville Conservation area, those along the railway, and groups in the north west of the site, and these constitute the minimum that must be retained.

An Arboricultural Implications Assessment will be required to support the final development proposals. Prior to any works commencing on site, including demolition works, an Arboricultural Method Statement must be produced and implemented ensuring root protection areas are established and fenced for the duration of the works.

It should be noted that a TPO based on the initial tree survey is likely to be implemented at the appropriate stage in the future. The removal of important trees in the interim period must only be done in consultation with the Council. The removal of trees will only be permitted where there is a robust justification and compensatory planting within a robust landscape structure.

#### 7.13 Landscaping

A comprehensive landscape scheme for the entire site will be required in support of any planning application. This will include new planting of trees, shrubs and hedges to enhance both the quality and attractiveness of the development. The landscape quality of future development must be considered at all stages of site layout, planning and design; with enough space provided for good quality hard and soft landscape from the outset. In particular, sufficient room must be allowed for tree planting within the layout, particularly large growing and long living trees. Native tree and hedge species are preferred where there is enough room for these species to grow and mature.

In relation to residential streets, it is particularly important to provide defensible front gardens for houses, tree planting and appropriate high quality boundary treatments. Car parking provision must not dominate the street scene, and hard paved front gardens, unbroken rows of parking and large undifferentiated areas of tarmac should be avoided. The hard landscape scheme will include high quality surfacing in keeping with local character.

#### 7.14 Ecology

Existing buildings and mature trees provide suitable habitat for roosting bats, and the site includes habitat features suitable for other protected species and local wildlife. Any application will need to be supported by habitat and protected species surveys where suitable habitat exists. The Worcester and Birmingham Canal SLINC is located along the eastern boundary of the site, while the canal and railway line are also identified as Key Wildlife Corridors.

In addition to habitat and any protected species surveys, an ecological assessment will be required as part of any development proposals for the site. This should be prepared by the developer and should evaluate the site's existing ecological interest, assess ecological impacts arising from development proposals and identify any necessary mitigation measures. In addition, the ecological assessment should propose measures to enhance the site's biodiversity interest by building-in biodiversity features as part of the design process.

Further guidance can be sought from BCC's Planning Ecologist regarding the scope of the ecological assessment.

### 7.15 Transport, Access and Movement

It is proposed that Raddlebarn Road should be retained as the main thoroughfare, with primary access to the site provided from this road. In addition, an access should be created from Elliott Road (subject to the transport assessment below) to serve an element of development. However, care will need to be taken in its design to avoid “rat-running”. The creation of a further access from Linden Road to serve limited development in its vicinity should also be investigated.

In general, the road network within the site should be permeable, with provision for efficient internal and external linkages (street layouts should however avoid creating rat runs through the site). It should also integrate well with existing neighbouring residential areas.

The development should include measures to improve access to and through the site by public transport, walking and cycling. The creation of well defined pedestrian/cycling routes and extensive use of shared surfaces is a priority for the site. There is a particular need to improve east-west pedestrian/cycle links between Oak Tree lane and the Canal; and north-south pedestrian/cycle links between Bournville Village and the High Street/rail station via the canal and Elliott Road.

The existing safety and capacity problems on Oak tree Lane and Raddlebarn Road (particularly at the junction) will need to be addressed, as will issues of capacity and impacts on the wider road network (where appropriate).

A comprehensive Transport Assessment (TA) will be required as part of any development scheme for the site. This must be prepared by the developer, and shall include an assessment of current local transport movements, anticipated changes as a result of the development and mitigation measures to address any problems created. The TA should also specifically examine the potential to open Elliott Road to the site, and the possible impacts this might have on Bristol Road traffic flows and surrounding residents.

Any prospective developer is encouraged to meet with the BCC Transport Team at an early stage to discuss the TA and transport related issues.

### 7.16 Car parking

In general, car parking should be provided to meet relevant Government Guidance, Council guidelines and the emerging Car Parking Strategy. However, given the sites good accessibility to public transport, including Selly Oak Station and Bristol Road bus routes, preference will be given to minimising car parking where possible. There will, however, be a need to ensure that the development does not result in on street parking problems in surrounding residential areas.

Generally, car parking areas should be discrete and not be allowed to dominate the street scene. Car parking across the site will need to be dealt with sensitively to avoid large continuous areas of frontage parking, integral garages on narrow fronted properties or rear parking courts. Public spaces, green or small urban squares surrounded by housing may enable dedicated

on-street parking to be provided where appropriate. The use of underground parking, particularly for apartment blocks, should be explored.

#### 7.17 Affordable Housing

A minimum of 35% of the dwellings to be provided must be affordable housing. This 35% will comprise of 25% social rented/shared ownership housing, with the remaining 10% being made available as intermediate affordable housing.

These dwellings must be provided on-site, and should take the form of a mixture of quality houses suitable for a range of household sizes and families. The houses will be dispersed throughout the development in groups of no more than 4. The provision of affordable housing in flats will not be accepted.

It is suggested that affordable housing provision should be discussed with the BCC Housing team at an early stage to gain a detailed understanding of the Council's requirements.

#### 7.18 Education

As required by the UDP, the impact of the proposed development on schools in the area must be considered. While there is currently spare capacity in the four local primary schools, this surplus is already expected to be negated in the coming years due to a reorganisation of schools, increased number of migrant families in the area, an increasing birth rate and already approved development. The three secondary schools in the vicinity are currently full, and the flow-through caused by the increased primary school capacity will continue to place pressure on these schools.

In order to address the projected shortfall, the Council's School Place Planning section will request a development contribution. This contribution figure is calculated on a per dwelling basis, with the final amount to be determined in liaison with the School Place Planning section as part of the Section 106 package.

#### 7.19 Public Art

The Selly Oak LAP recognises that public art should be encouraged on all major developments as a means of improving the local environment and creating a local identity. It is therefore recommended that opportunities to provide public art be investigated, particularly at focal points where people are likely to recreate or gather. It should be noted that any public art installations to be transferred to Council ownership must be accompanied by an appropriate contribution towards future maintenance costs.

#### 7.20 Archaeology

The Sites and Monuments Record indicates that while there are several known archaeological sites within 500 metres, there are no known sites located within the site or the immediate surrounds. However, the developers should conduct an archaeological assessment as part of their own investigations.

### 7.21 Planning Obligations (Section 106) and Other Agreements

To secure the proper planning and development of the area, a range of necessary, or compensating facilities will need to be negotiated with any planning application. Key priorities have been identified as:

- Affordable housing,
- Retention or relocation of existing playing fields and associated facilities;
- Provision of new open space and play facilities, and contribution to off-site improvements;
- A contribution to community facilities to serve the development;
- Improvements to the canal, including landscaping and access;
- A bridge over the canal to improve rail station access;
- Contribution towards new primary/secondary school places;
- Appropriate contributions to highway works needed as a result of the development; and
- Traffic management measures and environmental enhancements in adjoining roads, including Elliott Road.

The actual S106 package will be negotiated with any prospective developer subject to the scheme they submit.

The planning obligations agreements will also need to sit alongside a package of Section 278 agreements for the private sector funding of works on local roads. Agreements will also be required under Section 38 of the Highways Act 1980 for any roads to be adopted within the development site.

### 7.22 Environmental Statement

The Environmental Impact Assessment regulations state that urban development projects proposed on sites of 0.5 hectares or above represent a 'Schedule 2' development. However, the Council considers that urban development on this site could have potentially significant effects on the environment, and hence an ES will need to accompany any planning application.

### 7.23 Phasing

It is anticipated that due to the scale of the project, the redevelopment may have to be phased. To ensure coordinated development takes place, developers will be required to demonstrate how an individual proposal or phase fits into an overall master plan for the area will be developed, if development is to be phased. This includes access and traffic management matters both inside and out the site, with a view to minimising disruption. The developer must also demonstrate how issues such as pedestrian and vehicular access will be coordinated during the phased development.

### 7.24 Contamination/ Ground Conditions

There is no known contamination on the site, although there may be a number of areas that require local remediation to ensure the ground is suitable for use. A detailed assessment of possible site contamination and remediation should be conducted by the developer as part of their own investigations.

## 7.25 Underground Services

In addition to existing local servicing (eg. gas, water, electricity, fibre optics), a major water pipe (thought to be associated with the Elan Valley Aqueduct) traverses the Football Pitch and southern part of the cricket ground from west to east. However, the exact location of the pipe and its impact on development should be determined in conjunction with Severn Trent Water.

## 8.0 Limitations of Liability

Information contained in this guidance is to the best of the City Council's knowledge, correct at the time of writing. The City Council advises developers that it is their responsibility to check the site conditions and the availability of services prior to entering into any negotiations. Any view expressed by the Local Planning Authority are those which represent current policy at the time and may be varied by the Local Planning Authority as a result of any reassessment of appropriate planning policies.

## 9.0 Further Contacts

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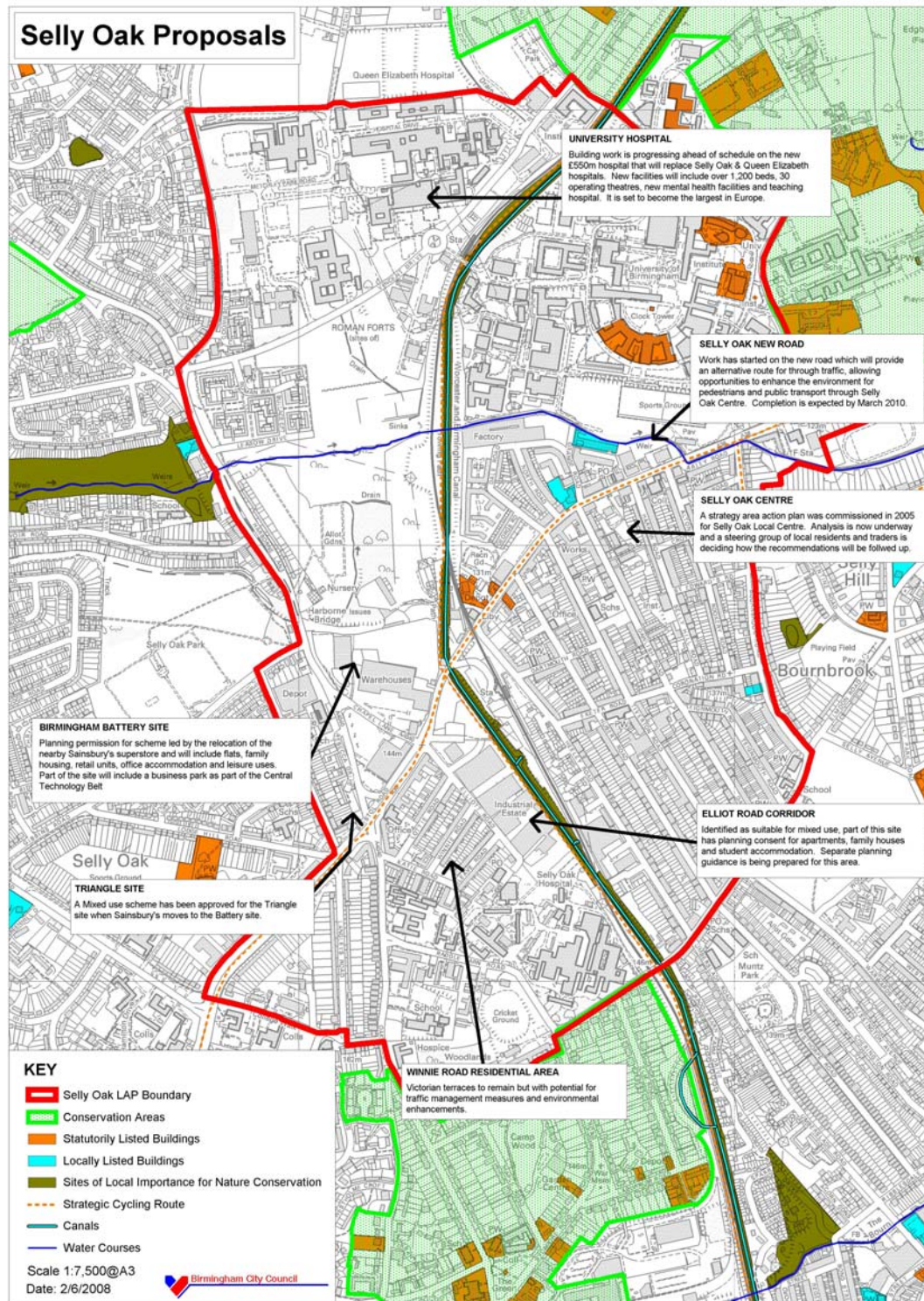
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## APPENDIX 1- LOCAL PLANNING CONTEXT



### **Selly Oak New Road**

The Bristol Road carries heavy traffic flows of around 25,000 vehicles per day through the Selly Oak Local Centre. This has resulted in a poor environment for pedestrians that contributes towards traffic congestion, increased accidents and 'rat running' through side streets. The construction of the New Road will provide an alternative route for through traffic, thereby allowing opportunities to enhance the environment for pedestrians and public transport through the Selly Oak Centre. In addition, the new road will provide access to the proposed new University Hospital and the retail, high-technology and mixed use developments on the Birmingham Battery site.

The new road will be situated to the north of the local centre, starting at the intersection of Bristol Road and Edgbaston Park Road, passing to the north of the Dale Road area, travelling under the canal and railway, skirting around the rear of the Birmingham Battery Site and rejoining Bristol Road at Harborne Lane. The road will be largely single carriageway, with wider dual carriageway sections close to junctions and on Harborne Lane. A link road will take traffic into the proposed new University Hospital.

The project will be divided into two phases, with the first extending from Harborne Lane to the railway/canal, and the second from the railway/canal to the corner of Edgbaston Park Road/Bristol Road. Construction on the first phase commenced in 2007, with completion of the whole project expected by March 2010.

### **Local Centre Improvements**

The Selly Oak new road package includes funding for a series of environmental enhancements to the local centre. It is expected that the diversion of through traffic, along with these enhancements, will revitalise the local centre and make Selly Oak an attractive area to live, work and invest.

Specific improvements include street furniture, planting, pavement widening, additional pedestrian crossings, lighting and the creation of spaces to sit and meet. These works will occur once the new road has been completed.

### **Sainsbury's Development (Birmingham Battery & Triangle Sites)**

Sainsbury's, the owner of the Birmingham Battery and Triangle sites, have put forward an innovative scheme that will transform the site from derelict industrial land into a large scale, canal-side mixed-use development. On 6<sup>th</sup> September 2007, the BCC Planning Committee approved an outline development application (Ref: S/07902/06/OUT) for this extensive redevelopment, with a detailed application to follow at a later date. An illustrative masterplan was submitted with the outline application detailing the proposed development.

The land is divided into 10 development plots which will be phased over a number of years, and includes:

- A 12,493sqm (gross) replacement Sainsburys supermarket;
- A new public plaza;
- Around 770 apartments and 50 town houses;
- A high technology business park; and

- Office and leisure uses

Other components include improvements to pedestrian and vehicular access, the reinstatement of the Lapal canal within the site and various other environmental enhancements. The Sainsbury's development will also fund Phase 1A and 1B of the Selly Oak New Road.

A phase of the scheme will also see the 'Triangle Site' (location of the existing Sainsbury's store) redeveloped into a mixed use scheme comprising of around 350 student units, 200 apartments, a hotel, restaurant, office units and retailing.

### **Queen Elizabeth Hospital**

In October 2002, the Birmingham City Council granted approval for a new 'Super Hospital' to replace the existing Queen Elizabeth and Selly Oak Hospitals which is currently under construction. The scheme includes a new acute facility with diagnostic and treatment areas, wards and support services on one site east of Metchley Lane, whilst new mental health facilities will be built on land south of Vincent Drive.

As part of the planning approval, the Birmingham University Hospital Trust has agreed to contribute towards the following:

- Working with Birmingham City Council to improve public transport, pedestrian, cycle and vehicle access to the site
- Improving the adjoining Bournbrook wildlife corridor
- Measures to preserve a scheduled ancient monument on the site (ie. the Metchley Roman Fort).

Work started on the new hospital in 2005, and one of the new car parks is now open. The new mental health buildings are expected to open in mid 2008, while the acute hospital will open in phases from 2011

### **Elliott Road**

On the site of a former industrial estate on Elliott Road, planning permission has been granted, subject to s106 agreement, for the redevelopment of site to provide residential accommodation comprising 46 flats, 31 houses & 81 student flats with associated roads, open spaces and hard & soft landscaping.

## **APPENDIX 2 - PLANNING POLICY FRAMEWORK**

### **Birmingham Unitary Development Plan (2005)**

This guidance has been prepared in accordance with, and builds upon, guidance provided in the Birmingham Unitary Development Plan 2005 (UDP). In general, the UDP seeks to promote development that is sustainable and enhances the environment through a high standard of design and landscaping.

In relation to Selly Oak, the UDP recognises that the area provides opportunities for major new developments. However, it states that the shopping centre suffers from a poor level of amenity due to traffic on Bristol Road, and poor integration of new retail developments at the southern end of the centre.

More specifically, the UDP states that should the Selly Oak hospital site become surplus, it would be suitable for housing (though not student housing), subject to retention of the playing fields although detailed measures are set out in the Selly Oak Local Action Plan.

### **Selly Oak Local Action Plan (2001)**

The Selly Oak Local Action Plan (LAP) was adopted as Supplementary Planning Guidance in July 2001, and forms a material consideration in the determination of any development application. In general, the LAP reflects the broad objectives of the UDP and aims to promote high quality development that is sustainable, will revitalise the town centre, improve transport/pedestrian linkages and create employment.

In relation to the hospital site, the LAP recommends development that promotes a mix of high quality housing, improved access to the rail station/canal and enhances existing and brings forward new open space and landscape opportunities. In addition, the LAP requires retention of the existing playing fields/cricket ground.

### **The Future of Birmingham's Playing Pitches SPD (2006)**

The document entitled 'The Future of Birmingham's Playing Pitches' (BCC – July 2006) provides guidance on the planning, design, maintenance, management and provision of open space in the city over the next 10 years. This strategy has been adopted as a Supplementary Planning Document (SPD) and is based on UDP requirements.

This SPD sets a minimum target of providing 1.2 hectares of public and private playing fields per 1000 population, with an assessment of playing field provision conducted on a ward by ward basis. As the Selly Oak Hospital site is located on the Selly Oak and Bournville ward boundary, it's catchment is considered to extend over both wards. Each ward has been assessed as having 0.79 hectares of playing fields per 1000 population, as opposed to the 1.2 hectares target. It should be noted that the shortfall of playing fields in both wards is likely to worsen with the additional population created by the new development.

### **The Future of Birmingham's Parks and Open Spaces SPD (2006)**

This document is partnered with the above document, and provides guidance on the planning, design, maintenance, management and provision of open space in the city over the next 10 years. As above, open space has been assessed on a ward by ward basis, and the ratios are based on UDP standards for open space.

This SPD sets a minimum target of providing 2.0 hectares of open space per 1000 population. The open space provision in Selly Oak ward is currently assessed at 1.87 hectares per 1000 persons, while Bournville provides 2.79 hectares per 1000 persons. While Bournville has adequate open space against the policy, the provision of open space on the hospital site is required to help address the shortfall in the Selly Oak ward. Open space provides the opportunity to protect mature trees, provide wildlife corridors and complement the playing field areas.

### **Public Open Space in New Residential Development (2007)**

In addition to the above documents, the City Council has recently adopted an SPD entitled 'Public Open Space in New Residential Development'. This SPD expands on the requirements of the UDP and ensures that adequate public open space, children's play areas and sports pitches are provided to serve all new residential development in the City. In addition, the draft document provides guidance to developers on when open space and children's play contributions will be sought.

While this document reinforces the requirements of the Open Space/Playing Fields SPD's above, it also requires children's play areas within 400 metres of all new development. This space must be easily accessible by parents with small children, and the 400 metre radius takes into account any access barriers such as main roads. As the redevelopment of this site will involve over 50 dwelling units, it will require a junior play area that includes equipment for both toddlers and children up to the age of twelve.

In addition, the SPD requires developers to contribute towards the cost of maintaining playing fields. Where a developer chooses to design and lay out the open space, the land can be transferred to the local authority only if a lump sum covering 15 years maintenance is included. Alternatively, by agreement a developer can offer an area within the development to the Council for open space at no cost, together with a lump sum contribution to cover design, implementation and future maintenance costs.

### **Other Birmingham City Council Guidance**

The Birmingham City Council documents 'Places for All' (2001) and 'Places for Living' (2001) have been adopted as Supplementary Planning Guidance and provide advice on the design and layout of all new developments within the City. The Council will be seeking a design that adheres to the principles set out in these documents.

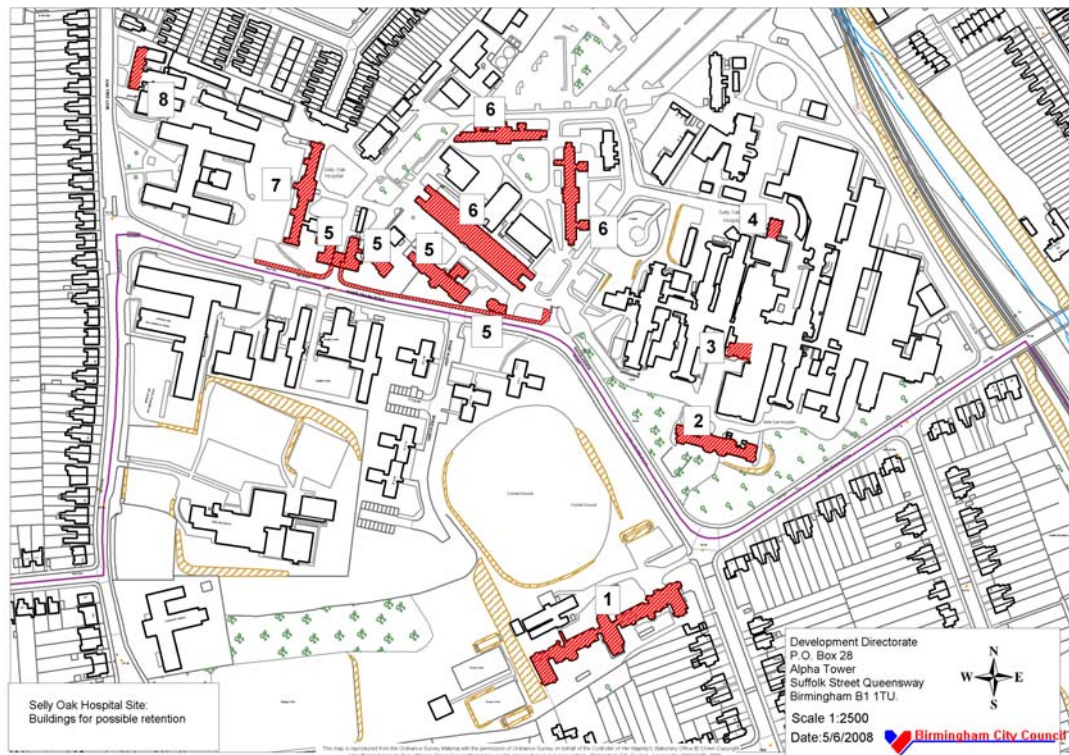
### **Government Guidance**

Relevant Government Guidance should be taken into account, in particular the new Planning Policy Statement 1 (Delivering Sustainable Development)

and PPS 3 (Housing). In addition, Planning Policy Guidance 13 (Transport) and PPG 17 (Planning for Open Space, Sport and Recreation), and Regional Spatial Strategy for the West Midlands should be recognised.

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### **APPENDIX 3 – LOCATION OF EXISTING BUILDINGS TO BE RETAINED**



1. Woodlands Nursing Home
2. Doctors Residence
3. Administration Block (Old Infirmary Entry Building)
4. Water Tower
5. Raddlebarn Group (The Gatehouse, Matrons House, Nursing School, Well House and Boundary Wall/Railings along Raddlebarn Road)
6. Workhouse Group (J Block, K Block and E Block)
7. M Block
8. Corporate Services Building (facing Oak Tree Lane)