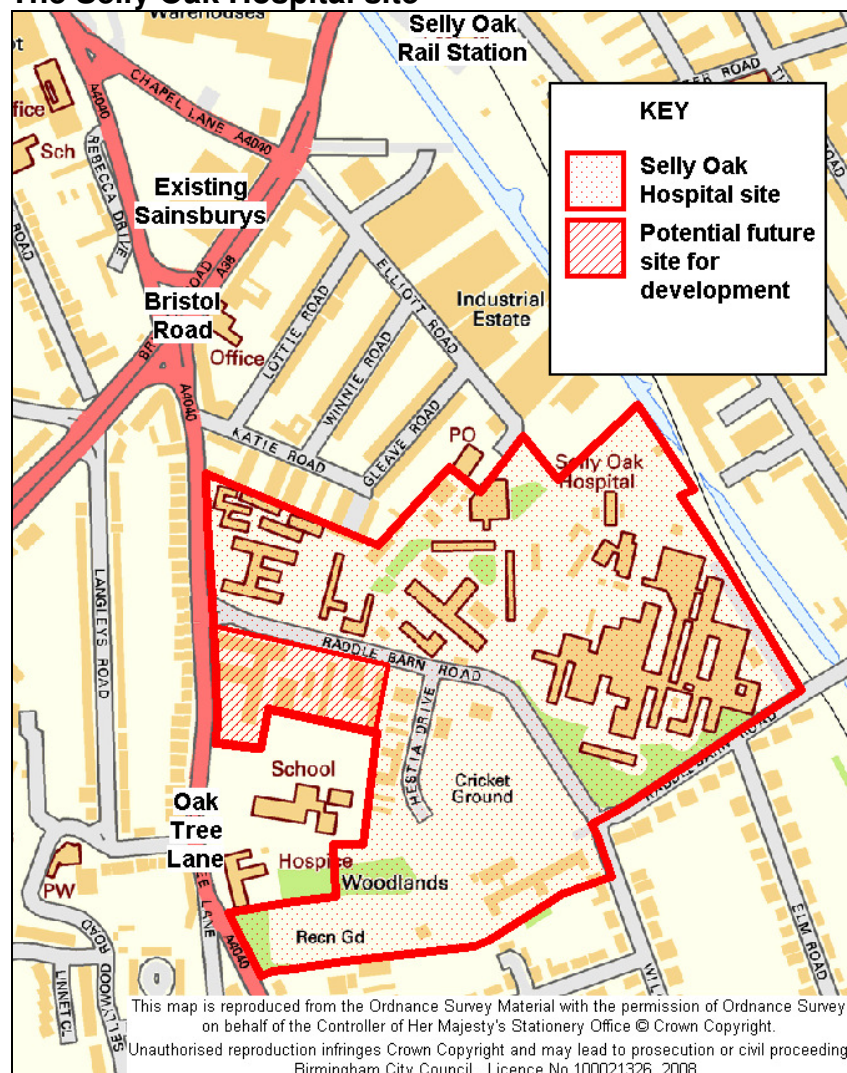

We want your views on what happens to the Selly Oak Hospital site

The Selly Oak Hospital site will become available for redevelopment when its services are transferred to the new University Hospital in 2011. The site offers an opportunity for high quality new residential development whilst retaining many of the former hospital buildings, key groups of trees and open spaces within the site.

This newsletter provides a summary of the **Draft Planning Guidance** for the Selly Oak Hospital site. The guidance will set out the City Council's requirements to assist developers in bringing forward development, and will help in determining any planning applications. So far we have gathered evidence and spoken to the Health Trust, and we want your feedback on whether we've got it right.

Details of how you can comment are provided at the end of this newsletter.

The Selly Oak Hospital site



The Vision

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 guiding principles for the site state that development should:

- Create an innovative 21st Century 'Birmingham Neighbourhood';
- Be highly sustainable; and
- Build upon the positive characteristics of the local area.

Q1: Is there anything else you'd like to see in the vision and guiding principles for the site?

What will be on the site?

Planning policy recommends a predominantly residential use for the site, which could accommodate around 900 new dwellings. Open space will also be included and contributions to community facilities in the local area may also be secured. Other appropriate uses compatible with the predominantly residential use may include:

- Residential institutions such as elderly care homes
- Dentists, doctors, and/or health centres
- Community uses – meeting rooms, local council offices, education, library, indoor and outdoor sports facilities
- Small shops that will support the new development whilst not challenging the viability of the local centre

Q2: Is there anything else you'd like to see on the site?

Retention of significant buildings

A number of the hospital buildings on the site are of architectural or historical interest and will be retained and used for other functions. These buildings will only be allowed to be demolished where there are exceptional circumstances. Further details are available at our exhibition displays (details are provided at the end of this newsletter).

Q3: What existing buildings should be retained?

Design

The development will create a new, integrated neighbourhood with pedestrian friendly streets and focal points and open spaces. Exceptional contemporary and sustainable design and building quality will be essential. The development should aim to achieve high quality housing with a range of dwelling sizes and types, tenures and levels of affordability. Development on the site should embrace sustainable development and 'carbon footprint' reduction in all its forms.

Q4: What design qualities would you like to see?
What unique physical features would you like to see enhanced?
Do you think the potential of the canal should be exploited?

Playing Fields and Open Space

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

- A large area of public open space on the site. This could involve retention of the area previously used for cricket (adjacent to Raddlebarn Road) or provision of an equivalent area elsewhere on the site
- Other smaller areas of public open space within the site for informal recreation, or improvements to open space elsewhere in the Selly Oak / Bournville area
- Retention and upgrading of the existing sports facilities or equivalent sports facilities in the area
- Children's play facilities could be provided on site, or improvements to existing off site facilities may be acceptable

Q5: How do you use open space and sports facilities in Selly Oak?
What more facilities is there need for?

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. Access should also be created from Elliott Road to serve the development. New pedestrian and cycle links should be created through the site to link Selly Oak centre with the canal.

Q6: Do you agree with these access proposals?
Where can access and safety be improved?

What else is happening locally?

Selly Oak is high on the city's growth agenda and is currently seeing unprecedented levels of investment. Development includes the new University hospital, high technology developments, investment in Birmingham University, new retail, leisure, and community facilities, new housing and significant public realm and transport infrastructure improvements including Selly Oak New Road. Further details are available at our exhibition displays (details are provided at the end of this newsletter).

The questions asked here are by no means exhaustive and your views are welcome on any other issues which you feel are relevant to the redevelopment of Selly Oak Hospital and the future of the wider area.

Q7: Do you have any other comments about
the Selly Oak Hospital site or Selly Oak in general?
What else needs to be done in the area?

How can I comment?

For further information, a copy of the full Planning Guidance Document or to make a comment about the future of the Selly Oak Hospital site and the surrounding area, you can:

Visit our website	www.birmingham.gov.uk/sellyoakdevelopments	
Post your Comments form to us	South Development Planning and Regeneration, Birmingham City Council, Alpha Tower, Suffolk Street Queensway, Birmingham, B1 1TR	
Email us	victoria_manning@birmingham.gov.uk	liz.jesper@birmingham.gov.uk
Telephone us	0121 303 9884	0121 303 3121
Fax us	0121 303 9889	
Visit our exhibition displays	Selly Oak Library , Bristol Road, Tuesday 26 th August – Saturday 6 th September (please check Library's opening hours) This will be staffed by City Council officers on: • Saturday 30th August (10am-12.30pm) • Tuesday 2nd September (5-7pm) • Thursday 4th September (2-4pm)	
	University of Birmingham Guild of Students , Edgbaston Park Road, Tuesday 26 th August – Thursday 4 th September This will <i>not</i> be staffed by City Council officers	
	Selly Oak Aldi supermarket , Bristol Road, Monday 8 th September (10am-2pm) This will be staffed by City Council officers	
	Selly Oak Hospital canteen , Raddlebarn Road, Tuesday 9 th September (12pm-2pm) and Wednesday 10 th September (2pm-4pm) This will be staffed by City Council officers	

What happens next?

The deadline for comments is Monday 22nd September. We will take all comments into consideration in producing the next stage of the Planning Guidance. Unfortunately we cannot provide individual responses, however, a summary of all the comments you make will be published on our website address given above by Monday 20th October and will be updated with the progress of the final guidance.

Selly Oak Hospital site – Comments Form

Q1: Is there anything else you'd like to see in the vision and guiding principles for the site?

Q2: Is there anything else you'd like to see on the site?

Q3: What existing buildings should be retained?

Q4: What design qualities would you like to see? What unique physical features would you like to see enhanced? Do you think the potential of the canal should be exploited?

Q5: How do you use open space in Selly Oak? What more facilities is there need for?

Q6: Do you agree with these access proposals? Where can access and safety be improved?

Q7: Do you have any other comments about the Selly Oak Hospital site or Selly Oak in general? What else needs to be done in the area?

Your full name:

Your address:

Postcode:

Your telephone number:

Your email address:

I am a... (tick all that apply)

☐ Resident in the Selly Oak area

☐ Student

☐ Worker in the Selly Oak area

☐ Other please specify...

Your personal details will be kept strictly confidential. Please tick here if you are happy for us to contact you when the final Planning Guidance document has been adopted.

Your signature:

Date:

Thank you for your comments

Please send us your form using the enclosed pre-paid envelope to
South Development Planning and Regeneration, Birmingham City Council,
Alpha Tower, Suffolk Street Queensway, Birmingham, B1 1TR