



The Wider Selly Oak Supplementary Planning Document

June 2015

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Queen Elizabeth Hospital

The Wider Selly Oak area is seeing unprecedented levels of investment, transforming it into a thriving area with a mix of new high quality retail, research, healthcare, educational, residential and other uses.

There are now further unique opportunities for positive change through:

- Re-investment in the Selly Oak District Centre, to bring in new retail uses and revitalise the high street.
- Creation of a Life Sciences Economic Zone for new medical technology development, to expand the City's high value added growth sectors, increasing employment prospects and prosperity.
- Continued investment in hospitals and the University, to provide world class research, teaching and healthcare.
- Major new housing and improvements to the residential environment, to make this a more desirable place to live.

It is anticipated that the area around the Birmingham Battery site and the Queen Elizabeth Hospital Campus will provide the strategic catalyst for investment in this area. Other significant sites will include the University Campus, former Selly Oak Hospital site, as well as key sites within Selly Oak centre.

At the same time, to improve the quality of life for all, it will be important to ensure delivery of new infrastructure to support new development. The completion of the Selly Oak New Road, and a significantly improved environment in the shopping centre and residential areas is envisaged, along with the enhancement and protection of the existing unique assets, such as the canals, the many high quality listed buildings, areas of ecological value and archaeological remains.

This Supplementary Planning Document expresses the vision for the area and sets out policies to guide development and support growth. It provides a context for co-ordinated and focussed investment that will improve the economic, social and physical well being of the area, and the quality of life for all.

The delivery of these changes will require landowners/developers, Birmingham City Council, local residents, community organisations, the health and education sectors and other public/private sector partners, to work in partnership to deliver change over the next 10-20 years.

Councillor Tahir Ali

Cabinet Member for Development,
Transport and the Economy
Birmingham City Council

Introduction

Selly Oak and the adjoining part of Edgbaston is experiencing major investment in strategic healthcare and educational facilities, bringing about transformational change to this unique area of Birmingham. Capitalising upon its national and international assets, and with further exciting opportunities available, the area is set to become one of Europe's largest regeneration areas.

The key assets include:

- The Queen Elizabeth Hospital, which hosts many regional and national services. For example, the Centre for Defence Medicine, the Centre for Clinical Haematology, and the Welcome Clinical Research Facility.
- The Women's Hospital, providing maternity and gynaecological services across the City and beyond.
- The University of Birmingham, one of the country's top universities.
- Birmingham Research Park, with a range of medical technology and life sciences firms.
- Birmingham University Medical School - the second largest in the country.
- Excellent public transport, access and communication links.

Thanks to substantial investment in healthcare over the last 10 years, the Queen Elizabeth Hospital is now one of the most advanced hospitals in the world. In addition, the wider Edgbaston area is now home to one of the largest concentrations of healthcare provision in Europe - with around 80 hospitals and specialist care centres - including The Priory Hospital (private).

Just to the north of the plan area, Pebble Mill is developing as a major location for specialist medical facilities, with proposals well advanced for the £31 million

relocation of the Dental Hospital, the University School of Dentistry, and a further private hospital.

There is considerable interest in leading edge medical research. In particular, the close proximity of the Queen Elizabeth Hospital to the University of Birmingham and its Medical School means that this is one of the few places in the country where clinical academics and clinicians can easily interact, to encourage innovation in the field of medical research.

All of this presents an opportunity for a further step change in the wider Selly Oak.

The area has the potential to further develop as:

- An International Centre of Excellence for clinical research and development particularly in the fields of medical technology and life sciences, attracting leading clinicians, research scientists, clinical research organisations, and pharmaceutical companies to the City.
- A centre for world class healthcare with leading hospitals and other healthcare providers closely located.
- A leading University and international centre for research and education.

In addition to the high end life sciences and education focus, there is also the opportunity to achieve significant regeneration of the existing linear district shopping

centre at Selly Oak, as well as improving the adjoining residential areas to bring benefits for the local community.

The key drivers that will bring about these changes include:

- Investment in life sciences and medical research, with the Institute of Translational Medicine (ITM) on the Queen Elizabeth Hospital campus.
- Investment in a Bio Medical Innovation Hub (IH) on the Birmingham Research Park.
- An Economic Zone, offering a unique opportunity to establish a Life Sciences Campus to expand the city's economic base through investment in high growth sectors. This will build on investment in the IH and ITM and develop the success of existing research organisations.
- The proposed relocation of the Birmingham Children's Hospital to the area.
- Major investment in a mixed use, development on the Birmingham Battery site via a development partnership between Sainsbury's and Land Securities.
- Other strategic sites coming forward for development including the 17ha former Selly Oak Hospital site, The Dingle, the Triangle and other sites within the area. These provide the opportunity to revitalise the shopping centre, improve the current housing offer, and secure wider regeneration benefits for the area.

Purpose

This SPD is the result of a review of the Selly Oak Local Action Plan, which has successfully steered development since its adoption in 2001. In the intervening years, many of its proposals have been implemented. However, circumstances have changed and new opportunities have prompted the review.

This SPD shows how the policies in the current Birmingham Unitary Development Plan apply to the area and its consistency with the draft Birmingham Development Plan. Its primary purpose is to set out a strategy for realising the potential of the area. It:

- Sets out a vision for the transformation of the wider Selly Oak.
- Identifies the key development opportunities/sites.
- Encourages investment, to secure the co-ordinated and comprehensive regeneration of the area.
- Proposes policies to guide development and assist in the determination of planning applications.
- Provides a framework to support co-ordinated action amongst developers, investors, the City Council and its partner organisations.

Status

This SPD has been consulted on widely and adopted, and will be used to actively promote the area and guide investment decisions.

It supersedes the Selly Oak Local Action Plan, 2001.



PLAN 1 Context Plan
























Vision

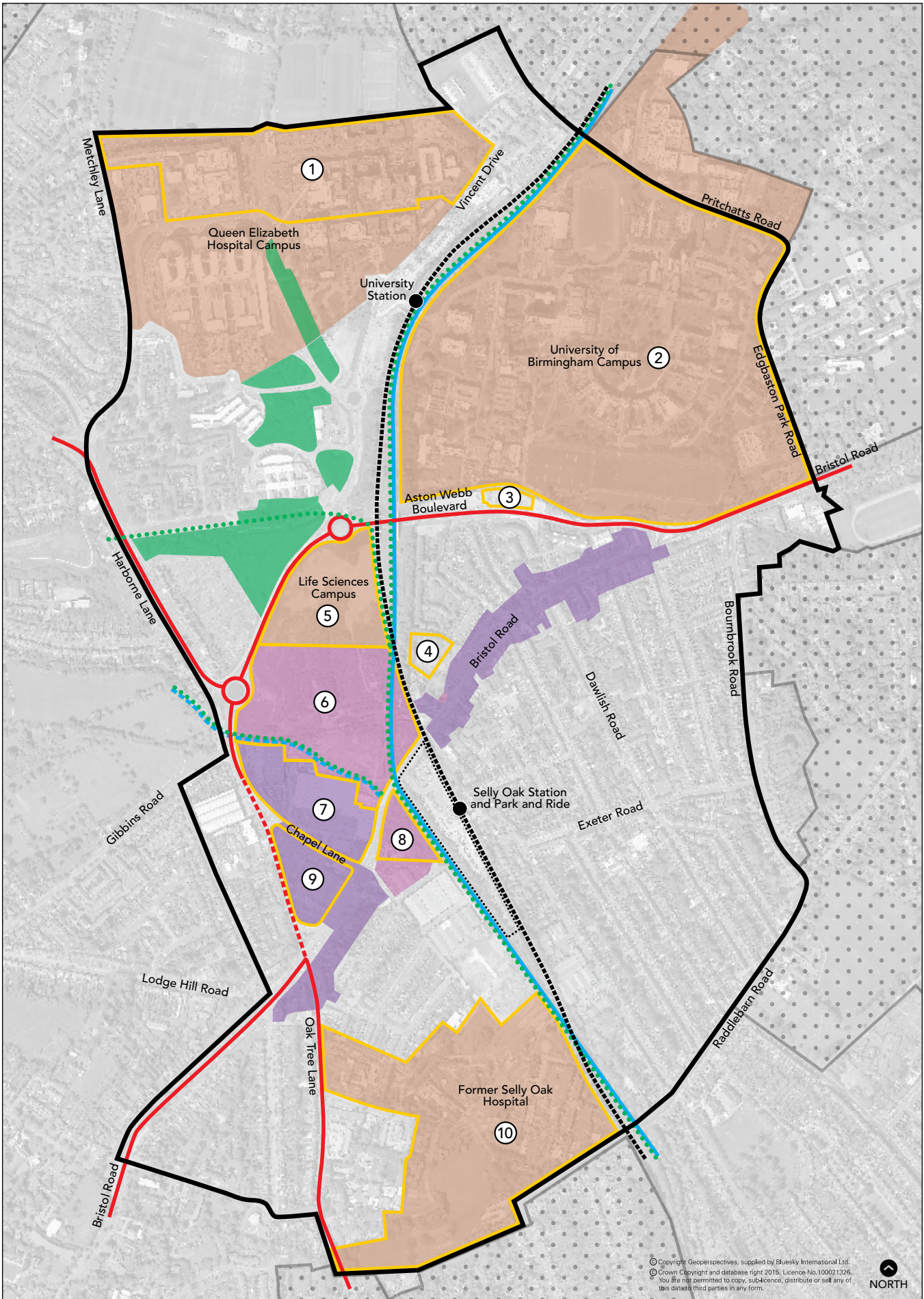
New development and investment within wider Selly Oak will bring about extensive regeneration through development of a vibrant expanded local centre, quality new housing, and an Economic Zone capable of hosting a range of new companies offering high quality jobs. With the University and hospitals as principle drivers, it will become a centre for excellence for research and internationally recognised services and facilities. These will all be served by new and improved infrastructure set in an enhanced public realm. All development will be brought forward in a co-ordinated way, with interested parties including the local community, working in partnership.

This vision promotes 3 golden threads of opportunity for investment and regeneration.

1. The area will become internationally recognised for medical and life sciences research and development, and its reputation for world class healthcare and educational services strengthened.
2. Selly Oak centre will be regenerated through new mixed use developments that are fully integrated with the existing shopping areas, enhanced public realm and completion of the relief road to remove some through traffic from the centre.
3. The wider area will see investment and an improved environment. In particular, Selly Oak will see action to improve existing housing areas and provide attractive new residential properties, of which the former Selly Oak Hospital site represents a major strategic opportunity.

KEY

-  SPD Boundary
-  Existing Local Centre
-  Expansion to Local Centre
-  Other Primary Areas for Change and Investment
 - Queen Elizabeth Hospital
 - University of Birmingham Campus
 - Life Sciences Campus
 - Former Selly Oak Hospital
-  Development Opportunities
 -  Old Queen Elizabeth Hospital/ Women's Hospital
 -  University of Birmingham
 -  Land adjacent to Aston Webb Boulevard
 -  Life Sciences Campus
 -  Birmingham Battery Site
 -  Bournbrook Recreation Ground
 -  Battery Retail Park
 -  The Dingle
 -  The Triangle Site
 -  Former Selly Oak Hospital
-  Conservation Areas
-  Primary Roads
-  Major Highway Improvements
-  Rail Line and Stations
-  Canal
-  Potential Canal Restoration/ Safeguarding
-  Linear Open Space
-  Ecological Safeguarding and Enhancements



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PLAN 2 Vision and Strategic Opportunities

Context

Location

The wider Selly Oak plan area is situated approximately 5km south west of Birmingham City Centre. The boundaries of the Plan are shown on Plan 2.

The Plan covers an area of 240ha extending over large parts of both Selly Oak and Edgbaston Wards, and a small part of Bournville Ward. Around 35ha is earmarked for development or redevelopment with other areas having potential for investment.

The A38, Bristol Road runs through the heart of Selly Oak and the Cross City rail line serves the area well, with stations at Selly Oak and University.

Selly Oak shopping centre, one of the main district shopping areas in the south of Birmingham, extends along Bristol Road.

The area is the home to one of Europe's largest medical and academic complexes including:

- The University of Birmingham employing 6,000 staff with some 28,000 students.
- The Queen Elizabeth Hospital - Europe's newest - £545 million super hospital (1200 beds) providing services to nearly 800,000 patients a year. The

University Hospital NHS Trust employs 8,000 staff and shares its campus with the Birmingham and Solihull Women's Hospital and the Birmingham and Solihull Mental Health Trust. Birmingham Children's Hospital has recently announced its intention to move from its City Centre location to the QE Campus.

The main residential areas are concentrated south of the Bristol Road, largely in traditional Victorian/Edwardian two storey terraced streets. The resident population rises significantly during term times, when students studying at the University add to the social mix of the area.

There are many historic and environmental assets. These include the Worcester and Birmingham Canal, the Bourn Brook and the former line of the Dudley No.2 (Lapal) Canal. Of the areas buildings, the renowned Chamberlain Tower and Great Hall at the University are the most prominent, while the Scheduled Ancient Monument at Metchley

Roman Fort is recognised in the design of a major public square between the University and the hospital.

Plan 1 shows the wider South Birmingham area. To the north and east lie part of the Calthorpe Estate - an area of high quality housing and major business and commercial activity. The A38 crosses the area linking it to the Longbridge Regional Investment Site to the south and Aston Science Park in the city centre.

Policy context

This SPD conforms with the National Planning Policy Framework, the Submission version of the Birmingham Development Plan (December 2013), the Birmingham Unitary Development Plan (saved 2008) and relevant local planning policies.

The Birmingham Development Plan (Submission version - December 2013)

The Plan sets out a clear spatial framework. Specific requirements for Selly Oak/South Edgbaston include:

- The modernisation and revitalisation of the City's economy with particular emphasis on ensuring that sites are available for economic sectors with good growth prospects, including medical technology and life sciences.
- Selly Oak centre to be developed as a District Centre Growth Point with an increase in retail and office space with sites identified for new town centre uses, including the Birmingham Battery Site, the Dingle, the Triangle Site and Battery Retail Park.



Birmingham University

- Encouraging the maintenance and enhancement of the University of Birmingham's facilities.
- The area to remain a major focus for medical facilities centred on the new Queen Elizabeth Hospital, with encouragement given to proposals that support new and existing hospitals and associated facilities.
- A 4ha Life Sciences Campus on the Birmingham Battery site as the focus of a new Economic Zone.
- Residential sites including Selly Oak Hospital.
- A requirement that development is supported by improved infrastructure including completion of the Selly Oak new road, public realm and environmental improvements.

Birmingham Unitary Development Plan

This plan sets the current framework for development in the area. It:

- Identifies a major mixed use proposal (M32) between Metchley Lane Playing Fields and Selly Oak hospital to include a new hospital, high technology industry, housing and mixed use development.
- Supports the growth of high technology uses along the A38, and identifies the need for up to 7ha of Best Urban employment land at Selly Oak.
- Supports the ongoing role of Selly Oak shopping centre as a District Centre meeting the needs of the local community.

- Requires that new development delivers the completion of the Selly Oak New Road.
- Seeks improvements to the public realm.
- Supports the reinstatement of the Dudley No2 (Lapal) canal and the link to the Worcester and Birmingham Canal across the Birmingham Battery site.
- Seeks improved housing conditions and solutions to the problems caused by the high concentration of houses in multiple occupation in the area.

This SPD builds upon and gives further expression and detail to these established site allocations and policies. The document does not bring forward any new site allocations.

This SPD will complement the aims and objectives of 'Birmingham Connected', the City's new transport strategy.

Local Policy

Other local planning policy documents include:

- Shopping and Local Centres - SPD 2012.
- Places for the Future - draft SPD published 2012.
- Places for Living - SPG 2001.
- Places for All - SPG 2001.
- Archaeology SPG - 2003.
- Regeneration through Conservation Strategy SPG - 1999.
- Loss of industrial land SPD - 2006.
- Draft Planning Management DPD (to be consulted upon 2015).
- Draft Student Accommodation SPD (to be consulted upon 2015).



Birmingham University

Development principles and policies for growth

Growth

Over arching principles

All development will capture and exploit the potential of the area to become an internationally important hub of economic regeneration - with one of the most advanced hospitals in the world, a leading clinical centre, a major life sciences campus and a global university. It will provide high quality sites, supporting infrastructure and associated facilities, to accommodate new development for medical technologies, health and academic uses befitting its world class status.

Within this economic focus, there will be a strong emphasis on making places for people, integrating new developments into the existing fabric of the Selly Oak centre and creating good pedestrian and cycle links between them. This will reduce the need to travel by car and encourage walking and cycling.

A high quality public realm throughout the area and a vibrant mix of uses, will also encourage pedestrians and cyclists. Developments will facilitate this by creating new public spaces, at locations where proposed uses will make them a focus of activity.

All new development will recognise, respect and protect the character and context of its location. It will build positively on assets like the canal, trees, ecology/ biodiversity and the historic environment.

Buildings will be well designed, appropriate to their location and use high quality materials. Innovative designs for new health, employment and education buildings that express their use, should set the tone for the area

as an international centre of excellence in education, healthcare and research. Other developments for retail, residential and other uses, should also be of highest quality design and materials, recognising the international importance of the area.

Development should also deliver improvements to supporting infrastructure and services; this will include completion of the Selly Oak New Road, environmental improvements in the shopping centre, new and improved open space, community, education and sports facilities, and affordable housing.

Sustainability will be a central theme running throughout all new development - a holistic approach that incorporates socio-economic and environmental considerations will be taken. This will include:

- A recognition of the area's historic and natural environment, by which its assets are protected and nurtured.
- Ensuring that development contributes to the need for carbon reduction and climate change adaptation.

- Ensuring new development follows high standards of sustainable design and construction.
- The creation of a sustainable community, with a full range of services, quality affordable housing and access to local employment opportunities.

Employment

Key employers in the area are the University, QE Hospital and Women's Hospital, with further employment in other services, offices, retail and smaller industrial premises/estates on Elliott Road and Heeley Road.

The key employment objective of this SPD is to deliver a new economic growth zone for medical technology/research companies, with a focus on life sciences. This is in line with the UDP and the draft Birmingham Development Plan.

New employment uses

A new 4ha employment site will be located immediately adjacent to the University and hospital on the Birmingham Battery site, at the junction of Aston Webb Boulevard and New Fosse Way. It will create a purpose designed campus, of a size that will provide the critical mass needed for its success. A development of around 40,000sqm is appropriate to meet this need.

Further medical, research and development uses will be permitted within the University and Hospital Campuses.

Existing employment uses

The loss of significant employment sites, (such as those off Heeley Road) will be resisted, as these safeguard important local employment opportunities.

However given the changing nature of activity along Elliott Road, in the longer term, should this particular industrial estate become surplus to requirements, residential uses for this site would be appropriate.

Retail development and other 'town' centre uses

Selly Oak Centre is the 11th largest centre in Birmingham (by floorspace) and sits at the heart of the area.

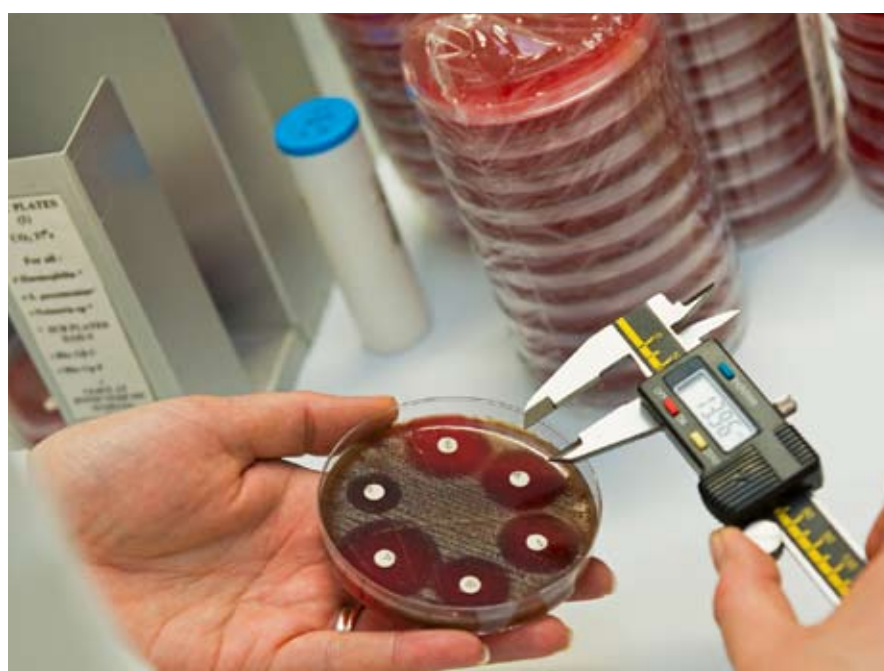
It plays an important role in the life of the local community, providing a range of local shops, services and community facilities, serving both the local community and student population.

The draft Birmingham Development Plan recognises the potential for growth, designating Selly Oak as a District Centre Growth Point. The Plan allows for a maximum of 25,000sqm (gross) of comparison retail floorspace in Selly Oak, as well as up to 10,000sqm of office floorspace. It also supports the ongoing role of Selly Oak shopping centre as a District Centre, meeting the needs of the local community.

The Shopping and Local Centres SPD defines the boundaries of the centre, as well as the Primary Shopping Area.

The driving aim of this SPD is to capitalise on the considerable potential for new development in convenience and comparison retailing (as well as other town centre uses), and ensure that all change and investment secures significant regeneration through:

- Improvement in the diversity and quality of the retail offer, and securing a wide range of new town centre uses.
- Delivery of new quality buildings and spaces that secure an enhanced public realm that attracts more people to the centre and enhances its viability and success.
- Ensuring new development contributes to the vitality of the existing centre and secures improvements to the environment.



Life Sciences

Several major sites at the heart of the centre will play a key role in delivering this change. These are Birmingham Battery site (part only), the Dingle, the Triangle and in the longer term Battery Retail Park.

Location and type of town centre uses

New development for local centre uses including retail, leisure and services should be located within the centre boundary. Wherever possible, the main retail uses will be located in the Primary Shopping Area. Offices (Use Class B1a) will be appropriate on 'edge of centre' sites.

In line with the UDP and draft BDP, the following sites will be suitable for development for town centres uses:

- Birmingham Battery site (part of) - Opportunity site 4.
- The Dingle - Opportunity site 7.
- The Triangle - Opportunity site 5.
- Battery Retail Park - Opportunity site 6.

Development/redevelopment of other smaller sites and buildings along Bristol Road within the centre will be encouraged.

In all new development the type of retail uses (and the size of individual units), should help in the diversification of retail provision within the centre, particularly in the comparison sector.

Provision of new smaller shops to meet the needs of independent retailers, as well as measures to support existing independent traders in the Selly Oak centre (e.g. improvements in the quality of units along the high street, through refurbishment etc.) will be encouraged.

Development for hot food take away shops, restaurants and drinking establishments should comply with the guidance in the Shopping and Local Centres SPD. In addition, clustering of such uses is to be avoided, so as not to cause an adverse impact on the 'daytime' economy of the centre.

Mix of town centre uses

The design of development, mix of uses and quality of the public realm will be of critical importance. Further principles on design are set out in the section dealing with 'Design, Heritage and Public Art'.

Within each site, a mixture of uses will be essential to bring variety and vitality to the centre and contribute to its success and viability.

Retail, leisure, services, health and community uses will generally be on the ground floor. Other appropriate uses like residential, offices and hotel, will be encouraged at upper floor level.

Health

Centred around the Queen Elizabeth Hospital, the area is home to several strategic healthcare facilities.

Opportunities for new development for healthcare and related uses are supported by both the UDP and draft BDP.

The potential for further major healthcare developments is huge, including the possible relocation of further facilities to the QE campus. New healthcare related facilities to support the existing hospitals are also likely to be required.

The overall health objective is to further develop a world class healthcare and academic campus, with co-located medical facilities.

Education

The University campus

Birmingham University is one of the country's leading redbrick universities. In recent years it has invested heavily in improving its education and research, including capital investment of over £200 million in new IT buildings, research and student facilities, as well as other associated measures.

The University needs to continue to develop and expand to realise its potential and thrive in an increasingly competitive international education market.

The University is currently undertaking a further investment programme (£200 million) of infrastructure and environmental enhancements to transform its Edgbaston campus. This includes a new sports centre and a new library, a student hub and advanced research facilities.



Queen Elizabeth campus

Beyond this the campus has potential for further upgrading, to enhance facilities to meet changing requirements and to improve its public realm.

The overall education objective is for the University to be recognised as a leading global university delivering world class education and research, and maximising the economic, cultural and societal impact of its activities.

New University development

Within the campus, further developments that maintain and enhance the University are encouraged (Opportunity Site 2).

Local schools

There are several local schools in and adjoining the area, including some primary schools in adjoining areas that are oversubscribed.

Local education provision

Existing local schools and crèche and nursery facilities should be supported. Proposals for new crèche and day nurseries will be encouraged where in line with other policies in the UDP and the draft BDP.

Housing

The area has a resident population of nearly 14,000, including students (2013). These are mainly concentrated south of the Bristol Road in traditional terraced streets.

These include a large number of shared houses and Houses in Multiple Occupation (HMO), which are largely used by short term tenants, including university students.

Shared and/or rented housing also plays an increasing role for residents other than students, especially at the lower cost end of the housing market.

There has been a growth of propose built student schemes and the area now has several large

developments. Opportunities within the campus (and the Dale Road area adjacent to the University) have now been largely taken up, resulting in increasing pressure on surrounding residential areas.

Whilst acknowledging the many positive benefits Birmingham University brings to Selly Oak and the City as a whole, the large student population has had an impact on the make up of the local community.

The SPD seeks to manage the extent of students living in the traditional terraced streets adjacent to the University, by identifying appropriate sites in the area. It must be noted however, that the attractiveness of Selly Oak for student accommodation (especially with its excellent public transport links), should not offer a green light for new student accommodation for education establishments outside the area. Policy TP32 of the BDP is clear that such accommodation must be 'very well located to the educational establishment that it is to serve'.

The overall housing objective of this SPD is to maintain a balance of housing provision, a sustainable and cohesive housing market, and secure a high level of management of the residential environment. This will ensure that Selly Oak remains a desirable residential area for existing residents, as well as attracting and retaining employees to the university and hospitals - including graduates. All proposals must secure a significant uplift in the area's residential offer.

New housing

In line with the UDP and emerging BDP, the following sites will be suitable for housing developments:

- Former Selly Oak Hospital site - Opportunity Site 9.
- Part of Bournbrook Recreation Ground - Opportunity Site 10.

New housing will also be encouraged as part of mixed use schemes on sites in Selly Oak District Centre.

All proposals should provide a range of house types and sizes, including affordable housing, in line with city wide policy.



Sustainable new housing

Proposals for new purpose built student accommodation

The site adjoining Aston Webb Boulevard (Opportunity Site 9) is suitable for purpose built student accommodation.

Other opportunities are Part of Bournbrook Recreation Ground (Opportunity Site 10) and as part of mixed use schemes on sites in Selly Oak Centre - including Birmingham Battery Site (Opportunity Site 4) and the Triangle (Opportunity Site 5).

New purpose built student accommodation should comply with the guidance to be set out in the forthcoming Student Accommodation SPD.

Specific Measures for Shared Housing and Houses in Multiple Occupation

The National Planning Policy Framework has as one of its objectives, the creation of 'mixed and balanced communities'. In parts of the plan area (including Bournbrook, which is characterised by densely developed terraces of small Victorian/Edwardian dwellings), shared households account for over 80% of all properties - a clear imbalance. The proliferation of shared/multi occupied housing also causes a number of other concerns including strains upon local amenity (noise, car parking and litter) and local services (e.g. refuse collection, pest control, environmental health etc). In addition there are issues with the management of the area and poor upkeep of properties. Many property owners build rear or loft extensions to maximise occupancy levels, further exacerbating the concerns. These cumulative factors need to be addressed in order to improve the quality of the area for all residents, regardless of tenure.

An Article 4 Direction covering a large part of the plan area (but excluding Bournbrook) came into force on November 30th 2014. This Direction removes specified permitted development rights. This means that within the

defined area, changing the use of a dwellinghouse into a multi-occupied property of between 3 and 6 people, is no longer automatically permitted and planning permission will have to be sought.

The detailed policies applying within the Article 4 area are contained within the HMO Article 4 Planning Policy Document 2014. This states that conversion of C3 family housing to HMO's, will not be permitted where there is already an over concentration of HMO accommodation, or where a proposed HMO would result in an over concentration.

The Article 4 does not apply within the core Bournbrook area, due to the existing number of HMOs; instead it concentrates on preventing clustering and further spread into the surrounding neighbourhoods.

Outside the Article 4 area (including Bournbrook), planning permission is not required for conversion of a dwellinghouse for up to 6 residents (small HMO). However, the occupancy of properties by more than 6 residents (large HMO/ sui generis), is likely to result in a material harm to the living conditions of nearby residents, as well as undermining wider planning objectives of achieving sustainable

and balanced communities. This also represents an over intensive use of such properties, when compared to occupation as a single family dwelling, or a small HMO. Furthermore, the existence of a number of large HMO's in this area is likely to cause unacceptable erosion of the character of the residential environment, together with an associated increase in problems of public and private amenity.

In Bournbrook, south of the Bourn Brook, the existing Area of Restraint policies that seek to resist the use of small terraced houses for sui generis HMO's will continue to apply.

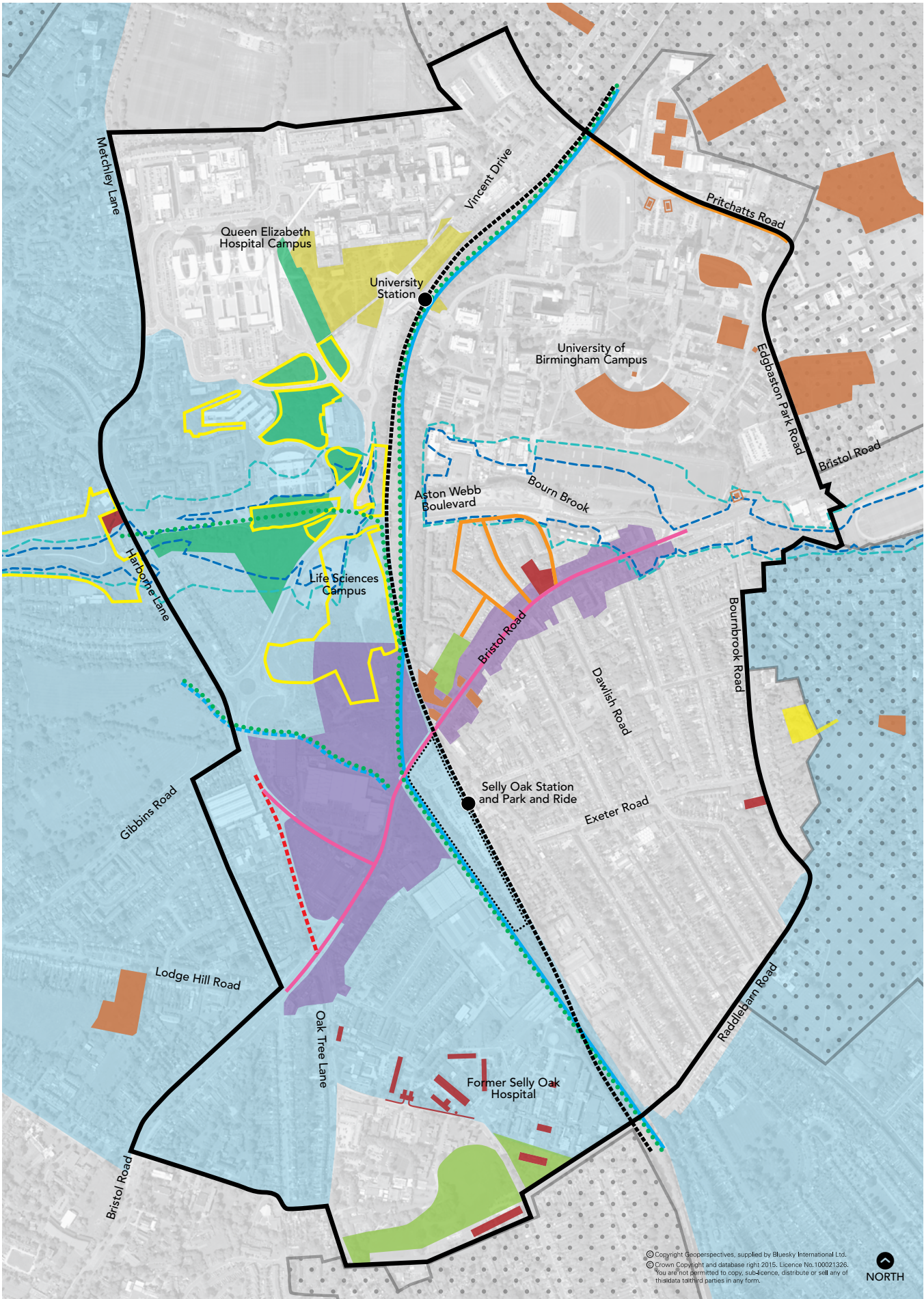
All of the Area of Restraint policies within the City will be reviewed as part of a Planning Management DPD, which is in preparation.

It is possible that as more purpose built student accommodation is provided, demand for multi-occupied student property may decline encouraging the deconversion of HMO's, thereby providing opportunities for families to move to the area. This will also help with certain local services such as take up of local school places.

Proposals to bring HMO back into family accommodation will therefore be encouraged.

KEY

	SPD Boundary		Proposed Downgrading and Major Public Realm Enhancement
	Proposed Expanded Local Centre		Major Highway Improvements
	Ecological Safeguarding and Enhancements		Proposed Traffic Management Measures
	New and Improved Public Open Space		Rail Line and Stations
	Article 4 Direction		Canal
	Conservation Areas		Potential Canal Restoration/ Safeguarding of Route
	Statutorily Listed Buildings		Linear Open Space
	Locally Listed Buildings		Flood Risk Zone 2
	Scheduled Ancient Monument		Flood Risk Zone 3
	Sites of Local Importance for Nature Conservation (SLINC)		



PLAN 3 Environment and Local Issues

The Council will continue to work with all its partners, (the University, private landlords, letting agents, purpose built specialists, the Police etc) to support the best management, maintenance and provision of student accommodation in the area, and also with remaining local residents and families to ensure their amenity is protected.

In respect to existing housing (and notwithstanding Permitted Development Rights), extensions etc., must be respectful of the character of the property itself, its neighbours and its visual impact on the area.

Community uses

The area contains several important community facilities including the library, adult education, and other social, religious and community venues. In some cases these are in need of major investment to secure their future or in need of relocation to more appropriate premises.

Community uses

The Council will seek to retain community uses wherever possible. In some cases this may involve rationalisation and/or relocation of facilities into more suitable venues. Proposals for new community facilities will be encouraged, where these are in line with planning policies.



Article 4 Direction boundary



Sustainable new housing

Selly Oak is well connected to wider south Birmingham and the City Centre. There are good public transport links with railway stations at the University and Selly Oak Centre. Bristol Road is a focus of a number of bus routes, and the area is popular with cyclists given its close proximity to the University and hospital, as well as the towpath cycle route into the City Centre.

Selly Oak Centre has benefited from the part completion of the Selly Oak New Road (Aston Webb Boulevard) that bypasses the centre. It provides improved links to the QE Hospital complex, opens up a number of development sites and affords attractive views of Birmingham University.

The Aston Webb Boulevard has now been designated as the A38 and is part of the City's Strategic Highway Network (SHN) and Bristol Road through the local centre downgraded to a 'B' class road.

The key transport priority/objective is to secure the completion of the final phase of the Selly Oak New Road, involving widening Harborne Lane through the Triangle site, to further improve movement in and around Selly Oak. This will deliver an improvement to the public realm and a better environment for pedestrians and cyclists, freer flowing buses and potentially a bus interchange.

Other key priorities are to deliver improved traffic management, ensure that new development secures new public spaces, creates new connections and extends and improves the pedestrian and cycle network. An audit of the cycling network will take place after the final phase of the New Road has been implemented. The Local Sustainable Transport Fund and Cycle Ambition Grant will invest significantly in the area.

The completion of Selly Oak New Road

All proposals for major development should contribute to the delivery of the last phase of the new road.

Development on the Triangle Site should safeguard land required for the new road and enable the road scheme to be implemented.

Environmental improvements in Selly Oak Centre

Following completion of the Selly Oak New Road, environmental improvements are proposed in the shopping centre, along Bristol Road and Chapel Lane. This will include a reduction in carriageways to one running lane in each direction, improved parking bays, wider footways, street furniture and other measures.

In the interim, more limited environmental improvements will be implemented.

Public transport

Improvements to bus access and reliability of services will be encouraged. Working with the Passenger Transport Authority,

Centro, once the new road is complete the potential for an enhanced bus interchange on Bristol Road, (between Oak Tree Lane and Chapel Lane), improving the connections with the Outer Ring services, will be examined.

As development takes place at the Queen Elizabeth Campus further improvements to the reliability and frequency of bus services as well as improved bus stop locations and improved bus waiting facilities will be required.

Existing public transport services will be encouraged to continue their offering in linking key locations within (and adjoining) the SPD boundary.

Further measures to improve the quality of the rail station buildings/ environment should be encouraged at both University and Selly Oak stations.



Environmental enhancements

Traffic management

Traffic management measures including, where appropriate new or modified parking controls, associated public realm/environmental improvements and pedestrian safety measures will be encouraged in the following locations:

- Dale Road/Grange Road/George Road.
- Pritchatts Road.
- Roads around the University - including Bournbrook - and areas to the north of the University, to be subject to investigation.
- Areas to the west and east of the Birmingham Battery Site to be subject to investigation.

Other locations will be considered where appropriate.

Car parking in the area is an acknowledged concern and measures that seek to achieve a modal shift in travel patterns will be promoted. Green Travel Plans

should feature in development proposals, to help address car parking and congestion issues.

Any proposals for residents parking/controlled parking zones will be the subject of site specific consultation, but should take account of the need to ensure there is no displacement into adjoining residential areas.

Public realm - improved public spaces

Public realm improvements should be secured to provide new public spaces and enhance existing ones. These include:






















- A new public plaza adjacent to Bristol Road and the Worcester and Birmingham Canal and Birmingham Battery site. This will create a new pedestrian focus for Selly Oak centre.
- Improved public spaces within the new hospital and University campuses.
- Public realm improvements to existing spaces will be encouraged.

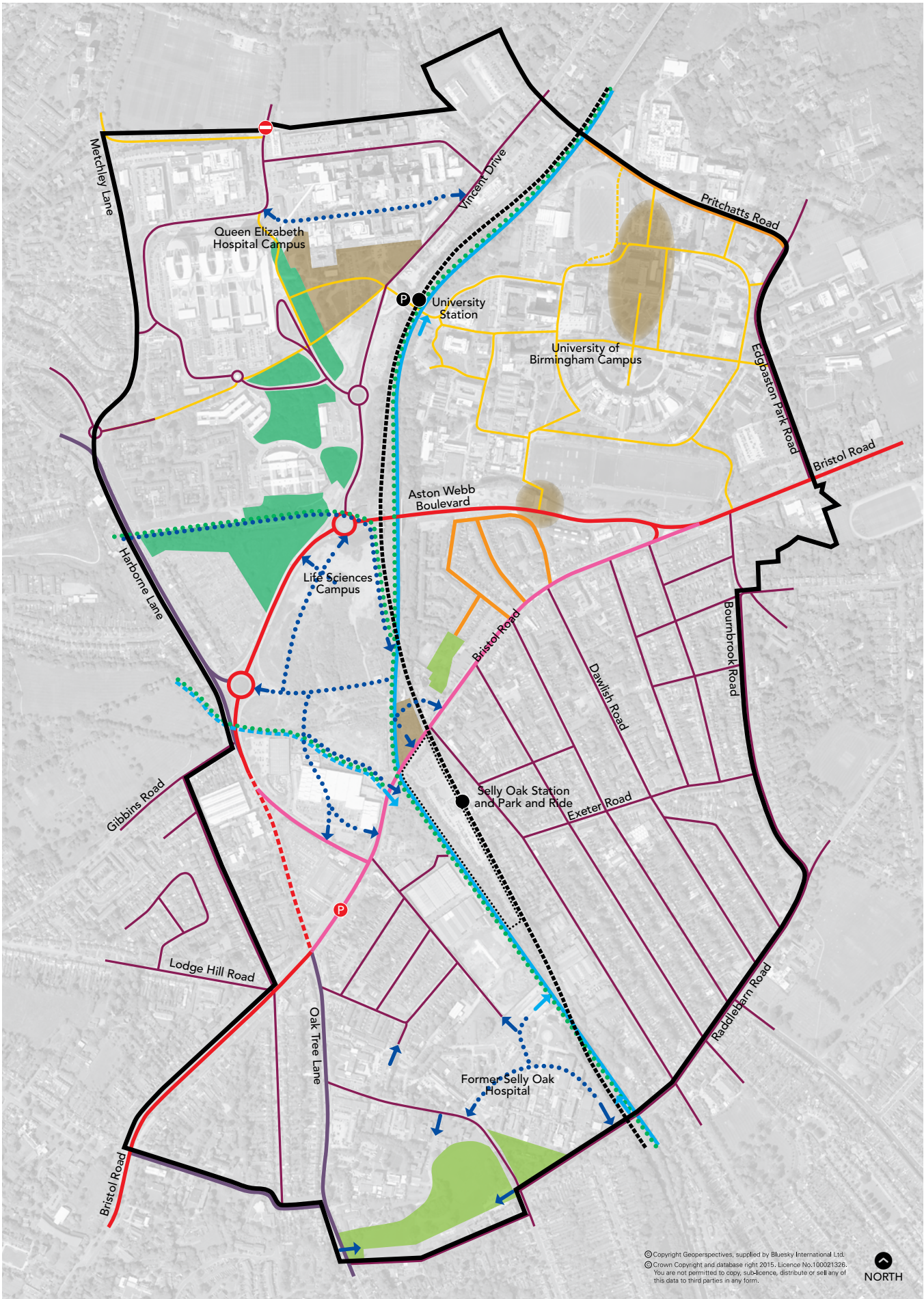
Public realm - improved public routes

A series of direct, safe and attractive new pedestrian and cycle routes should be incorporated into (and through) all major development sites, linking with adjoining sites. Further improvements to routes into and through the Hospital and University Campus, improved access to the Worcester and Birmingham Canal, and towpath improvements, will be required.

Throughout the area, improvements to wayfinding and signposting will also be required.

KEY

	SPD Boundary		Existing Public Transport Interchange
	Strategic Highway		Potential Public Transport Interchange
	Primary Roads		Canal
	Minor and Local Access Roads		Potential Canal Restoration/Safeguarding
	Major Highway Improvement		New Canal Access Points and Bridge
	Proposed Highway Downgrading and Major Public Realm Enhancements		Linear Open Space
	Proposed Traffic Management Measures		Ecological Safeguarding and Enhancements
	Road Closure		New and Improved Public Open Space
	Key Pedestrian Route		Proposed and Existing Public Squares/Plazas
	New University Access Route		
	Indicative New Access Points and Routes		
	Rail Line and Stations		



PLAN 4 Connectivity and Public Realm

Open space

Selly Oak has a number of linear green open spaces and parks, as well as the Worcester and Birmingham Canal, which crosses through the area. The Birmingham Battery site is located at a key crossroads of the City's linear open space network, where the Bourn Brook Walkway, Worcester and Birmingham Canal, and Castle Walkway (formerly the Lapal Canal) converge.

The quality of much open space in the area needs improving. There are also underused playing fields/sports pitches on the Selly Oak Hospital site. The UDP and draft BDP seek to protect existing playing fields and improve open space. They also set a requirement for new open space and protecting playing fields in new development.

The key objectives of this SPD are to encourage the completion of the missing links in the linear open space network, and improvements to the amount, quality and accessibility of open space and playing fields.

Bournbrook and Castle Walkways

Development on the Birmingham Battery site should secure the laying out of green routes (and associated pedestrian and cycle paths) across the site to complete key missing green links in the Bournbrook and Castle Walkways.

The former Dudley No 2 (Lapal) Canal

Proposals for the development of the Birmingham Battery site should secure the re-instatement of part of the former Dudley No 2 (Lapal) Canal, or safeguard a route through the site to enable the future reinstatement of the canal.

Improvements to existing canals

Enhancements to the Worcester and Birmingham Canal should be secured including towpath improvements, new access onto the towpath, interpretation panels etc.

New open space

New public open space should be provided on the redeveloped Selly Oak Hospital site.

Improvements to existing open space

A rationalisation of the Bournbrook Recreation Ground could release some land for redevelopment, to enable the remaining area to be improved, as well as securing funding for improvements to other local open spaces e.g. Selly Oak Park.

Playing fields

Playing fields/sports pitches should be protected. Given the previous sporting facilities provided on the Selly Oak Hospital site, these should be upgraded/reprovided within the site, with suitable changing rooms and car parking.

Nature conservation and biodiversity

Birmingham and the Black Country is one of the first 12 'Nature Improvement Areas' (NIA) in England. With a network of wildlife corridors and Sites of Local Importance for Nature Conservation, (including the Bourn Brook, the canal, railway, and a number of green spaces), the key priorities are to protect and enhance the areas rich biodiversity, which will contribute to NIA objectives.

The EU Water Framework Directive also has implications for the area, since the Bourn Brook is part of the Humber River Basin Management Plan.

Protecting and enhancing biodiversity

The ecological quality of green space should be protected and improved throughout Selly Oak/South Edgbaston including:

- The 'ecological network' along the linear open space corridors/walkways - Bournbrook Walkway, Castle Walkway and Worcester and Birmingham Canal Walkway.
- The area between the Bourn Brook and the new road.
- The ecological safeguarding zones within the Queen Elizabeth hospital site.
- Where appropriate, the re-naturalisation of watercourses (currently revetted) should be pursued, to enhance the green infrastructure.
- Where possible (and if funding allows), restore historic aquatic habitats.

Design

Selly Oak and South Edgbaston comprise areas with different characteristics, each requiring a different approach when new development is proposed. It is important that the local neighbourhood context is assessed, before a design is prepared. All developments should deliver a number of place making requirements.

Design and place making across the plan area

The landscape character of new development should fit the location and the uses proposed. New development within Selly Oak local centre should contribute to a formal urban landscape structure, while on the University and Hospital Campus areas a less formal, greening approach may be taken.

The pattern and arrangement of building blocks and plots should fit into the urban structure of Selly Oak and add to, or join into, the existing framework of local routes, creating connections over a wider area.

The amount of development proposed on a site, its height and mass should be influenced by the uses proposed and the character of the place where it will be built. Overly tall buildings are not envisaged within the Plan area. The density of the development combined with the uses will affect the vitality and viability of a place.

Developments should present active frontage to the street or other key routes, including pedestrian routes and the canal, rather than be inward facing.

The appearance of new developments will contribute to the evolving character of a place. Both the detail of the design, like windows, doors and rhythm of the façade and the materials used, will contribute to the richness of the building and the attractiveness of the area.

Attractive streets and public spaces

New streets should be easy to understand and designed to follow 'Manual for Streets' principles. Developments should be designed as places for people that accommodate vehicles, with potential for shared spaces.

Public spaces and plazas should contribute to a sense of place. They should allow for a variety of uses/activities, cater for the needs of all residents and visitors, and provide for local pedestrian and cycle movement. They should allow for 24 hour public

access, with adjoining buildings designed to overlook these spaces. Quality street furniture, paving, landscaping, security measures, and wherever appropriate public art, and archaeological/historic interpretation, should be included in their design.

Car parking design

Car parking should be accommodated in well lit, multi storey and decked car parks, as far as possible. All car parking should be well screened from roads and other routes/and the public realm, whilst ensuring that user safety is not compromised.



New plaza

Additional design and place making requirements for Selly Oak District Centre

Development within Selly Oak District Centre, will have active frontages facing onto Bristol Road, close to back of pavement, ensuring that gaps in the frontage are filled and new development is fully integrated, and designed so that people move from one site to another.

New development should be designed as follows:

- Layout and type of uses should invite shoppers to visit both the existing centre and new development.
- Direct pedestrian routes should be provided into and through developments from Bristol Road, and from adjoining sites with direct links to public transport.

- There should be good access to the main shops/facilities for pedestrians and bus users. The main entrances to the stores should be located close to bus stops on public roads.
- All new development should be of a similar density to the existing centre. The height of new development will generally be at least 3 storeys, but must marry comfortably with neighbouring buildings to create continuity in the street scene and enclosure to the public realm.

Realising heritage assets

Selly Oak has a number of listed buildings (both statutory and locally listed) which serve as reference points and help reinforce/improve the area's local distinctiveness and environmental quality. These include the University of Birmingham's Chamberlain Tower

and buildings in Selly Oak centre. There are also other buildings of local interest, eg. buildings within Selly Oak Hospital. The adjoining Conservation Areas provide an important context for development.

Metchley Roman Fort is one of the most important archaeological sites in the city, part of which is designated a Scheduled Ancient Monument (SAM). The hospital plaza protects the fort in situ, with the paving and landscaping scheme designed to assist interpretation of this site.

Other sites on the Historic Environment Record include canals, earthworks, lime kilns and other features reflecting the area's long industrial history.

Heritage assets

Heritage assets (including Listed and Locally Listed buildings) should be retained and seen as a positive feature in new development.

Metchley Roman Fort

Further measures to assist the enhancement and interpretation of the Fort will be encouraged.

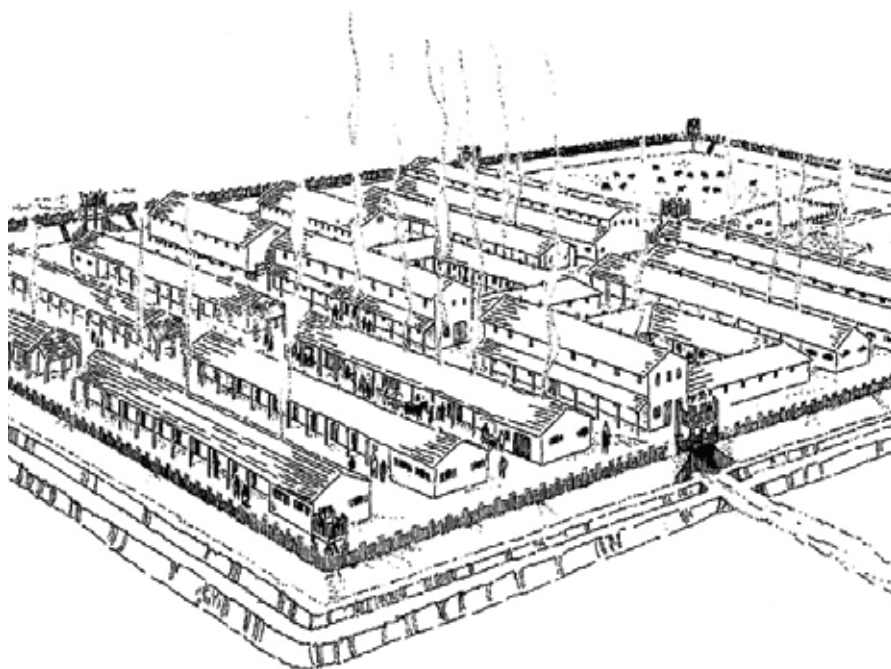
Other sites of archaeological importance

Historic sites should be protected and may require archaeological survey if affected by development. Design solutions to protect and interpret archaeological remains in new development will be encouraged.

Public art

Public art will be encouraged in all major developments.

The scope for using an artist(s) to advise and co-ordinate public art as an integral part of all new development and other improvements to the natural and built environment should be investigated.



Metchley Roman Fort

Sustainability is fundamental to all of the proposals in this Plan.

The proposals in other sections of this Plan seek to deliver sustainable economic, social and environmental development. Further detailed policies are set out below, and in the draft Places for the Future SPD (to be renamed Your Green and Healthy City SPD).

Sustainable construction standards

All new residential development should aim to be zero carbon from 2016, and meet any national standards. Other buildings in excess of 1,000sqm (gross) permitted floorspace (or being developed on a site of 0.5ha or above) should aim for BREEAM 'excellent' or above (or equivalent standards).

Low and zero carbon energy

Opportunities should be taken to use energy-saving/generating technologies, for example the use of multi-fuel combined heat and power and area heating in mixed use developments. New residential institutions such as student halls should also consider the use of CHP and networked hot water.

Sustainable transport

In all new developments and investment, priority should be given to walking and cycling and improving public transport connections.

Car parking should be carefully planned, and sustainable solutions encouraged, such as car clubs and electric charging points.

Green infrastructure

Green infrastructure will be required as appropriate eg:

- New street trees should be provided in new development from the proposed works to the A38 and in new public plazas and

elsewhere in the public realm. Existing trees will be protected in new development sites.

- The incorporation of green roofs in new developments will also help to address water run-off.

Flood risk and Sustainable drainage

All applications for major development or sites requiring site-specific Flood Risk Assessment should provide measurable flood risk reduction (to third party land to meet the overall aims of Policy Option 5 for Birmingham of the River Trent Catchment Flood Area Management Plan (CFMP)); "take further action to reduce flood risk and contribute towards the delivery of identified schemes in the Infrastructure Delivery Plan 2014." It is therefore anticipated that all new developments should consult with Birmingham City Council, the Environment Agency and Severn Trent Water (who are working in partnership to deliver flood risk and environmental improvements throughout the River Rea catchment) to identify opportunities and synergies prior to planning. To deliver these improvements, third party external funding is required to secure capital funds from Government.

Site-specific flood risk assessments will be required when considering proposals to develop in areas susceptible to flooding, especially along the line of the Bourn Brook. This will include all sites in flood risk zones 2 and 3, and sites over 1ha in the remainder of the area. These will include appropriate mitigation measures to address any issues identified, and reduce surface water discharge.

Sustainable Urban Drainage Systems (SUDS) should be provided for all new developments (especially those that have an impact on the Bourn Brook), including arrangements for the long-term maintenance of their infrastructure. Retrofitting SUDS on primarily developed sites will be encouraged.

Water efficiency

Climate change will lead to changes in rainfall patterns (including summer water shortages) and temperature increases. These effects are likely to lead to greater pressure on the City's water resources. Population growth in the city will further increase these pressures, so new development should make efficient use of water resources, such as grey water recycling and water saving technologies like dual flush toilets and spray taps.

Sustainable waste management

This should be incorporated from the beginning of development through sustainable demolition and construction techniques and the recycling of building waste. Properties should have good recycling provision from the start with facilities designed-in where necessary. Underground storage recycling facilities should be incorporated into locations in the public realm, where appropriate.

Local employment

For larger developments, the Council will seek to secure suitable jobs and training opportunities for local people, particularly those deemed as having a priority need eg. unemployed or young people.

Development opportunities

Queen Elizabeth Hospital Campus

Description

The development of the new Queen Elizabeth Hospital has released outdated hospital buildings for re-use and/or redevelopment.

There are a number of pressures for further development on the hospital campus. As well as space for additional healthcare to meet the needs of the existing hospitals. Options for the comprehensive redevelopment of the Women's Hospital site (known as Project VITA) are being considered. In addition, the relocation of the Children's Hospital to the site is also being explored.

Opportunity Site 1

Suitable uses

Medical and healthcare related uses.

Training and education.

Small scale research and development eg. the proposed Institute of Translational Medicine.

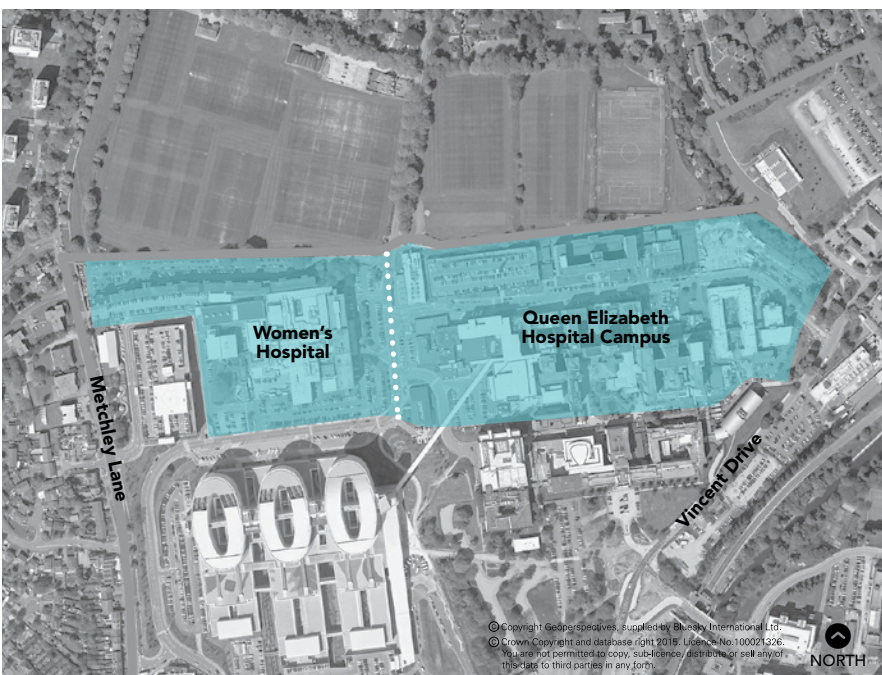
Other smaller sites may also come forward for development/redevelopment within the campus.

Design principles

- The new Queen Elizabeth Hospital has become a local landmark, dominating the hillside above Selly Oak; it can be seen several kilometres away. This development should set the standard for future works on the site, with new buildings reflecting its innovative state of the art design.
- The old Queen Elizabeth Hospital site has some buildings which act as local landmarks, such as

Nuffield House, North Entrance, and the Clock Tower which may be worthy of retention. New landmark buildings should replace any lost to redevelopment.

- Development should create a high quality medical campus, with new buildings in landscaped grounds in accordance with the principles below.
- New pedestrian routes should be provided through the site to include links with the plaza and new hospital, providing increased permeability across the whole site and with surrounding areas.
- New public space(s) should be provided within the site.
- Hospital Drive should form a gateway to the hospital campus; improvements should include, traffic management, rationalised parking and tree planting to create a new boulevard.
- Existing pedestrian and cycle routes should be improved where necessary, and facilities provided that encourage cycling by staff and visitors.
- New buildings should provide a well designed frontage to Hospital Drive with frontages to the main pedestrian routes and public spaces.
- Retention/creation of adequate car parking provision, with an emphasis on decked and multi-storey car parking, in appropriate locations to serve the existing hospital any new development, and to avoid compromising residential amenity through overspill parking on adjacent roads.
- Continued protection of Metchley Roman Fort. Further measures to interpret the Fort will be encouraged.
- Continued protection, management and enhancement of the ecological safeguarding zones.
- Development should continue to encourage public transport use through travel plans and making contributions to bus and rail improvements including their frequency.
- Development should contribute to the highway infrastructure improvements outlined in this SPD.
- New development will generate additional vehicular trips to the site. Proposals for new development will need to demonstrate how these will be accommodated on the highway network and where appropriate, mitigation measures undertaken.



Aerial plan of site

University of Birmingham

Description

The larger part of the University campus, is bounded by the Aston Webb Boulevard, Edgbaston Park Road, Pritchatts Road and the canal. The wider campus extends beyond this area to include sites on Vincent Drive, Pritchatts Road, Edgbaston Park Road and Birmingham Research Park.

The current proposals for major redevelopment have been supported by the City Council, these include:

- A sports centre with 50m swimming pool and community access.
- A library.
- Student hub.
- New open space at the heart of the campus.
- Decked car park and other parking/access improvements.

Further investment in refurbishment of buildings, and new development of appropriate scale and location will be encouraged.

Opportunity Site 2

Suitable uses

Education, research, knowledge transfer, spin out and related uses.

Design principles

The design of proposals should recognise and enhance the rich architectural heritage of the campus. There are a number of listed buildings on site including the Great Hall and post war stock (Ashley and Strathcoma, Mineral and Physical Metallurgy) and recent developments and refurbishments such as the Bramall Concert Hall and Muirhead Tower reflect and enhance the diverse heritage of the site. Heritage assets should be conserved and enhanced. New development should make a positive contribution to the local character and distinctiveness. In appropriate locations, contemporary high quality design will be encouraged

All proposals should:

- Create a high quality campus environment with attractive public realm and public spaces.
- Respond to the open feel, permeability and legibility of the campus.
- Ensure the provision/retention of an adequate level of car parking to serve the campus, whilst continuing to encourage public transport use.
- Provide/retain car parking at appropriate locations with emphasis on decked and multi storey car parking, minimising its visual impact within the campus.
- Secure appropriate measures to minimise the impact of car parking on surrounding residential areas.
- Create enhanced pedestrian and cycle routes through the campus linking it to surrounding areas as well as providing facilities to aid cycling by staff and visitors.
- Ensure continued protection of Metchley Roman Fort. Further measures to interpret the Fort will be encouraged.
- Traffic management and associated environmental enhancement within the campus will also be encouraged. This should include appropriate measures on Pritchatts Road - although this public highway must remain open to 2 way through traffic.
- Development should continue to encourage public transport use through travel plans and making appropriate to bus and rail improvements outlined in this SPD.
- Part of the site lies within zones 2/3 of the Bourn Brook flood zone. Any development will need to have regard to this fact and take appropriate remedial action.

Other sites within the wider campus

The site at Pritchatts Road is currently used for car parking. In the longer term, its development should be considered in the context of the development needs of the wider university campus. Appropriate uses should be education and employment related. Development should take account of the proximity of the Conservation Area.

On Vincent Drive, the former tennis courts are used for car parking. There is potential to improve the car parking and reflect the Roman Fort in design, and if possible, increase the amount of parking.

Across the University campus more generally, there is scope for further development and refurbishment for educational, research, residential, conference and appropriate related uses.



Potential scheme



Aerial plan of site

Land adjacent to Aston Webb Boulevard

Description

Vacant site between Aston Webb Boulevard and Bourn Brook.

Opportunity Site 3

Suitable uses

New student halls.

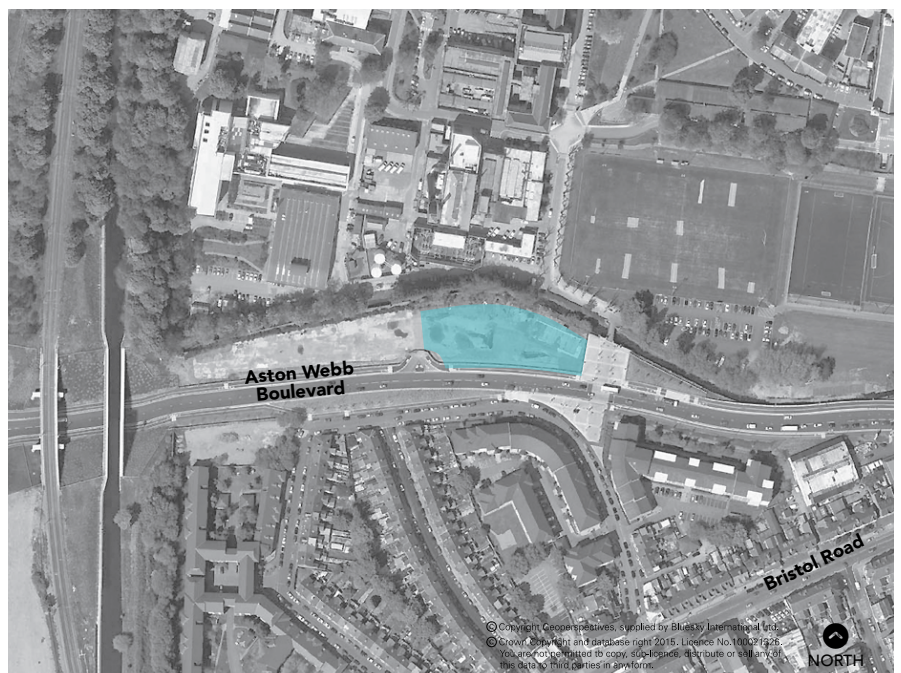
Other uses ancillary to the University.

Design principles

- Development should provide a high quality frontage to Selly Oak New Road and the Plaza. To include street trees, doors/windows overlooking the road and plaza.
- Development must promote and encourage cycling and provide facilities to aid cycling by residents and visitors.
- Part of the site lies within zones 2/3 of the Bourn Brook flood zone. Any development will need to have regard to this fact and take appropriate remedial action.
- Any development should acknowledge and enhance the Bourn Brook, with bank treatment and bank planting, enhancing its value as a wildlife corridor.



Type of appropriate development



Aerial plan of site

Bournbrook Recreation Ground

Description

Recreation ground in need of significant investment.

Potential to release part of site for development.

Opportunity Site 4

Part of site backs onto university halls of residence (Jarratt Hall) and could be developed for additional student accommodation.

Suitable uses

Student accommodation/or residential, with improved public open space on remainder of site.

Design principles

- Vehicular access could be via the Jarratt Hall development, or George Road, subject to levels. Pedestrian/cycle access to Bristol Road/George Road should be provided.
- A safe, well lit pedestrian/cycle boulevard through the site should be provided from George Road to Bristol Road.
- Building heights to reflect the existing halls to the rear, but mindful of the relationship to the 2 storey properties on George Road.
- A Multi-use Games Area (MUGA) should be provided in the retained open space, the design of which to be agreed with the City Council.
- The park area fronting Bristol Road to be retained and well landscaped.



Potential scheme



Aerial plan of site

Life Sciences Campus

Description

Part of Birmingham Battery site, adjoining roundabout junction of Aston Webb Boulevard and New Fosse Way.

Opportunity Site 5

Suitable uses

The campus should provide a world class environment for research and development uses. It should comprise flexible accommodation in a variety of sizes, suitable for enterprises to start up and grow, as well providing larger space for expanding businesses to relocate. It should cater for research and development, clinical trials, manufacture of equipment and medicines.

Bio-medical and life sciences campus, providing around 40,000sqm gross floorspace.

The development should fall within the B1(a), (b) and (c) use class, although small scale supporting and ancillary services may be permitted.

Design principles

- 3-4 storey buildings - with taller elements to create significant built presence through massing and height.
- Buildings to front onto Aston Webb Boulevard and terminate the view into the site from the entrance.
- Campus environment with quality landscaping.
- Tree planting and landscaping on within developments to create boulevard.
- Car parking to rear of frontage buildings. Multi storey car park adjacent to rear boundary encouraged.
- Access from roundabout junction of New Fosse Way and Aston Webb Boulevard.

- Pedestrian/cycle links into and through the site, to comprise:
 - Safe, attractive, overlooked links through the site to link with the redeveloped Birmingham Battery, QE Hospital to the north, and with the University.
 - Linear open space walkway route to link Worcester and Birmingham Canal and Bournbrook Walkway.
 - Facilities that promote and encourage cycling by staff and visitors.
- Development to minimise the impact of changes in levels between this site and the redeveloped Birmingham Battery site to the south eg. placing buildings adjacent to boundary.
- Measures will be required to address any impact of parking on adjoining residential areas.
- Part of the site lies within zones 2/3 of the Bourn Brook flood zone. Any development will need to have regard to this fact and take appropriate remedial action.



Type of appropriate development



Aerial plan of site

Birmingham Battery site

Description

Major site next to Selly Oak Centre.

Opportunity to significantly enhance Selly Oak District Centre and provide mix of uses to support adjoining Life Sciences Campus eg. hotel, conference, leisure.

Opportunity Site 6

Suitable uses

Retail - comparison and convenience.

Restaurants/cafes/pubs.

Hotel/conference facilities.

Leisure.

Offices.

Student accommodation and/or residential.

Design principles

- Development to consider the relationship to the adjoining Battery Retail Park, to secure comprehensive integrated regeneration, with a vibrant mix of uses and attractive pedestrian links.
- A mix of building heights to create massing within the centre.
- A mix of uses to be vertically integrated within the building blocks, including buildings that create a finer grain, as well as large footprint buildings like a supermarket.
- Built focus at the entrances to the site and development that terminates the view into the site from the entrance.
- Active frontages to Aston Webb Boulevard, Bristol Road and main pedestrian routes.

- Development should take advantage of canalside setting - with frontages to Birmingham and Worcester Canal, and the recreated Lapal Canal or safeguarded route. Maximising opportunities for canalside activity eg. cafés/restaurants.
- Securing the restoration of the former Dudley No.2 (Lapal) Canal through the site, (linking to Selly Oak Park) or safeguarding a route with a linear open space walkway along the route (Castle Walkway).
- Landscaping to provide green edge to Aston Webb Boulevard.
- Car parking to be screened by buildings; multi level parking to be used wherever possible.
- Access from roundabout of Harborne Lane and Aston Webb Boulevard.
- A new pedestrian bridge over the Worcester and Birmingham Canal, connecting the development to Bristol Road and to a pedestrian access route beneath the railway arches via the public square/plaza.
- Development should deliver green routes and environmental benefits, and integrate with Selly Oak Centre and the surrounding area.
- Development should ensure the provision of safe and well lit pedestrian and cycle access links into and through the site including links to the Queen Elizabeth and University campus, the Battery Retail Park, Bristol Road and pedestrian route to the Life Sciences campus and Selly Oak Park. Also to link the student residencies and wider Battery site with the University, Queen Elizabeth campus and bus stops and rail stations.
- Laying out of linear open space walkway to link the Worcester and Birmingham Canal and the Bournbrook Walkway.
- A new public square/plaza adjacent to Bristol Road and the Worcester and Birmingham Canal to create a new pedestrian focus and integrate the development with Selly Oak Centre. It should be suitable for a variety of uses including markets, events, with outdoor seating.
- Built development with active frontages on the edge of/ overlooking the plaza.

This area has a number of sites on the Historic Environment Record. Remains of these buildings may still exist, and an archaeological investigation of the site will be necessary prior to development. Design solutions to protect and interpret archaeological remains in any new development, should be encouraged.

Development should contribute to the highway infrastructure improvements, public transport and environmental enhancements in the Selly Oak centre, outlined elsewhere in this SPD.

Measures will be required to address any impact of parking on adjoining residential areas.



Type of appropriate development



Aerial plan of site

Battery Retail Park including former B&Q

Description

Existing Retail Park developed in 1980's recently part refurbished.

Opportunity Site 7

Potential to redevelop and/or reconfigure site in the medium/long term, to link into new development on adjoining sites.

Suitable uses

Non food retail on Bristol Road frontage.

Hotel/student/residential.

Offices.

Leisure.

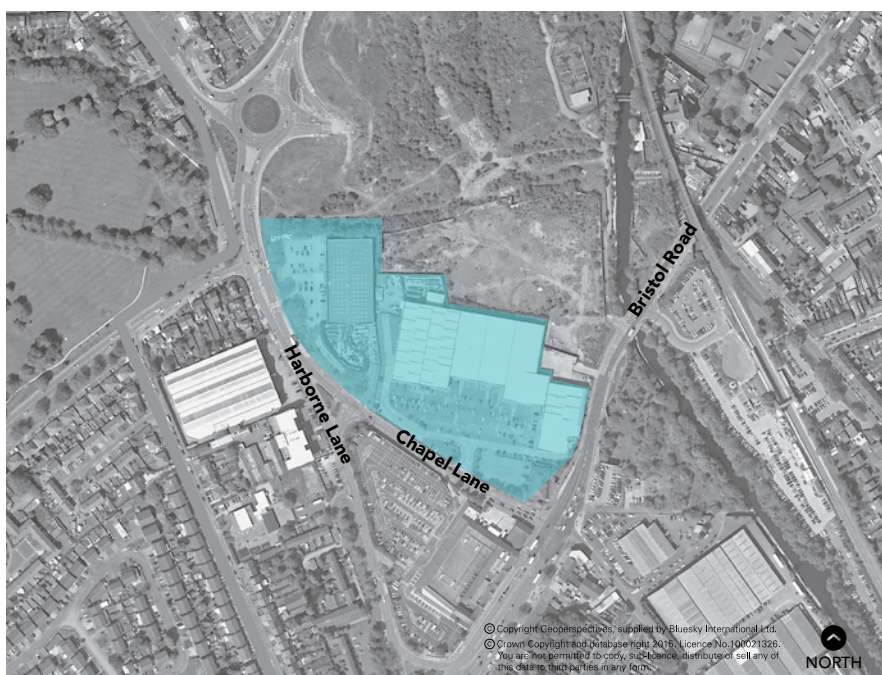
Community uses.

Design principles

- Development should provide active frontages to Chapel Lane, Bristol Road and Harborne Lane and relate to new development on Birmingham Battery site.
- Good quality pedestrian and cycle linkages into and through the site, including links to Birmingham Battery site and the Triangle site.
- A mix of building heights to create massing within the centre.
- A mix of uses to be vertically integrated within the development blocks, including buildings that create a finer grain, as well as large footprint properties.
- Built focus at the entrances to the site is necessary, and development that terminates the view into the site from the entrance will be required.
- Development site adjoins line of former Lapal Canal and must take advantage of canalside setting - eg. with frontages to the recreated Lapal Canal or safeguarding route, maximising opportunities for canalside activity eg. cafés/restaurants.

- Multi level car parking should be screened by buildings and landscaping.
- Main vehicular access from Chapel Lane.
- Appropriate improvements to highway infrastructure and access, and measures to manage traffic and improve the environment on Chapel Lane (including attractive pedestrian and cycling links), will be required.

This area has a number of sites on the Historic Environment Record. Remains of these buildings may still exist, and an archaeological investigation is likely to be necessary prior to development. Design solutions to protect and interpret archaeological remains in new development, will be encouraged.



Aerial plan of site

The Dingle

Description

Site with frontages to Bristol Road and the Birmingham and Worcester Canal.

Opportunity Site 8

Suitable uses

Mixed use development potential.

Community uses (Class D1).

Medical B1 (a), (b), (c).

Small scale retail on Bristol Road.

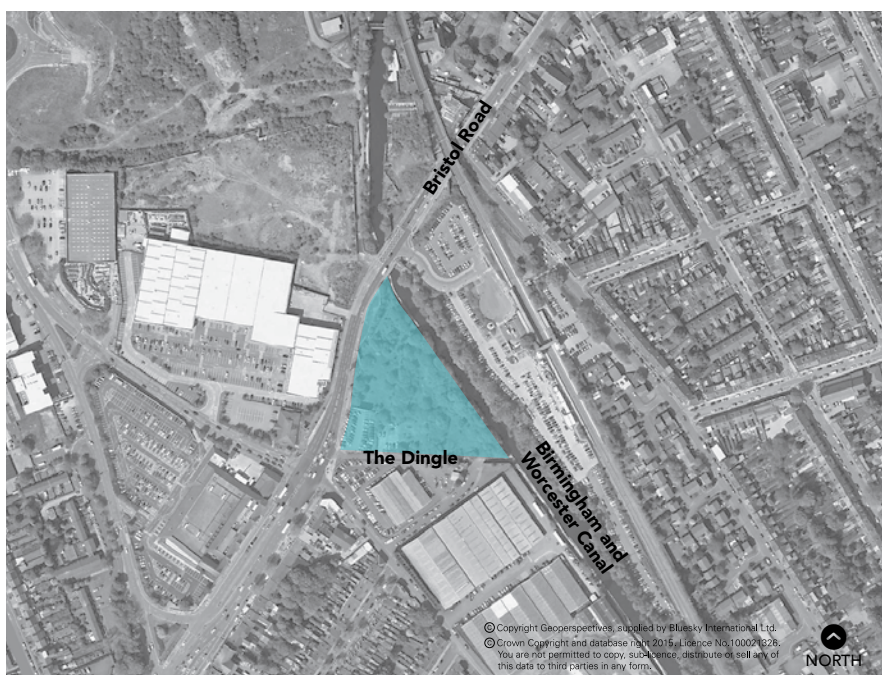
Upper floors are suitable for hotel and/or residential and/or offices.

Design principles

- Like the Triangle site, development fronting Bristol Road should reflect the scale and massing of the surrounding built form. However, as a prominent site, the Bristol Road frontage should be at least 2/3 storeys.
- Active frontages to Bristol Road.
- Ground floor should accommodate community and a variety of other town centre uses, preferably including retail fronting Bristol Road.
- Development should also address the site's relationship with the canal, with an attractive, active frontage.
- The site should be accessed from Elliott Road. Vehicular access directly from Bristol Road is not encouraged and is likely to be unacceptable.
- A new ramped access from Bristol Road to the canal is required.
- Development to consider relationship with retained car dealership.
- Development must promote and encourage cycling and provide facilities to aid cycling by staff and visitors.



Potential scheme



Aerial plan of site

The Triangle site

Description

Site of existing Sainsbury's foodstore - will be released following relocation of store to the Birmingham Battery site.

Opportunity Site 9

Suitable uses

Mixed-use:

- Retail - non food.
- Community uses.
- Residential.
- Hotel.
- Student accommodation.
- Offices.
- Leisure uses.

Non food retail to front Bristol Road at ground floor.

Hotel/student/residential accommodation, offices or leisure uses on other frontages and on upper floors.

Design principles

- Developments fronting Bristol Road should reflect the scale and massing of the existing built form.
- The sloping nature of this site could provide an opportunity for under-croft car parking, or an additional lower storey to the north, away from Bristol Road.
- Safe pedestrian/cycling routes to and through the site to improve linkages with adjoining areas, bus stops and rail stations.
- Appropriate improvements (or financial contributions) to the local highway infrastructure will be sought from the sites' development.
- The site is affected by a highway improvement line to safeguard land for completion of the Selly Oak New Road. Development should protect this land.

- Appropriate improvements to highway infrastructure and access, and measures to manage traffic and improve the environment on Chapel Lane (including attractive pedestrian and cycling links), will be required.



Aerial plan of site

Former Selly Oak Hospital

Description

South of Bristol Road between Oak Tree Lane and the canal.

Former hospital site vacated on completion of the new Queen Elizabeth Hospital.

One of the City's key strategic housing sites, with potential for a major residential scheme (up to 650 dwellings) with large areas of open space, including retained cricket pitch. Planning approval granted for these uses.

This development has the potential to become a vibrant neighbourhood that can be well integrated into the wider area.

Opportunity Site 10

Suitable uses

Residential (but not student accommodation).

A limited number of ancillary shops, offices, Class D1 (clinics, health, nurseries etc.) and other non-residential uses would be welcomed. Retail will need careful consideration so as not to compromise the viability of the nearby shops on Raddlebarn Road or Oak Tree Lane/Bristol Road.

Open space, retention of sports pitches.

Design principles

- New development should aim to fit seamlessly into the existing road network, integrating new streets with neighbouring residential areas. Provision for access into the Elliott Road area will be encouraged.
- Safe, well lit and direct pedestrian and cycle links into and through the site (including the canal towpath), should enable easy access to public transport, the Selly Oak District Centre, Birmingham University and Queen Elizabeth Hospital.

- Development must promote and encourage cycling and provide facilities to aid cycling by staff and visitors.
- Sports facilities, should be upgraded or re-provided on site, with suitable changing rooms, toilets and car parking.
- In general, building heights for new development should reflect the character of the area, but acknowledge the historic features. Development along Raddlebarn Road should be sympathetic to the Bournville Village Conservation Area opposite, which may mean limiting building heights. However, up to 5 storeys may be permissible towards the middle of the site and closer to the boundary with Selly Oak.
- Although there are no statutorily listed buildings or features on the site, there are some that are locally listed (grade B), including parts of the original workhouse. Where possible, their retention and sympathetic reuse will assist with the sites transition, adding 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 may be possible around the cricket ground, because of the open aspect of this area.



Aerial plan of site

Delivery

This SPD provides a clear vision for the transformation of Selly Oak. The successful delivery of the proposals outlined, will ensure that this area can fulfil its potential to be an attractive place to live, work and visit, with a vibrant, sustainable future.

In order to secure and deliver change the following key elements will be important:

- Working in partnership.
- Ensuring development quality through the statutory planning process.
- Funding and planning obligations.

Working in partnership

- Strengthening links with the private sector including existing businesses, landowners and landlords, as well as potential developers and investors.
- Co-ordinating public sector investment to secure its objectives and maximise the impact of its limited resources. This would include working in partnership with the Homes and Communities Agency, the Canal and River Trust, Centro (Network Rail), the University and Hospital Trusts, the Environment Agency and Severn Trent. Partnership working will also be encouraged with sports organisations, and other bodies within the area including Bournville Village Trust.
- Supporting existing and new businesses looking to locate within the area.

- Working with the Greater Birmingham and Solihull Local Enterprise Partnership (LEP) and its partners to link the Framework to the objectives and opportunities arising from the LEP.
- Supporting existing and new residents to meet their needs locally and to foster a sense of community and long term stewardship.

Funding and planning obligations

The City Council together with its partners, will seek to secure funding from a variety of sources, to help implement (and maintain) the proposals and aspirations contained within this plan. This will include funding sources such as the Local Sustainable Transport Fund, Regional Growth Fund and Lottery Funding and any funding opportunities that can be exploited by other organisations.

It will also seek to negotiate a package of planning obligations to ensure the delivery of balanced sustainable communities, and address the infrastructure needs as well as the impacts of development.

The City Council will work with developers to secure local employment opportunities, through

the use of targeted employment strategies, linking training to employer demand, and using local labour in the construction and operational phases of development, where possible.

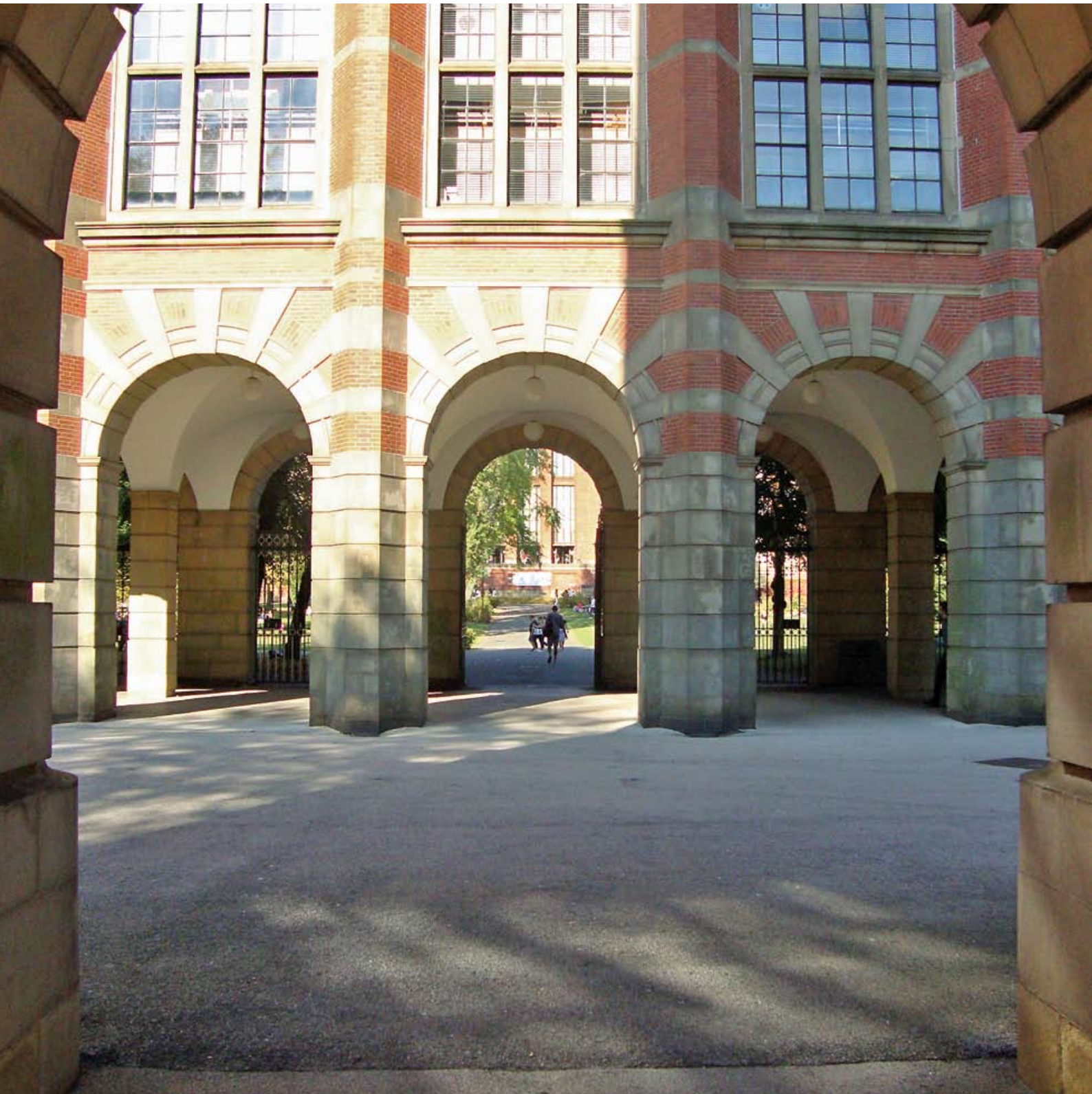
The City Council is preparing its evidence base to support the introduction of Community Infrastructure Levy (CIL), to deliver the infrastructure required to support the planned growth of the City. Once introduced, CIL will replace many elements of S106 agreements and will be used to support the delivery of key infrastructure.

The SPD is an important step towards providing clarity and certainty for the wider Selly Oak and the market to secure investment and growth.



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Director of Planning and Regeneration



Birmingham University

Appendix

Glossary

Active frontages

Street frontages where there is an active visual engagement between those in the street and those on the ground floor of buildings; adding interest, life and vitality to the public realm.

Biomedical Incubator

A facility designed to combine the latest in research innovation, with the marketplace. The Incubator works in all areas of research relating to the life sciences, biomedical research, medicine, and chemical sciences.

BREEAM

The BREEAM Standards are industry recognised and provide recognition for low environmental impact buildings. It addresses a wide range of environmental factors; its standards range from pass to excellent.

Combined Heat and Power

Combined heat and power (CHP) is a concept whereby heat (as the by-product of producing electricity), is captured and used to heat facilities or neighbourhoods, in one single, highly efficient process.

Community Infrastructure Levy/ S106 contributions

CIL is a mechanism to secure financial contributions arising out of new development. It will be a significant change to the way planning obligations (S106 agreements) have been negotiated

in the past, particularly for the provision of necessary infrastructure such as traffic calming measures, children's play facilities etc.

Charges will be based on a cost per square metre (yet to be agreed in Birmingham) and will come into effect in April 2015.

Comparison retailing

Occasional purchases ie. clothes, electrical items, cars etc.

Convenience retailing

Shopping for everyday goods ie. food, drinks, newspapers, household items etc.

District Growth Points

Identified in the draft BDP, Growth Points are specific District Centres where there will be a focus for retail growth and office development. Of the 20 District Centres in Birmingham, Selly Oak is only 1 of 3 District Centre Growth Points.

Draft Birmingham Development Plan (BDP)

Following publication of the NPPF, Core Strategies are no longer needed. The plan has therefore been renamed the Birmingham Development Plan, as this better reflects the purposes of the plan; Themes of the draft Core Strategy 2010 have been included in the emerging BDP. Consultation on the draft BDP is to commence in 2014, with its adoption anticipated in 2015.

Economic Zone

Birmingham City Council has aligned its planning and economic priorities and designated 6 Economic Zones. In so doing, it is creating the opportunity for new tailored space, facilities, and support, for sectors identified as having the greatest impact on attracting inward investment. Selly Oak is one of the zones, and a strategic site has been identified to create a Life Sciences campus, to provide growth opportunities for medical research and development.

Heritage Assets

A building, monument, site, place, area or landscape, with a degree of significance, meriting consideration in planning decisions. They are recorded on the Birmingham Historic Environment Record database and include all known archaeological sites, together with statutory, and locally listed buildings.

Institute of Translational Medicine

The ITM is a collaboration of world class clinicians, research scientists and clinical trials teams. It will combine bespoke clinical facilities, with a hub for firms to engage with clinicians and academics, thereby enabling the development of products from the ideas stage, to commercial reality.

Life Sciences

The fields of science that include the scientific study of living organisms, such as human beings.

Manual for Streets

Manual for Streets is a Government publication intended to provide advice and guidance for the design, construction and maintenance of new residential streets.

National Planning Policy Framework

NPPF is the key part of the current government's reforms to the planning system, making it less complex, more accessible, and promoting sustainable growth. This document, adopted in 2012, has replaced all previous national planning policy for England and Wales.

Selly Oak Local Action Plan (SPG)

The Local Action Plan covers the same area as the SPD and currently provides land use guidance. The plan was adopted in July 2001 as Supplementary Planning Guidance (SPG).

Site of Local Importance for Nature Conservation (SLINC)

A SLINC is a locally designated wildlife site, of sufficient importance to receive protection (in planning policy) from damaging development.

Supplementary Planning Document (SPD)

This is a Local Development Document that may cover a range of issues, thematic or site specific. It provides further detail on policies and proposals than that contained

within its 'parent' Development Plan Document (Development Plan/ Core Strategy or Area Action Plan). The Selly Oak SPD will replace the Selly Oak Local Action Plan (LAP) once it has been adopted.

Sustainable Urban Drainage Systems (SUDS)

Sustainable Drainage Systems (SuDS) try to replicate natural drainage systems, allowing surface (and dirty) water run-off, to be collected, stored, and cleaned, before allowing it to be released slowly back into the environment, such as into water courses.

The Birmingham Plan (UDP)

The Unitary Development Plan (UDP) 2005, is the current Development Plan for Birmingham, containing policies and proposals to guide development and land use across the City. However, the document (originally written in 1993 and revised in 2005) is outdated. Many of the policies included in the UDP were 'saved' (2008) and incorporated into the draft Core Strategy. The UDP will be replaced by the BDP once adopted.



