

KINGS NORTON

PLANNING FRAMEWORK



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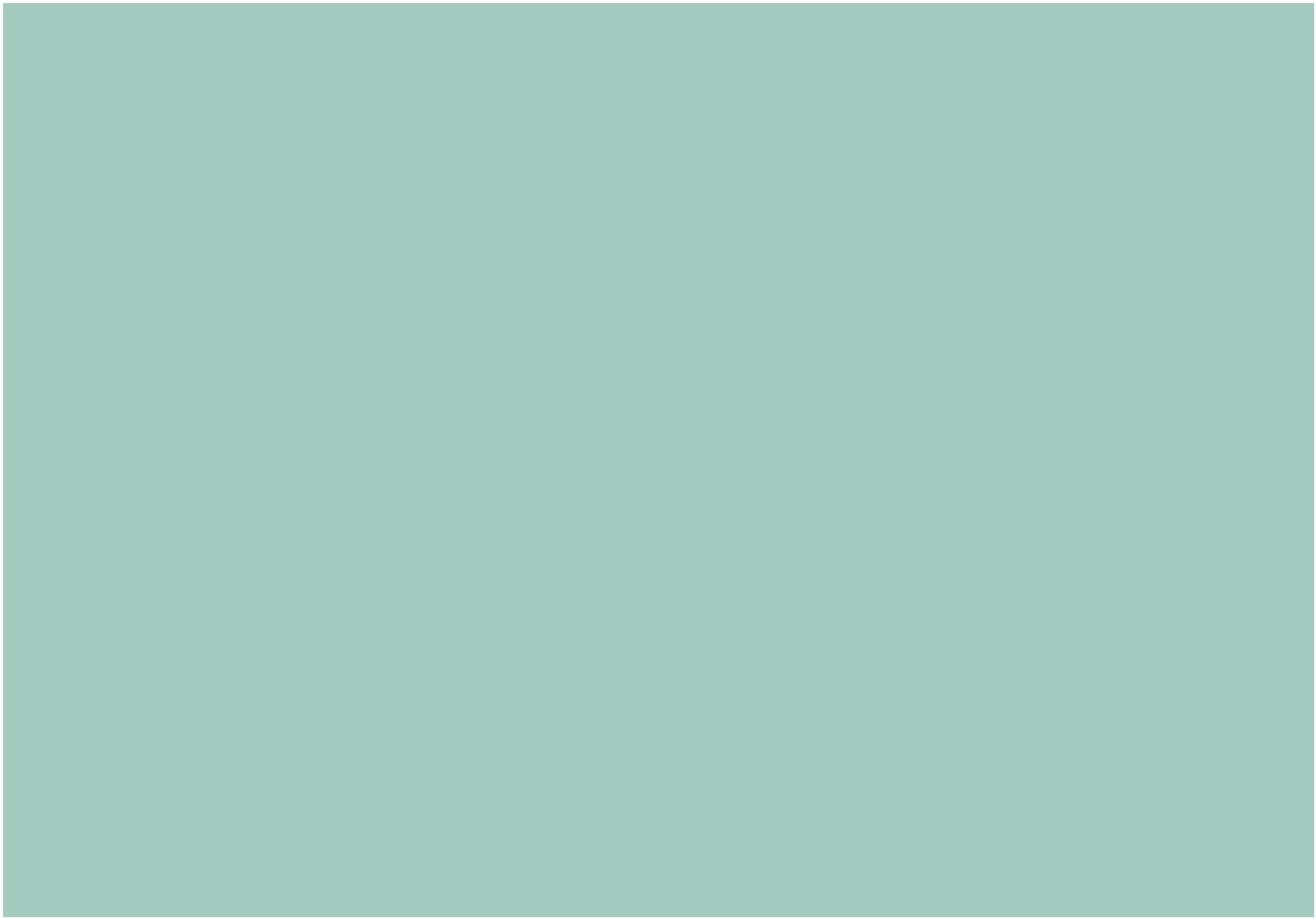
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Executive summary

The Planning Framework will be the key instrument in guiding a 20 year, £150 million regeneration plan for the Pool Farm, Primrose and Hawkesley estates in Kings Norton, which are home to over 4,000 households. It will set out a co-ordinated approach to neighbourhood regeneration, involving both the Council and selected developer partners, which will see the development

of 1,400 new homes, enhanced housing opportunities for the people of the area, with a significant shift from unpopular flatted accommodation to traditional family houses, and greater housing tenure choice across all types of housing.

This Planning Framework is more than the creation of new housing however, it will deliver transformational change to the estates, significantly enhancing local retail provision, community facilities, local employment opportunities and the quality of the built and natural environment. The estate neighbourhoods will be better integrated and will appear, and function as part

of the wider Kings Norton suburb.

A new supermarket anchored local centre, fronting on to Redditch Road, and the relocation of the popular Fold neighbourhood centre to a more accessible position will play a critical role in promoting the estate neighbourhoods as an attractive and convenient place to live.

The Fold and Redditch Road facilities will be key features along a strong “spine” of key retail, office, community facilities, new housing, and new and enhanced open spaces, which will run through the estates from the new local centre on the Redditch Road to the heart of the area and then on through the redeveloped Pool Farm estate. The spine will have the effect of opening up the existing estates, placing new facilities, spaces and housing on the boundaries

between neighbourhoods.

Green space provision will be remodelled and enhanced, including a new village green at Primrose, and improvements to existing open spaces including Arrow Way Park in Pool Farm, and the southern part of “The Mounds”.

A new youth facility will be provided at Foyle Road and provision made for other improved local services and community facilities, particularly within the new centres at Redditch Road and The Fold.

The estates neighbourhood will be better connected with surrounding areas; the Redditch Road local centre shopping and community facilities will serve the wider Kings Norton suburb, drawing people into the Estates neighbourhood, as well as being a significant new source of employment. Conversely, access from the estates to surrounding areas will be improved,

for example through provision of a direct pedestrian access to the Ardath Road employment site.

The estates neighbourhood will be built to last, combining the best of modern construction and design practices. The new housing will be of high quality design, built to high sustainability standards (at least Code for Sustainable Homes Level 4), and based on the traditional urban design principles of a permeable street network with strong definition between the public and private realm through front gardens and defined boundaries.

New road connections will be made to enhance the accessibility of the neighbourhoods, with streets changed to provide safer pedestrian and cycling routes. Improvements will be made to the bus facilities on the estate, with the New Fold incorporating

comfortable facilities for those requiring to change buses as part of their journey.

Whilst, a large scale remodelling of the estates neighbourhood is proposed, it contains many ecological and historical features, landscape attributes and favourable views that will be be cherished and respected, including archaeological sites such as “The Mounds”, and Hawkesley Hall, Wasthill Canal Tunnel and listed buildings such as Canal (Tunnel) Cottages and the Primrose Hill Farmhouse.

Underlying the Planning Framework is a vision for Kings Norton, which has been developed through a careful understanding of the opportunities of the area and through conversations with local residents and stakeholders as part of the consultation process.

A place where people want to live now and in the future. The three neighbourhoods of Hawkesley, Primrose and Pool Farm will become an integral part of the Kings Norton suburb. Development will respond to the areas unique environmental setting and will form an integrated extension to the original Kings Norton suburb. The neighbourhoods will be recognised for their distinctive character, high standard of green space and excellent access to facilities and services. The neighbourhoods will offer a good choice and mix of high quality houses for both purchase and rent with new development achieving high environmental standards. The neighbourhoods will be known for their strong and active communities.

It is expected that the Framework vision will be delivered over the next 15 to 20 years over four phases. Over this time a significant number of homes will be purchased by the Council in order to assemble and clear sites for the proposed new development. The clearance and new build work has been phased in a way to maximise the opportunity for such households as well as existing council tenants wishing to be re-housed on the Estates, to do so.

The first phase of development will start in 2010 at Owens Croft, extending to include plots at the north end of Pool Farm around Heathside Drive in following years. The majority of homes delivered through Phase 1 will be affordable housing, including homes for shared ownership, and will be delivered by the City Council through the Birmingham Municipal Housing Trust (BMHT). From Phase 2 onwards (possibly from around 2012), it is envisaged that a developer partner will be involved.

Phase 2 will be crucial to the regeneration of the Estates, as it includes the development of the Redditch Road Local Centre, and the New Fold neighbourhood centre. This phase will fundamentally change the profile of the Estates, and will be critical to the success of the later, 3rd and 4th phases, which will see progressively greater numbers of housing for outright ownership. Phase 3 will focus on the remaining area of Primrose not remodelled under Phase 2, whilst Phase 4 will focus on the majority of the Pool Farm estate not addressed under Phase 1.



The Planning Framework will be the key instrument in guiding the regeneration of the Pool Farm, Primrose and Hawkesley estates in Kings Norton over the next 20 years. In particular, it will provide the framework for prospective developer partner(s) to the Council to prepare detailed proposals. It will be the basis on which to make planning decisions and will be a material consideration when determining planning applications.

Another key role of the Framework is to act as a guide for strategic housing investment, from clearance and decanting of households, through to development. The framework sets out requirements for house type and tenure mix, to ensure that the redevelopment programme meets the aspirations of the local community.

Purpose of Document

Context

Birmingham City Council has been working in partnership with Kings Norton New Deal for Communities since 2000 to deliver the holistic regeneration of the Pool Farm, Primrose and Hawkesley Estates. In this time the £50 million New Deal for Communities programme has seen an enhanced Decent Homes programme funded in parts of the estates and an extensive environmental works programme across the estates overall, as well as improvements to housing, health, unemployment, education, and community safety. During this period, options to secure the physical regeneration of Pool Farm, Primrose and Hawkesley were the subject of extensive consultation with the local community and other stakeholders. In 2005 residents expressed a clear preference for the “Big Change” option involving the redevelopment of Primrose and much of Pool Farm estates and a new local centre with a supermarket on the Redditch Road. Following this further studies were undertaken as part of the New Futures programme to examine the feasibility of the Big Change option in more detail. This planning framework represents the next stage in taking forward the regeneration of the area by setting out detailed proposals that will enable development to be delivered on the ground.

Status of this Document

This document sits within the existing policy framework of the Regional Spatial Strategy (RSS), Birmingham Unitary Development Plan (UDP) 2005 and the emerging Birmingham Core Strategy and is a guide to the implementation of Proposal HR21 in the Birmingham Unitary Development Plan (2005).

The Planning Framework is not a statutory Planning Document, nevertheless it has been prepared in accordance with guidance of national, regional and local planning policies, and has been informed by extensive consultation with the local community and other stakeholders, and by a sound evidence base. A full planning policy review is provided within Appendix 9.

¹ The Three Estates will be the focus of attention to improve housing condition and encourage local employment opportunities. A strategic regeneration strategy will also address current issues on the estates.

How this Document has been Prepared

The Planning Framework has been prepared on the basis of a number of key stages and has been shaped by an extensive programme of research, consultation and testing. The key stages are:

- i. A thorough assessment of the context of the Estates, looking at the population, housing, retail requirements, local environment and ecology, transport connections and community facilities. The information is contained in a range of reports involving the collection of primary and secondary evidence, and informed by extensive consultation with service providers and other relevant stakeholders:
 - a wide ranging baseline and issues paper (Appendix 12),
 - a review of a recent retail needs study (Appendix 11),
 - an assessment and review of relevant planning and housing policy (Appendix 9)
 - Urban Design and public realm analysis (Appendix 2)
 - A transport study (Appendix 5)
 - An assessment of Ecology and Archaeology (Appendix 4)

- ii. Options Development & Analysis. The possible ways of delivering the “Big Change” vision where tested against policy, delivery and viability criteria, which led to the selection of an option for working into a draft framework for consultation. The detailed options development and analysis paper is contained in Appendix 10.
- iii. Stakeholder and Community Consultation on the draft framework. An analysis of the results of this consultation is contained in Appendix 8

The Planning Framework has been subject to, and informed by:

- A Sustainability Appraisal (Appendix 6)
- An Equalities impact needs assessment (Appendix 7)
- A Social Infrastructure Study (Appendix 3)
- An assessment of the housing needs of displaced households (Appendix 1)



01



02

01: Primrose

02: Hawkesley

03: Primrose

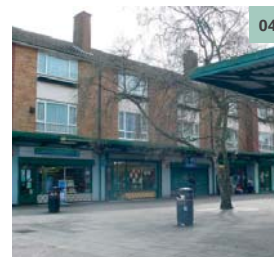
04: The Fold in Pool Farm

05: Pool Farm

06: View towards Primrose



03



04



05



06



The Planning Framework area covers the Pool Farm, Primrose and Hawkesley estates in Kings Norton (referred to as the 3 Estates, or Estates, Neighbourhood). It is located on the southern edge of Birmingham, around 9 kilometres from the City Centre. Developed over 3 phases spanning the 1950's through to the 1970's the 3 Estates, accommodating some 4,000 households, are distinct in character due to the prevailing social housing style at the time. The framework area is located around 1.5 kilometres from Kings Norton railway station to the north, with Kings Norton Village Green providing local financial and retail services within 1 kilometre of the Estates. The A441 provides the main vehicular connection between the Estates and the M42 motorway to the south and Birmingham City Centre to the north. Bus services provide connections to surrounding neighbourhoods of Northfield, Cotteridge and Druids Heath, and there are connections to Kings Norton Business Park, Kings Norton railway station and Birmingham City Centre.

Location



Framework Area Context Plan



This section sets out the key issues and opportunities that the Planning Framework will seek to address. It summarises the findings of the background reports referred to in Section 1, above.

The Opportunity

Whilst many aspects of the Estates require addressing, the setting of the area, in particular its attractive edge of city location and proximity to the desirable Kings Norton Village Green and attractive residential areas at Kings Norton, offers a considerable opportunity for new development to exploit by sensitively and appropriately designed future development.

The Estates are fortunate to be situated in an attractive natural landscape setting adjacent to the greenbelt. The topography provides good views to Birmingham's city centre and to the surrounding countryside. Green open spaces, many with a south facing orientation are located throughout the estates, and to the north lies the Worcester and Birmingham Canal. In addition the Estates are surrounded by and encompass a number of interesting historic

A Summary of the Issues

and archaeological sites, and many sites of ecological value.

The New Deal for Communities Programme has started a process of change and improvements that will continue and can be built on as the redevelopment is implemented. Tangible improvements have included a reduction in the rate of unemployment, improved health of residents, and a reduction in reported crime. In addition, resident satisfaction with the area as a place to live has increased. The New Deal Programme has also developed the capacity of many individuals and groups, and they will continue to have an important role in supporting the regeneration of the estates once the New Deal Programme has come to an end.

The Issues

Socio-Economic Profile

- The Estates have a predominantly white, and particularly young population with almost 29% of the population under 16. There is a lower number of people in what might be considered “the core family raising age group” of 35-49 year olds, compared to the neighbouring areas. (This may be a reflection of family households relocating outside the Estates when looking to step up the housing ladder).
- Families of two adults with children are under represented on the Estates, whilst there is a higher than average representation of small households of couples with one child or lone parents with dependent children.
- The 2001 Census revealed that over 4 in 10 people on the Estates were economically inactive, which is higher than the neighbouring areas. People on the Estates were statistically more likely to be unemployed and/or permanently sick or disabled than in the neighbouring area, less likely to be in full time work (employed or self employed), and if in employment, more likely to be in a lower skilled occupation. However, under the New Deal for Communities Programme, the employment situation has improved, with the unemployment rate falling from 14.6% in 2000 to 11.8% in 2008. The development proposed under this Planning Framework will provide further opportunities to reduce this gap with retail and construction jobs being created in the area.
- This traditionally low skills level of the Estates reflects the educational profile of the population, with nearly a half without a formal qualification (compared to the regional average of one third). However, as with the employment situation, the New Deal for Communities Programme seems to have assisted enhancing the skills profile of the population, with 71% of pupils achieving 5 or more GCSEs at grades A*-C in 2008, compared with just 25% in 2000.

Housing conditions and demand

- The area has approximately 4,000 dwellings of which around 65% are affordable. The owner-occupier market is therefore much weaker than in the wider area, though that of the Hawkesley Estate is notably more robust than in Pool Farm and Primrose. The traditional house forms only 4 in 10 of the stock of Birmingham Council (the predominant housing provider), with particularly high concentrations of flats and maisonettes on Pool Farm and Primrose.
- Demand for council housing on the Estates is low at just over 1 bid per property advertised, compared to three per property in the wider area, and six per property in Birmingham. In addition there are notable variations in popularity by house type and by estate. Three and four bedroom houses are in better demand across the Estates, whilst, flats and maisonettes—particularly 3 storey walk up maisonettes, prove very unpopular with residents and have a high turnover. There is a high concentration of the high turnover dwelling types on Primrose and Pool Farm.
- Some of the properties are of non-traditional construction and the funding to adequately repair them all to at least meet the Government's Decent Homes standard cannot be justified.
- Problems of non-traditional construction, high turnover, unpopular housing types do little to establish a cohesive community and undermine neighbourhood satisfaction as a whole. As a result approximately 900 properties in Pool Farm and Primrose have been identified as being in need of clearance.

Education

- There are two dedicated childcare facilities in the estates, and five others in the surrounding area, though none in Hawkesley. Therefore future development in this area could provide the opportunity for such a facility;
- The three primary schools within the Estates (providing a total of 575 spare places) and Kings Norton High School (406 spare places) are undersubscribed; two of the primary schools perform significantly worse than the Birmingham average in Key Stage 2 results, and the secondary school also underperforms. Primary and secondary school provision is currently under review and this will be the subject of separate report(s) and recommendations.

Healthcare

- There are two primary healthcare facilities in the estates and the only additional demand is for new premises to accommodate "Tier 2" activities, such as the Stop Smoking Campaign and the Healthy Eating initiative. This could operate from a unit co-located with a pharmacy or other service provider. The nature of GP provision on the Estates is not expected to change, with the surgery at Hillmeads Road expected to remain.
- There is one NHS dental surgery on the estates but much of the eastern and southern parts of Hawkesley estate are more than a 15-minute walk from the nearest facility. There may be potential to include an additional dental surgery as part of the co-located facility mentioned above.

Leisure and Recreation

- The estates have large areas of open space, but Kings Norton Ward fails to achieve its target for public and private playing fields. Addressing this shortfall is preferable but will be difficult due to the topography. Where possible, some open space could be brought forward as playing pitch space to address this deficit and access to existing school playing pitches opened up to community use;
- There is a leisure centre in Kings Norton High School, which provides an important role for local residents. Birmingham City Council Sports and Events department are currently undertaking a Facilities Strategy to understand future aspirations for this leisure centre, which is due for completion later in 2009. It is probable that the site will be retained.

Emergency services

- There appears to be insufficient demand for additional police, ambulance or fire stations to be located on the estates.

Community Facilities

- Birmingham Youth Service has identified a lack of suitable facilities from which to develop local learning and educational opportunities. There is therefore potential to provide a new youth facility, to accommodate the Youth Service currently located at Teviot Grove.

Transport

- The 3 Estates have been developed in a way such that they relate poorly to each other, and the surrounding area. As such the road network of the estates is hard to navigate; many routes are indirect, thus prolonging journeys. These routes, would benefit from more direct shortcuts, which would in particular lessen journey times for walkers and cyclists. It would also improve the accessibility of bus services through the Estates; currently there is a lack of attractive and accessible public transport services. Poor crossing facilities, a lack of attractive walk and cycle routes, poor lighting and concealed corners, also serve to make journeys by foot and cycle difficult.

Retail provision

- The Estates have a limited range of town centre uses that are mainly focussed in four local centre 'squares' varying in quality and provision. Public consultation and the supporting evidence base has identified both a quantitative and qualitative need for a 'full price' foodstore to be provided at a site fronting the Redditch Road as part of a new local centre. There is also a need to improve retail provision and the environment at the Fold to ensure the long-term sustainability of neighbourhood shopping facilities to serve the Pool Farm area. Evidence strongly suggests that if The Fold is redeveloped, then re-provision of existing floorspace would be sufficient to meet tenant demand and residents short term shopping needs.



Vision

The vision for Kings Norton has been developed through a careful understanding of the opportunities of the area and through conversations with local residents and stakeholders as part of the consultation process.

Vision: A place where people want to live now and in the future. The three neighbourhoods of Hawkesley, Primrose and Pool Farm will become an integral part of the Kings Norton suburb. Development will respond to the areas unique environmental setting and will form an integrated extension to the original Kings Norton suburb. The neighbourhoods will be recognised for their distinctive character, high standard of green space and excellent access to facilities and services. The neighbourhoods will offer a good choice and mix of high quality houses for both purchase and rent with new development achieving high environmental standards. The neighbourhoods will be known for their strong and active communities.

Development Proposals

01, 03: New Housing for sale or rent
a key objective

02, 04: Open Space as a place
for social interaction



Objectives

The objectives for the Planning Framework have been developed as part of Sustainability Appraisal process.

1. To provide 1400 new and replacement homes in total to deliver a greater diversity in terms of housing type, tenure and affordability.
2. To provide a high quality residential environment with a mix of uses at key points to create a local destination, delivering visually stimulating development and uses that meet the needs of the community.
3. Improve the ease of movement around the area for all, especially making walking and cycling easier and safer.
4. Improve the quality and ease of access to public open space across the area.
5. Ensure the landscape, views and canal are maximised in the proposals.
6. To make the 3 estates an integrated part of the Kings Norton area.
7. To significantly enhance the sustainability of the built and natural environment of the Kings Norton Framework Area.
8. To reduce the framework area's contribution to climate change and increase its adaptability to future climate change.



9. To provide a network of well designed green spaces to enhance the sense of place.
10. To provide shops and services in locations that maximise accessibility by foot, bicycle and bus.

Summary Principles

The Planning Framework will deliver transformational change. It will significantly enhance the quality of the built and natural environment, so that the neighbourhoods are better integrated and appear, and function as part of the wider Kings Norton suburb. The following key principles will guide the future redevelopment of the framework area:

- A key urban design principle is to open up the existing “3” estates, placing new facilities, spaces and housing on the boundaries between neighbourhoods. An extension of this principle is to break down the barriers between the estates and surrounding residential areas.
- An important urban design principle in unifying the Estates is the creation of a strong “spine” route running through the estates from the new local centre on the Redditch Road to the heart of the area and then on through the redeveloped Pool Farm estate. The spine route connects key retail, office, community facilities and new and enhanced open spaces.



New housing is key to wider regeneration

- The key features of the area will include a new supermarket and local centre on Redditch Road providing a new western gateway into the area. This will be adjoined by around 530 new dwellings on the redeveloped Primrose estate with a new high quality village green at the heart of the area.
- At the junction of Foyle Road and Shannon Road a new Green Heart will be created fronted by new housing and a new Youth Service Building.
- Further along Shannon Road a new neighbourhood centre, known as the “New Fold” will provide a mix of retail, office and community space.
- In Pool Farm improvements along Hillmeads Road will form part of the new spine with around 690 new houses being developed on a transformed Pool Farm neighbourhood.
- Pool Farm, Primrose and Hawkesley will become neighbourhoods of choice. High quality well designed new housing will be complemented by new retail and other local facilities, improved green spaces and better local transport.
- There will be around 1400 new dwellings in the Primrose and Pool Farm estates. This represents an increase in housing numbers of around 500 dwellings with a significant shift from flatted accommodation to traditional family houses, and more housing tenure choice across all types of housing.
- The new housing will be of high quality design, built to high sustainability standards and based on traditional urban design principles of a permeable street network with strong definition between the public and private realm through front gardens and defined boundaries.
- New employment opportunities will be created at the Redditch Road local centre with the New Fold providing additional office accommodation. Access to employment opportunities outside the area will be improved, for example, a new route will be created from Pool Farm to the Ardath Road employment site.
- New road connections will enhance the accessibility of the neighbourhoods, with streets changed to provide safer pedestrian and cycling routes. A new local public transport hub will be located at the New Fold to provide interchange facilities between local bus services.
- As well as the new village green at Primrose, green space enhancements include improvements to Arrow Way Park in Pool Farm, and the southern part of “The Mounds”, the creation of the Green Heart at Shannon Road and enhancements to Millennium Green.

These principles and the proposals set out in this section are shown on the proposals plan on the next page and are also shown in the A3 pull-out at the back of this document.



Land Use Strategy and Proposals

This section translates the vision, objectives and principles into specific proposals covering land uses, urban design and transport. The proposals are set out in bold type with supporting information provided in normal type.

All development will also be subject to all policies in the Birmingham Unitary Development Plan, including affordable housing, open space, archaeology and conservation. The design and layout of the development should adhere to the principles set out in adopted Supplementary Planning Guidance and Supplementary Planning Documents including Places for Living: the Birmingham Residential Design Guide, and Places for All.

Housing

Location of New Housing

Proposal H1 – New housing sites.

New housing will be developed on the housing sites shown on the Proposals Map. Residential accommodation will also be acceptable in upper floors of the new centres.

The Planning Framework proposes 1392 new homes at sites across the Estates, which after clearance represents a net addition of 544 new homes. This will provide a greater choice of good quality housing by type, size and tenure. The vast majority of new residential accommodation is to be provided by making better use of cleared housing land and other previously developed land, through improved

layout and increasing the development density where appropriate.

The limited amount of residential development on existing open space will be mitigated through qualitative improvements to open space provision.

Housing Tenure and Type

Proposal H2 – Housing tenure and type.

Housing tenure and type shall be provided in accordance with the requirements set out in table 1.

The framework proposes a range of housing types to satisfy local housing requirements identified through an assessment of housing needs in Kings Norton and the wider housing catchment area. These are set out below in table 1. Appendix 1 sets out the principles that have guided this proposal.

	Market	Affordable	Market	Affordable	Total
2 Bedroom Apartments	0%	100%	0	100	100
2 Bedroom Houses	53%	47%	253	222	475
3 Bedroom Houses	68%	32%	366	175	541
4 Bedroom Houses	27%	73%	76	200	275
			695	697	1392
			50%	50%	

Table 1

Density

Proposal H3 – Residential Density.

The residential density of new development should look to achieve between 30dph and 50 dwellings per hectare (dph), with most sites achieving at least 40dph. The exception to this is where development parcels include apartments, where residential density should exceed 50dph.

A higher density of housing is critical to achieving the increase in housing stock that is required on the Estates. This increase is important for there to be a greater choice of tenure without diminishing the existing stock of affordable homes.

The proposed housing density ranges across the site and will be informed by the constraints posed on each development block, e.g. topography, surrounding urban form and environmental constraints. Higher density residential development will be more appropriate in the Primrose area, responding to the larger development sites and proximity to the proposed new local centre. Housing density in the Pool Farm area will be slightly lower in response to the smaller sites and more challenging topography.

Mixed Use Centres

Two new centres are proposed:

- A new local centre on Redditch Road will provide residents needs and also

serve a wider area.

- The Fold will be moved to take up a more prominent position at the junction of Primrose Hill with Shannon Road. The new neighbourhood centre will provide sufficient floorspace to meet tenant demand and resident's local term shopping needs.

Redditch Road Gateway Local Centre

Proposal C1 – New local centre.

A new local centre is proposed on Redditch Road in the location shown on the Proposals Map. The centre will comprise the following:

- A superstore of up to 4,000m² gross and
- Other retail units totalling 450m² to provide retail, financial and professional services, cafes and restaurants (Class A1- A3)

Additional floorspace could be provided for other uses subject to demand. Appropriate uses could be small offices for local companies, studio uses, and community service operators.

The Redditch Road frontage has been identified as an appropriate location for a local centre, which will act as a “gateway” for the Primrose neighbourhood and the wider framework area. It will provide a superstore and other retail units with associated parking. The space for other retailers will not exceed 450m² in order to ensure that the vitality and viability of the proposed New Fold is not undermined. Additional floorspace for other uses such as small scale local offices, community



Illustrative image of New Gateway / Local Centre

service uses will also be permitted.

The superstore will be designed in a way that exploits the unique topography of the site, allowing for the footprint of the development to be reduced by having car parking above the store. The creative design of the superstore is essential to the success of the Redditch Road local centre as a gateway. Residential units will be provided on upper floors, wrapping round the development. The building will require careful design with screening from car parks and service areas, together with the provision of adequate amenity space for residents.

New Fold Neighbourhood Centre

Proposal C2 – New Fold neighbourhood centre.

A new neighbourhood centre is proposed at the junction of Primrose Hill and Shannon Road. The new centre will comprise one key retail unit of approximately 300m², suitable for a small supermarket, with up to 600m² of other retail floorspace for Class A1-A3 uses. Other appropriate uses will be community space and offices for local service providers.

This new neighbourhood centre will replace the existing centre at The Fold, and is referred to as the “New Fold”. It will mark a new gateway into the estates from the north. The centre will provide a mix of retail, offices for local service providers and community space. The size and format of space will give scope for the centre to accommodate a broad mix of retail businesses and other uses, and will give sufficient critical mass for the New Fold to be a destination in its own right.



Illustrative Image of New Fold

Employment and Training

Employment Provision

The Planning Framework has an important role in improving the access of the residents of the area to employment and training opportunities, both locally and further afield.

The proposals featured under Movement and Connectivity, below, will allow for enhanced bus access, allowing for better access of residents to job and training opportunities elsewhere in Kings Norton and Birmingham. In addition, the proposals will also provide an integrated, safe, and coherent network of pedestrian and cycle routes, affording residents better access to more local job and training opportunities, both existing and proposed.

Locally, there will be the following major employment opportunities over the medium to long term:

- The proposed 4,000m² supermarket along Redditch Road will provide around 200 jobs, a high proportion of which could reasonably be expected to be taken by local residents, especially if a Jobs Employment Training / Employment Compact agreement was in place.
- The Ardath Road industrial area lies to the immediately north of the estates and includes around 6 hectares of vacant land and a number of buildings, some of which are unoccupied. There is potential for land assembly, acquisitions, and

other appropriate actions, in order to make the site viable for redevelopment for employment uses.

- Bilton Industrial Estate is privately owned, and although currently under occupied, it provides a local employment opportunity that should be retained in the short-medium term. If, however, the Ardath Road site is developed for employment uses, it will provide a superior location to the current Bilton Industrial Estate. Any proposals for the redevelopment of the Bilton Estate at this stage would need to be assessed against the Council's Supplementary Planning Document on Loss of Industrial Land to Alternative uses. Proposals will also need to be informed by this Planning Framework.

These developments are located within Northfield Constituency in which there are 19 priority Super Output Areas where the Worklessness Rate is above 25%. Residents who are 'workless' are people of working age who are not in work and are claiming a range of benefits. This includes 'unemployed' people who are actively seeking work and are claiming Job Seekers Allowance, Incapacity Benefit and/or Lone Parent Income support.

Access to Employment and Training

Proposal A1 – Employment and Training.

The City Council's developer partners will be expected to ensure that local people and businesses are able to benefit directly from the opportunities

presented by the redevelopment, with the purpose of affording unemployed local (residing in, or close to, the Planning Framework area) residents access to employment opportunities created by the house building programme proposed in the Planning Framework.

Overall, the Planning Framework proposals are expected to be delivered over a 15 to 20 year period, and its large scale will provide a significant source of construction related employment over the period. It will be reasonable to expect that the Council's developer partners would participate in a construction training scheme affording local people access to the employment opportunities.

Proposal A2 – Training and Employment at proposed supermarket.

The developer and operator of the proposed supermarket at the Redditch Road gateway will be required, both during construction and operation of the development, to participate in an agreement to maximize training and employment opportunities for local people.

Birmingham City Council expect that the developer and operator will work with the City Council's Employment Access Team (EAT) through an Employment and Training Agreement to connect local people, particularly those facing disadvantage, with the construction and end user jobs identified by the two major employment opportunities identified. The EAT provides a professional, free service that meets employers needs in recruiting new staff and a comprehensive support package to ensure they retain a skilled flexible workforce, and delivers tailored, specific training programmes to promote access to job opportunities by local people. EAT will seek early negotiations with the developer and operator to ensure that they have access to a range of resources to guarantee job vacancies will be matched to skilled and motivated local people.

Workless' residents in Northfield Constituency and the Kings Norton NDC area will be engaged through various initiatives (including South Works Neighbourhood Project and similar Working Neighbourhood Fund interventions) and supported to access the jobs identified in the new major employment opportunities identified above - the Supermarket on Redditch Road and the Ardath Road site.

Community Facilities, Youth Provision and Education

The Social Infrastructure Study (Appendix 3) has reviewed the provision of education, healthcare, leisure, recreation, emergency services and community facilities, and has identified scope for future provision. On this basis the following requirements are set out.

Proposal CF1 – Education and community facilities.

Provision will be made for education and community facilities to serve the development through Section 106 contributions and the development agreement.

The future format of provision at Kings Norton High School remains under consideration at the time of the preparation of this Planning Framework. Notwithstanding this, both primary and secondary level facilities within the Estates catchment have capacity in excess of 10%, which suggests additional physical capacity is not required at present. However, Section 106 contributions may be required in the future.

There is evidence of capacity at pre-school (nursery) level, and a Section 106 contribution towards nursery provision is likely to be required. The Social Infrastructure Study also identified that a requirement will be generated for the provision of 58m² of community centre space, 42m² of library space, 20m² of associated police floorspace and 13m² of associated fire service floorspace. These requirements fall short of a need for specific new facilities, rather they point to the need for existing provision to be enhanced through Section 106 contributions. Additional community space should be directed towards Greaves Hall as part of an enhancement of the facility.

Proposal CF2 – New youth facility.

A youth facility is proposed at the junction of Foyle Road and Shannon Road.

A specific need has been identified for a new Youth Facility on the Estates, in order to deliver local learning and educational opportunities. Plot 19 on the junction of Shannon Road and Foyle Road, will be set aside for a new youth facility. The Council envisages this facility being built by its chosen developer partner as an obligation of the development agreement, if other funding is not available.

Open Space and the Natural Environment

The most important areas of open space, recreation areas and sites of ecological importance, will be retained and enhanced, and a new, more defined and maintainable public realm created.

Ecology

The Estates' area has a number of important ecological sites. The only site with a formal designation is the Worcester and Birmingham Canal, which is a Site of Local Importance for Nature Conservation (SLINC) located on the boundary of the planning framework area. This forms part of a Wildlife Corridor (WC), which spans the area.

There are a further 6 sites within the area covered by the framework with a high quality ecological or amenity value. Many of these sites are located on the line of the Worcester and Birmingham Canal e.g. the Mounds. Others include Hawkesley Hall and the Millennium Green. There are also a number of Green Corridors and potential new green corridors that connect the sites together.



01: Green Space Precedent.
Space is overlooked and uses natural and contemporary materials



02: Way-marking and interpretation
can aid sense of place



03: Linear Open Space Walkway
Precedent. Shared cycleway and walkway

Proposal E1 – Enhanced Ecological Value.

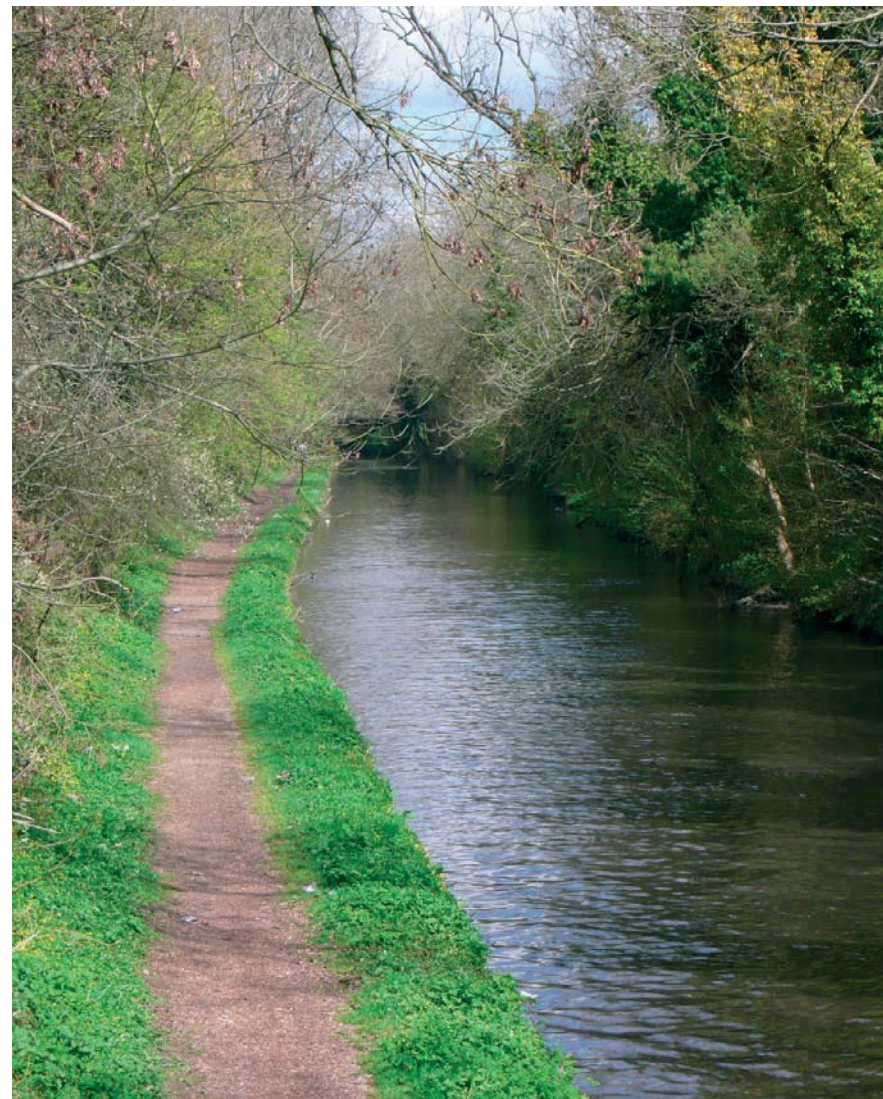
The ecological value of the area will be protected and enhanced wherever possible in considering development. In order to ensure that due regard is given to the protection and enhancement of the biodiversity of the area, detailed habitat surveys and protected species surveys will be required as appropriate.

In particular, the redevelopment process will need to take account of the potential ecological constraints associated with the demolition and site clearance, notably the possible presence of roosting bats. Ecological surveys will be required in support of planning applications.

Development is proposed at three areas identified in the Ecological Assessment (Appendix 4) as being of high relative nature conservation value: -

- The northern section of the Mounds (part of site 10)
- Land at the junction of Primrose Hill and Longdales Road (part of site 17)
- Owens Croft / Brooklea Grove (site 6)

At these three plots, there will need to be the appropriate demonstration that there will be no net loss of biodiversity across the wider Estates, by way of appropriate biodiversity enhancements in other parts of the Estates.



Worcester and Birmingham Canal Site of Local Importance for Nature Conservation (SLINC)

Open Space

Overall, the Planning Framework proposes improvements to the quality of open space in order to create a high value and usable open space network that respects and enhances existing landscape and ecological attributes, favourable views and the canalside setting.

Proposal E2 – Worcester and Birmingham Canal Linear Open space walkway enhancement.

It is proposed to strengthen the existing ‘green corridor’ along the line of the Worcester and Birmingham Canal and Wasthill Tunnel; this will create a continuous green pedestrian/cycle route linking the site with Kings Norton Village to the north and the Worcestershire countryside to the south;

The physical enhancements to the canal corridor will include improvements to access points, towpath reinstatement, tree management, introduction of mooring bollards, sign posting and information display boards. In addition new trees will be planted and bird and bat boxes introduced to enhance the ecological value of the canal corridor. The proposals are being delivered in partnership with British Waterways. Other improvements to the Mounds (see proposal E4 below) will help to enhance this corridor.

Proposal E3 – New and enhanced green links.

It is proposed to create a series of new and enhanced green links including the following;

- **A green link to connect the (linear open space walkway - Proposal E2) green spine with Lime Walk through the new Primrose estate through green streets; this will create a circular route connecting the Redditch Road Local Centre, Lime Walk, Primrose Neighbourhood and the Mounds; and**
- **In Pool Farm a new green link is proposed to create greater connectivity between the existing open space (including Millennium Green) and with public rights of way in Hawkesley and the adjacent green belt countryside**

Proposal E4 – Enhancement of Existing Green Space.

It is proposed to enhance the quality of existing spaces at Arrow Walk Park, Millennium Green and the Mounds to provide for the needs of the new development and compensate for the loss of green space;

The proposed enhancement of key existing green spaces is to include a more accessible network of paths creating better connectivity with adjacent streets, new or upgraded play facilities where appropriate, and other landscape and ecological improvements.



New development will front onto existing green spaces, where possible. This will ensure better definition of the open space, and improve safety through overlooking and increased activity.

Arrow Walk will be enhanced with new housing overlooking to provide natural surveillance. Over the medium term the open space will be enhanced through new landscaping and a replacement of the play equipment when the adjacent residential sites are developed.

Millennium Green will see general enhancements to the landscaping and measures to enhance the sites ecological value. The proposals will be developed in collaboration with the trustees of the Millennium Green.

At the Mounds, the most significant existing trees and habitat will be retained and enhanced. The intention is to create a smaller green space to the north of the new development plot (Plot 21) as part of the green heart (see Proposal E5).

The southern half of The Mounds will retain much of its current natural character

as well as the creation of more open useable open space. Existing tree planting and scrub vegetation may benefit from selective thinning and coppicing to improve views into the site and to promote greater diversity in ground flora. There will be a more legible network of paths including a main north-south route linking to the Green Heart to the north and Hawkesley to the south. This will form part of the Worcester and Birmingham Canal walkway. Additional paths will provide greater accessibility with adjacent residential areas. Improvements are to include contemporary street furniture including, way marking, litterbins and seating opportunities and archaeological interpretation. Improvements will be subject to the need to safeguard archaeology.



Proposal E5 – New Green Heart.

A new and enhanced green space is proposed at the junction of Shannon Road and Foyle Road to provide a Green Heart for the neighbourhoods. The space will also act as an outdoor room for the new Youth Service facility.

The proposals seek to realign the southern end of Foyle Road to create a well proportioned green, faced by new development on three sides- including the new youth facility - providing overlooking and activity. It is intended to be a space for meeting, relaxation and informal recreation, including space for games. It will enhance the setting for the existing historic tunnel cottages and it is proposed that the selective thinning of woodland will allow views north along the canal corridor.

The space will extend westwards across Shannon Road to include the northern end of The Mounds. The space will be restrained in its landscape design, using a limited number of plant types and simple routes created with an emphasis on structural planting reflecting the character of the nearby Kings Norton Park. A pedestrian/cycle route runs north-south through the green providing access to the canal tow path to the north and The Mounds to the south.

Street furniture should be incorporated into the space including signage, waymarking posts, litter bins and seating opportunities. This site would provide an ideal location for locally sourced art installations, and/or archaeological interpretation with the canal and its history as one possible theme for this.

Proposal E6 – Primrose Village Green.

It is proposed to create a new village green in the Primrose neighbourhood.

A new village green is proposed at the heart of the redeveloped Primrose Estate. It will provide a key focal point for the area and will occupy a prominent location at the centre of the neighbourhood. Design of the green and the buildings around it should reflect the character of Kings Norton Village Green. New residential development will surround the village green with of houses fronting onto the space. This will ensure good definition of the open space, and improve safety through overlooking and activity. The residential streets surrounding the space should be high quality streets and designed as part of the space.

The village green will be large enough to provide for a variety of activities including play, relaxation and informal recreation. It should include seating, landscaping, tree planting, formal grass, planting areas and contemporary street furniture including litter bins. This site would provide an ideal location for locally sourced art installations.



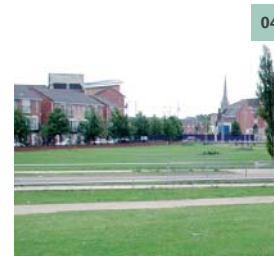
01



02



03



04

New residential development will surround the village green with houses fronting onto the space.

01, 02, 03, 04: Overlooked green space feels safer and adds value to streets and neighbourhoods

Placemaking and the Built Environment

A strong sense of place will be created through the good use of urban design and high quality architecture and protection and enhancement of the historic environment.

The Historic Environment

The Estates contains a number of key historic recorded sites and buildings. These include the entrance to Wasthill Canal Tunnel, the Canal cottages, the barn at Primrose Hill Farmhouse (all Grade II) and the Primrose Hill Farmhouse which is Grade II*. Development will respond to these by preserving or enhancing their character and setting

In addition to the listed buildings, the area has a number of archaeological sites including Hawkesley Hall, the Mounds (which are the spoil from the canal tunnel construction and Ridge and Furrow). This collection of historically significant features is a key feature of the plan area.

Proposal P1 – Listed buildings.

Listed Buildings will be protected and their setting enhanced. Archaeological sites will also be protected. The new housing proposed adjacent to the Mounds should be constructed in a manner that does not adversely impact on the integrity of the mounds. Likewise, the enhancements to the footpaths and landscaping of the mounds should maintain the integrity of the Mounds. There is the possibility of a further discovery of archaeological remains while undertaking development work, particularly in the Pool Farm Estate. As a consequence a precautionary approach should be applied in this area – appropriate survey works should be undertaken in consultation with the City Archaeologist prior to development.

General Urban Design Principles

The following key development principles need to be followed to achieve a high quality built environment and strong sense of place.

Proposal P2 – Urban Design Principles

Development will comply with the following urban design principles:

- Development will relate strongly to, and take advantage of, the best in the existing context and adjacent natural elements including open spaces, the canal and the adjoining green belt, listed buildings etc;
- Block layouts will be designed that respect urban design and

development principles set out in Places for Living and Places for All, and respond positively to adjacent developments and the existing context;

- Buildings should be designed to a high architectural standard, drawing on elements of buildings within the wider Kings Norton area.
- The composition of the street scene should be a key consideration in the design of buildings with strong articulation of key features such as windows, roof lines and where appropriate balconies.
- Development will create a strong character by locating buildings to define the street edge.
- Corner buildings should avoid blank gable ends, with a emphasis on creating a lively street scene. At gateway locations, enhanced articulating of corner buildings will be expected.
- Development will be of massing and height that responds to the established hierarchy of streets and view corridors, with greatest building heights encouraged at 'gateway locations

Responding to Context

The character of the new development, by way of the style of new housing and other development and, the treatment of the public realm and the boundaries of properties, will need to respond to the prevailing character of the wider Kings Norton area. However, slavish repetition of existing styles and architectural vernacular are not needed. In responding to the nearby Kings Norton Green, key elements to consider when designing the New Fold and the Redditch Road gateway will therefore be the active ground floor uses, the creation of a strong public realm, on-street parking and appropriate architecture, materials and landscape treatment. Development will also need to respond to the adjoining Kings Norton residential suburb. The key elements that should be respected in development within the Estates are the use of different façade treatments (brick and render), the strong definition of private and public space and the strong presence of trees in the street environment. Development will also need to respond the adjoining rural areas as well as features such as the Worcester and Birmingham canal.

Layout and Design

The development of new housing and the new centres will help reinforce the different characters of the different neighbourhoods in the framework area. Set out below are broad design principles that should inform the style and character of development at Primrose and Pool Farm and the new centres. Developments adjoining existing housing in Hawkesley should have regard to the style and character of the Hawkesley neighbourhood.

Primrose

Proposal P3 – Urban Character of Primrose Neighbourhood and new Redditch Road centre.

Developments at Primrose will be laid out to create a network of linked streets, which are pedestrian and cycle friendly. Development will front onto these streets creating strong overlooking of the public realm and a strong definition between public and private realm. The layout shown on the proposals map is illustrative and the exact depth of development blocks needs to be determined at the detailed planning stage. The strong formal nature of the development blocks will be reinforced by the character of the houses, the streets and the spaces within Primrose. Strong building lines with a consistency of architecture will reinforce this formal character. Roof lines will vary depending on the property type. 3 storey dwellings will be focused along the main routes and overlooking the Village Green. A restrained use of brick and render will reinforce this formal character.

Although the local centre will be more varied due to the mix of uses and unique design of the supermarket site, the centre should be formal in its building lines and restrained in the use of materials and colour. High quality of building design is essential to mark the gateway location of the new centre. It is essential that the ground floor of buildings contribute to an active street with buildings designed in such a way that creates activity and attracts footfall. The buildings and the space between them need to be designed as an entity with high quality public realm providing an attractive and accessible pedestrian environment.



Indicative Street Scene for Primrose Neighbourhood



01: Use of render an important local characteristic

02: Green Streets will be an important feature of Primrose Neighbourhood

03: Indicative Street Scene for Primrose Neighbourhood





Use of Brick and Render enlivens street scene

01, 02: Use of different materials and colour can create distinctiveness in Pool Farm Neighbourhood

Pool Farm

Proposal P4 – Urban Character of Pool Farm.

The redevelopment of Pool Farm is less comprehensive than that of Primrose. The street layout utilises much of the existing infrastructure and therefore the framework is more fixed in Pool Farm. Nevertheless, the scale of redevelopment does provide an opportunity to develop a distinctive character for the neighbourhood, utilising the smaller development blocks, the views north and topography. The character can be defined by a bold approach to residential architecture with a strong articulation of features and a variety of building types with large areas of fenestration visible from the street. The use of different materials such as wood, brick, render and steel can further express the variety and boldness sought. The New Fold Centre should be of high quality of design to mark the gateway location of this centre and respond the constraints of the site. It is essential that the ground floor of buildings contribute to an active street frontage that creates activity and attracts footfall. The buildings and the space between them need to be designed as an entity with high quality public realm providing an attractive and accessible pedestrian environment.





01



02

01: Architectural Variety
can aid distinctiveness

02: Use of different materials
and colours aid sense of place

03, 04: Indicative Street Scenes
for Pool Farm Neighbourhood



03



04

01: Primrose towards Hawkesley

02: Hawkesley towards Primrose

03: View to St Nicolas Church



View Corridors

Proposal P5 – Views to St. Nicolas Church

Any development proposals on Pool Farm should consider their impact upon views to St. Nicolas Church through the orientation of buildings and working with the topography.

New development on Pool Farm should maintain the view corridor from Hillmeads Road and new housing in Pool Farm should look to maximise views westwards through the design of individual properties.

Massing and Height

Proposal P6 – Massing and Height

Given the residential environment, typical building heights across the site will range from 2 – 3 storeys with some taller 'landmark' buildings accentuating gateway locations and important corners. Landmark buildings are not expected to exceed 4 storeys, in order to respect the prevailing residential character of the 3 estates. Development proposals should adhere to the following key principles:

- Residential buildings will be between 2 and 3 storeys.
- Development adjacent to the Redditch Road and key spine route will be at least 2.5 storeys.
- Development in the new centres should also be at least 2.5 storeys.
- The development of taller buildings should respond to ground conditions



and long distance views, and be used to identify important buildings/ locations within the development, such as gateways and focal points.

Sustainable Design

Proposal P7 – Sustainable Building Design. Development across the Estates should achieve exemplary standards of sustainable urban design. Development should explicitly respond to the following specification requirements as a minimum:

- New housing should achieve at least Code for Sustainable Homes (CSH) Level 4, and the Lifetime Homes Standard, and, in the future achieve higher CSH levels in line with the HCA accelerated timetable;
- New housing shall be built to the current HCA space standards (expressed as Gross Internal Areas). Specifically:-
 - 2 bedroom, 3 person, 66m²
 - 2 bedroom, 4 person, 77m²
 - 3 bedroom, 5 person, 93m²
 - 3bed 5person wheelchair property
 - 4 bedroom, 6 person, 106m²
 - 5 bed 7/8 person house

- New development should be designed to enable connection with a Combined Heat and Power plant if feasible;
- Detailed design of streets and buildings should look to maximise solar gain through orientation;
- New development should minimise water run-off into the existing drainage network through the use of Sustainable Urban Drainage;
- New development will be required to accommodate facilities for recycling within the curtilage of the property.
- New non residential development should achieve at least BREEAM very good standards.

Orientation will reduce space heating needs and also increase natural daylight levels. New housing should be designed to maximise solar gain and consideration should be given to requirements of solar technologies for energy generation. Maximising sunlight at ground level, particularly in the key areas of public realm and on key streets is important. Consideration should be given to the massing of buildings and the inclusion of solar setbacks to allow sunlight to penetrate the north facing streets in Pool Farm and Primrose. Development proposals should consider the 'stepping' of development to allow the maximum amount of sunlight to reach the primary living spaces within the house.

Public Art

Proposal P8 – Public Art.

Public Art should be an integral part of the public realm, reinforcing the quality of the environment and adding value to the development. Public art should be introduced throughout the public realm, particularly at the Redditch Road gateway, the New Fold and at key open spaces

Public art should be commissioned in consultation with local residents and businesses, perhaps through a series of competitions involving local residents, schools and colleges in Kings Norton.

Public Realm

A number of public realm enhancements are proposed across the Estates. These are considered below.

Proposal P9 – Gateway Public Realm.

The key gateways into the site, from Redditch Road, Primrose Hill/ Masshouse Lane and Walkers Heath Road, are to be enhanced through improved public realm and highways treatment.

It is proposed that these areas, particularly when adjacent to retail units and community facilities, should be surfaced with higher-quality paving in pedestrian areas and smaller unit block paving in the shared surface carriageway. This is intended to mark the significance of the space as a gateway and arrival point as well as creating a more pedestrian friendly environment.

These spaces are to be further enhanced by the use of contemporary street

furniture, used sparingly to create an uncluttered and legible street scene. Tree planting, by way of both formal rows and groups of appropriate, clear-stemmed planting, will also be an important aspect of the public realm.

Specifically, the new gateway space at Redditch Road will need to respond to the sloping nature of the site, ensuring that the access needs of those with disabilities are fully accounted for.

Proposal P10 – Public realm enhancements Hawkesley Square.

It is proposed that Hawkesley Square should be improved to support this important neighbourhood shopping centre. Enhancements could include higher-quality paving, street furniture, tree planting and other improvements to create a pedestrian friendly environment.

Proposal P11 – Public realm enhancements adjoining retained properties. There will be a specific need for enhancements around retained properties in the Mersey Grove and Tay Grove area, these will include enhancements to pedestrian areas, garage courts etc.

Proposal P12 – Pedestrian and Cycle Friendly Junctions.

Strategic junctions have been identified where it is proposed that corner radii are tightened and carriageways are paved with small unit block paving, to decrease traffic speeds and improve pedestrian movement. The thresholds to these junctions are to be marked by specimen tree planting.



Illustration showing indicative gateway space at New Fold

Proposal P13 – Pedestrian and cycle Friendly Streets. At key locations, adjacent to community facilities, important pedestrian routes and significant public open space, it is proposed that carriageway widths are reduced and shared surface streets are created. The intention is to reduce the dominance of the existing wide carriageways in these locations, reduce traffic speeds and improve pedestrian movement.

Proposal P14 – Strategic Avenue Tree Planting. The main spine route from Redditch Road through to Walkers Heath Road will be planted with clear-stemmed, semi-mature tree planting. Street trees will also be planted on Shannon Road between Foyle Road and Longdales Road. The intention is to visually soften the appearance of the street scene while identifying the importance of the spine in the hierarchy of streets by creating formal avenues.

Street trees should also be incorporated into the new residential streets in Primrose and Pool Farm. Tree species should vary between streets to create different identities and so aid way-finding and orientation.

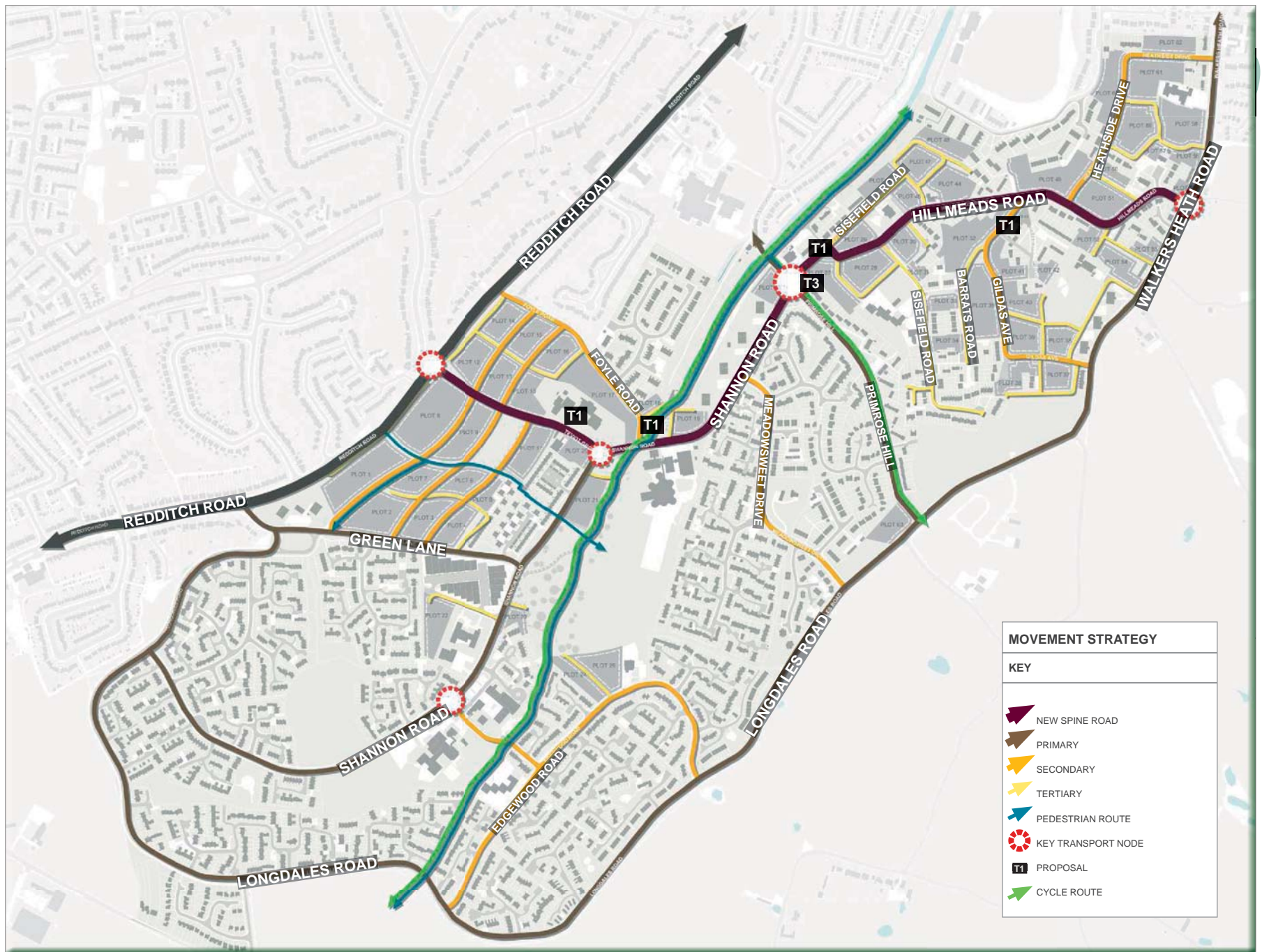
Movement and Connectivity

Development on the Estates shall improve the ease of movement around the area for all, especially making walking and cycling easier and safer. In particular, realignment of several parts of the estate highway is proposed to improve movement, as well as to create appropriate development blocks.

Key Movement Principles

Development will:

- Provide an integrated, safe, and coherent network of pedestrian and cycle routes connecting key facilities and the canal tow path and open countryside;
- Minimise car use within the 3 Estates;
- Improve public transport infrastructure;
- Enhance access to Redditch Road and other surrounding the estates.
- Improve permeability within the estates for all modes of transport.



Proposal T1 - Highway Improvements

A series of highway improvements are proposed including:

- **A new road link between Shannon Road and Redditch Road, which is part of a network of new streets to serve the redeveloped Primrose estate**
- **A realignment of Foyle Road – outside Kings Norton school,**
- **A realignment of Hillmeads Road with easier connection to Sisefield Road and**
- **A new connection from Barratts Road to Hillmeads Road (See Movement Strategy plan on page 51).**

The following improvements aim to improve permeability; the realigning of Hillmeads Road with an easier connection to Sisefield Road, a new road connection from Barratts Road to Hillmeads Road.

The rearrangement of the road layout to the front of Kings Norton High School will improve road safety and create a more useable and attractive open space. (See proposal E5) The road priority will change therefore reducing traffic speeds directly

to the front of the school.

The new road link between Shannon Road and Redditch Road will provide a new access into the estates with a new signal controlled junction at Redditch Road. This new link road, together with the realignment of Hillmeads Road with easier connection to Sisefield Road will form the new spine road through the area.

Proposal T2 – Pedestrian and Cycle Routes.

An improved network of pedestrian and cycle routes and facilities is proposed.

The development will partly aim to create networks for walking and cycling, which will be more permeable than road networks for motor vehicles. This is likely to encourage walking and cycling by giving residents a more attractive environment and a time and convenience advantage over driving. The improvements to, and between, open spaces will play a key role, alongside highway improvements, in enhancing the “permeability” of the neighbourhoods for walkers, and cyclists, and also enhancing the security of pedestrians and cyclists.

Better cycle links will be provided between well used facilities; routes will be consistent, coherent and legible. Additional safe, direct links will be provided where routes were previously indirect and rarely overlooked, making them unsafe and

therefore in some instances under-utilised. Connections across Primrose and Pool Farm will be easier and safer, making these travel options more appealing for both recreational and commuting trips. In particular:

- Natural surveillance of pedestrian and cycle routes will be encouraged through design that ensures overlooking by housing as much as possible.
- Pathways will be lit where appropriate in order to ensure a safe environment for pedestrians and cyclists.
- Concealed corners will be avoided as much as possible in the new development ensuring walking and cycling is an attractive mode of transport for residents.
- Crossing facilities will be located on desire lines and will link with new routes along the canal and alternative pedestrian routes in the vicinity. Specifically, crossing facilities will be required in front of Kings Norton High School, which will ensure a safer environment for students, staff and visitors.
- Secure cycle parking will be required as part of the new local centre at Redditch Road, and at the New Fold neighbourhood centre.

Other specific proposals include those shown on the open space strategy plan and movement strategy plan and include the new and improved pedestrian links such as the link to Ardath Road.

Bus Services

Increasing the choice of public transport routes and enhancing the regularity of services will be key to enabling the bus to become a viable alternative to the car for some journeys. Enhancing connections to Kings Norton railway station and improving bus accessibility to the city centre will be a key part of the strategy. Improving the quality of routes to key employment centres such as Longbridge will also be important.

The investment required for these improvements is outside the control of the Planning Framework, though the increase in population that will follow the implementation of the Planning Framework should aid the enhancement of public transport connections. Indeed, the improvements to services to the Estate from October 2009 set an encouraging precedent.

Proposal T3 – Local Transport Hub.

A New Local Transport Hub is proposed at the New Fold

A new local transport hub will improve movement throughout the Estates. The hub will provide a safe and secure place for public transport users to wait for connecting services. The hub will be located at the New Fold as this is where proposed routes will cross. Walking and cycle routes to the hub will be legible, safe and coherent. The hub should be designed as an integral part of the New Fold public realm. A facility for buses to turn will be required either at the new Fold or another suitable location.

Sustainable Infrastructure

The scale of change proposed for the Estates presents an opportunity to enhance the sustainability of the Estates through the development of specific on estate energy sources and an enhanced drainage and waste management strategy.

Set out below are some key outline considerations. As designs develop through to more detailed stage, the breadth, nature and approach to addressing issues will evolve as appropriate.

Combined Heat and Power

Proposal S1 – Incorporation of Combined Heat and Power (CHP) in the Framework area.

It is likely that the development will need to incorporate some low and zero

carbon energy generation to meet the residential standard of zero carbon by 2016. The feasibility of introducing a Combined Heat and Power (CHP) plant should be examined.

The size of the facility required for the Estates is likely to be in the region of 500m² as a minimum, with extra space required for a biomass powered facility. The majority of the building could be 4m high, but a section rising to 7-9m would also be needed to house the heat store and there would also be a flue.

Whilst no site has been identified as part of the planning framework a site will be identified through a feasibility study. The CHP plant will be designed to a high standard and should be seen as a positive development for the framework area. Impact on residential amenity will be minimised through the design of the building and landscaping if appropriate. Any proposals will be considered on their merit.

Sustainable Urban Drainage Systems

Proposal S2 – Integration of Sustainable Urban Drainage Systems (SUDS). Sufficient space should be allowed for the Sustainable Urban Drainage Systems (SUDS) features. In the Primrose area consideration should be given to the incorporation of SUDs as part of the urban landscape with the use of green swales emphasising green corridors.

Every site is different and there is no one ‘fits all’ solution to delivering SUDS, therefore design is crucial. The design of SUDS can be integrated with other objectives such as:

- Open space, public realm and green infrastructure planning;
- Ecological connectivity and biodiversity strategies;
- Sustainable construction targets and requirements that will affect the SUDS strategy (e.g. rainwater harvesting, green roofs, allotments and gardens).

Where possible the area of impermeable surfaces should be minimised and permeable paving, green roofs and rain water harvesting, should be incorporated to allow infiltration. Sufficient space for SUDS should be incorporated into the site, including areas storage and treatment. This may include natural features, such as ponds and swales, but could also be done through bio-filtration through the soil.

Waste Resource Management

Proposal S3 – Effective Waste Resource Management.

Developers will be required to reuse and recycle as much as possible within the framework area. A site wide waste management plan will be required to ensure that waste material is stored, reused and recycled effectively. At a domestic level recycling facilities will be made available in accordance with the Code for Sustainable Homes.



Delivering the vision and proposals set out in this plan will be a complex task involving the appropriate consideration of many issues. Not only do the need for planning permission, site assembly, commercial viability issues, and delivery mechanisms need to be considered, but consideration must be given as to ensure the existing population of the Estates benefits from the proposals – particularly access to re-housing opportunities on the Estates by households displaced by clearance.

Masterplan

There is a need to ensure that the regeneration will be delivered consistently over a long time period. This planning framework will be a material consideration in determining planning applications, providing the overall context for the regeneration of the area.

The next stage is expected to be the submission of planning application(s). However these will need to be informed by an appropriate masterplan setting out the more detailed design guidance for the layout and design of the development. An estate wide masterplan will be prepared in advance of the

Delivery and Implementation

planning application(s). Alternatively, a masterplan could be required as part of an estate wide outline planning application. This masterplan will then have formal status along with the planning approval(s), providing focused guidance for detailed planning applications.

The planning applications are also to be accompanied by a detailed design and access statement that includes:

- A transport strategy
- An urban design strategy
- A landscape /open space/ ecology strategy
- A strategy for the historic environment
- Quantum of development by phase
- Design codes
- Development Briefs by Phase

Legal Agreements

This planning framework shows that a package of highways/transport infrastructure, education and community facilities, open space improvements etc will be required to serve the development. The Council expects that the delivery of these elements will be secured in a variety of ways including the following:

- Development agreement(s) to provide works on site.
- Section 278 and S38 agreement(s) for private sector/developer funding of works on new and existing highways as required by the proposals in the transport section.
- Section 106 legal agreement(s) to provide contributions to improve existing facilities and amenities in the area (e.g. education and community facilities, open space).

There will be a need to ensure that all the necessary infrastructure and facilities are delivered, in a phased programme alongside the delivery of the development plots. In addition some key highways/transport infrastructure, and other facilities to serve the development will need to be delivered early in the development period. Planning applications will need to be accompanied by an infrastructure delivery plan to demonstrate how delivery of items in the development agreement, S106 and S278 agreements will take place, and to show that these can be provided within an appropriate timescale.

Delivery Plan

A Delivery Plan for the Planning Framework has considered:

- The most appropriate phasing of the scheme, and a decanting strategy that maximises the opportunity for existing tenants and owner occupiers to be re-housed with the 3 Estates area.
- The financial viability of the scheme.
- The most appropriate ways of delivering the scheme.

A cross cutting theme in all these considerations has been the test that every reasonable effort has been made to conserve and promote community cohesion. Community cohesion is highly vulnerable to erosion in a scheme involving clearance on the scale proposed. The Delivery Plan has proposed a clearance and new build phasing strategy (which will enable households in cleared areas to have priority consideration for local lettings opportunities), then the majority of the households in the later phases of clearance (i.e. excluding remaining properties in the current declared clearance areas at Owens Croft and at the north end of Pool Farm), who wish to stay, can stay.

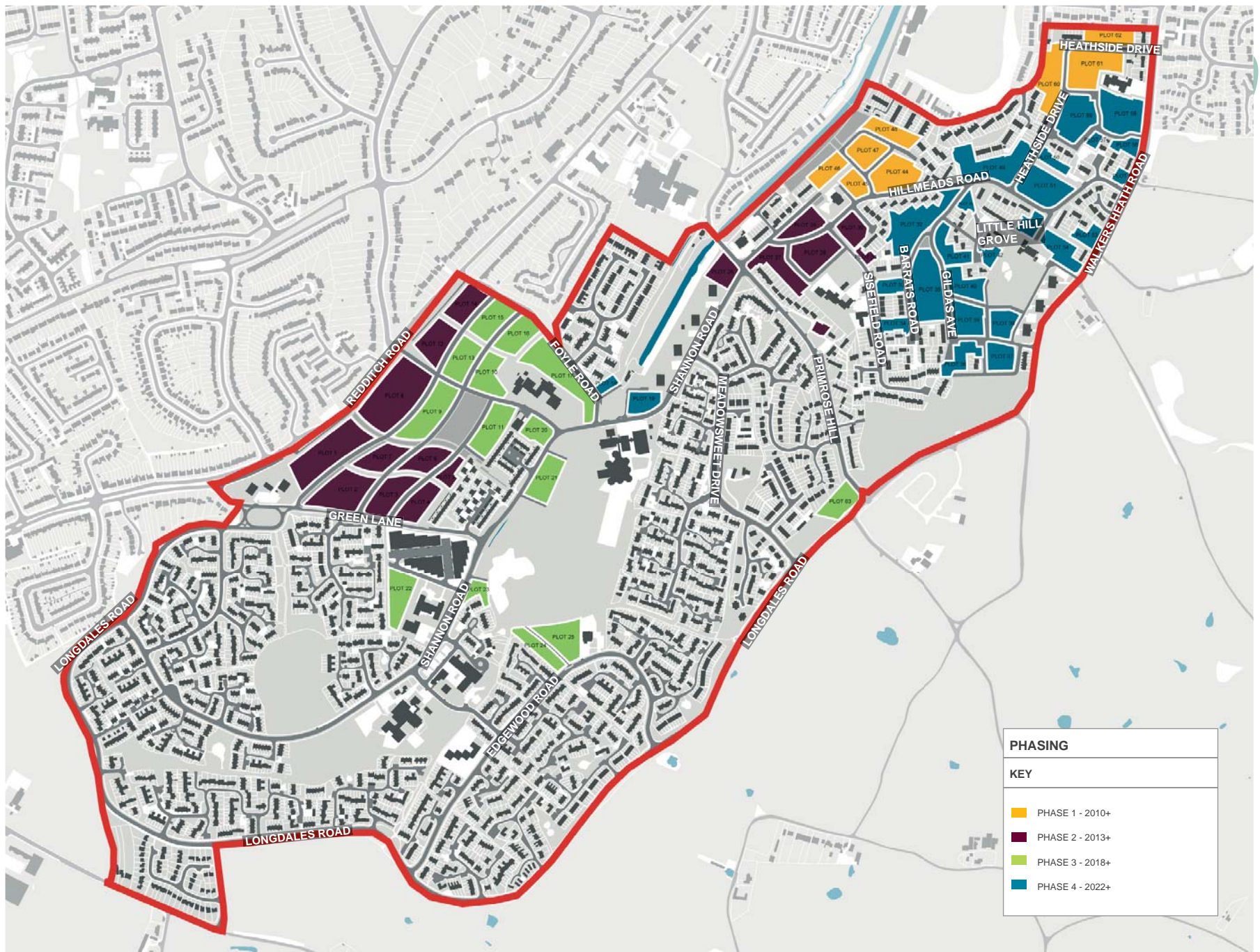
New types of affordable housing tenancy will have an important role in helping

assist displaced households stay on the Estates.

The first phase of the scheme focuses on the areas of the 3 Estates that have already been cleared by the City Council (the cleared areas around Owens Croft and in the north of Pool Farm) or where clearance is pending and expedient development is considered appropriate to negate potential neighbourhood environmental concerns at cleared sites.

Activity on Phase 1 of the scheme will start with a 43 unit (all for social rent) scheme at Owens Croft in March 2010, to be delivered by the City Council through the Birmingham Municipal Housing Trust (BMHT). This will be followed by a further 140 units of mixed tenure at the remainder of Owens Croft, and at the very north of Pool Farm around Heathside Drive and Monksway. Phase 1 is expected to be delivered by the Birmingham Municipal Housing Trust.

Phase 2 will be crucial to the transformational regeneration of the Estates, as it includes the development of the Redditch Road Local Centre, and the New Fold. This phase will fundamentally change the profile of the Estates, and will be critical to the delivery of the subsequent 3rd and 4th phases. Phase 3 will continue the redevelopment of Primrose not remodelled under Phase 2, whilst Phase 4 will focus on the majority of Pool Farm not addressed under Phase 1.



From Phase 2 onwards (probably around 2012), it is envisaged that a developer partner will be involved. This Planning Framework will form the basis of a public procurement exercise to engage with one of more developer partners (e.g. housebuilders, supermarket / retail developers etc.) to implement the framework vision. It is expected that the involvement of private sector partners will lever significant funding in to the area, to complement the public sector investment in Phase 1, alongside the development and regeneration expertise they can offer. Any developer partners will be expected to work closely with the local community.

Due to the size and complexity of the scheme it is expected that the development will be delivered over a 15-20 year timescale. Public sector funding is likely to be required to assist the delivery of the scheme over the lifetime of the development. This could include support for delivery of affordable housing, site assembly, and/or infrastructure.

The implementation of the redevelopment is likely to involve a Delivery Board, which will include key public sector, community, private sector organisations and other stakeholders as appropriate.

The local community in Kings Norton has played a key role in informing the decision making process for the regeneration of the area for a number of years. As the delivery of this framework will take 15-20 years the continued involvement of local tenants and residents organisations will be

essential. Consultation on planning applications, dissemination of information on the delivery of the development and involvement in relevant delivery groups will all be important to the success of the redevelopment programme. The estates already have a number of community and other stakeholder groups in place and it is envisaged that such groups will continue to be involved in the redevelopment.

APPENDIX A - Housing requirements

bedroom affordable housing in Birmingham.

The tenure and house type profiling has been guided by the following principles:

- A 40/40/20 percentage split between the new build 2 bedroom, 3 bedroom and 4 bedroom accommodation respectively. This mix balances the overall housing needs of the area (which suggests more 2 and 4 bedroom accommodation, and less 3 bedroom accommodation), whilst giving scope for the majority of accommodation for outright sale to be of 3 bedrooms;
- A 50/50 tenure split between housing for open market sale, and affordable housing (social rented and Low Cost Home Ownership (LCHO)). The split between social rented and shared ownership must be compliant with the City Councils emerging core strategy;
- All cleared Birmingham City Council 1 and 2 bedroom dwellings are to be replaced on a 1:1 basis by 2 bedroom dwellings (most of which will be houses);
- All cleared BCC 4 bedroom dwellings are to be replaced on a 1:1 basis by 4 bedroom dwellings (all of which will be houses); All cleared BCC 3 bedroom dwellings to be replaced by a mix of 2, 3 and 4 bedroom dwellings, on the basis of that for every set of 3, 3 bedroom dwellings cleared, the replacement mix will consist of 1 x 2 bedroom dwelling, 1 x 3 bedroom dwelling, and 1 x 4 bedroom dwelling. This act is specifically to address the acute shortfall of 4





Further Information

Further information on the
Kings Norton Planning Framework
can be found at:

www.birmingham.gov.uk/3estates

Consultant Team:



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