

# WRITTEN STATEMENT

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# CASTLE VALE MASTER PLAN

## APPENDIX 8.1

### MASTER PLAN: TERMS OF REFERENCE

The terms of reference for the Castle Vale Master Plan are as established by the Urban Designers/ Master Planner's brief, section 2, page 4 as follows:

The Master Plan is intended to be the base upon which the development programme for all elements of the estate can be structured. It is essential that all the HAT's aims and objectives are considered and that, where options or conflicting requirements exist, the most beneficial scheme, in overall terms, is chosen. The consultant's attention is drawn to the guidance given in the Department of the Environment's document "Guide to Option Appraisal for Estate Action".

The Master Plan should optimise the development potential with reference to;

1. The improvement of the Estate
  - a) Renovated/ regenerated residential accommodation;
  - b) Reduced maintenance and fuel costs;
  - c) Housing Stock matched to residents needs;
  - di Creation of diversification of tenure of residential accommodation;
  - e) Improvements in security and measures to reduce crime;
  - f) Integration of leisure facilities;
  - g) Provision of health care facilities;
  - h) Improved access and transport provisions;
  - l) Provision of Nature Conservation Areas and other eco-social amenities.
2. The realisation of development opportunities as a means to create long term employment for the area.
3. The development of infrastructure to facilitate 1 and 2.
4. The Department of the Environment's satisfaction regarding "value for money".
5. The approval and support of the local community, both to the overall concepts and to the detail of the proposals.
6. The overall programming constraints of the HAT.

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## APPENDIX 8.2

### 8.2.1 Methodology of Master Plan Process and Consultation

Master planning of the Castle Vale Housing Action Trust was undertaken by Hunt Thompson Associates between June 1994 and April 1995. The process was undertaken by a team working from an estate-based office so as to have maximum contact with residents and officers of Castle Vale alike.

For the purposes of clarity and as defined by the Master Planner's brief, the process for execution of *the* Master Plan is divided into three distinct phases.

### 8 2.2 Stage One

Stage One was conceived as an information gathering, assimilation and analytical phase to ensure that all relevant facts and material had been considered. Information from many sources was considered; the following lists the principal information sources which were specifically commissioned by the Trust to assist the Master Plan process.

- Master Legal Plan (Severn Partnership Ltd)
- Master Engineering Plan (Severn Partnership Ltd)
- Castle Vale Housing Needs Survey and Centre 8 Re-housing Survey (David Bishop Associates)
- High Rise Assessments (LG Mouchel and Partners)
- Measured, Structural / Condition Surveys of residential property (Povall Worthington)
- Energy Audit Surveys of residential property. (Povall Worthington)
- Addendum to Site Investigation and Monitoring Borehole Installation at Castle Vale South (IRL Report SI/93/051915B April 1994)
- Public Attitudinal Survey (MORI)

#### Meetings with interested parties:

Birmingham City Council  
Non-City Agencies

#### Resident opinion

Public meetings with residents  
Meetings with special resident groups

The information gathered during Stage One of the Master Plan is summarised in the Master Plan Stage One Report (available under separate cover).

Stage One also had the purpose of establishing detailed cost criteria for the assessment of the Estate's residential accommodation. Indicative proposals and specifications were prepared for costing for a range of new and refurbished accommodation, both new and refurbished.

### 8.2.3 Stage Two

The purpose of Stage Two was to present an outline Master Plan (known as the Proposed Master Plan) to the local community and to the representatives of the various interested parties for comment; for the Master planning team to consider the issues raised and to advise the Trust of which elements of the plan should be revised in the light of comment and which should not. This resulted in the preparation of an Interim Master Plan for consideration prior to its final adoption.

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Stage Two was commenced by a Community Planning Event which residents and interested parties were able to attend to participate in topic based workshops and 'hands on' Planning for Real exercises. Following this event, the Master planning team withdrew to produce the Proposed Master Plan, a series of urban design studies and architectural sketch perspectives, for consultation.

Consultation regarding the content of the Preferred Master Plan was undertaken by means of two public meetings and four days of open drop-in surgeries for the public. In addition to the above there was an exhibition in the foyer of the Trust's offices. Also a pack summarising the proposals of the Proposed Master Plan was distributed to the interested parties for individual comment.

Following this, a double sided A3 coloured broadsheet, entitled "The Preferred Master Plan", summarising the proposals along with a simple self-completion questionnaire was distributed to every household and the results were analysed by a market research company.

Many letters and petitions were received from the residents. These were collated so that comments could be analysed in a coherent manner.

The Preferred Master Plan was circulated to the officers of all of the various committees of Birmingham City Council for comment.

The information gathered was summarised in the Master Plan Stage Two report (available under separate cover) which contains the recommendations regarding revisions to the content of the Preferred Master Plan.

Following this, a Master Land Use Plan was produced in CAD format and submitted to the Trust for further comment.

## **8.2 4 Stage Three**

Stage Three is the period during which the elements of the Master Plan were drawn together under the cover of the Written Statement and its associated appendices and the Development Briefs formulated.

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## APPENDIX 8.3

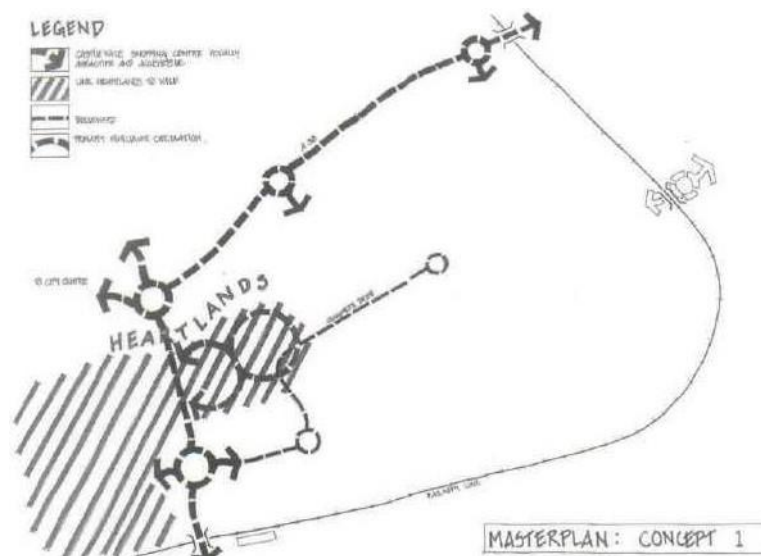
### 8.3 Urban Design Framework

#### 8.3.1 Development of the Preferred Master Plan

Master Plan concept drawings were developed as the synthesis of the findings of Stage One (information gathering), and the consultation and analysis work undertaken during Stage Two of the Master planning Process. They formed the basis of the Preferred Master Plan which was drawn during the weekend of 15 to 16 October 1994 before the first public presentation on 17 October. With exception of the recommendation of the Stage Two Design Report, which refers to items which should not be included in the Master Plan, it is these urban design concepts which form the basis of the Finalised Master Plan which are described by this document.

#### 8.3.2 Concept Drawing 1 - Links to Birmingham

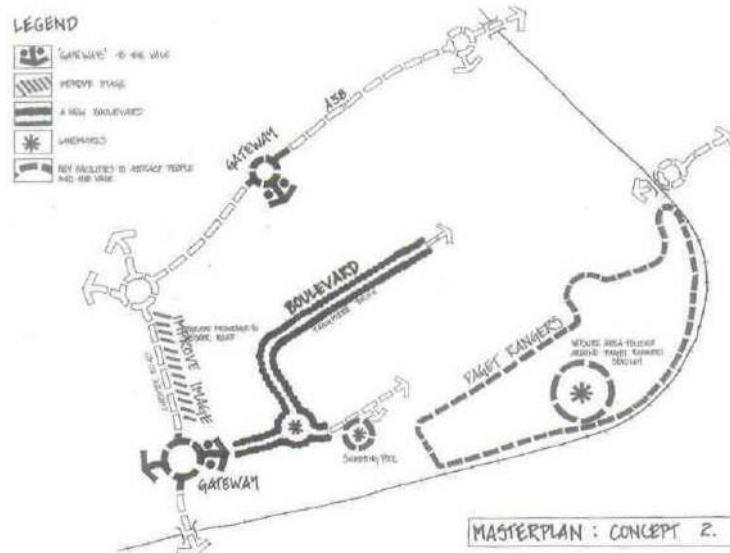
- Castle Vale Shopping Centre to be visually attractive and accessible.
- The Shopping centre frontage to be opened out to the Chester Road to 'link' with the Birmingham Heartlands Development Corporation area.
- Primary vehicular links from the Chester Road (existing) and the A38 (existing)
- Secondary vehicular links from the A38 to the commercial zone on Park Lane (proposed), and from Minworth to Park Lane (existing).



# CASTLE VALE MASTER PLAN

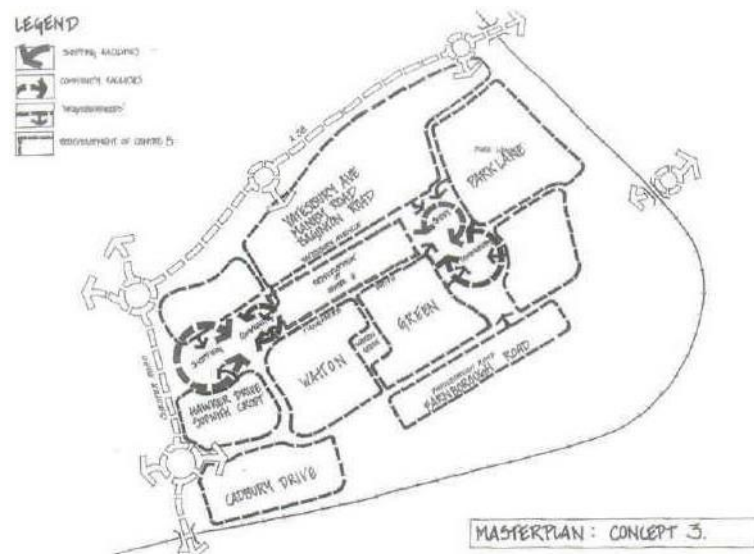
## 8.3.3 Concept drawing 2 – Primary elements apparent to the visitor

- Major gateways to Castle Vale, the entrance from the Chester Road to Tangmere Drive, and the entrance from the A38 to Yatesbury Avenue.
- Improved image of the shopping centre to the Chester Road.
- A new boulevard along Tangmere Drive from the Chester Road extending as far as Reed Square.
- Visitors' landmarks; the Castle Vale Swimming Pool and the new Paget Rangers Mini-stadium.



## 8.3.4 Concept Drawing 3 - Other major elements of the Master Plan

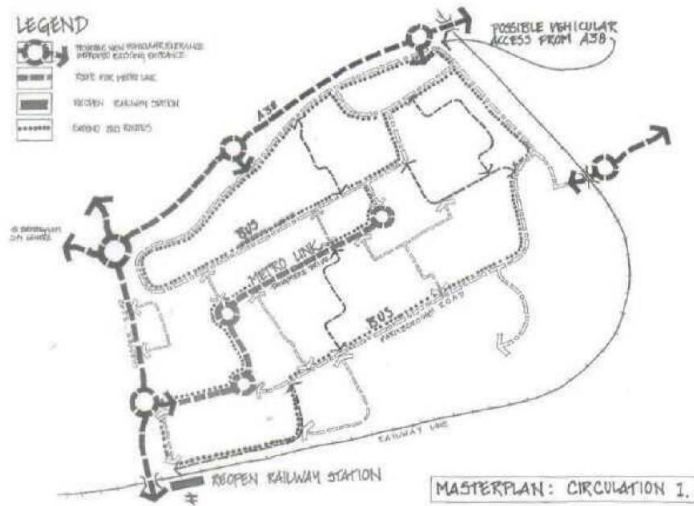
- Two shopping and community foci around the shopping centre and Reed Square connected by the 'Centre 8' re-development area.
- Division of Castle Vale into distinctive neighbourhoods.



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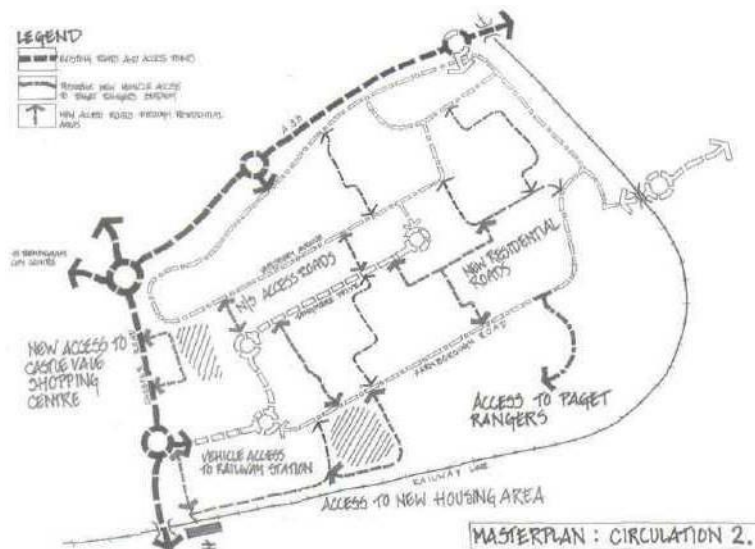
## 8.3.3 Circulation diagram 1 - New public transport facilities

- The Castle Vale Spur of the Midland Metro
- The route of the Castle Vale Hopper Bus Services
- Re-opening of the Castle Bromwich railway station.



## 8.3.6 Circulation diagram 2

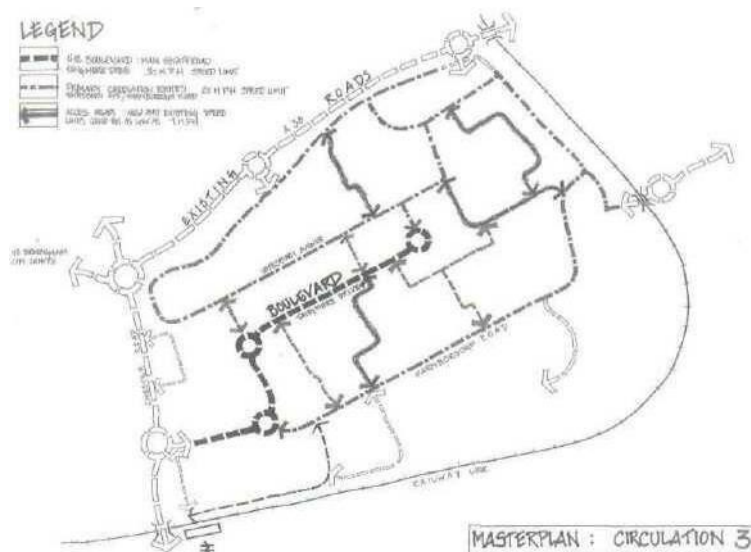
- Existing roads and access points.
- New vehicular access point to the Paget Rangers Stadium.
- Possible increase in north - south permeability through the site, with appropriate traffic calming measures.



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## 8.3.7 Circulation diagram 3-Hierarchy of circulation routes within the Vale

- Boulevard - Tangmere Drive with 30 m.p.h. speed limit. Tree lined highway with the metro occupying the centre, and residential access roads at either side.
- Avenues - Farnborough Road and Yatesbury Avenue, Speed limit 30 m.p.h. Tree lined avenues with residential access roads on either side serving low rise housing.
- Link roads- Strategic roads (some new and some existing), to increase north - south permeability; streets of conventional suburban character with pavements along each side, and a variety of parking arrangements both on street and in-curtilage. Speed limit 20m.p.h., with speed tablets and changes of direction to calm traffic to 20 m.p.h.
- Access roads - Residential shared surface roads on the 'woonerf' principle common in the Netherlands. Mainly on-street parking with high quality planting and street furniture. Traffic calmed to around 10 m.p.h. by changes in direction and constant limitation of forward visibility.





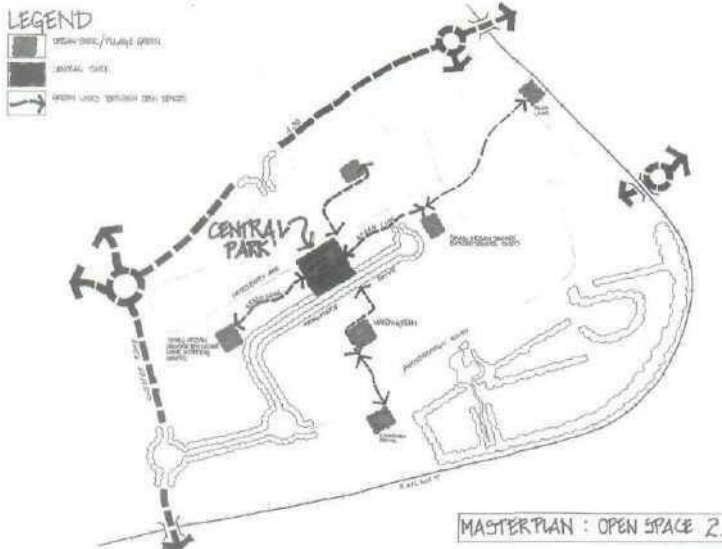
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### 8.3 .8 Open space diagram 1

Lining the boulevard and the avenues with trees to provide an overall coherence to the road hierarchy and landscape.

### 8.3.9 Open space diagram 2

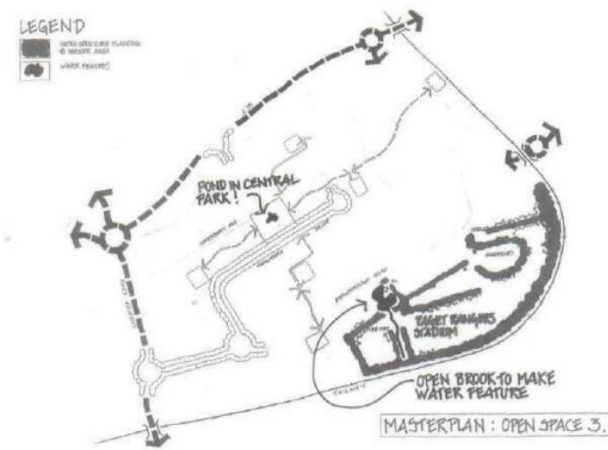
- A series of neighbourhood greens and squares linked to the new Centre Park at the heart of the plan.



# CASTLE VALE MASTER PLAN

## 8.3.10 Open space diagram 3

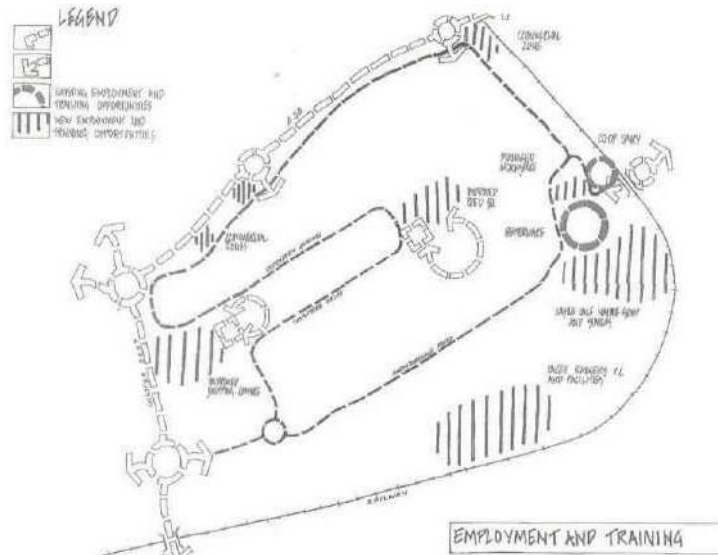
- An integrated landscape setting to the new Paget Rangers mini-stadium, football pitches, The Fort, The Castle Vale Nature Group, the allotments gardens, stables, pony riding and mountain biking trails.
- New water features supplied by Plant's Brook; a small lake on the Central Park and a pond in the newly landscaped area between the Farnborough Road Tower blocks.



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## 8.3.11 Employment and training- opportunities for new commercial development

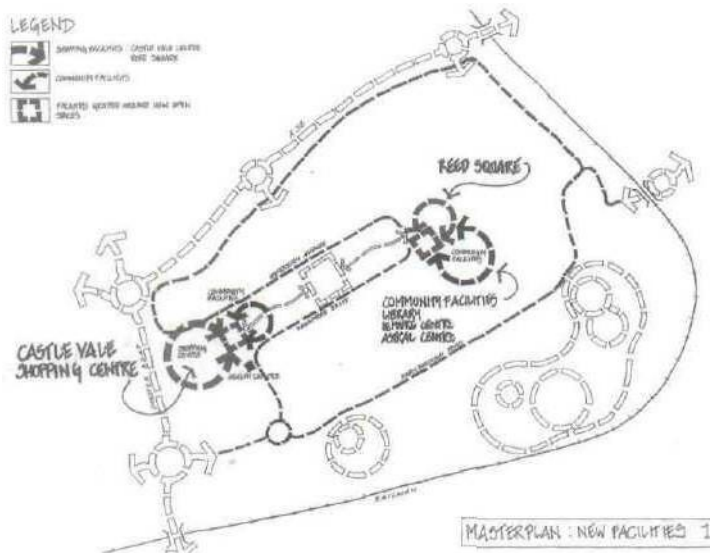
- Redevelopment/refurbishment of the shopping centre.
- Refurbishment of Reed Square.
- A new commercial zone (retail or light industrial) on Yatesbury Avenue adjacent to the A38.
- A new commercial zone (light industrial) on the junction of Manby Road and Park Lane.
- Location of managed workspace-Yatesbury Avenue/ A38.
- Some new opportunities arising from the Castle Vale Nature Group, tree nursery and the stables.
- The Paget Rangers Stadium and Social Club.



# CASTLE VALE MASTER PLAN

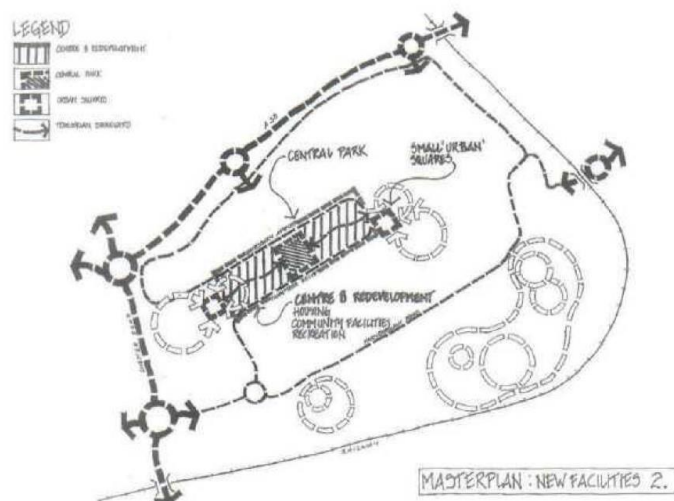
## 8.3.12 New facilities diagram 1

- Shopping Centre with adjacent new / existing community facilities forming the New Heart.
- Reed Square and the Castle Vale School area as the focus of commercial and community facilities.



## 8,3 13 New facilities diagram 2

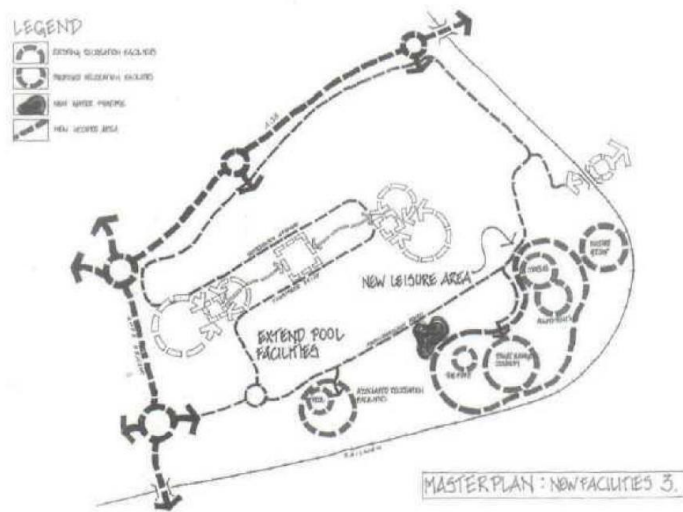
- Centre Park
- Urban Squares
- Centre 8 redevelopment with a pedestrian (dominated) boulevard linking Reed Square to the Shopping Centre.



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## 8.3 14 New facilities diagram 3

- Enhancement of the swimming pool
- Paget Rangers, The Fort, stables, allotments, Castle Vale Nature Group in a new leisure area.



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## APPENDIX 8.4

### DEVELOPMENTAL CONSTRAINTS

#### 8.4.1 Topographical Constraints

Castle Vale is relatively flat, and the land falls gently to the south and west. The area has distinct physical boundaries which define the land under the Trust's control:

- in the north the area is confined by the A38, Kingsbury Road;
- in the east the area is confined by the Sutton Park Railway Line;
- in the south the area is confined by the main Birmingham to East Midlands railway line and the course of the River Tame. The area of land controlled by the Trust does not include an area of contaminated land in the south eastern corner of the site; ownership of which is retained by Birmingham City Council;
- in the west the area is confined by the Chester Road.

#### 8.4.2 Land Contamination

The open areas to the south and southeast of Castle Vale are known to be partially within the 250mm influence boundary of three known landfill sites: the waste treatment site at Castle Bromwich; land off Farnborough Road; Tameside Drive/Langley Road, and are subject to limited contamination by landfill gas. In addition, there is limited evidence of soil contamination by trace metals and other contaminants on the Cadbury Drive/Farnborough Road site.

Three studies of landfill gas and soil contamination have been undertaken:

- by IRL in February 1994, SI/93/061915;
- by LTG Environmental Services in May 1994, S 82368;
- by LTG Environmental Services in November 1994, S94356.

The findings of these investigations are summarised by Waterman Environmental in two reports; "*Landfill Gas Considerations*" (December 1994) ref SC/DMF/EN/397 and "*Soil Contamination*" (January 1995) ref SC/JCM/EN/397/1A.

These reports have been submitted to Birmingham City Council's Environmental Protection Unit who have confirmed (13/5/95 Ref EPU/PC/DK/710), that the remedial measures recommended by the Waterman Partnership are acceptable to the City Council.

#### 8.4.3 Plants Brook

A river known as the Plants Brook runs beneath Castle Vale in a culvert from a point north of the A38 (Plants Brook reservoir) to the southern boundary of the site, west of the Fort Centre. Here the brook emerges from the culvert, flows in a southerly direction across the land of the Trust, and issues into the River Tame.

#### 8.4.4 Underground Services

The many underground services which are present at Castle Vale are too numerous to describe with the exception of a significant minority.

##### 8.4.4.1 Esso Pipeline

An oil pipeline belonging to the Esso company runs along the south of Castle Vale close to the boundary of the Trust designated area on land belonging to Railtrack. It then crosses the south-eastern corner of the estate. Although not specifically an on-site service, it is of sufficient significance to warrant inclusion as the easement zone encroaches into Trustland.

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## **8.4.4.2    *The STWL Yardley to Tyburn Sewer***

Four 1,200 mm diameter sewerage pipes which form the Yardley to Tyburn sewer traverse the site in an approximately north-south direction. The major area of constraint to development posed by the sewer is to the west of the Centre 8 development area and east of the Castle Vale Shopping Centre.

## **8.4.4.3    *STWL Water Supplies (675 and 525 diameter Water Supply pipes)***

Two water supply pipelines run across Castle Vale in an approximate north-south direction. These constrain the development of the Centre 8 tower blocks site in the region of Abingdon and Bovingdon Towers.

## **8.4.4.4    *STWL 450 diameter Storm Water drain***

A 450 mm diameter storm water drain runs across Castle Vale in an approximate north-south direction. A constraint is consequently imposed upon development of the Centre 8 tower block sites in the region of Abingdon and Bovingdon Towers.

## **8.4.4.5    *33 Kv Electricity Cable***

A 33 Kv electricity cable runs in an east-west direction to the south of the Farnborough Road flats and through the area designated for development for use as the Paget Rangers mini-stadium. Development in vicinity of this cable is therefore restricted.

## **8.4.5    *Tenure/Ownership of Land***

Whilst the Trust has inherited 3,500 homes, commercial land and open space much of the estate remains in the ownership of the local authority, commercial enterprises and individuals. Within the low rise housing areas there is a "pepper potting" of ownership that will complicate the Trust's task.

## **8.4.6    *Limitation of Liability***

The information herein is correct to the best of the Trust's belief. However, the existing estate was laid out some 30 years ago, so a substantial number of underground drains, services, etc exist. Not all of these are documented accurately. It is, therefore, the developers' responsibility to check all site conditions, availability of services etc, prior to entering into any negotiations.

# CASTLE VALE MASTER PLAN

## APPENDIX 8.5

### METHOD STATEMENT FOR DEVELOPING NEIGHBOURHOOD STRATEGIES FOR AREAS OF LOW RISE HOUSING

#### Objective

The Neighbourhood Strategies Consultant shall produce design proposals for the effective improvement of access, security and the overall environment which can be undertaken with the maximum support of the local community.

The overall objective of the scheme is compliance with the elements of the Castle Vale Masterplan, including the Master Cost Plan and the Master Programme. In addition to this the consultant is to assess the local area with a view to the following:

- 1 Increase in the overall number of homes which can have vehicle access to the front of the property. This is foreseen to take place by the provision of either strategic link or access roads and possibly to a limited extent, by the internal reversal of properties;
- 2 Increase the overall number of on street parking spaces which can be seen from the front of properties;
- 3 Notwithstanding the needs of residents to maintain an access to the rear of their homes, reduce where possible the number of properties which have exposed rear gardens - an ideal situation being rear gardens which abut rear gardens;
- 4 Reduce the overall number of homes which have no vehicular access at all;
- 5 Increase the number of homes with in-curtilage car parking.

The above objectives (1-5) are listed in priority order.

- 6 Examine opportunities for the removal of the maximum number of alleyways.
- 7 Definition of all boundaries so as to reduce to a minimum the area of publicly maintained open space by transfer of responsibility to the 'private domain'.
- 8 Where possible create new front boundary treatments which define private space and enhance urban character.
- 9 Make proposals for the improvement of the overall amenity, external spaces which improve the overall appearance, security and access of the area with due regard to existing trees and landscape features of value, underground services and the boundaries of existing domestic property. It is envisaged that the proposals will be carried out with the minimum demolition of existing property.
- 10 If any demolition of existing property is envisaged, clear advantages in terms of layout are to be demonstrated. Provision of additional or replacement homes in the area will be considered beneficial, particularly where location will assist in the overall strategy, and especially with regard to 1-3 above.
- 11 Suitable play areas and open spaces designed to a high specification in area in overall accordance with the Master Plan and Birmingham City Council guidelines shall be provided.



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- 12 Variation of the overall footprint area of new housing shown on demolition sites in the Masterplan will be permitted providing that it can be demonstrated that more footprint area and/or greater security or improved layout will result.
- 13 The proposals should aim to define the Neighbourhood as distinct from others on the Vale by creation of a local identity.

## II **The Method to be Adopted**

Experience gained during the Master planning process suggests that proposals for 'de-Radburnisation' may be controversial and will require careful detailed planning of the consultation process. The objective is to achieve environmental/area improvements by consensus in such a way that the community will be bonded by the process *and will have a sense of pride and ownership* in the results.

### **1 Inception**

At commencement the Consultant will arrange to meet with the chairperson (and other members as necessary) of any established residents' group or groups which represent/represents the local area and shall explain the purpose and process of the Neighbourhood Strategy.

Following the above meeting, the Consultant is to inform every household of the purpose and process of the scheme as well as the timetable for the initial consultation by letter, ensuring client (and residents' group) approval of its precise contents.

Residents who are unable to attend any of the consultation events are to be invited to send a representative as proxy. Posters advertising the process are also to be displayed in appropriate locations.

Convene an initial public meeting for all residents. The purpose of the initial meeting will be to explain the maximum benefits which can be derived from the process given full co-operation by all; Enable self-definition of local neighbourhoods; establish the main areas of concern of residents; if no residents' group has been established, enable the election of the Neighbourhood Steering Group.

It shall be carefully explained that the purpose is to achieve improvements by consensus not compulsion and that all residents shall endeavour to participate fully for their own benefit.

### **2 Outline Proposals**

Following the initial meeting the consultant shall establish his/her neighbourhood design office from which the work is to be undertaken. The Trust will try to make available to the Consultant a void property or some other accommodation nearby for this purpose.

Between the hours of 10.00-12.00 and 14.00 to 16.00 daily (and to 20.00 one day per week), the consultant will make available to residents a member of his/her staff who will answer residents questions and discuss the proposals for feedback to the outline plan. The consultant shall endeavour to make contact with every household in the area, keeping record of all contact, and by use of a structured questionnaire, establish residents ideas for environmental improvements and any areas of resistance which would comprise a constraint to the overall plan.

The consultant shall be available between the above hours to discuss proposals with residents groups and deputations as necessary.

During this period the Consultant is to verify the survey data, consult with the BCC, statutory undertakers, and liaise with the Trust's Project Manager so as to establish outline proposals and an overall budgetary framework for client approval

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After receipt of Client approval to the outline plan, the Consultant is to convene a Community Planning Event to bring the elements of the outline plan into open forum and attempt to establish consensus at the interfaces between the different local areas.

The events shall be two half days, at least one to be at a weekend.

Following completion of the Community Planning event, the Consultant will draw up broad/in principle drawings of the conclusions of the event and will present them at a further public meeting within one week.

At the end of this process the Consultant will provide the Client with a formal written report summarising the conclusions of the initial consultation with the recommendations for progression to the detailed design stage.

### **3 Detailed Design**

Before commencement of the detailed design work, each household shall be given further notice by letter of the timetable for consultation with a date stated by which objections to the proposed scheme should be lodged. The letter is to explain to each household the importance to both the community and to the Trust of making their position clear by that date.

The Consultant shall convene a series of meetings for each local area to refine the proposals in consultation with the community sufficient to arrive at a conclusion to the design process by consensus.

During the process it is envisaged that different groups will on occasions need to be brought together to discuss the issues at the interfaces of the areas.

At the end of this process the Consultant will produce an interim plan of the neighbourhood with a formal written report giving a summary and findings of the consultation process with reasons for the form of the interim plan.

### **4 Interim Plan**

Following agreement to proceed by the Trust, the consultant will present the interim plan at an open public meeting and two subsequent days of drop-in surgeries. Residents will be asked to confirm in writing whether or not they are supportive of the proposals.

Following this event the consultant is to produce a further brief report with a summary of residents views given regarding the draft neighbourhood plan, with recommendations regarding what elements are and are not to be included in the final plan.

### **5 Finalisation**

The final plan to be adopted is to be presented to the Trust and the local residents group for agreement before presenting the final plan to the public. The latter shall be done by presentation at two non-simultaneous open public meetings.

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## **Inception (4 weeks)**

Familiarisation/Initial Client Briefing

Letters and posters to publicise the process

Sell the Idea  
Public Meeting  
Area of Concern - Define Neighbourhoods

## **Outline proposals (4- 6 weeks)**

OutlineProposals

Residents Questionnaire/ Statistics/ Survey/ Cost Control

Sketch Proposal and Cost Plan

Client Approval

## **Outline proposals (2 weeks)**

Community Planning Event

Feedback Meeting/Outline Proposals

Report / Conclusions

## **Detailed design (4 -8 weeks)**

Leaflet / Timetable to all residents

Area Meetings

Area 1 / Area 2 / Area 3 / Area 4  
Interim Meetings

Interim Neighbourhood Plan

Public Meeting

## **Finalised design (8 -12 weeks)**

Final Plan (subject to planning)

Public Meeting

# CASTLE VALE MASTER PLAN

## APPENDIX 8.6

### SIX DEMOLITION SCENARIOS

#### 8.6.1 Six demolition scenarios

Following resident consultation and survey results, six 'scenarios' of demolition were established. The relative value for money, programming implications and land take for constructing newbuild homes for each was assessed by the Trust's consultants. The work undertaken here built upon the feasibility study carried out by Birmingham City Council.

#### 8.6.2 Scenario 1

Do nothing other than refurbish all of the existing housing stock.

#### 8.6.3 Scenario 2

Proposed demolitions

Centre 8

Albert Shaw House

Hercules House

Ensign House

Hermes House

Meteor House

Valiant House

'Decapitation' of all of the existing maisonette blocks

#### 8.6.4 Scenario 3

Demolish all of the existing maisonette blocks

Centre 8

Albert Shaw House

Hercules House

Ensign House

Hermes House

Meteor House

Valiant House

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## **8.6.5 Scenario 4**

Demolish all of the existing maisonette blocks

Centre 8

Albert Shaw House

Hercules House

Ensign House

Hermes House

Meteor House

Valiant House

Oakington House

Andover House

Ternhill House

## **8.6.6 Scenario 5**

Demolish all of the existing maisonette blocks

Centre 8

Albert Shaw House

Hercules House

Ensign House

Hermes House

Meteor House

Valiant House

Oakington House

Andover House

Ternhill House

All low rise properties in Contract areas 924 and 925 (large concrete panel homes)

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## **8.6.7 Scenario 6**

Demolish all of the existing maisonette blocks

Centre 8

Albert Shaw House

Hercules House

Ensign House

Hermes House

Meteor House

Valiant House

Oakington House

Andover House

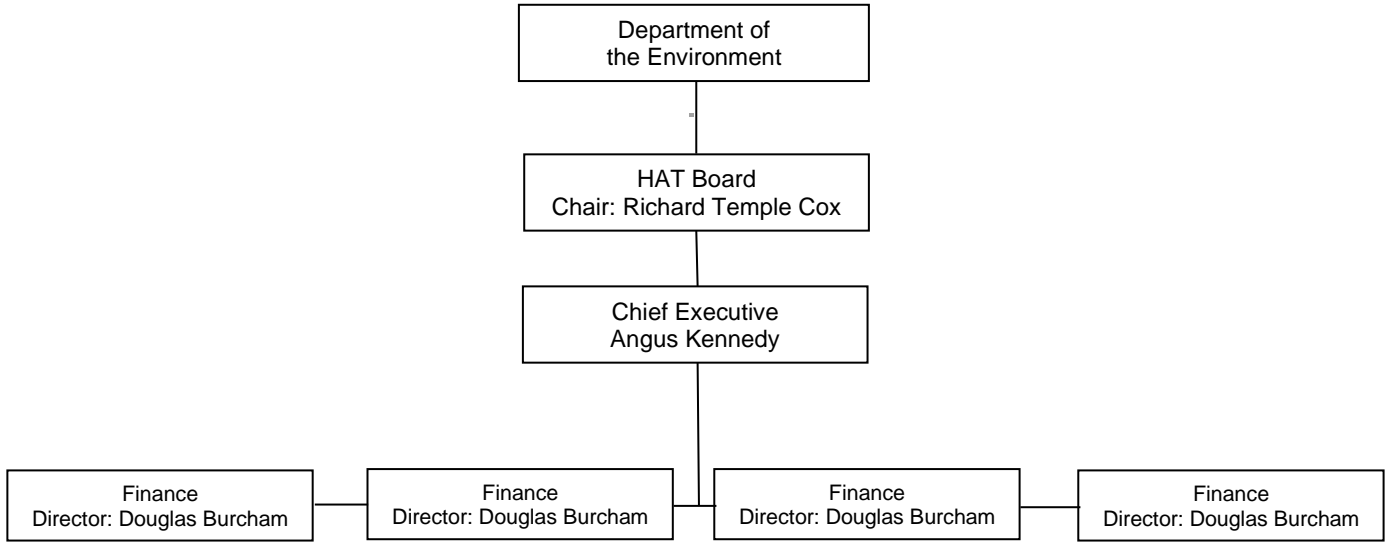
Ternhill House

All low rise properties in Contract areas 924 and 925 (large concrete panel homes)

All 14 Farnborough Road High Rise Blocks

**APPENDIX 8.7**

**CASTLE VAT HAT ORGANISATIONAL STRUCTURE**



Castle Vale: Chelmer Model Population Projections 1991 - 2006

<b>Males</b>	<b>1991</b>	<b>1992</b>	<b>1993</b>	<b>1994</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>
<b>0-4</b>	511	519	522	527	517	521	526	533	533	529	519	505	488	470	451	433
<b>5-10</b>	399	431	470	508	555	591	614	619	626	633	625	629	633	637	635	627
<b>11-14</b>	204	213	212	227	250	253	283	311	338	370	406	415	422	423	411	413
<b>15</b>	49	53	52	51	45	62	51	66	69	66	79	94	95	99	116	104
<b>16-19</b>	251	232	209	199	205	201	210	209	224	248	252	280	308	333	365	401
<b>20-24</b>	619	527	484	434	367	300	285	261	250	250	263	261	275	293	314	331
<b>25-29</b>	545	597	601	604	611	610	526	484	434	367	300	285	261	250	250	263
<b>30-34</b>	418	445	479	508	534	543	593	596	599	606	611	521	479	429	363	297
<b>35-39</b>	280	307	331	348	361	414	441	475	504	530	539	590	593	596	602	607
<b>40-44</b>	275	362	255	271	283	270	305	328	345	358	411	436	470	499	525	533
<b>45-49</b>	276	294	295	281	276	278	257	251	267	279	273	301	324	340	353	406
<b>50-54</b>	301	271	270	272	273	270	268	289	275	270	265	252	246	262	274	267
<b>55-59</b>	338	327	323	317	299	289	259	259	263	263	261	277	279	265	259	255
<b>60-64</b>	276	335	325	322	315	314	306	302	295	280	269	244	243	248	249	248
<b>65-69</b>	257	266	269	264	282	287	297	289	286	281	282	274	272	266	253	241
<b>70-74</b>	143	158	182	203	200	206	217	220	218	233	238	250	243	239	237	240
<b>75-79</b>	81	85	85	83	96	102	113	133	147	146	153	159	163	164	176	180
<b>80-84</b>	39	42	42	44	46	48	51	49	50	58	62	70	83	92	90	96
<b>85 +</b>	11	13	15	17	19	21	23	25	26	28	29	31	30	30	37	39
<b>Total</b>	<b>5323</b>	<b>5377</b>	<b>5427</b>	<b>5480</b>	<b>5534</b>	<b>5590</b>	<b>5645</b>	<b>5699</b>	<b>5749</b>	<b>5785</b>	<b>5837</b>	<b>5874</b>	<b>5907</b>	<b>5935</b>	<b>5960</b>	<b>5981</b>
Females	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
<b>0-4</b>	474	497	495	488	488	<b>501</b>	507	512	512	507	496	482	466	448	430	413
<b>5-10</b>	391	408	446	496	534	561	572	594	595	590	592	605	609	612	609	600
<b>11-14</b>	167	194	203	227	240	246	272	290	325	368	383	399	398	388	386	397
<b>15</b>	64	31	52	33	51	58	61	57	64	64	87	75	99	107	102	91
<b>16-19</b>	327	263	217	201	180	167	194	203	227	240	246	272	290	325	368	383
<b>20-24</b>	662	656	595	528	460	386	290	267	232	230	224	254	258	289	302	331
<b>25-29</b>	565	590	613	634	644	662	655	592	525	456	382	286	264	229	227	221
<b>30-34</b>	304	359	421	467	518	565	590	613	634	644	662	655	592	525	456	382
<b>35-39</b>	269	279	274	287	286	304	359	421	467	518	565	590	613	634	644	662
<b>40-44</b>	263	253	256	252	256	266	275	270	283	282	300	354	416	462	513	560
<b>45-49</b>	279	275	274	274	273	261	252	255	251	255	265	275	270	282	281	299
<b>50-54</b>	310	298	290	275	280	274	270	269	279	269	257	247	251	248	251	261
<b>55-59</b>	339	330	321	321	318	303	291	283	268	273	267	264	263	272	264	252
<b>60-64</b>	326	329	334	321	316	325	316	309	309	305	293	281	272	259	264	258
<b>65-69</b>	290	289	283	294	298	302	308	311	300	297	304	296	291	291	286	275
<b>70-74</b>	197	221	244	253	261	257	256	253	263	266	269	278	280	270	269	276
<b>75-79</b>	145	147	141	143	148	161	182	201	209	217	215	213	211	220	223	227
<b>80-84</b>	84	96	96	87	102	105	107	103	104	108	118	135	149	155	161	159
<b>85 +</b>	66	65	64	69	70	73	74	79	84	87	92	93	94	98	102	111
<b>Total</b>	<b>5522</b>	<b>5570</b>	<b>5619</b>	<b>5670</b>	<b>5723</b>	<b>5777</b>	<b>5831</b>	<b>5882</b>	<b>5931</b>	<b>5976</b>	<b>6017</b>	<b>6054</b>	<b>6086</b>	<b>6114</b>	<b>6138</b>	<b>6158</b>



# WRITTEN STATEMENT

## APPENDIX 8.9

### CONSULTATION SUMMARY

#### 8 9 1 Introduction

The Trust would not exist had it not been for residents voting for it in the first place. It is not surprising, therefore, that resident consultation and involvement is a very important feature of the Trust's work. The Master Plan brief required extensive consultation and information gathering from residents and other interested parties. Set out below is a summary of that consultation. More detail is included in the Hunt Thompson Associates (HTA) Stage I Report, Appendix A and their Stage Two Report.

#### 8.9.2 Stage One Consultation

This covers the period from June 1994 to September 1994. During this period HTA conducted six fortnightly meetings jointly with the Community Action Team (CAT) to discuss estate wide issues, and a further six meetings with specific residents' groups to discuss matters of particular interest to those groups.

A total of 30 meetings were held with agencies that have an interest in the future of Castle Vale. Thirteen of these meetings were held with the representatives of the various departments of Birmingham City Council; the remaining 17 were with non-City agencies and other voluntary and statutory organisations. In addition to these formal meetings, 17 organisations were contacted by letter to ask for their views regarding elements which should be included in the Master Plan for Castle Vale. Of these four returned pro-formas as requested, and three contacted HTA to request meetings. Schedules of all meetings are set out below.

#### 8.9 1 Stage two Consultation

Following the gathering of information, consultation and survey work of Stage One, the development and publication of the Preferred Master Plan took place during a four week period (12 September 1994 to 16 October 1994). The timetable of the work is as follows:

12 September	<ul style="list-style-type: none"><li>• Publication of the Stage One Design Report</li></ul>
12-29 September	<ul style="list-style-type: none"><li>• Publication of the Stage One Design Report</li><li>• Refinement of options for demolition and provision of replacement homes Urban design studies</li><li>• Analytical studies of areas of low rise housing to define the existing layouts and produce options for the improvement of access and security</li></ul>
30 September and 1 October	<ul style="list-style-type: none"><li>• Community Planning Event</li><li>• Day 1 – workshops</li><li>• Day 2 – planning for real</li></ul>
3 -11 October	<ul style="list-style-type: none"><li>• Conclusions and findings of the Community Planning Event Development of urban</li><li>• design/concept diagrams and summary sketches from the conclusions of the Community Planning Event</li></ul>
11 October	<ul style="list-style-type: none"><li>• Report back to residents on the Community Planning Event</li></ul>
13 October	<ul style="list-style-type: none"><li>• Trust Board Strategy Seminar. To define the overall strategy for the Master Plan and to discuss key issues</li></ul>
13 – 17 October	<ul style="list-style-type: none"><li>• Drafting of the Preferred Master Plan for consultation</li></ul>

# CASTLE VALE MASTER PLAN

The Stage One Design Report presented the findings and conclusions of the initial consultation process and had as its conclusion the strategy in land use/planning terms for the development of the Master Plan.

In addition to all of the detailed information which was collected during the Stage One process, it was felt necessary to first involve members of the local community in a two-day Community Planning Event at which the issues raised were discussed in open forum.

The event consisted of one day of open workshops based around general topic areas as follows:

## **Morning Session**

- the environment
- crime and security
- getting around

## **Afternoon Session**

- the home
- leisure, community development and health services  
education, employment and training

The sessions were run simultaneously with prepared material for discussion, and the views and comments expressed were recorded in "story board" format on a flip chart. At the end of each session a raconteur was chosen to summarise the findings of the sessions for the benefit of all those who were attending at plenary sessions.

The following day was a Planning for Real exercise in which residents participated in the design of their own local areas. The Vale was divided into areas as follows:

## **Morning Session**

- Park Lane
- Centre 8
- Yatesbury, Manby, Baginton
- Farnborough Road

## **Afternoon Session**

- Watton Green
- Hawker Drive/Sopwith Croft
- Cadbury Drive

Following the Community Planning Event the HTA team withdrew to summarise the findings and conclusions of the process to produce urban design and concept studies which broadly located the main elements of the Master Plan and graphically described the overall strategy.

This work, along with the happenings of the Community Planning Event were presented at a slide show on the evening of 11 October at a "Report Back" session.

The final consultation exercise took place on 13 October in the form of the HAT Board Strategy Seminar. Following an introductory discussion around the subject of "A Vision for Castle Vale", the seminar was conducted as simultaneous workshops in a similar manner to the first day of the Community Planning Event, using the techniques of "story boarding" with flipcharts and reporting back to plenary sessions.

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The workshops were organised into the following subject headings:

- an environmental strategy for Castle Vale;
- new residential development;
- highways and transport infrastructure;
- non-residential development.

The Preferred Master Plan was then produced by the HTA team as a result of synthesis of all the above consultation events, ready for the first of the open public presentations on 17 October 1994.

## **8 9.4 The Preferred Master Plan Consultation**

The Preferred Master Plan was presented to residents by HTA at two public meetings on 17 and 18 October 1994 and during the rest of that week at "drop in" surgeries on the estate.

The coloured broadsheet was accompanied by a two page self-completion questionnaire (copy reproduced below) which was designed by the Trust and HTA and the findings were assessed and evaluated by USER Research, a subsidiary of Hunt Thompson Associates specialising in urban, social and environmental research. The questionnaire sought residents' views on the main ideas in the draft Master Plan. Reply-paid envelopes were provided for returns.

Distribution of the questionnaires and broadsheets took place on or around 10 November 1994 and the deadline for replies was 17 November. Although this was a very tight timescale, 998 completed questionnaires were sent for coding and data processing (a response rate of c20%).

Respondents were not given the opportunity within the questionnaire to make any comments. Twenty eight residents enclosed letters or statements with their completed questionnaires; some were anonymous, one or two were transfer requests. However, most residents gave their names and addresses, and these were forwarded to the Trust and HTA for reply where necessary.

### **Proposed demolition and sites for new homes**

The three proposals outlined at 01, to demolish 17 tower blocks and most/all of the maisonette blocks, and build new homes, received support from between 73% and 94% of all respondents.

The concept of building homes for *rent on/yon* the site of the current Centre 8, was most popular (94% of all respondents supporting, with 70% saying supported "strongly"). Owner occupiers (and correspondingly those living in low rise homes), were most supportive (96%, with 73% supporting strongly).

The "middle option" - homes for *rent and sale* on the site between Cadbury Drive and Farnborough Road - came second out of the three proposals, with 86% supporting (nearly half [49%] supporting "strongly").

The proposal to build homes for *sale only along* Park Lane was supported by nearly three quarters of all respondents (73%, with 37% supporting "strongly"). Two thirds (66%) of respondents living in the area most affected by this proposal, Area 9, *did not* support it. Owner occupiers generally were twice as likely not to support it as HAT tenants (32% vs 16%). For the two other proposals, those living in the areas concerned were only marginally less supportive than other residents.

### **Land for sale**

Three quarters (74%) of all respondents and 88% of those living in tower blocks supported the general idea, at 02, of selling some sites to the private sector for commercial use if it meant that "more people can enjoy living in refurbished homes or are able to move from high rise properties". One third (33%) of owner occupiers did not support the idea.

# CASTLE VALE MASTER PLAN

There was less support - but it was still obtained from approximately two thirds of all respondents (62% to 67% supporting)-for the three zones actually designated for this use. Not surprisingly, these proposals were least well supported by those residents living in the areas proposed and by owner occupiers generally. The zone on Manby Road/Park Lane also next to the A38 received least support from all respondents (35% not supporting); 80% of respondents living in the area did not support it (compared to 27% of other respondents) and over half (53%) of all owner occupiers.

## **Tower block refurbishments**

The questionnaire explained that it was proposed to refurbish the 14 Farnborough Road tower blocks, Chivenor and Topcliffe Houses and Concorde Tower, and asked respondents living in these blocks whether they supported this proposal. Ninety per cent did (79% of whom supported it "strongly"). Those living in the Farnborough Road blocks-who formed more than three quarters of this group of respondents- were most supportive (94%). Only two respondents lived in Concorde Tower; one supported the proposal strongly and the other did not support it.

## **Improvements to Low rise homes**

At Q4 nearly two thirds (63%) of respondents living in low rise areas said they would be prepared to participate with neighbours and architects to plan improvements to the road/footpath layout in their area. Just over a quarter (27%) said they were not. There was minimal difference between tenants' and owner occupiers' preparedness to take part.

In terms of low rise areas, those living in the Yatesbury Avenue/Manby Road area were most prepared to participate (71%) and those in Area 9 least (50%).

Respondents were more divided over the issue of willingness to lose part of their gardens in order to have access by cart to the fronts of their homes. Overall, 47% said they would definitely/might be willing (22% would definitely be willing, a quarter "might be"). And 43% that they would not.

Owner occupiers as a group were more than twice as likely not to be willing to make this sacrifice as tenants (49% vs 21%).

## **A Central Park**

Eighty four per cent of all respondents thought it was a very good/good idea to build a large central park as part of the redevelopment of the Centre 8 site.

## **Boulevards and Avenues**

Ninety four per cent of all respondents thought that the traffic calming and landscaping measures proposed as part of the major improvements to Tangmere Drive, Farnborough Road, Yatesbury Avenue, Manby Road and Park Lane were a very good/good idea.

### **8.9.5 Further Consultation**

**8.9.5a** The Trust also undertook a Youth Questionnaire survey as part of the Master Plan consultation to find out attitudes of young people living on the estate.

Some 287 completed questionnaires were returned. Young people liked living on the estate because:

- they had friends nearby; and
- sports and leisure facilities.

They disliked vandalism, crime, graffiti and tower blocks. About one third admitted to being at a loose end or bored "often".

When asked what they would like to change about the estate they identified physical improvements (high rise blocks) and social and environmental improvements.

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**8.9.5b** Following publication of the Preferred Master Plan, information packs were sent to residents groups. Eight responded using the pro-forma supplied.

The main comments related to opposition to new link roads through the Radburn areas, together with some opposition to the use of open space for development.

**8.9.5c** An exhibition of the Preferred Master Plan erected in the Reception area of the Trust's office during November 1994 resulted in 39 letters and 19 entries in the comments book.

**8.9.6** Hunt Thompson's Revisions to Master Plan following Consultation

## 1 Proposals for de-Radburnisation

### *Element to be revised*

The Master Plan should show no proposals for de-Radburnisation. The areas of low rise housing should be divided into neighbourhoods of appropriate size and assigned to design teams with a method statement for de-Radburnisation which is to form the basis of their brief. The principle of the method statement is to be "neighbours must decide". In the areas of low rise housing infill opportunities which arise from tower block and maisonette demolition as well as strategic link roads only should be shown.

### **Reason**

When considering the draft Master Plan, HTA were concerned that any proposals for de-Radburnisation should be clearly stated as indicative only and the proposals shown should be for the large part, diagrammatic. The drawing presented consisted of diagrams for road layouts (we did not want individuals to identify their homes or garages), and the public presentations ended with the very clear message "neighbours must decide". Also the principle of de-Radburnisation by consensus, to be derived from intensive community planning activities, was clearly advocated during the resident drop in surgeries.

These statements have not been sufficient however to quell the anxieties of many residents (particularly we believe, owner occupiers) who believe that their gardens or garages will be imminently requisitioned without their consent in order to achieve de-Radburnisation. During the Stage Two consultation process it has been clearly apparent that despite attempts to explain to residents that proposals are intended to be indicative only, the drawings will in some quarters be taken literally and unnecessary conflict and anxiety will result.

## 2 Park Lane

### *Element to be revised*

The proposals for residential development along Park Lane should be reduced in area. The remaining area adjacent to the electricity sub-station should be landscaped at the expense of the developer in accordance with the wishes of the local residents and the Trust. The economic development zone on Park Lane should be retained but with a clear statement that a landscaped buffer should be provided between residential use and the development, at the expense of the developer.

### **Reason**

The proposal to build new homes for sale and a light industrial development on the Park Lane site has given rise to the greatest single area of controversy since publication of the draft Master Plan.

Revisions to the proposals to include a high quality amenity space and buffer landscaping acknowledges the concerns of the immediate local neighbourhood. Retention of the proposals in their overall basic form acknowledges the overall needs of the community of Castle Vale and the wider objectives of the Trust.

# CASTLE VALE MASTER PLAN

## **3 Mixed use development on the frontage of Tangmere Drive/Sopwith Croft**

Following discussions between the Trust and a chartered surveyor, this provision should not be included. The consultant chartered surveyor has recommended that the site could be considered for homes for sale, a proposal which is being considered by the Trust, dependent upon the demand for new homes for rent created by demolition need.

### **Reason**

The site is not considered to be commercially viable and could detract from the success of the shopping centre redevelopment.

## **4 Maisonettes**

The three blocks of maisonettes on Hawker Drive and Sopwith Croft should be retained and further improvements/refurbishments undertaken.

### **Reason**

A total of seven maisonette blocks have received Estate Action funding whilst in Birmingham City Council's ownership. HTA have completed an option appraisal comparing retention to demolition and new build. That option appraisal shows that redevelopment of four of the blocks is better value for money.

The maisonettes proposed for retention are in the Hawker Drive/Sopwith Croft area, where extensive Estate Action funded repairs have alleviated most of the problems. Redevelopment of these sites will not result in more homes than the maisonettes currently provide.

## **5 Further recommendations**

### ***Traffic calming on bus routes***

The precise nature of the traffic calming proposals along bus routes should be discussed further with the operators to ensure the safety of passengers and convenience of operation.

### **Access from the A38 to Manby Road**

The proposal to incorporate a new road from the A38 to give access to the commercial zone on Park lane/Manby Road should give access only to that area.

### **Access to the proposed Castle Bromwich station**

An alternative car park and access to the station from south of the railway and river Tame should be considered. It should be acknowledged that residents of Avery Croft and Kenrick Croft may reject the possibility of a link road being constructed in front of their homes.

### **Farnborough Road leisure and Recreation Area**

Many issues relating to the leisure and recreation area at the south of Farnborough Road remain unresolved. Further detailed work will need to be undertaken in this location following completion of the Master Plan, in order to investigate the varying requirements that different agencies have for this area.

### **Water features**

Many reservations have been expressed regarding the safety, cleanliness and management of the proposed water features.

It is recommended that the Trust carefully examine whether these can be adequately maintained/managed. Also the advice of ROSPA should be sought in connection with lakes, ponds etc in residential areas.

# WRITTEN STATEMENT

Subject to satisfaction of the above points, water features should remain part of the Master Plan.

## Reason

If they can be properly supervised/managed, water features will provide benefits in terms of amenity, education and ecology as well as reoxidation of Plants Brook.

## Stage 1 Consultation

### Schedule of Castle Vale CAT Open Meetings

8/6/94	CAT/HTA <ul style="list-style-type: none"> <li>Recap on the estate wide issues discussed during the pre-ballot consultation process</li> </ul>
21/6/94	CAT/HTA <ul style="list-style-type: none"> <li>Feedback from Interested Party Consultation</li> <li>Nature conservation and public amenity spaces</li> </ul>
5/7/94	CAT/HTA <ul style="list-style-type: none"> <li>Report back from consultations with the Sopwith Croft Neighbourhood Group and the meeting with the Centre 8 Liaison Committee</li> <li>Feedback from consultation with Interested Parties</li> <li>Report back from the Povall Worthington Energy Survey and Audit, Low and High Rise <u>Condition</u> Survey</li> </ul>
20/7/94	CAT/HTA <ul style="list-style-type: none"> <li>Home Design Guidelines</li> <li>Estate Design Guidelines</li> <li>Townscape Precedents slideshow</li> </ul>
3/8/94	CAT/HTA <ul style="list-style-type: none"> <li>Re-statement of master planning process</li> <li>Report back on the findings of the social surveys</li> <li>Trust early spend proposals and enveloping</li> <li>Sites for new homes</li> <li>Development of Infrastructure</li> </ul>
17/8/94	CAT/HTA <ul style="list-style-type: none"> <li>Presentation by CENTRO on the proposals for the Castle Vale spur of the Midland Metro</li> <li>Presentation by the Trust on the proposals for the Castle Vale Shuttle Bus Service</li> <li>Report back <i>on findings</i> of the structural survey of high rise blocks</li> <li>Summary of non-residential and development and private sector investment opportunities</li> </ul>

# CASTLE VALE MASTER PLAN

## Schedule of Consultation Meetings with Specific Residents Groups

20/6/94	Sopwith Croft Residents <ul style="list-style-type: none"> <li>To discuss issues local to Sopwith Croft, especially the Multi Agency Accommodation Project</li> </ul>
23/6/94	Centre 8 Liaison Group
12/7/94	Farnborough Road Residents' Association <ul style="list-style-type: none"> <li>For residents of both the flats and the low rise properties</li> </ul>
20/7/94	Parents of young children
26/7/94	Senior residents
11/8/94	Maisonette blocks residents meeting

## Schedule of Meetings held with Representatives of Birmingham City Council

Neighbourhood Area Housing Manager	Sharon Gilligan Roger Birch, Senior Building Inspector Patrick Nolan, Neighbourhood Co-ordinator
Neighbourhood Co-ordinator	Patrick Nolan Sharon Gilligan Roger Birch
Highway Traffic Management	David Clayfield
Refuse Department and Environmental Services	Jeremy Shields, Contracts Monitoring Officer Philp Palmer, Assistant Waste Minimisation Officer
Department of Planning and Architecture	John Culligan, Area Planning Officer Martin White, Development Planning Officer Terry Green, Environmental Planning Officer Mike Pritty, Architect
Commercial Services	Ray Tomkinson, Commercial Services
Leisure and Community Services	Brian Baumber, Castle Vale Leisure Centre Bob Brueton, Astral Centre, Castle Vale
Department of Economic Development Services	Clive Jackson, Senior Development Officer Stephen Sprason, Group Valuer, Property
Department of Education	John Blythe George Harvey
Castle Vale Library	Geoff Mills, Regional Library Manager Jill Turner, Community Librarian Alanna Dancey, Community Librarian
Sewers and Drainage	Rod Stanley
Social Services	Brian Cox Ann Baines, North Birmingham Health Authority



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### Schedule of Meetings held with Non-City Agencies

Birmingham Groundwork Trust	Jonathan Felton
West Midlands Fire Service 'A' Division	Station Officer Bob Bright
Castle Vale Nature Conservation Group	Jez Lilley
PEP	Peter Cooling Gillian Hobb
The New Testament Church of God	Leon Hayles (Pastor) Carver Anderson Stephen Morgan
Midlands Electricity	Bob Williams
Centro	David Keay, Metro Development
Servite Houses	Martin Shirley
Midland Area Housing Association	David Saffhill
British Telecom	<u>Barry Chipman</u>
Severn Trent Water	<u>Mr Parker</u>
Centro	Ray Hughes, Head of Development Philip Evans, Director of Finance David Keay, Metro Development
National Rivers Authority	Paul Swain, Planning Liaison Officer Andrew Crawford, Area Recreation Officer Ian Bond, Flood Defence Officer
West Midlands Constabulary	Kevin Wilson, Crime <u>Prevention Officer</u>
North Birmingham Health Authority	Ann Baines, Health Care Purchasing Officer <u>Brian Cox, Birmingham City Social Services</u>
West Midlands Travel	Bernard Delaney Nick Brookes
Castle Vale Pony Owners Club	Marie Chambers

# CASTLE VALE MASTER PLAN

## RESIDENT CONSULTATION - QUESTIONNAIRE

### RESIDENTS QUESTIONNAIRE ON THE PREFERRED MASTERPLAN

This questionnaire gives you an opportunity to comment on the main ideas incorporated in the draft Masterplan. Hunt Thompson Associates need this feedback before they can produce the final Masterplan. Please make sure that you return it in the envelope provided by 16th November, 1995.

#### 1 Proposed demolitions and sites for new homes

Do you wish to support the proposal to build new homes on the following areas if it means that the HAT are able to demolish 17 tower blocks and also most (or all) of the 27 existing maisonette blocks?

- The site of the Centre 8 flats (homes for rent)

Strongly support       Support       Do not support

- On the site between Cadbury Drive and Farnborough Road (homes for rent and sale)

Strongly support       Support       Do not support

- Along Park Lane (homes for sale)

Strongly support       Support       Do not support

#### 2. Land for sale

The HAT propose to sell some areas of land to the private sector for commercial use and to provide job opportunities. There are zones for this in the following places:

- Yatesbury Avenue (next to the A38)

Strongly support       Support       Do not support

- Manby Road/Park Lane (next to the A38)

Strongly support       Support       Do not support

- Along Tangmere Drive near to Concorde Tower, on the site of the Hawker Drive/Sopwith Croft maisonette blocks

Strongly support       Support       Do not support

If selling these sites will help to 'balance the books' so that more people can enjoy living in refurbished homes or are able to move from highrise properties, do you support this idea?

Strongly support       Support       Do not support

# WRITTEN STATEMENT

## 3 High rise refurbishments

It is proposed to refurbish the following tower blocks:

- All of the 14 Farnborough Road blocks • Chivenor House
- Topcliffe House Concorde Tower

a) If you live in one of these blocks do you agree that refurbishment should be undertaken?

Strongly support     Support     Do not support

b) Do you think that refurbishment should be carried out whilst residents remain in their flats?

Yes     No     Don't know

c) Which block do you live in? *Please give the name of your block or house*

## 4. Existing areas of low rise homes. *Neighbours must decide!*

a) Would you be prepared to participate with your neighbours (and architects to be appointed by the HAT) to plan the road and footpath layout in your neighbourhood in detail to improve the security of the area and to enable more homes to have access by car to front doors?

Would be prepared     Would not be prepared

b) Would you be willing to make some sacrifice such as losing part of your garden if it meant that you could gain access by car to the front of your home?

Would definitely be willing     Might be willing

Would not be willing to make sacrifice to improve access and security

c) Which area do you live in? *Please state area*

d) Are you?     A tenant of the Trust?  
 An owner occupier?  
 A tenant of a private landlord?  
 A tenant of a housing association

*(Please tick as appropriate)*

# CASTLE VALE HOUSING ACTION TRUST

## 5. A Central Park

In addition to the neighbourhood parks and play areas which are part of this draft masterplan plan, it is proposed to build a large central park as part of the redevelopment of the Centre 8 site. Do you think this is a good idea

Very good idea       good idea       not a good idea

- b) Would you be willing to make some sacrifice such as losing part of your garden if it meant that you could gain access by cart to the front of your home?

## 6. Boulevards and Avenues

It is proposed to carry our major improvements to Tangmere Drive, Farnborough Road, Yatesbury Avenue, Manby Road and Park Lane. These improvements would include measures to reduce traffic speed (islands and speed 'tablets' at junctions) and to plant new trees to transform these roads into Avenues and Boulevards. Do you think these improvements are a good idea?

Very good idea       good idea       not a good idea

- b) Would you be willing to make some sacrifice such as losing part of your garden if it meant that you could gain access by cart to the front of your home?

THANK YOU FOR TAKING THE TIME TO RESPOND TO THESE QUESTIONS. PLEASE USE THE ENVELOPE PROVIDED TO RETURN YOUR QUESTIONNAIRE

COMMUNITY ACTION TEAM

# OPEN MEETINGS

Why not come along to the open meetings that the CAT and the architects are having to discuss the development of Castle Vale? They are your chance to make your views and ideas known as they put proposals together for the Masterplan.

Although you might be planning to come along once the plans have taken shape, why not join in now? The next meeting is

**Tuesday 5 July**

**7.00pm at the Trust Offices**

*Everyone is welcome!*

Minutes of the previous meetings are available to read at the Trust Offices



CASTLE VALE MASTER PLAN  
HUNT THOMPSON ASSOCIATES

# COMMUNITY PLANNING EVENT

Now that the Architects have completed Stage 1 of the Masterplanning process, it's time to move into Stage 2, which means we need you to **tell us about your home and the area around it**, and what you would like to see included. Come and see our initial sketches for the Masterplan so that you can **tell us if we're heading in the right direction.**

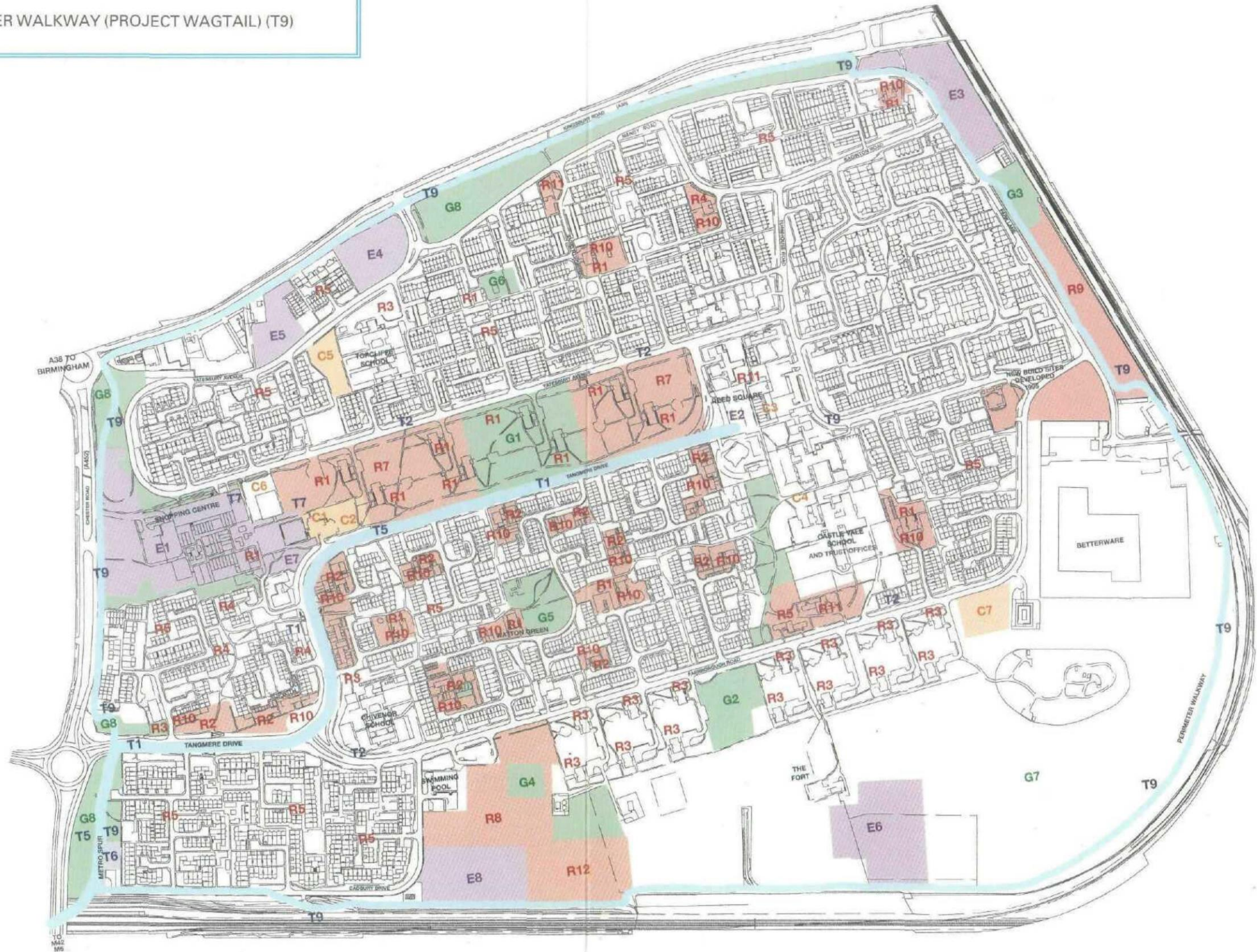
You may remember the Community Planning Weekend which was held before the Vote for the Trust last year. Part of the event was a series of workshops to discuss **'burning issues'** such as Employment and Health, and now there's a chance to hear what's been happening since then, and to discuss **what you think** should happen next.

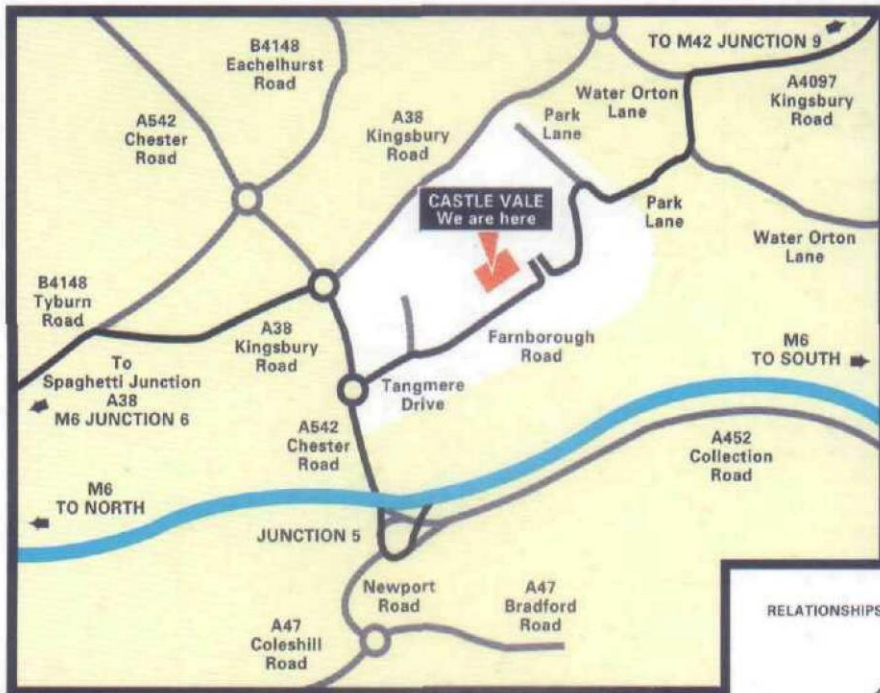
**SEE INSIDE FOR MORE DETAILS**

# KEY

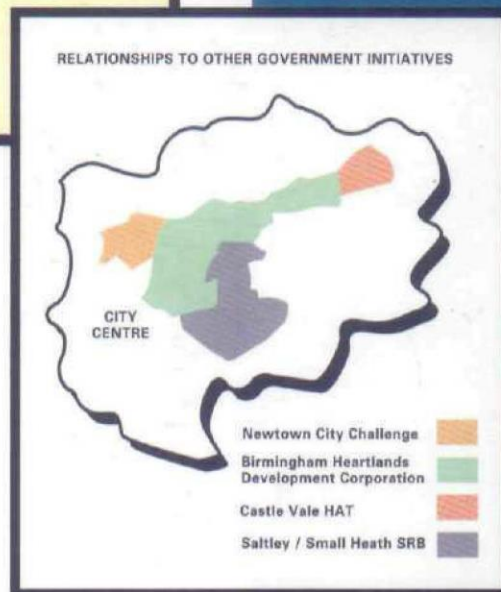
- NEW GREEN SPACE/ENVIRONMENTAL IMPROVEMENTS (G)
- NON RESIDENTIAL DEVELOPMENT SITES (E)
- NON RESIDENTIAL DEVELOPMENT SITES (C)
- RESIDENTIAL NEW BUILD SITES
- METRO SPUR (T5)/PERIMETER WALKWAY (PROJECT WAGTAIL) (T9)

# MASTER LAND USE PLAN





**M6 J5 - NO ENTRY GOING NORTH OR EXIT GOING SOUTH ON M6**



Castle Vale  
Housing  
Action Trust