

# Jewellery Quarter Neighbourhood Plan - Regu

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latiton 16 representations submitted online via

What is your organisation? -  
Organisation

Do you have any comments on these  
sections of the plan? - Please provide  
your comments below

Private individual - JQ resident

Agree

nil

no

N/A

The language used is very confusing -  
It would be better if it was written in  
plain English. Most of the aims seem  
to be good. I am worried about the  
continuing attack on motorists

I believe the plan needs greater  
clarity and commitment to active  
travel ( Cf BCC Transport Plan, WCMA  
Transport Strategy and WMCA 5 year  
plan for Climate Emergency) e.g. the  
references to bicycles are chiefly  
about the nuisance of having them  
chained to pavement furniture,  
rather than providing any detail on  
where the safe, well-lit' spaces to  
park bikes mentioned will be.

Accordingly

- The plan needs a clearer  
commitment to offering localtions for  
8-10 good bike parks for bicycle users  
commuting into the area.

- Many residents' flats have no  
storage provision. All new  
developments should by regulation  
offer this and

- BCC should provide 3-4 'Bike  
hanger' positions convenient for  
older flats.

These will all require space, but  
removing parking is the obvious  
solution, Cf London's approach to  
bike and e-scooter parks

2) We also need more express



Resident

Anything that can improve the connectivity of the JQ with the city centre would be amazing. I hate walking over that bridge over the A38, especially at night. It doesn't feel safe at all. You can smell and feel the pollution from the cars in this area of the JQ near Snow Hill. The area could still do with more bars and restaurants, and I'm looking to move to a new apartment and there isn't much on offer still. So more apartments would be great. More green spaces would be nice too but St Paul's square is nice but apart from this there isn't much other space to sit outside in a nice day.

N/A

Jewellery Quarter Academy

The bollards on Albion St in front of the school will be very welcome.

3.1 CCTV and Streets being well lit. I am sure from the reported incidents that you have understood the severity and the increasing number of car-related crimes in JQ. Particularly on streets like Pope Street, Camden, and Carver Street. Residents have no other places to park but to park on the street. However, many of the residents feel very uncomfortable and anxious about their vehicles as incidents have left residents with their vehicles either stolen, or parts being stripped off. The lack of street lights and CCTV in these streets have made it an easy target and with the lack of support from the police it is becoming a great concern to many. People have tried to write to MPs and councils and no one cares about the situation. If you really want to improve this community, the safety of the people's asset must be a priority.

Resident

None - resident

Only to say that I took part in the early consultations about the formation of the plan and I felt that I was listened to and my views were taken into account.

The language is very clear and easy to understand. I like the tone of the document, it makes me confident to read more. I also like seeing photos of the people who are presenting the document.

Resident

Very clear and inspirational, aligns  
with community's vision and  
direction for JQ

## a BeHeard

Do you have any comments to make on these sections of the plan?

- Please provide your comments below

Policy 1(a) - New development and conserving industrial and built heritage in the Creative District (page 21). Do you have any comments on this policy? - Please provide your comments below

Only one minor comment - the JQ area here is different to the Soho and JQ council area. It potentially can cause confusion and reduce democratic accountability.

Ideally consider changing the council ward to reflect the plan

Agree

Agree

vision, implementation and monitoring unclear

There should be a moratorium on demolition.

Very informative regarding history.

Again some of it is written in a weird type of English I do not understand. Yes I agree with this - Too much of our heritage has been lost.

Some of the visions and goals seem a bit vague. I don't believe it will be monitored properly - There just isn't the resources. Birmingham has a terrible track record and they are still demolishing everything they can. So I don't think it will be implemented but a good try

Jewellers must still be central to the quarter and be considered at all times.

The Creative District limits development such that the majority of floorspace must be reserved for creative industries. This seems short sighted when considering extensions to existing buildings or large new developments – ground floor space is most valuable to retail businesses and manufacturing so this should absolutely be prioritised but should not limit the gross floor area for residential. This will simply strangle the scale of development by making project unviable or lead to an oversupply of commercial space.

I fully support the aims of the plan. It is clear that much thought and consideration has gone into it over a long period of preparation.

It is a great idea.



There are two points I would make.  
First, the Jewellery Quarter is a historic place, famous for its jewellery-making and other manufacturing businesses (pens, whistles, buttons etc.) and also for influential residents like James Watt and Matthew Boulton. It has vast numbers of buildings with great architectural merit - factories, workshops, grand residences, the St Paul's Georgian Square - hence the very important Conservation status of the neighbourhood.

Secondly, it is no good looking only backwards if we want the Jewellery Quarter to be successful and vibrant going forward both in its industries and its rapidly increasing numbers of residences. Preserving an area in aspic is no way to secure healthy communities. So we must embrace changes in society, economic facts of life and the reasonable aspirations of the people who live in, work in and visit the Jewellery Quarter.

I support the strong commercial use first approach in the Creative District. It is necessary to protect and promote wealth-creation in the JQ especially in jewellery and creative businesses.

By reading these sections I understand what the JQPlan is about. All "jargon" is clearly explained

I am hoping that this policy will lead to mixed developments where the ground floor or workspace has to be let or sold prior to the residential portion being marketed.

Clear what the Plan is, clear how to  
navigate the document. Vision and  
goals all relevant and good.

This is what we need in the JQ, makes  
sense.

Policy 1(b) - Stimulating improvements in the Creative District (page 22). Do you have any comments to make on this policy? - Please provide your comments below	Policy 1(c) - Providing workspace suitable for the jewellery and creative industries in the Creative District (page 24). Do you have any comments on this policy? - Please provide your comments below
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Agree

Agree

As long as they are done in keeping  
with the area

We need to encourage the jewellery/  
creative/craft trades but these also  
have to be economically viable. I fear  
a lot of the street level spaces you  
want to create will be empty.

The district could benefit from more creatives moving to the quarter. Perhaps it could attract media? More office space would be desirable to bring in businesses. Perhaps more support for small businesses and individuals looking for places to work and get out of their homes for a day or two a week and meet others and share ideas.

See above.



I agree with stimulating improvements in the Creative District as proposed. I endorse the requirement for applicants to have regard to the JQ Conservation Area Character Appraisal and Management Plan

I agree with this policy and I believe that affordable workshop space for innovators and entrepreneurs will be essential

NO comment

This is great section. I am hoping this policy will lead to a more atelier style offer. It is sometimes impossible to sell goods that you make in the quarter because of the current size of some retail spaces.

As above

V important to future of JQ as a genuine jewellery producer, important for wider future of jewellery industry.



Policy 1(d) - A Jewellery Quarter Creative Incubator (page 27). Do you have any comments on this policy? - Please provide your comments below	Policy 2(a) - Authenticity in the Jewellery Quarter (page 29). Do you have any comments on this policy? - Please provide your comments below
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Agree

Agree

I have absolutely no idea what this means , so will have to pass on this one.

If new builds could be in keeping with the history of the quarter that would be great. Although I don't agree that height of new build should be limited. The BT Tower in my opinion is hideous, but at least it has set the precedent for other building heights in the area.



I agree with this policy and endorse the need for incubator space. I would also point out that incubator services require other forms of support - administration, advice and guidance for example - not just provision of workspace

It is essential for me that the incubator is not seen as a continuation of the School of Jewellery. It has it's part to play but there are many businesses that have been created over the past two years by people who have decided to change career.

Also there needs to be statement supporting diversity and how this will be acknowledged when the incubator is created. The meaning of local needs to include Handsworth, Newtown, North Edgbaston and Ladywood.

I agree with this emphasis on authenticity - retaining, maintaining and enhancing the unique character and heritage of the JQ

This is a great policy

Love this idea; would bring young  
talent to the Quarter

None

Policy 2(b) - Conserving heritage assets outside the Creative District (page 31). Do you have any comments on this policy? - Please provide your comments below

Policy 2(c) - Conserving non-designated heritage assets outside the Conservation Area (page 33). Do you have any comments on this policy? - Please provide your comments below

Agree

Agree

Conserve every building of architectural merit.

Yes CAN we please try and conserve  
what is left

As above



See above. If more new builds could  
look old, that would be nice.



I agree with this policy including with the proviso that support will not be given to property owners who deliberately allow their property's condition to deteriorate in order to attract support.

I agree with the list of heritage assets meriting support going forward

I agree with the building by building basis.

I am pleased to see buildings built in the 1950s being considered in this policy

Very important as so many heritage assets fall outside the creative district. Protection methods seem appropriate.

These assets need protecting so I agree with Plan approach.

Policy 2(d) - Diversity in residential space including affordable housing (page 34). Do you have any comments on this policy? - Please provide your comments below

Policy 2(e) - Diversity in business space (page 35). Do you have any comments on this policy? - Please provide your comments below

Agree. The JQ currently lacks affordable housing, and affordable larger properties for families who wish to remain in the Quarter, and older people who value its small scale and connectivity  
There is zero diversity. By allowing developers to build massive blocks of one and two bedroom flats, the Jewellery Quarter is being turned into a dormitory for young single professionals. Couples who want children move out.

Agree. There is a need for affordable business space for young jewellers just starting out on their careers

There needs to be less rental and more private homes. One of the problems that is really out of hand is the transient population that have no ties to the area so have no interest in what is going on. If there is a problem they just move.







Space standards and some  
affordability of supply in residential  
accommodation available in the JQ is  
essential and I support this policy's  
expression of such standards

I support this policy and the need for  
diversity in the supply of business  
spaces. I particularly endorse the  
support for the need for start-ups.

This proposal chimes with me as I  
would prefer a more atelier style of  
configuration. Work and retail space.

Agree

I especially agree with "not everyone  
wants to be visible"

Very important to retaining longer term residents in the Quarter and better build and living standards.

Important to preserve the future use of buildings in the jewellery quarter, as creative industries develop.

Policy 2(f) - Diversity Maintaining

workspace for jewellery and creative industries (page 37). Do you have any comments on this policy? - Please provide your comments below

Policy 2(g) - Avoiding nuisance (page 38). Do you have any comments on this policy? - Please provide your comments below

Agree

Agree. Existing usage in the night time economy is hugely detrimental to residents. There should be a limit on licensing hours, say midnight

All very well but it seems a bit pie in the sky to me. As I said I think there will be a lot of empty spaces at ground level. Those e-scooters and bicycles are a nightmare. I walk to work in town every day and it gets scarier and scarier

The bridge over the A38 - often young people in hoodies hang around here which is intimidating at night as it is the only way to the JQ from Colmore. Homeless people also sleep on this bridge under the covered section so it would be nice if they got help.

More cameras could be added on Pope St and Camden st to support residents.



I agree with this policy which is necessary to support thriving jewellery and creative businesses in the JQ

Having endured 3 years of disruptions around the area of the JQ where I live because of rampant new development works, I completely agree with this policy.

I agree with this policy but want to highlight that many makers are working in small spaces because that is all there is but would prefer slightly larger ones. It's important to review any like for like building of space.

I would go further on this and state that "the street is not the site". Small access to sites means that many builders treat the street outside as part of their work area. Any planning application on a hard to reach to site should have information about how they will bring/use/store plant on site.

Nuisance has been a problem the Quarter has experienced, with residential buildings being built next to pubs and forcing their closure. Developments like this should not be allowed and addressing nuisance at the outset is away to ensure the problem does not arise. If your a quarter needs to retain it's a mix of businesses and residents. This is a clever idea.

Crucial to ensuring jewellery makers have suitable places to work.



Policy 2(h) - Major developments

providing new workspace for the  
creative industries (page 40). Do you  
have any comments on this policy? -  
Please provide your comments below

Policy 2(i) - Meanwhile uses (page  
41). Do you have any comments on  
this policy? - Please provide your  
comments below

Agree

Agree. This is very important to give  
the Quarter an active and busy feel

I have no idea what meanwhile  
means - Do you mean "temporary"

Yes - more work spaces for creative sectors such as media, marketing, Comms, arts etc.

Not clear whether this contradicts policy 1a. Does this rule mean new major developments can be progressed which include more than 50% residential?



I agree with this policy and approving major developments only when they support creative businesses through the provision of new, flexible workspace suitable for creative industries and businesses.

I agree this policy and a supportive stance towards meanwhile uses - with parking not being accepted as a meanwhile use.

Agree

This policy is exciting.

Meanwhile uses can add economic and social benefit to the quarter.

This is important to ensure creatives have appropriate places to work and their working areas are not eroded by new development

Fully in support of not permitting car parks as they add no value and detract from the heritage nature of the Quarter.

Policy 3(a) - Key Routes – active uses keeping streets busy and safe (page 45). Do you have any comments on this policy? - Please provide your comments below

Policy 3(b) - Improving permeability by creating new high-quality public routes (page 48). Do you have any comments on this policy? - Please provide your comments below

Page 47 - new link between Regent Place and Warstone Lane. I live in Heritage court and my flat is adjacent to the footpath and noise can be an issue now. I support the improvement of the footpath and the aim of reducing the risk of anti-social behaviour.

I do have concerns that any encouragement of this link might create noise especially at night. Ideal would be to encourage this route as a day-time / early evening route only.

I would like the plan to note that any improvements to key route is done in conjunction / consultation with residents directly affected (e.g. us at Heritage Court)

Agree

Agree

Do not understand the gateway scheme. Make the whole area pedestrian friendly with vehicle access restricted to delivery and service vehicles, buses and taxis. Plant trees.

WE need less public roads, not more.

This is a disaster - You are making it impossible to get anywhere - I feel trapped - We are not all fit young people. I do walk to work , BUT I HAVE TO USE MY CAR FOR THE WEEKLY SHOP - TO VISIT FAMILY. The main reason I want to leave is because of the way the motorist is being targeted. By making everyone walk will not make the streets safe. I would not use a bus - it is too dangerous.

I have no idea what this means - permeable ? Do you mean accessable ? My road has been blocked off - I have to go miles to get to Tesco. THEY COULD HAVE DONE THIS WHILST STILL GIVING RESIDENTS ACCESS TO FRONTAGES. But no we are not taken into consideration or even consulted - Probably because they knew what the outcome would be

Concrete collar needs addressing urgently



More on street seating for eating and  
drinking like they have in Spain or      Like Ives said, please please please  
France. Less cars too. Even in winter, sort out the connection with Colmore  
people will still sit outside in a coat.      - the A38 is awful!



I agree with the list of streets for adding to variety of uses in this policy

I agree with this policy and the list of streets in it.

Agree

Agree that there should be consideration for deliveries.

Important to make routes clearer, to draw people through the quarter	Drawing people through the quarter it's important to increase use of shops and other amenities
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Policy 3(c) - Improving mobility in the Jewellery Quarter (page 49). Do you have any comments on this policy?  
- Please provide your comments below

Policy 3(d): Nodes – pockets of high-quality public realm and active uses (page 51). Do you have any comments on this policy?  
- Please provide your comments below

Agree

Agree

Don't understand policy

Silly to try to restrict/designate public realm. Cafes etc arise organically.

I have no idea what you mean by nodes ? Sounds to me like an ideal place for potheads etc to hang out. The way ton create safe spaces is to have a police force less interested in Twitter and more interested in actual crime

It doesn't - If you are disabled - try using public transport - Dirty , expensive, unreliable and dangerous

Please see opening comments which I may have put in wrong section

More cycle lanes and wider paths.

Fewer cars only for taxi drop offs and for people with disabilities please. More green spaces to sit and read, chill, eat, drink etc.





I agree with the support this policy expresses for improving mobility around the JQ and accessibility more generally	I agree with this policy. The nodes approach is necessary because there is a woeful dearth of public open spaces in the JQ. Greening the JQ in any ways possible will be massively important to maintaining residents' health and wellbeing going forward
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Agree. There also needs to be reviews of developments when they are completed and how they interact with the streetscape. A completed development should include a clean up of the area (much like the great job done at The Gothic.	I am over the moon to see Haddleton Place
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No comment

There are few areas of high-quality public realm in the quarter, and more would be welcomed by residents and businesses alike, and your visitors through the quarter

Policy 3(e): Accessibility – step free access (page 52). Do you have any comments on this policy?

- Please provide your comments below

Policy 3(f): Development adjacent to the canal (page 54). Do you have any comments on this policy?

- Please provide your comments below

Agree. As a disabled older person with mobility problems, I find premises with steps are no-go areas. There is no regard paid in the Plan to disabled people's need for vehicle access and parking. I cannot walk far, still less cycle or use public transport. Traffic wardens do not enforce breaches of Blue Badge spaces

Agree

Good

Open up canal, have buildings which celebrate water's proximity, plant trees.



For someone in a wheelchair or with mobility issues fewer steps are of course better.

Open up the canals and have green spaces or bars along them!



I agree with this very welcome policy on accessibility associated with developments in the JQ

This policy represents a very strong endorsement of an approach which respects, values and enhances where possible our canals. I completely support taking a proactive approach to protecting our canals and making them safe and pleasant places for people to visit for leisure, physical activity and appreciation of nature

Agree

Agree

Accessibility should be enabled to the fullest extent where this is possible.

Also agree with signage cluttering pavement space, making accessibility difficult for no good reason

The canal could be better utilised and development to complement the canal would be welcomed



Policy 4(a) - Design in the Jewellery Quarter (page 57). Do you have any comments on this policy?

- Please provide your comments below

Policy 4(b) - Core design principles (page 58). Do you have any comments on this policy?

- Please provide your comments below

Page 58 - 4b (x) - we are a city centre location and we should be looking to increase density of the area to maximise the amount of people living and working in the area . Existing heights should not be used as a defining factor as it is too limiting.

Although I appreciate we should not be looking to create towers in the area. 5-6 story buildings would provide a good balance of increasing density while still preserving the character of the area.

Sadly, there are already historic breaches of JQ design principles - eg Heritage Court, The Platinum. New businesses have already breached principles regarding signage - eg The Rolling Mill.

Please enforce these principles

See above. Please come down heavily on businesses pushing their luck without fear of enforcement

Design principles not evident from many new builds (Camden St, Hockley Mills etc)

Not clear and not being implemented.





Love it

I support the document "Design in the Jewellery Quarter" and I agree with this policy

I agree with all the design standards listed in this policy and for the reasons stated at the commencement of the wording of this policy

Agree

Materials provisioned versus materials delivered. There needs to be reviews on development sign offs.

The future of the jewellery quarter is  
in its design, Being an area of  
outstanding design and I like the fact  
that good quality design is  
encouraged, whether that be modern  
style or not. It is good to be  
ambitious in the design expectations See above

Policy 4(c) - High-quality public realm adjacent to development (page 60).

Do you have any comments on this policy?

- Please provide your comments below

Policy 4(d) - Art (page 62). Do you have any comments on this policy?

- Please provide your comments below

Page 60 - as much as I appreciate the aesthetic qualities of old pavements. We need to also make sure that this does not impact the ability of cyclists, disabled people or those with luggage or push chairs to move effectively around the area.

I think this is covered earlier in the document anyway.

There should be an aim to encourage supporting local artists.

Agree

Agree

Developers should have to provide some space. UCB have built massive campus but no public space.

How is it high quality ? I don't think  
the reality will live up to the dream







I agree with this policy whereby  
developers will be required to  
support high-quality public realm  
adjacent to their developments

I agree with this policy and the  
support expressed for publicly-  
accessible art

Agree

I am pleased to see this policy  
especially it pertaining to "meanwhile  
use"

High quality public Realm would make spaces more usable, attract visitors to the quarter and encourage longer term residence and thus a less transient population. This feels to be in line with what people want. In support.

Policy 4(e) - Dereliction and vacancy (page 63). Do you have any comments on this policy?

- Please provide your comments below

Policy 4(f) - Promoting the development of vacant land (page 63). Do you have any comments on this policy?

- Please provide your comments below

Agree

Agree

Maintain all vacant buildings.

Brownfield sites should be used for development and parks.

As long as it is sympathetic to the  
surroundings

Yes - more office space and more  
choice of apartments please! But  
apartments with green spaces on the  
roofs would be amazing!





I support this policy and the approach to supporting the rescue of derelict and unused property. I agree that support should not be available for property owners who deliberately allow their property to become derelict in order to seek support. I strongly support the active use of enforcement powers

I agree with this policy but would refer to the dire lack of green spaces in the JQ and urge that one use of vacant spaces which should be encouraged is new public open space

I think that dereliction pertains to all buildings and not just those of historic importance.

Agree

Dereliction is a key problem of the quarter and this policy seeks to try to tackle this, which is a positive thing.

There are a number of pockets of vacant land in the quarter which detract from the area. Development would be positive

Policy 4(g) - Biodiversity in the Jewellery Quarter (page 65). Do you have any comments on this policy?

- Please provide your comments below

Policy 4(h) - Signage and advertising (page 67). Do you have any comments on this policy?

- Please provide your comments below

Agree

Agree, see answers to 25 and 26

More trees please. The trees outside the Big Peg brighten and enhance the street.

Make jewellers remove ugly banners above shops.

I have no idea what this means but  
it's probably something to do with  
fluffy animals ? So I'm fine with that

The signage in Birmingham generally  
is atrocious.





I agree with this policy and the requirement for net biodiversity gain from developments

I agree this policy and the support it expresses for avoiding bolt-on signage where possible.

There needs to be a "new building review" 5 years after completion that looks at whether the biodiversity angle of the planning application is actually working

Temporary signage should be recyclable or have an afterlife.

Biodiversity can be improved through simple design techniques and therefore this should be encouraged.

Generally biodiversity in the jewellery quarter could be vastly improved and the plan acknowledges this through its biodiversity strategy.

These detract from the heritage nature of the area and therefore the policy seeks to improve this



Policy 4(i) - Ensuring car parking does not prevent development (page 68).

Do you have any comments on this policy?

- Please provide your comments below

Policy 4(j) - Provision of parking on development sites (page 70). Do you have any comments on this policy?

- Please provide your comments below

Do not agree. There is a need for day-long off street parking to serve employees of local businesses. Off street car parking should be regarded as an amenity

Disagree. Adequate parking is needed for residents of new developments. Not everyone is a cyclist or walker

End car parking other than the NCP site on Vyse street (which is never half full) Take cars off the streets.

I am baffled by this - You want a  
diverse range of people to visit but  
have a vendetta about cars . Weird

There has to be parking or at least  
some parking

To be avoided in general





I agree this policy

I agree this policy especially the call  
for secure cycle parking to be  
supported

Agree

Agree

Car parking should never prevent development, especially in the age we live in where young people tend not to own cars or drive. The future is I have no problem with parking built not in car parks and therefore it into a development that does not use should not drive or hinder adjacent areas of land, for example development undercroft parking

Do you have any other comments you wish to make on the Jewellery Quarter Neighbourhood Plan? - Please provide your comments below

No opportunity to comment on safety and security - any use of CCTV should be minimal and not intrusive to the privacy and day to day activities of residents. It would be good for the plan to comment on facial recognition and other automatic detection technologies as these are likely to become more common in the future and prone to bias.

General comment - the plan is excellent and well thought. Clearly lots of work gone into it. Most of the aims and objectives I agree with.

In general, it's a well thought out document which deserves approval. However, I don't think it adequately addresses the needs of a balanced demographic - eg. families with young children, disabled people, older people - or suggest ways of encouraging them as residents, shoppers, or users of leisure facilities

There is a current imbalance between allowing high density developments and providing green spaces.

There used to be meetings of the JQ Forum. Are these starting again ? I know nothing anyone says makes any difference - I am not a typical JQ resident - Too working class so don't fit the desired profile



The JQ has so much potential that is limited. The connection with the city core needs sorting asap. When I go to Manchester, the NQ is so well connected to the rest of the city and has an amazing vibe. The atmosphere in the JQ sometimes feels flat.

Reroute traffic around the city, not through it. Use the tunnels for trams and cyclists only with a new team platform under snow hill, and please get rid of that horrible bridge!

Page 55: Visioning study area "i" should consider including the next street to the East.

Page 68: Map 8 is long out of date – many of the vacant sites have since been built upon.

I am generally very supportive of the plan, but think it needs to be more prescriptive in some places to avoid developers weaselling out of requirements. I think it should be careful not to prohibit residential development too much or risk making development unviable and squander the opportunity to bring more residents to the JQ and allow its small businesses to thrive. The design guide is also very good. Thank you to the team who have put this together, I look forward to seeing it implemented.

Please re open the road from Jewellery Quarter into the Chinese quarter. The way how you guys have stopped people from turning right but only to taxi and buses is making traffic difficult.

Current issues of concern include excessive litter and fly-tipping and drivers driving vehicles the wrong way down one-way streets.

The pandemic has seen differences in the way people work with many working at home or working in co working spaces.

I would like to see some policy about how co-working spaces impact the area. Any business that wants to convert street level space to co working need to ensure that they have considered how users will access their building. Eg will they drive, will they walk etc. It might be too early to have any analysis on this change though

This is a well thought out document that has clearly taken much hard work and many years to come to fruition. The vision and ways to achieve this I fully support