

Application to Birmingham City Council for designation of:

1. Ladywood regeneration zone neighbourhood area

2. Designation of Ladywood Regeneration Area Neighbourhood Planning Forum for the purposes of the Localism Act 2011 and Neighbourhood Planning Regulations 2012.

1. Neighbourhood area

Map which identifies the area to which the area application relates - See Appendix A.

Appropriateness of neighbourhood area - The proposed boundary defines the area of the Ladywood regeneration zone with a coherent physical and functional identity provided in large part by main roads. It is located wholly within Ladywood ward and is the same as the Ladywood Regeneration area identified by Birmingham City Council. A neighbourhood plan is a community-led document that sets local planning policies for development and land use, guiding future growth by deciding where new homes, shops, and offices should go, what they should look like, and how green spaces are protected. It gives residents direct power to shape their area's future, influence planning applications, and ensure development aligns with local needs, becoming part of the official planning framework alongside broader local plans.

It would be entirely inappropriate to include areas outside of the defined Ladywood Regeneration Area as, given the contracts have been signed for the redevelopment of the Ladywood Regeneration zone, the areas beyond the boundaries are subject to completely different planning regimes for the duration of the project which is estimated to be 20 years. Neighbourhood plans are also typically plans for between 5 to 20 years so the duration of a neighbourhood plan falls within the duration of the distinct planning regime in the area.

We have also considered the following aspects when defining the neighbourhood area at the request of the council planning department

- village or settlement boundaries, which could reflect areas of planned expansion

Ladywood is in the middle of a city. The boundaries of the neighbourhood area are the same boundaries as those set by Birmingham City Council (the same authority as the one to whom this application is being made) Birmingham City Council has called this area the "Ladywood Regeneration Area" The entire area has been designated as an area by the council for planned expansion to (currently) 12,500 houses. These plans have multiple documents and applications generated by Birmingham City Council Planning Department, the same department to which this application is being made.

- the catchment area for walking to local services such as shops, primary schools, doctors' surgery, parks or other facilities

There are 2 maintain local service areas in the area namely St Vincent St West and King Edward's Road. Both contain shops and were primarily built to serve areas in the applied for neighbourhood area as shops within walking distance

There are 2 main Parks in the area namely Snell Park and Gilby Road Park. The catchment area for these parks is within the neighbourhood area applied for. There is also a smaller area called Ledsam Street play area whose catchment area is within the applied for neighbourhood area.

There are two schools in the applied for area namely St John's and St Peter's Academy and Nelson Primary School. The primary catchment area for both schools lie within the applied for neighbourhood area.

- the area where formal or informal networks of community based groups operate

There was a community centre that has been shut down as apart of the regeneration process. A new one is being renovated. There are various churches including a Unitarian church and th Ministry of life Church. There is a public house namely the Vine Inn.

- the physical appearance or characteristics of the neighbourhood, for example buildings that may be of a consistent scale or style

The area is characterised by tower blocks and maisonettes built in a previous redevelopment of the area. They are of consistent scale and style.

- whether the area forms all or part of a coherent estate either for businesses or residents

The area, also know as the Ladywood Estate, is a coherent estate. Its history is that of slum clearance in the 1960's. Large-scale demolition of old housing to make way for new council estates.

The 1960s saw the Introduction of concrete tower blocks and deck-access maisonettes, characteristic of post-war urban renewal. Thus, the applied for area has largely the same appearance and architecture and is an estate for residence rather than business.

- whether the area is wholly or predominantly a business area

The area is primarily residential

- whether infrastructure or physical features define a natural boundary, for example a major road or railway line or waterway

The area is bounded mainly by main roads

- the natural setting or features in an area

Natural settings or features do not form part of the delineation process

- size of the population (living and working) in the area

Approximately 5600

- Electoral ward boundaries can be a useful starting point for discussions on the appropriate size of a neighbourhood area; these have an average population of about 5,500 residents.

The area is in the Electoral ward of Ladywood. The population of the area is approximately 5,500. Ladywood ward includes the city centre which is an entirely different area to the Ladywood Regeneration Area. There are no figures on actual people working in the area especially considering the rise in work from home workforce.

We are not aware of any other neighbouring proposals to designate a neighbourhood planning area.

Statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the 1990 Act - This is an application for a designation. Ladywood Regeneration Area Neighbourhood Planning Forum (LRANPF) is being initiated by Ladywood Unite - a qualifying body for the purposes of the Localism Act 2011. It has been established with 21 or more people and promotes the social, economic and environmental well-being of Ladywood in a manner that reflects the diversity, character and inclusivity of the area and includes people who live and work in the area.

2. Neighbourhood Forum

How LRANPF meet the requirements of the Localism Act 2011 to be recognised as a qualifying body - Ladywood Regeneration Area Neighbourhood Planning Forum meets the requirements of the Localism Act 2011 to be recognised as a qualifying body. It has been established with 21 or more people to promote the social, economic and environmental well-being of the Ladywood Regeneration Area in a manner that reflects the diversity, character and inclusivity of the area and includes people who live and work in the area. A local councillor (Albert Bore) was asked to join but demurred. The local MP has been consulted and their office indicated they would be happy to receive more information, and new councillors will be asked pending the outcome of the next local election. A further 70 residents who live or work in the area have indicated they wish to support the neighbourhood forum.

The Forum will work to improve the social, economic, and environmental well-being of the area in a manner that reflects the diversity, character, and inclusivity of the area by using diverse means of outreach. This includes digital and non-digital communication methods, such as email, door knocking, leafleting, and phone calls. It also includes engaging council tenants in and outside the towers, private owners, existing businesses owners, the churches, healthcare providers, schools, and social housing providers. We will monitor engagement according to gender, ethnicity, religion, social class, age, and tenure, and adapt engagement methods accordingly if groups are under-represented.

To ensure engagement thus far, we have leafleted the entire regeneration zone by hand, held public meetings by advertising in the leaflets and putting calls out on social media and via email, had discussions on doorsteps, called residents and non-resident stakeholders on the phone, put out a call for neighbourhood forum members on social media, and advertised the opportunity in the council's Resident Steering Group for the regeneration verbally and in the notes. The articles that have been written and actions taken are available on the Ladywood Unite website, including a blog that is regularly updated [Ladywood Unite Website](#).

For example, here is a post about one of our recent public meetings:

15 Feb 2025: [Example of Post for Ladywood Unite Meeting](#)

Here is a flyer from another meeting:



Name of the proposed neighbourhood forum - Ladywood Regeneration Area Neighbourhood Planning Forum

Written constitution of the proposed neighbourhood forum - Attached Appendix B – approved by Committee of Ladywood Unite on 10/11/2025.

Name of the neighbourhood area to which the application relates and a map which identifies the area - Ladywood neighbourhood area (boundaries defined in map – Appendix A) Statement of objects – The constitution (Appendix B):

The objects of Ladywood Regeneration Area Neighbourhood Planning Forum are to:

*Create the most distinct, thriving, vibrant and dynamic area in the city centre in which people want to invest their time and money.

*Working within the planning framework on the Ladywood Regeneration Project and consulting with partners in the project.

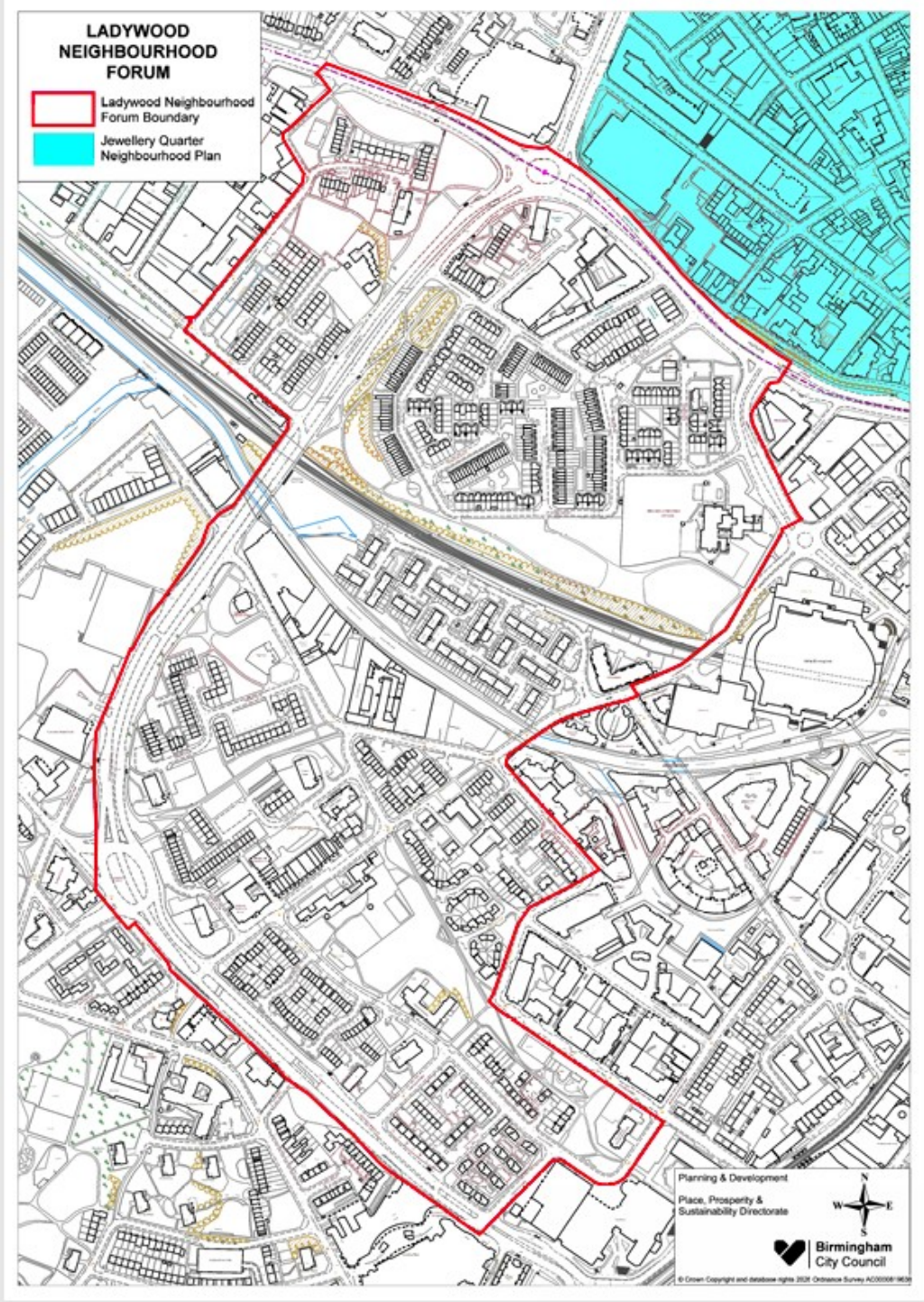
*Sustain a long-term residential population and embrace the needs of a diverse community.

Membership – Membership is open to all and includes people who live and who work in the area and local councillors (Appendix B). The constitution states that Ladywood Neighbourhood Planning Forum will “use best endeavours to reflect the diversity, character and inclusivity of the area”.

The steering group and officers will be elected through open meetings. At least one officer shall be on the Board of Ladywood Unite that is itself established to reflect the diversity of interests in the area. Ladywood Unite shall also manage the finances of the Ladywood Regeneration Area Neighbourhood Planning Forum. The process of establishing the LNRAPF has also involved open meetings and wide discussions among organisations and individuals across the area.

Since the announcement of the regeneration in July 2023, Ladywood Unite has been comprised of the people of Ladywood. Following a leafleting of the regeneration zone in February 2025 by residents and reaching out to local organisations to spread the word, we held a local election where 20 people were elected to represent those at risk of demolition - leaseholders, freeholders, schools, council tenants, churches, and businesses. Ladywood Unite has held meetings, protests, extensive council communication, surveys and the building of a database of people who are regularly communicated to by Ladywood Unite Contact details. Ladywood Unite can be contacted at ladywoodunite@gmail.com.

Appendix A - Map



Appendix B - Names of members

Name	Relationship to area	Address and contact details
[REDACTED]	Individual who lives in the Neighbourhood Planning Forum Area	[REDACTED]
Dhanya Srivathsan	Individual who lives in the Neighbourhood Planning Forum Area	[REDACTED]
Elaine Beckford	Individual who lives in the Neighbourhood Planning Forum Area	[REDACTED]
George Smith	Individual who lives in the Neighbourhood Planning Forum Area	[REDACTED]
Kemi Matingou	Individual who lives in the Neighbourhood Planning Forum Area	[REDACTED]
Malachy Abah	<i>Representative of a community group or other organisation which operates in the Neighbourhood Planning Forum Area</i>	[REDACTED]
Dawn Morrison	Individual who lives in the Neighbourhood Planning Forum Area	[REDACTED]
Martin Sullivan	Individual who lives in the Neighbourhood Planning Forum Area	[REDACTED]

Helga Kakes	Individual who lives in the Neighbourhood Planning Forum Area	[REDACTED]
Claire Wiseman	Individual who lives in the Neighbourhood Planning Forum Area	[REDACTED]
Gerry Mulcahy	Individual who lives in the Neighbourhood Planning Forum Area	[REDACTED]
Mina Abedi	Individual who lives in the Neighbourhood Planning Forum Area	[REDACTED]
Jim Drain	Individual who lives in the Neighbourhood Planning Forum Area	[REDACTED]
Layla Al-Abha	Individual who lives in the Neighbourhood Planning Forum Area	[REDACTED]
Ami-Mattu Kamara	Individual who lives in the Neighbourhood Planning Forum Area	[REDACTED]
April Barrett	Individual who lives in the Neighbourhood Planning Forum Area	[REDACTED]
Laura Kudrna	Individual who lives in the Neighbourhood Planning Forum Area	[REDACTED]
Alison Gooden	Individual who lives in the Neighbourhood Planning Forum Area	[REDACTED]
Steven Anderson	Individual who lives in the Neighbourhood Planning Forum Area	[REDACTED]
[REDACTED]	Individual who lives in the Neighbourhood Planning Forum Area	[REDACTED]

[REDACTED]	Individual who lives in the Neighbourhood Planning Forum Area	[REDACTED]
[REDACTED]	Individual who lives in the Neighbourhood Planning Forum Area	[REDACTED]
Gary Cressman	<i>Representative of a community group or other organisation which operates in the Neighbourhood Planning Forum Area</i>	[REDACTED]

Appendix C - Constitution

CONSTITUTION - Ladywood Regeneration Area Neighbourhood Planning Forum.

1. Name

The name of the group shall be Ladywood Regeneration Area Neighbourhood Planning Forum.

2. Objects

2.1 The objects of Ladywood Regeneration Area Neighbourhood Planning Forum are to

Create a vibrant and thriving area in the city centre in which people want to invest their time and money

Sustain a long-term residential population and embrace the needs of a diverse community

2.2 Ladywood Regeneration Area Neighbourhood Planning Forum may do all such lawful things as are necessary for the attainment of these objects, including

- Actively encouraging all Members to participate fully in its activities for the promotion and improvement of the Ladywood Regeneration Area
- Preparing a Neighbourhood Development Plan, Local Plan Preferred Options and/or Neighbourhood Development Order(s) which will set out policies for the development and use of the land
- Exercising any powers which attach to Ladywood Neighbourhood Planning Forum as a designated neighbourhood forum within the meaning of the Localism Act 2011.
- Providing a forum for discussion of issues that may affect the well-being of the Ladywood Regeneration Area.
- Supporting projects that are of benefit to the Ladywood Regeneration Area.
- Considering proposals by public or private sector bodies likely to have a significant impact on the social, economic and environmental well-being of the Ladywood Regeneration Area.
- Ladywood Regeneration Area Neighbourhood Planning Forum shall operate in the neighbourhood area recognised by Birmingham City Council for the purposes of the Localism Act 2011 and shall consider cross boundary issues as appropriate.

4. Membership

4.1 Membership of Ladywood Regeneration Area

- Ladywood Regeneration Area Neighbourhood Planning Forum is open to all
- (a) individuals who live in the Ladywood Regeneration Area
- (b) individuals who work in the Regeneration Area (whether businesses carried on there or otherwise)
- (c) elected Members of Birmingham City Council (BCC) and Members of Parliament whose area falls within the Ladywood Regeneration Area

4.2 The Ladywood Regeneration Area Planning Forum will be supported by the co-chairs Ladywood Unite, who will assume the roles of Executive Officers.

4.3 Registered Members are Members of Lady Regeneration Area Neighbourhood Planning Forum who have provided their contact details to the Executive Officers.

4.4 A minimum of 21 Registered Members shall be required at all times, each of whom satisfies at least one of the criteria in 4.1

4.5 Any Member may resign from membership by providing the Executive Officer with written notice. Any Member who fails to attend 3 consecutive meetings of the Ladywood Regeneration Area Neighbourhood Planning Forum irrespective of apologies, may be considered to have resigned at the discretion of the Executive Officers.

4.6 Ladywood Regeneration Area Neighbourhood Planning Forum shall use best endeavours to reflect the diversity, character and inclusivity of the area

4.7 Ladywood Regeneration Area Neighbourhood Planning Forum recognises the role of tenants and residents' associations, business associations, religious organisations and other organisations serving the interests of people who live or work in the Ladywood Regeneration Area. Such organisations shall not be Members, but Ladywood Regeneration Area Neighbourhood Planning Forum will work cooperatively with such associations and with other local organisations and institutions providing services to the Ladywood Regeneration Area. Each association, organisation or institution will be requested to identify a person to act as a contact point for Ladywood Regeneration Area Neighbourhood Planning Forum.

5. Member meetings

5.1 Ladywood Regeneration Area Neighbourhood Planning Forum shall organise Member meetings on a regular basis as required to pursue its object and shall organise a Members meeting if requested by at least 4 Registered Members.

5.2 Member meetings will be publicised at least 7 days in advance to provide sufficient notice for Members to attend

6. Non Members

6.1 Non Members may attend meetings of Ladywood Regeneration Area Neighbourhood Planning Forum with the agreement of the Executive Officers where this will support achievement of the object

6.2 Non Members shall not have voting rights

7. Decision making

7.1 All Members aged 14 or above are entitled to vote at a Member meeting and voting shall be made by a show of hands on a majority pass. In the case of a tied vote, the Chair or appointed deputy shall make the final decision,

7.2 Member meetings shall elect the Chair, Deputy Chair and Steering Group to approve any decision to undertake, consult on, or submit a neighbourhood plan or neighbourhood development order to the local planning authority, and to approve an annual report from the Steering Group, and to approve any amendments to the Constitution subject to the support of a two thirds majority vote agree to the dissolution of Ladywood Regeneration Area Neighbourhood Planning Forum (see paragraph 13).

7.3 There shall be provision for proxy voting through the Executive Office when notified in advance of any Member meeting.

8. Declaration of interests

Members have a duty to declare in advance any financial, party political employment, political party candidacy, ownership or organisational interest that could have an impact on the work of Ladywood Regeneration Area Neighbourhood Planning Forum. Members may be asked to abstain from voting if there is a conflict of interest.

9. Officers and Steering Group

9.1 Ladywood Regeneration Area Neighbourhood Planning Forum will elect a Chair and Deputy Chair as officers from within its membership at a Members meeting or an annual basis

9.2 A Steering Group of up to 15 people shall be established by election from within the membership and shall be responsible for the day to day management of Ladywood Regeneration Area Neighbourhood Planning Forum

9.3 The Steering Group shall agree its modus operandi for approval at a Members meeting

9.4 At least one Officer shall be a member of Ladywood Unite.

10. Quorum

- Member meetings shall be quorate if there are at least 4 Registered Members, including at least one Officer.

11. Complaints

- Any complaints about the behaviour of a Member shall be made in writing to the Executive Officer who will investigate and take action as appropriate. If the complaint concerns the Executive Officer then the Chair or Deputy Chair shall be responsible for any investigation.

12. Finance

- Any money acquired by Ladywood Regeneration Area Neighbourhood Planning Forum shall be held by Ladywood Unite on the Forum's behalf, who shall apply it towards the objects of Ladywood Regeneration Area Neighbourhood Planning Forum and for no other purpose. A record of expenditure will be kept by Ladywood Unite for inspection by Members or funders and shall be reported annually to a Members meeting

13. Dissolution

- Ladywood Regeneration Area Neighbourhood Planning Forum may be dissolved by resolution of the Members passed at a Members meeting provided that notice of the proposed dissolution has been given in the notice calling the meeting, and the resolution is passed by at least 75% of Members in attendance. Any assets or monies held at the time of dissolution shall be directed by the resolution to be paid to an organisation that will continue the work that has been carried out by Ladywood Regeneration Area Neighbourhood Planning Forum or (in the absence of such an organisation) to an organiser or organisations that is or are recognised by Ladywood Unite as carrying out purposes similar to those of Ladywood Regeneration Area Neighbourhood Planning Forum.