



Egghill

Supplementary
Planning Advice

September 2005

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1 ▶ Introduction

1 INTRODUCTION

1.1 The Egghill Estate has seen considerable change over the years. The majority of the original poor, life-limited local authority housing and high rise flats have now been demolished and cleared to allow for the comprehensive regeneration and redevelopment of the area.

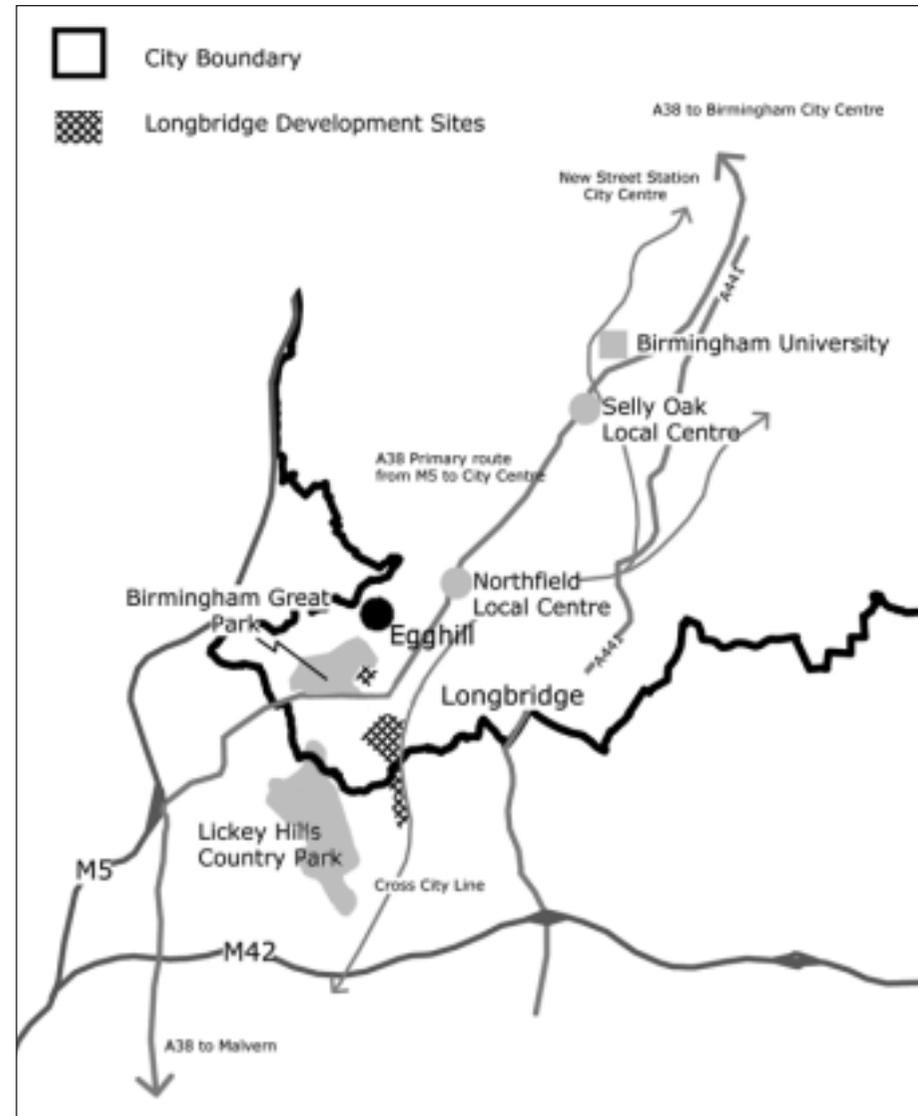
1.2 This document sets out a vision for the regeneration of the Egghill Estate and provides detailed planning and urban design guidance. Amendments may be made following the current public consultation on this document. It will be used as Supplementary Planning Advice.

1.3 Extensive consultation on proposals for the Estate has taken place over recent years, including the setting up of the Estate Development Group (consisting of local resident representatives, local councillors, Registered Social Landlords, voluntary sector agencies etc) to develop the vision and engage in the redevelopment of the area. This has culminated in this draft guidance which has been prepared in partnership with the Housing Department and Axis Design Collective (the appointed Community Architect).

1.4 The broad proposals of the brief include:

- ▶ Around 500 new mixed tenure homes.
- ▶ A new neighbourhood park at the heart of Egghill.
- ▶ Enhanced local shopping facilities.
- ▶ Improved pedestrian and vehicular links.
- ▶ Improved local community, health and social facilities.
- ▶ A site for commercial/business uses.

EGGHILL ESTATE LOCATION AND CONTEXT PLAN



Not to scale 

2» The Vision for Egghill

2 THE VISION FOR EGGHILL

2.1 The vision for Egghill is to create an attractive quality neighbourhood with a unique identity, for people to live, work and play. The guidance seeks to ensure that development is of a high standard in terms of design, layout, materials and construction, and that it complements the surrounding area. A wide range and mix of tenures and house types will be encouraged to offer choice and help develop a balanced community. The vision seeks to support one of the Council's key objectives of creating "Vibrant Urban Villages".

2.2 The vision for Egghill is:

- ▶ An enhanced natural and built environment and the creation of high quality developments that will provide Egghill with a sense of place and identity.
- ▶ The provision of high quality housing in a mix of tenures, house types and levels of affordability to help sustain and develop a balanced community.
- ▶ Revitalisation of the local shopping facilities to meet local needs.
- ▶ The creation of a neighbourhood park and improved recreational and social facilities to meet local needs and encourage a sense of community.
- ▶ Improved linkages within the estate and to surrounding neighbourhoods.
- ▶ Improved access to community facilities.
- ▶ Improved training and job opportunities for local people.

2.3 The Concept Plan is intended to provide guidance as to how the regeneration proposals could be implemented. It is not intended to be an inflexible blueprint or Masterplan.

EGGHILL ESTATE REGENERATION CONCEPT PLAN



3 ▶ Background

3 BACKGROUND

3.1 Over the years the Council has tried to improve a large number of its properties on the Estate. Despite this investment, underlying social deprivation and low demand remained.

3.2 Since 1995, the Egghill Estate Development Group has met and comprises local resident representatives, local councillors, council officers, local Registered Social Landlords, voluntary sector agencies, the West Midlands Police and the Fire Service to engage in the decision making process for the clearance and redevelopment of the area.

3.3 Birmingham Design Services (BDS) was commissioned to prepare a study to outline environmental and redevelopment options and consult the local community. Following extensive public consultation in March 2000, the Council resolved to rehouse tenants and demolish the majority of its housing stock in Egghill. This resolution was supported by the majority of local residents. A community architect - Axis Design Collective - was appointed to develop a vision for the new Egghill and engage the community in the process.

3.4 There are approximately 177 retained properties across the Estate, comprising privately owned properties, local authority rented stock and stock built in the 1990's in the ownership and management of Trident Housing Association and Nehemiah Housing Association. The retained local authority housing has been earmarked for refurbishment. Throughout the consultation process, the interests of retained households have been an integral part of the Egghill vision.

EGGHILL ESTATE REDEVELOPMENT AREA BOUNDARY



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Not to scale ↑

4» Character of the Area

4 CHARACTER OF THE AREA

4.1 The Egghill Estate is located approximately 8 miles to the south west of Birmingham City Centre. It is bounded by Frogmill Road to the west, Tessall Lane to the south and east and Egghill Lane to the north. The Estate also falls within the South West Housing Market Area and the Northfield District.

4.2 The Estate originally comprised predominantly local authority housing, developed in the post-war period. The majority of the low-rise flats and houses were of non-traditional Waites construction. The homes suffered typical problems associated with this construction type including inadequate heating, ventilation and insulation measures, resulting in condensation and damp problems and poor energy efficiency. The appearance of the Estate was bleakly utilitarian. The external perception of the Estate was one of neglect and deprivation. Clearance and demolition of most of the defective housing is now complete. This will make way for a new Egghill that will be defined by quality developments, attractive open spaces and enhanced local facilities.

4.3 There are limited community facilities in the area including a small municipal shopping parade on Egghill Lane. Outside the Estate, but within walking distance are: the Hollymoor Centre, which provides a range of educational and social facilities; Wareham Road shops; and Frogmill Junior and Beeches Infant and Nursery School which amalgamated in Sept. 2003 to form Forestdale J&I School.

4.4 The existing public open space within the Estate consists of incidental pieces of green space around the former houses and flats in addition to linear public open space to the west along Frogmill Lane (2.23 hectares). There are no formal play facilities on the Estate and plans for a tertiary play area were suspended pending this development guidance.

4.5 Various access points into the Estate are located on Frogmill Road, Tessall Lane and Egghill Lane.

4.6 Existing Trident Housing Association housing is situated on the southern end of the site. The area immediately surrounding the Egghill Estate comprises the Frankley Industrial Park to the south west, residential areas to the west, north and south, and the North Worcestershire Golf Course to the east. It is also adjoined by the Rubery Great Park mixed use development.

4
▲



▶ Typical housing on the Estate.



▶ Existing housing association properties.

5» Planning Policy Framework

5 PLANNING POLICY FRAMEWORK

5.1 This draft development brief has been prepared in accordance with the guidance contained in the adopted Birmingham Plan (UDP) 1993 and the Draft Deposit Birmingham Plan (2001). The plan acknowledges the problems of Council housing built using non-traditional construction techniques and how the redevelopment proposals for these estates involve a collaboration between the City Council, local residents, private house builders and housing associations. The plan also sets out in deciding how to spend its limited resources, the City Council will shift attention towards replacement rather than improvement of its poorest housing stock. The Plan specifically refers to the Egghill Estate which is identified as a Housing Regeneration Area (HR17) for a comprehensive improvement strategy.

5.2 Any development will be subject to the policies on affordable housing and open space contained in the Birmingham Plan. The design and layout of the development should adhere to the principles set out in Supplementary Planning Guidance - 'Places for Living' 2001 and 'Places for All' 2001.



6» Issues and Objectives

6 ISSUES AND OBJECTIVES

6.1 The issues and priorities for action are:

- ▶ Lack of adequate community, social and leisure facilities.
- ▶ Poorly used open space which is low in quality and poorly located.
- ▶ Run down inadequate shopping facilities.
- ▶ Drugs problem, anti-social behaviour, high crime.
- ▶ Environmental issues such as rats, rubbish dumping, abandoned cars.
- ▶ Poor housing conditions, lack of investment.
- ▶ Fear of crime.
- ▶ Poor image and community spirit.
- ▶ Lack of community focal space.
- ▶ Poor permeability and linkages through the Estate.
- ▶ High unemployment.
- ▶ Lack of recreational facilities, particularly for young people.



▶ Local Church and shops, Frankley Beeches Road.

6.2 The objectives have been identified as the need:

- ▶ To provide an identity and sense of place.
- ▶ To provide a mix of tenures and house types to ensure there is a balanced community of people.
- ▶ Ensure that homes are built to Lifetime Home standards to be accessible and adaptable for the needs of occupants now and in the future.
- ▶ To encourage energy efficient buildings and environmentally sustainable development.
- ▶ To introduce good urban design and quality development in layout, design, materials and construction.
- ▶ To rationalise existing public open space into higher quality provision to meet local needs.
- ▶ To improve recreational facilities, especially for young people.
- ▶ To provide a safe and stimulating environment for children to live and play.
- ▶ To improve access to local community facilities, especially to the Hollymoor Centre.
- ▶ To improve east/west permeability for vehicles and pedestrians.
- ▶ Provide safer and more convenient routes to and from schools.
- ▶ To identify appropriate sites for elderly persons accommodation.
- ▶ Enhance/redevelop the local shopping parade on Egghill Lane.
- ▶ To provide suitable sites for commercial/business use to help provide local jobs and training opportunities.
- ▶ To better integrate the newer RSL housing and retained housing.
- ▶ To improve the existing highways and reduce severance.
- ▶ To create high quality development to attract new households to Egghill, particularly for home ownership.
- ▶ To assist in halting outward migration.

7 ▶ Planning and Urban Design Principles

7 PLANNING AND URBAN DESIGN PRINCIPLES

7.1 Planning principles

7.1.1 The guiding planning principles set out below will underpin the future success of the development and ensure that the changes brought forward through the redevelopment of the area will contribute to its long-term quality and character.

7.2 Housing

- ▶ The redevelopment area, defined on Plan 1, shall be developed for housing.
- ▶ The City Council will seek to secure affordable housing on the site at 35% of the total number of dwellings on site. Of this 25% should be affordable housing and 10% should be low cost market housing (including the existing housing on the site).
- ▶ The Concept Plan estimates that about 500 new homes could be provided. The retained housing includes a high level of social housing and therefore in line with research into local housing need and the findings of the Birmingham Housing Study the proposed tenure mix for the new housing is 6% social rented, 19% shared ownership, 10% low cost home ownership and 65% outright sale.
- ▶ There is a need to provide a balanced range and variety of house types, sizes and tenures. These are set out in Appendix 1.
- ▶ Housing density should be at least 40 dwellings per hectare and higher at nodal and landmark sites as reflected in the Concept Plan.
- ▶ The retained council housing on site will need to be improved to ensure that the whole neighbourhood is regenerated.

- ▶ All new development will comply with the City Council's housing design guidance "Places for Living".
- ▶ The Council will promote Lifetime Home Standards and Secure by Design accreditation.



▶ Example of a 'Home Zone'.

▶ Children's play area.



▶ Multi-use games area.

7.3 Open Space

- ▶ The public open space figure for Longbridge Ward is 3.24 hectares per 1000 population.
- ▶ The incidental areas of green open space that surrounded the former buildings on the site are poor in quality and not well used. The Concept Plan proposes to rationalise these areas of open space and provide a new neighbourhood park at the heart of the development.
- ▶ UDP policy seeks provision of public open space at a rate of 2 hectares per 1000 population. Occupancy level is based on one person per 1 bed unit, 2 persons per 2-bed unit and 3 persons per 3-bed unit. The total amount of open space proposed in the Concept Plan provides 1.3 ha of open space on site. Compensation will therefore be required for the shortfall in open space (based on £40 per square metre).
- ▶ To complement the new residential development, the scheme should bring forward a new neighbourhood park as shown in the Concept Plan. The park, in addition to its landscape amenity value, should feature recreational sports and play facilities including a multi use games court and junior play area. Links to the park and as a walk through area are essential.

7.4 Shopping Facilities

- ▶ The existing local shopping centre located on the northern boundary of the Estate on Egghill Lane is in need of physical and environmental improvement and investment. The shopping centre acts as a gateway into the estate from the north. The current environment is uninviting and in poor state of repair. The Concept Plan seeks to encourage redevelopment and improvements to the shopping centre.
- ▶ Environmental enhancements to the shopping centre may include new paving, lighting, street furniture, parking and planting.

- ▶ The City Council owned shops and flats at the corner of Egghill Lane/Westcote Avenue will be demolished and should be redeveloped as a small scale mixed use scheme with A1 retail on the ground floor and residential (C3 Use) above. Residential on the ground floor on Westcote Avenue may be accepted. The development should incorporate adequate parking and servicing facilities. The site is located at a prominent corner and will act as a gateway into the new housing development. Any development on this site should be designed to a high standard.
- ▶ There will be opportunities to create new and additional retail uses/mixed uses on land around the Dingle Public House and the vacant petrol station on Frankley Beeches Road.



▶ Shopping parade, Egghill Lane.

7.5 Employment/Business Opportunities and Training

- ▶ A site is identified for small-scale commercial/business uses on the south-west corner of the site. It is appropriate for B1(b) and (c) only employment related uses (research and development, high-tech uses).
- ▶ The site is flagged in the Concept Plan as a landmark site which should define the southern gateway from Frogmill Road and Tessall Lane, realignment of Frogmill Road may be required.
- ▶ Initiatives that create links between training and employment opportunities to help increase local residents employment prospects will be encouraged.
- ▶ Investment into the Hollymoor Centre for employment related training will be encouraged.
- ▶ There will be new employment opportunities at the elderly care scheme and the site allocated in this guidance for commercial/business development as described above.

7.6 Community, Social and Health Facilities

- ▶ A site has been identified for an elderly persons residential care scheme within the development area - see Concept Plan. Any proposal shall provide for and approximately 40-60 bed accommodation in the form of an elderly care scheme.
- ▶ The Hollymoor Centre provides a children's day nursery, seminar and conference rooms for hire. It is also the home of South West Birmingham Community Association and LARK - an organisation which helps people return to work. Activities at the centre currently include fitness classes, a children's drama class and media training. However, there is much scope for the centre to accommodate further activities for young people, and training and short courses for all sectors of the community. Investment and contributions towards improvement of facilities at the Hollymoor Centre will be encouraged in order to enhance the provision of community facilities in the area.



▶ The Hollymoor Centre, Tessall Lane.

7.7 Education

- ▶ The area is served by Forestdale Junior and Infant School which was created in 2003 by the amalgamation of the former Frogmill Junior School and Beeches Infant School. The school was modelled on a one and a half form of entry (45 children per year group). The large scale clearance in the area has had an impact on the school's numbers on roll, the school has had to reduce to a one form of entry (thirty children per year) with effect from 1.9.06. This has involved further extensive remodelling of this school. It is anticipated 15 children per each of the 7 year groups will be generated by the new housing development (approximately 500 units). The school will be over its numbers in all years and will need to be remodelled back to a one and a half form of entry school. Contributions towards the enhancement and provision of school places at Forestdale J&I School will therefore be required.

7.8 Natural Environment

- ▶ The development area does not contain any statutory or local nature conservation designations. Outside the development site is the River Rea located approximately 100 metres from the southern boundary of the site. The River Rea and adjoining land is designated as a Site of Local Importance for Nature Conservation (SLINC) in the Nature Conservation Strategy for Birmingham (SPG).
- ▶ Balaam's Wood, near the southern boundary of the development site and adjoining Frankley Industrial Estate and the River Rea, is also designated as a SLINC.
- ▶ The redevelopment of the estate offers opportunities to enhance the biodiversity of the local area. Key elements are:
 - opportunities for creation of new linked greenspaces throughout the site which help to establish/reinforce a connection between the SLINCs to the south (River Rea corridor and Balaam's Wood) and the Frankley green belt.
 - careful design and maintenance of the new park and other landscape areas to maximise biodiversity benefits e.g. use of native species in planting.
 - incorporation of wildlife features into design of new buildings e.g. structures for nesting birds and roosting bats.
- ▶ It is likely that the Environmental Agency will expect a Flood Risk Assessment to accompany any planning application submitted.

7.9 Transport, Access and Movement

- ▶ A transport assessment shall be submitted with any planning application for the comprehensive redevelopment of the site. It shall include an assessment of current local transport movements, anticipated changes to the level of traffic as a result of the development and mitigation measure to address any problems created due to the new development. Furthermore, the assessment should propose measures to improve access by public transport, walking and cycling.

7.9.1 Vehicular Access and Movement

- ▶ There are currently four vehicular access points into the site: from Tessall Lane, Frankley Beeches Road, Frogmill Road and Egghill Lane. The Concept Plan proposes to retain the existing accesses and create an additional vehicular access from Frankley Beeches Road via a new roundabout junction with Elan Road. An additional access point off Frogmill Lane in the vicinity of Radnor Road is also proposed.
- ▶ The overall proposed movement hierarchy is shown in Appendix 2. This shows the proposed main streets, footpaths, access ways/home zones etc. One of the aims is to create greater permeability through the site by extending existing cul-de-sacs to link up with other roads and improve connections within the estate. Improved linkages between Frankley and Rubery Great Park are also needed.
- ▶ A range of street types from home zones to boulevards should be provided to offer safe and attractive streets for all users.
- ▶ Frogmill Road, Tessall Lane, Egghill Lane are designated as Emergency Services Priority 'Blue' Routes. This City-wide initiative seeks to assist a reduction in response times for emergency services by ensuring that they are not affected by unnecessary traffic calming or other measures.

7.9.2 Pedestrian Access and Movement

- ▶ The Concept Plan shows proposed pedestrian access points into the site and a network of pedestrian footpaths and that link up, provide permeability, are attractive and well over-looked.
- ▶ It is proposed to introduce a new pedestrian crossing on Tessall Lane to connect the housing site with Hollymoor Centre.
- ▶ New pedestrian crossings are proposed on Frogmill Road, as shown on the Concept Plan.
- ▶ To encourage walking to school and the creation of safer environments, the City Council promotes School Travel Plans and a Safer Routes to School Programme. This may include installing or improving pedestrian crossing facilities.

7.9.3 Public Transport

- ▶ There are limited bus services to Frogmill Road and Tessall Lane. More frequent services are available on the Frankley Beeches Road and Egghill Lane at the northern end of the site.
- ▶ The nearest local train station is Longbridge station, which is approximately 2000 metres away from the site.
- ▶ There is potential for the possible future reinstatement of the Frankley rail line for passenger service. The Proposed Modifications to the Birmingham Plan (2004) states that “land will be protected to safeguard the possible reinstatement of the railway line from Longbridge to Frankley”.
- ▶ Any proposed development should seek to improve public transport links.

7.9.4 Car Parking

- ▶ Car parking provision should be in accordance with the City Council’s PPG13 and PPG3.

7.9.5 Cycle Provision

- ▶ All new development will be required to provide adequate cycle parking facilities and cycle friendly infrastructure.
- ▶ A cycle link to the Rea Valley Cycle Route (which forms part of the National Cycle Network) is encouraged, in addition to cycle links to public transport nodes.

7.10 Urban Design Principles

- ▶ A Design Statement shall be submitted with any planning application for the redevelopment of the site. The statement must include a local character assessment, and urban design strategy and a master plan for the whole site.
- ▶ Detailed guidance is set out in Supplementary Planning Guidance - Places for Living and Places for All.
- ▶ All new development will be expected to achieve a high standard of design and use of quality materials.
- ▶ Proposals should build upon the positive characteristics of the local area having regard to existing street patterns, building heights, materials, scale and massing. However, this should not prevent the introduction of innovative and contemporary design.
- ▶ The Concept Plan attached provides a guide as to how the site could be developed. It is not intended to be an inflexible blueprint or master plan. It is based on the design principles set out in this section and any development proposed should have regard to these.

7.10.1 Topography

- ▶ The topography of Egghill has a variable slope running down in a southerly and westerly direction. New housing should maximise the opportunities to exploit the level changes and avoid any extensive exporting of spoil from the site.

7.10.2 Landscaping

- ▶ A survey of all trees within the redevelopment area needs to be undertaken, identifying those to be retained and any other landscaping to be retained.
- ▶ Hard and soft landscaping shall be considered an integral part of the development and be used to enhance both the quality and interest of the development.



▶ Indicative illustration along northern boundary of Neighbourhood Park.



▶ Examples of new housing development.

7.10.3 Height

The Concept Plan shows the height envelop ranging from 2 to 4 storeys high:

- ▶ Two storeys housing wherever new houses are adjacent to existing houses.
- ▶ Three storeys minimum around the perimeter of the neighbourhood park and along the new avenue connecting it to Tessall Lane.
- ▶ Three storeys minimum adjacent to the shopping parade on Egghill Lane.
- ▶ Three to four storeys at prescribed nodal and landmark sites as shown on the Concept Plan should reinforce the new identity of Egghill by creating distinctive and memorable places.
- ▶ Proposals also need to comply with advice given in 'Places for Living' regarding separation distances, to provide and retain privacy.

7.10.4 Orientation

- ▶ Egghill provides a relatively open aspect downhill to the south with extensive views towards the Lickey Hills. Southern aspect elevations present opportunities for passive solar design features including solar thermal panels and passive gain sun spaces.

7.10.5 Corner buildings

- ▶ Housing on corner sites should be designed without leaving side/rear gardens and elevations exposed. There will be opportunity to mark corner nodal points with a variation in built form and materials, and also enhance natural surveillance.

7.10.6 Building around the Neighbourhood Park

- ▶ Housing located around the neighbourhood park and other open space should reinforce these by its built form and provide natural surveillance by overlooking. Elegant three storey terraced house types with windows and balconies overlooking the open space is envisaged.

7.10.7 Security Issues

- ▶ Many of the privately owned retained houses have title rights of access to rear vehicle access yards. The majority of the rear accesses discharge into Tessall Lane and Frankley Beeches Road. Where possible these should be repositioned to more minor residential roads within the estate to provide a more appropriate road hierarchy and improved security. Gated access to these private rear walkways is recommended.

7.10.8 Pylons and overhead power lines

- ▶ The City Council wishes to draw attention to the current debate and research being undertaken into the relationship between development and overhead power lines. Developers should ensure that their proposals comply with current guidance and best practice. It should be noted that overhead power lines run across the northern part of the site.
- ▶ The pylon and overhead lines are the responsibility of Central Networks as the network provider. It is a statutory obligation under the Electricity Safety, Quality and Continuity Regulations (ESQC) 2002 to consult the network provider before carrying out any works close to the equipment. HSE guidance note GS6 and Energy Networks Association Technical Specification 43-8 define this as within 15 metres of any overhead line supported on steel towers or 9 metres of any overhead line supported on wood poles.

Developers should ensure that Central Networks (contact provided in Section 14) is consulted as early as possible during the design stage of the development.

7.11 Sustainable Development

- ▶ New development will be expected to achieve a high level of sustainability through good design, materials and methods of construction. Consideration should be given to creating imagery efficient developments and provision of recycling facilities. Developments should also consider future change and flexibility such as those promoted in the Lifetime Homes Initiative.
- ▶ Consideration should be given to introducing a Sustainable Urban Drainage System.
- ▶ The Council is undertaking feasibility work to identify specific measures to address 1energy efficiency and sustainable development as part of the redevelopment of Egghill. The conclusions of this exercise may expect development partners to work with the Council and other agencies to implement some of the measures identified.

8» Development Issues 9» Planning Obligations 10» Ground Conditions

8 DEVELOPMENT ISSUES

8.1 Phasing

The preferred developer will be expected to submit a masterplan for the whole site, to be agreed by the Local Planning Authority. The site may be built in phases, but the developer(s) will need to work closely with the Council, the local community and other partners to ensure that the phased developments are integrated and ‘joined-up’ in approach.

Shopping and community facilities should be available throughout the redevelopment period. Some of the improvement to community and leisure facilities will be required early on in the development, to meet the needs of residents still living in the area.

8.2 Access Roads

At each stage of the development, a strategy needs to be developed to maintain clean access roads that will remain open during the redevelopment process, especially around key community facilities. Arrangements will be made for designated construction routes to minimise impact on surrounding neighbours.

8.3 Monitoring and Review

The Council’s regeneration project manager will regularly monitor and review the performance to ensure that implementation is meeting the objectives set out in this brief and is meeting the time scales agreed with partners.

9 PLANNING OBLIGATIONS

9.1 Major investment is required to improve the quality of the environment in the area. To achieve this and ensure that development provides any necessary infrastructure, the City Council will seek to negotiate a planning obligation/agreement to secure the following:

- ▶ On site affordable housing in accordance with the City Council’s adopted policies. This should consist of 25% mix of rent/shared ownership and 10% low cost market housing.
- ▶ Developers are encouraged to agree works in regard to traffic management measures and transport infrastructure via S38/278 agreement.
- ▶ Enhancement and provision of pedestrian and cyclist facilities.
- ▶ Provision of new open space in accordance with the City Council’s adopted open space policy at 2 ha per 1000 population. The Concept Plan proposes rationalisation of existing open space on the fringes of the development site and provision of a new neighbourhood park at the heart of the development. The total amount of open space proposed in the Concept Plan provides 1.3 ha of open space on site. Compensation will be required for the shortfall in open space (based on £40 per square metre) and monies shall be commuted to improvements at Birmingham Great Park.
- ▶ On site provision of children’s play facilities for toddlers and provision for teenagers in the form of a multi-use games court.
- ▶ Contributions towards the enhancement and provision of school places at Forestdale J&I School.*

10 GROUND CONDITIONS

10.1 Desktop site investigation studies exist for the estate. However, the City Council takes no responsibility for their accuracy. Whilst every effort has been made to ensure that the reports give a true indication of existing site conditions, the reports do not intend to be exhaustive and do not alleviate the need for developers to undertake their own studies.

* Approximately £250,000 based on 500 dwellings. A sum would be required for each dwelling above 500 units.

11» Ownership 12» Limitations of Liability 13» What Happens Next

11 OWNERSHIP

11.1 The majority of the land within the Estate is owned by the City Council with the exception of the housing association sites and privately owned housing. Central Networks have wayleaves in place for the overhead lines on the site.

12 LIMITATIONS OF LIABILITY

12.1 Information contained in this brief is to the best of the City Council's knowledge, correct at the time of writing. The City Council advises developers that it is their responsibility to check the site conditions and the availability of services prior to entering into any negotiations. Any view expressed by the Local Planning Authority are those which represent current policy at the time and may be varied by the Local Planning Authority as a result of any reassessment of appropriate planning policies.

13 WHAT HAPPENS NEXT

13.1 Following consultation, this draft document will be used as Supplementary Planning Advice to the Birmingham Plan and be used in determining planning applications in relation to the site. It is not intended to be a rigid framework. The next stage will be the marketing of development land and the selection of private sector developers and other appropriate partners to work with the existing partnership to deliver the new neighbourhood.

14 CONTACTS

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Appendix 1 » Proposed Housing Mix

Planned tenure and property provision for Egg Hill Redevelopment

Existing Homes to be retained at Egg Hill

Property types	For rent	%	Shared Own.	%	LCHO	%	Outright Sale	%	Totals	%
elderly persons	0	0%	0	0%	0	0%	0	0%	0	0%
2 bed homes	37	21%	8	5%	0	0%	5	3%	50	28%
3 bed homes	64	36%	33	19%	0	0%	24	14%	121	68%
4 bed+ homes	5	3%	1	1%	0	0%	0	0%	6	3%
TOTAL	106	60%	42	24%	0	0%	29	16%	177	100%

New Housing Requirements

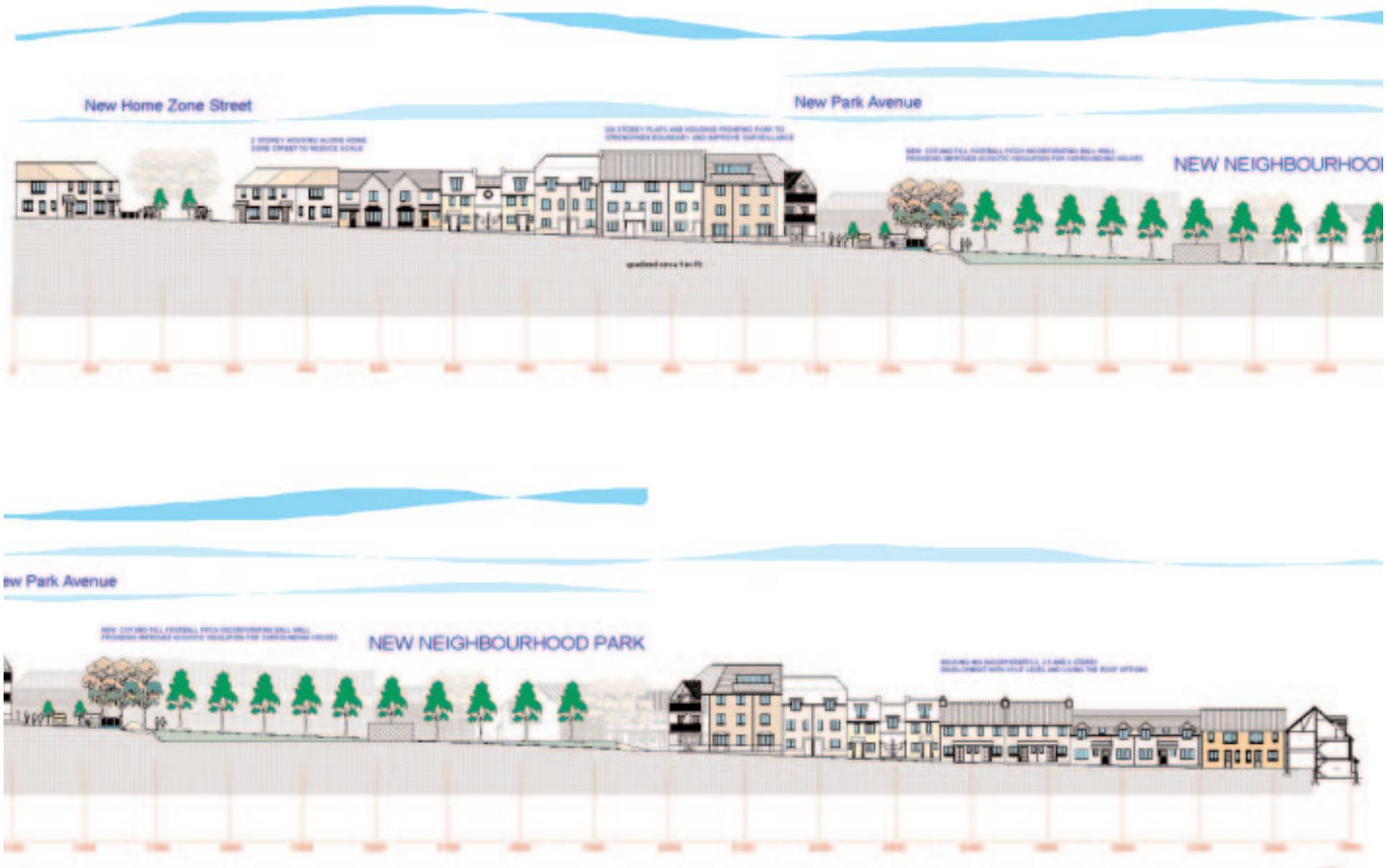
3.5 acres for new Park & 2.0 acres for new Commercial developments.
This leaves 23.5 acres for general needs housing which could provide around 500 new homes.

Property types	For rent	%	Shared Own.	%	LCHO	%	Outright Sale	%	Totals	%
elderly persons	10	2%	20	4%	10	2%	10	2%	50	10%
2 bed homes	8	2%	30	6%	20	4%	110	22%	168	34%
3 bed homes	4	1%	36	7%	14	3%	114	23%	168	34%
4 bed+ homes	6	1%	10	2%	4	1%	92	18%	112	22%
TOTAL	28	6%	96	19%	48	10%	326	65%	498	100%

Overall Mix of New Egg Hill

Property types	For rent	%	Shared Own.	%	LCHO	%	Outright Sale	%	Totals	%
elderly persons	10	1%	20	3%	10	1%	10	1%	50	7%
2 bed homes	45	7%	38	6%	20	3%	115	17%	218	32%
3 bed homes	68	10%	69	10%	14	2%	138	20%	289	43%
4 bed+ homes	11	2%	11	2%	4	1%	92	14%	118	17%
TOTAL	134	20%	138	20%	48	7%	355	53%	675	100%

Appendix 2 ▶ Section Through Neighbourhood Park



Appendix 3» Movement Network and Hierarchy



EGGHILL REGENERATION PROPOSALS - CONCEPT PLAN (SUMMER 2005)





» **Egghill**

Supplementary
Planning Advice

September 2005



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