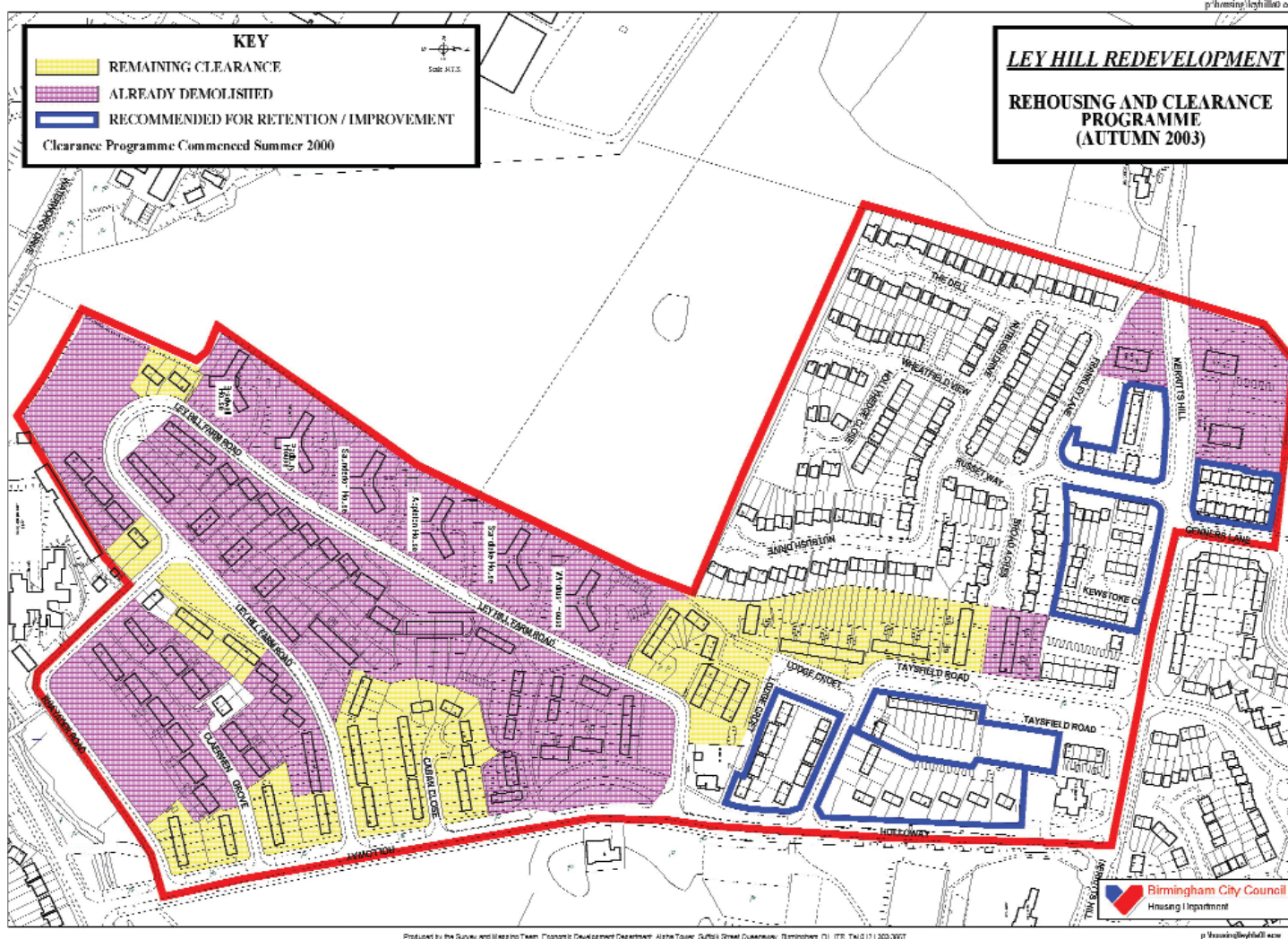
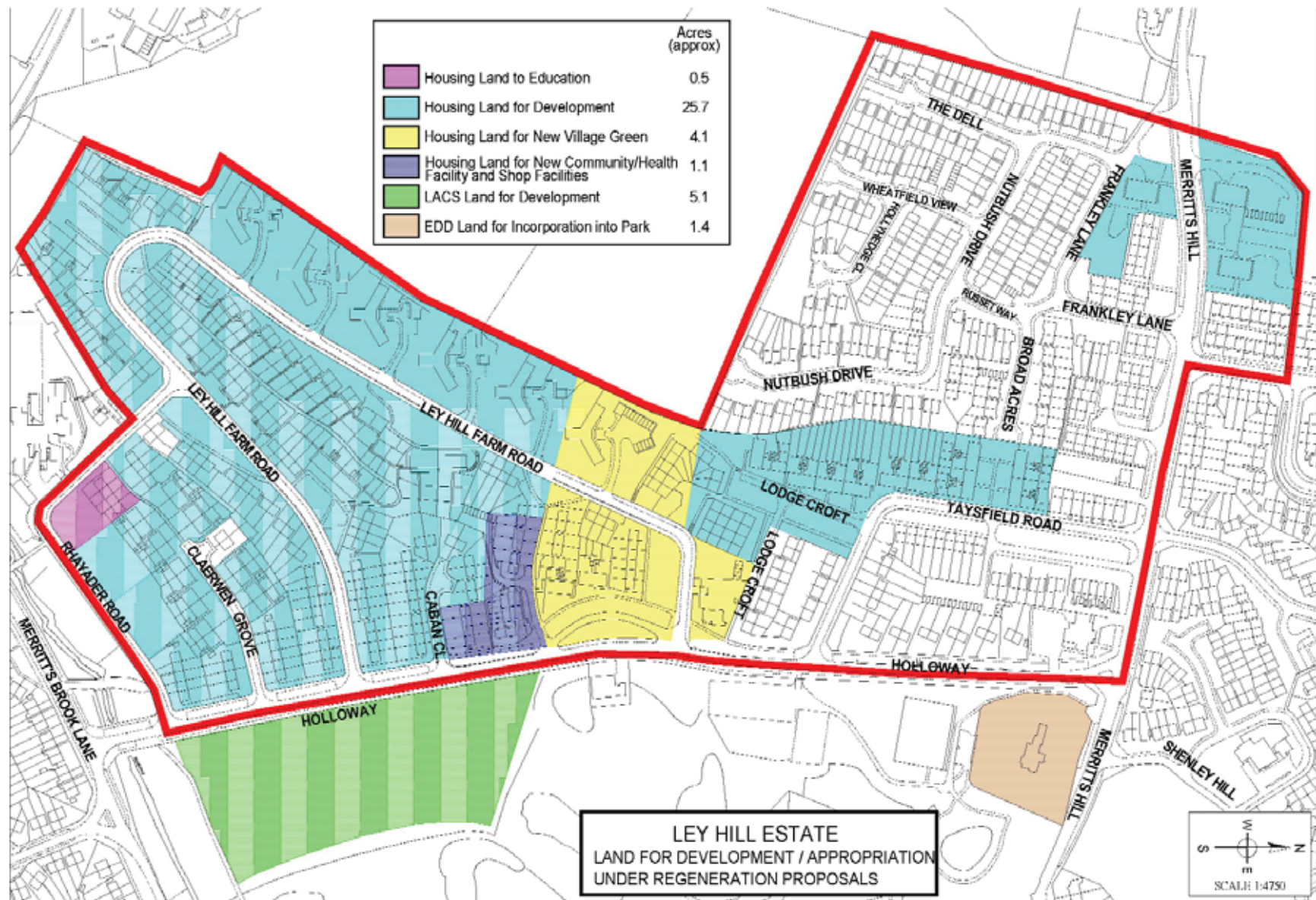


APPENDIX ONE

Ley Hill - current clearance proposals



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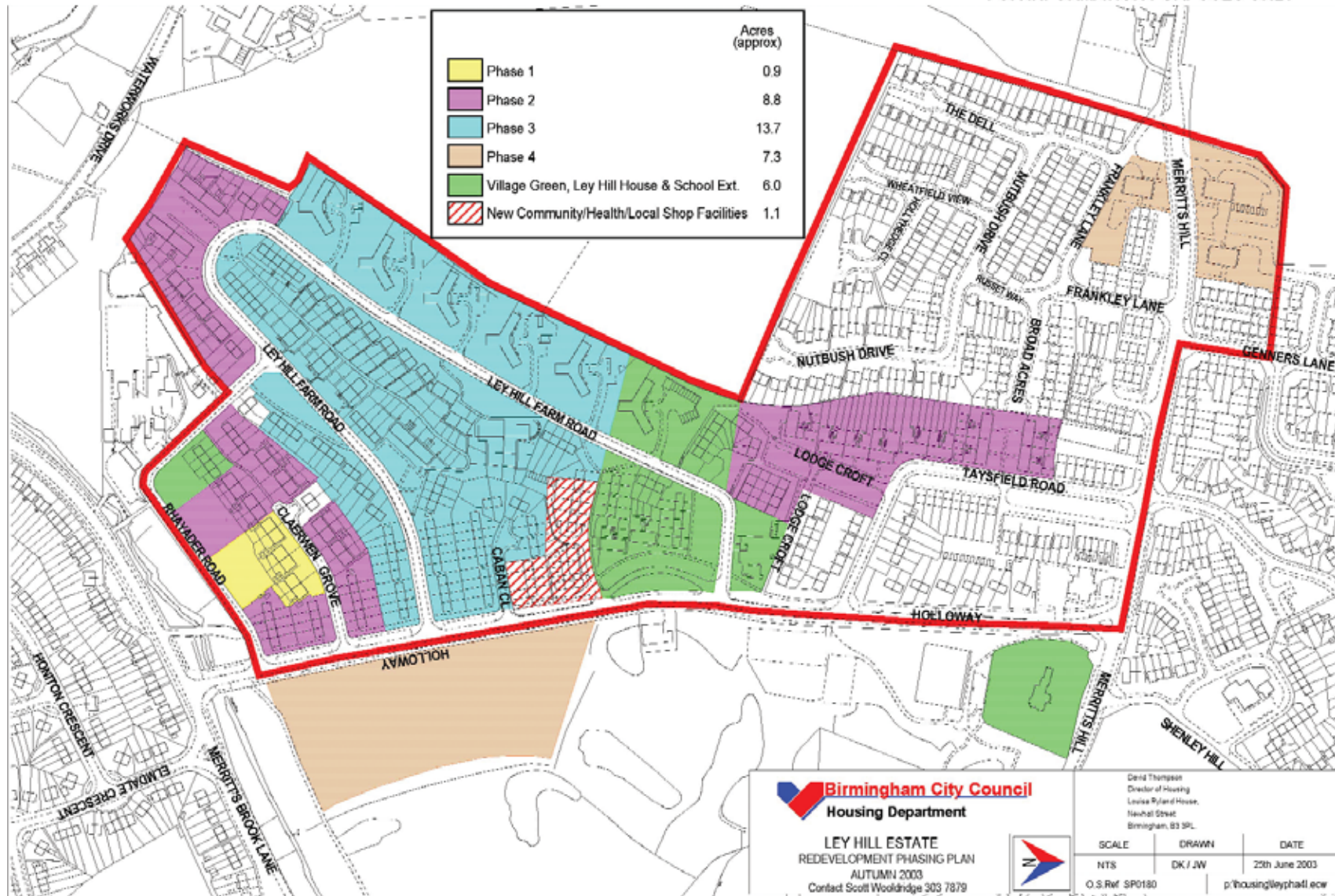


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APPENDIX TWO

Summary of open space study by Gillespies

3.0 Strategic Approach

This section of the document outlines the strategic approach to the enhancement of the Ley Hill recreation area under planning gains achieved through allowing residential development within the open space area. The section is broken into two parts, A and B.

Part A is concerned principally with the strategic method by which enhancements to the Ley Hill recreation area will be undertaken, Part B provides visualisations of these strategies through open space enhancement concepts

Part A: Open Space Enhancement Strategy

3.1 Enhancement of Interface and Open Space Image

As identified during the analysis phase of this document the Ley Hill recreation area suffers from both a lack of edge permeability and a positive external site image. In an attempt to ameliorate these largely physical conditions the following approach has been devised.

3.1.1 Edges

The sites edges, particularly the Eastern fringe, are typically physically and visually impermeable and have few formal entrances. These conditions contribute to a lack of use which is informed by both difficulty of entry and by a lack of natural surveillance.

The edges of the Ley Hill recreation area must be selectively cleared to the point of being visually transparent, creating a more easily accessible and safer open space resource.

3.1.2 Entry's and Gateways

Well defined entry points will help to provide the space with an overall structure and lay the framework for how people navigate and use the space.

Entrances and gateways to the site are currently fragmented and in some cases difficult to discern. The open space enhancement strategy must outline the locations for new entry points as well as identify which of the existing ones are to be kept and upgraded.

3.1.3 View Corridors

View corridors, when appropriately positioned provide the

users of the space an opportunity to experience the space on a variety of levels from a variety of distances. View corridors also aid in way finding through the space as they provide the framework for a visual structure by which users navigate the space.

Through selective clearing and planting regimes the many view corridors that exist within the space can be disentangled to produce a sequence of visual experiences that enhance the quality of the Ley Hill recreation area.

3.2 Crime Prevention Through Environmental Design

The site currently suffers from a feeling of insecurity. A lack of lighting, community activity, and natural surveillance contribute to a space that is potentially dangerous.

Crime Prevention Through Environmental Design (CPTED) suggests that through various passive methods the safety of a space can be markedly increased. Some of the key principles of this approach are suitable for the Ley Hill recreation area and are as follows.

3.2.1 Territoriality

Through the development of flexible and defensible spaces and the introduction of various recreational infrastructure, user groups may begin to claim ownership over spaces. This process can ensure that the place is well looked after and that the space and surrounding areas are well surveilled.

Through the introduction of various new activity nodes and uses into the Ley Hill recreation area the objective of a safer place may be met.

3.2.2 Natural Surveillance

As previously mentioned, through the opening of site edges and through the development of new higher density residential uses on the part of the spaces edge will provide an increased level of natural surveillance.

3.2.3 Target Hardening

Through the incorporation of high quality, robust infrastructure and furnishings the effects of vandalism and misuse can be mitigated. However, to ensure the long term viability of these infrastructure elements a sense of community stewardship, developed in conjunction with the consultation process, is also required.

3.2.4 Lighting Strategy

Further research into an overarching lighting strategy for the Ley Hill recreation area will be required in the future.

3.3 Increase Usage and the Cross Section of User Groups

Aside from the previously mentioned segregation of the site from the surrounding urban fabric, the apparent current underutilisation of this large urban open space can be at least partly attributed to its lack of internal definition and its limited array of activities.

This sub section of the strategic approach aims at outlining what physical improvements can be made to the site to ensure its use by all of the community for long into the future.

As this document is being prepared prior to the community consultation process the parkland and activity infrastructure set out in this section will need to be validated, or altered accordingly, as a result of the findings of the consultation process.

3.3.1 Key Infrastructure and Environmental Improvements

In an attempt to make Ley Hill recreation area a truly inclusive place for local residents the consultation process should focus heavily on the what the community feels would be the best open space infrastructure improvements to make on the basis of development taking place in the south western corner of the open space.

Based on the site analysis, the position of the recreation within a primarily residential setting, and its context within one of the UK's major cities, the following issues relating to open space usage and infrastructure are likely to apply to the Ley Hill recreation ground.

The space generally lacks facilities and spaces for young people.

The space is difficult to navigate and apparently unsafe for very young people and older people.

The space lacks a connective matrix of pathways linking various nodes of activity.

The space lacks sufficient carparking and sporting facilities to appeal to the wider population as a destination.

The space appears to have no formal relationships with surrounding schools or organised community groups.

The space appears to have no strategic connections with adjacent open spaces.

As a result, and without knowing the outcomes of a community consultation exercise, the following key physical infrastructure improvements are included in the open space enhancement concepts:

Facilities for the community as a whole, that can serve to galvanise community spirit, such as an amphitheatre and performance space, and a formal hard space for community activities.

Infrastructure improvements that open the recreation area up to a wider section of the community such as a high quality network of pathways between nodes of activity.

Facilities for young people such as bicycle tracks, skateboarding facilities, and spaces which may be claimed and used by younger members of the community.

Facilities for older people such as gardens and interpretive trails.

Facilities for minority groups such as traditional gardens and meeting spaces.

Facilities that create new relationships with schools and special interest groups such as nature corridors and revegetation programs for specific areas of the site.

3.4 Improve Navigation and Way Finding Within the Space

As previously mentioned navigation of the Ley Hill recreation area is often quite difficult. A combination of moderate to steep topography, relatively dense swathes of woodland, and no sense of the surrounding residential edge contribute to a largely illegible space.

This component of the approach aims at broadly outlining the actions to be taken in order to improve the legibility of the site.

3.4.1 View Corridors and Visual Links

Through the strengthening of view corridors and visual links between spaces the recreation area can be made more legible for users of the space.

3.4.2 Signage and Markers

Introducing a system of signage to the Ley Hill recreation area is a way of providing a graphic system of navigation for users of the space. Directional, locational, and interpretive signage can be used to assist users in way finding.

Marker elements at key nodal points that can be seen from various positions within, and from the outside of, the space will create another layer of legibility for the recreation ground.

3.4.4 Hierarchy of Pathways

Creating an easily recognisable hierarchy of pathways and spaces within the recreation ground will help to provide a series of sequential spatial experiences as well as informing park users of their position relative to various activities and focal points.

3.5 Maintain and Enhance Key Site Characteristics

As identified earlier, the recreation ground currently has several definable character zones and areas of visual significance. Part of the approach to the improvement of the space must be, where appropriate, to protect and enhance the values of the existing landscape.

3.5.1 Areas with existing Social Programmes

Areas such as the existing playground, tennis courts, and bowling greens should be maintained and enhanced to ensure continuing use and to attract additional user groups.

Areas of open space identified by the local community during the consultation process as important should be maintained and enhanced in line with community desires.

3.5.2 Woodland and Grassland Areas

Areas of woodland and open grassland of visual significance (as identified during the analysis phase of this document) are to be retained and improved to meet the objectives of visual connectivity, legibility and open space enhancement.

3.5.3 Areas of Environmental Significance

Areas of environmental significance, such as the stream corridor and natural woodland zones should be protected and enhanced through both public and private initiatives. The extent, boundary, and management of these areas is to be the subject of future detailed investigations.

Part B: Open Space Enhancement Concepts

This component of the document aims at graphically illustrating the strategies and concepts that have been described in Part A of this section. The following concepts illustrate potential physical outcomes for the Ley Hill recreation ground.

3.6 Concept Plan

The adjacent concept plan broadly illustrates the major components of the strategic approach to the environmental improvement of the Ley Hill recreation ground.

Key components of the concept, highlighted as issues during the analysis phase, include:

- The upgrading of existing entry points and the creation of new ones.
- The enhancement of parkland infrastructure at various key nodal points within the parkland.
- Improvement of wayfinding and legibility through the strengthening of view corridors and visual connections between spaces.
- The environmental upgrade of existing areas, including the stream corridor.
- Forging of linkages between adjacent open spaces in order to form a coherent network.



Figure 3.6. Concept Plan

For Birmingham City Council by Gillespies, November 2001, Issue B

Ley Hill
open space study

3.7 Use and Infrastructure Scoping

In continuation of the previously presented concept plan this diagram aims at more explicitly describing the potential use and infrastructure improvements to the Ley Hill recreation ground made under planning gains associated with development in the south west corner of the open space.

Areas previously identified as spatially and topographically suitable for these improvements have been speculatively assigned the following new uses and infrastructure improvements:

3.7.1 Internal Areas

Area A: Ley Hill House and environs. Potential uses may include a mixture of local facilities such as libraries, educational facilities, local historical societies, a parkland management office etc.

Area B: Elevated area adjacent to Ley Hill house suitable for lookout and orientation point.

Area C: Area containing existing playground facilities may be upgraded with an interpretive play / art trail in the corridor running toward the East. This area would similarly be suitable for a mixture of play and young peoples recreation facilities.

Area D: Sunken area housing old play equipment. The lowered topography of this area lends itself to uses that require some separation but that are close to the proposed community centre and existing play facilities. A skateboard park or BMX bicycle track would provide the area with facilities catering to the recreational requirements of older youth. Issues of drainage would have to be considered within more detailed proposals.

Area E: Large flat area adjacent to proposed new community centre is suitable for community events and organised sporting activities. A small hard plaza space adjacent to the community centre and improved entrances, seating and spectator facilities could be added to create a flexible space for both community events and local sporting interests.

Area F: Smaller flat area with excellent views to surrounding areas could be used as a peripheral sporting ground as well as a passive recreation area with enhanced views to other recreation ground areas.

Area G: Small enclosed space within the grassland corridor suitable for environmental gardens and passive recreational uses. This space also forms a key node in the linkage between the east and west of the site.

Area H: Elevated area suitable for major Eastern parkland gateway incorporating public art elements.

Area I: Enclosed area at base of rolling hill suitable for uses requiring some separation such as contemplative or community gardens.

For Birmingham City Council by Gillespie, November 2001, Issue B

Area J: Finger of land forming extension of adjacent open space into recreation ground. Area forms key linkage space as well as relating strongly to stream corridor. Area may be utilised as environmental recreation area associated with regenerated stream environment potentially housing small environmental centre. (potential site for miniature golf course subject to further negotiation and consultation).

Area K: Area for major pedestrian link into core of recreation ground from new residential development area. Potential relationship to regenerated stream area as an interpretive trail.

3.7.2 Adjacent Areas

Area L: Skylark Fields environmental area. Potential improvements

include the development of a gateway between the recreation ground and Skylark fields, contributing to the development of a regional open space and environmental corridor network.

Area M: Adjacent open space area to be serviced by improved links to recreation ground.

Area N: Continuation of environmental improvements to stream corridor and associated environmental theme.

Area O: Linkages to reservoir open spaces under regional open space strategy.



Figure 3.7. Use and Infrastructure Scoping Plan

Ley Hill
open space study

APPENDIX THREE

Key Census Statistics 2001 - for Ley Hill

Output Area	Area	Area %	City	City %
Persons all ages	1623	100.00	977232	100.00
Persons with Limiting Long Term Illness	306	18.85	192023	19.65
Residents in Institutions	0	0.00	16468	1.69
Persons aged 0-4	150	9.24	69993	7.16
Persons aged 5-15	325	20.02	158993	16.27
Persons aged 16-24	252	15.53	132543	13.56
Persons aged 25-44	454	27.97	276803	28.33
Persons aged 45-59	251	15.47	154591	15.82
Persons aged 60-74	135	8.32	116154	11.89
Persons aged 75-84	43	2.65	51029	5.22
Persons aged 85+	13	0.80	17126	1.75

Output Area	Area	Area %	City	City %
All Ethnic Groups	1629	100.00	977057	100.00
“White, including Irish”	1402	86.07	687386	70.35
Mixed	81	4.97	27928	2.86
Asian or Asian British	45	2.76	190761	19.52
Black or Black British	88	5.40	59784	6.12
Chinese or Other Ethnic Group	13	0.80	11198	1.15
All persons aged 16-74	1092	100.00	680093	100.00
Persons aged 16-74 with no qualifications	470	43.04	252209	37.08
Economically active persons	703	64.38	410602	60.37
Employees working full-time	412	37.73	245821	36.15
Employees working part-time	125	11.45	67897	9.98
Self employed	35	3.21	37430	5.50
Unemployed	111	10.16	38818	5.71
Full-time students (economically active)	20	1.83	20636	3.03
Number of Households	670	100.00	390792	100.00
Occupancy rating of one or less	74	11.04	37364	9.56
Lacking Central Heating	52	7.76	80154	20.51

Output Area	Area	Area %	City	City %
All Tenures	671	100.00	390775	100.00
Owner occupied	251	37.41	236185	60.44
Rented from Local Authority	293	43.67	75811	19.40
Rented from other social registered landlord	40	5.96	32553	8.33
Privately rented	39	5.81	30659	7.85
Other	48	7.15	15567	3.98
Car or Van Availability	671	100.00	390771	100.00
No car or van	333	49.63	150400	38.49
Number of cars or vans available for household use	466	actual count	335662	actual count
All Household Types	672	100.00	390845	100.00
One pensioner	57	8.48	56797	14.53
Other pensioner only	27	4.02	29006	7.42
Other one person	142	21.13	72896	18.65
With dependent children	289	43.01	128739	32.94
Other Households	157	23.36	103407	26.46

Output Area	Area	Area %	City	City %
All Household Spaces (Accom Type)	741	100.00	404274	100.00
Detached	60	8.10	44444	10.99
Semi-detached	229	30.90	141147	34.91
Terraced	170	22.94	126385	31.26
Flat (purpose-built)	267	36.03	72204	17.86
Other	15	2.02	20094	4.97
All Household Spaces (Occupancy)	740	100.00	404214	100.00
Vacant dwellings	70	9.46	13422	3.32
No adults employed with dependent children	117	15.81	35470	8.78
Lone parents with dependent children	139	18.78	37721	9.33
With one or more person with a limiting long-term illness	251	33.92	148202	36.6

APPENDIX FOUR

Planning for real workshops and consultation

SUMMARY OF PROGRAMME

LEY HILL DOOR TO DOOR QUESTIONNAIRE

LEY HILL COMMUNITY SURVEY RESULTS FROM THE OPEN DAY HELD AT LEY HILL JUNIOR AND INFANTS SCHOOL ON 10 DECEMBER 2001

SUMMARY OF PROGRAMME

- Started in January 2001

Main consultees:

- Estate Development Group
- LHARA – Residents' Group
- Health centres doctors, nurses and staff
- Barnadoes/St Francis Youth Group
- Severn Trent
- Local government departments
- Local police
- Local education

Events:

- Evening meetings – EDG and LHARA
 - Door to door questionnaires
 - On site surgeries – Focus South newspapers
 - Consultation days
 - Newsletters
 - Radio show
- Newsletters with Concept Plan Three and Four (showing no housing in the park) were circulated to 5000 homes around the park. We had 131 responses as follows:

- In favour of Concept Plan Three – 55%
- In favour of Concept Plan Four – 37%
- Do not know/Do not like either – 8%

Open Day – 10 December 2001

18 votes were cast.

- In favour of Concept Plan Three – 72%
- In favour of Concept Plan Four – 22%
- Unable to decide/Do not like either – 6%

Main concerns expressed in the consultation day

- Ensuring that no more houses than shown in Concept Plan Three are to be built.
- Ensuring that the money that comes from those houses is ring fenced for the park enhancement works.

Public Open Space

- Proposal for housing in the park. Reduce the size from 48 acres to 43 (5 acres).
- However, with the land given over to Ley Hill School and the creation of the Village Green the net loss of public open space is 2.5 acres.

LEY HILL DOOR TO DOOR QUESTIONNAIRE

General comments by residents collected by Sean O'Callaghan and James Boulter.

- Majority want to see tower blocks demolished and new brick housing built, elderly want to see bungalows being built.
- Most people recognise dangers of the Holloway:
 - speed
 - kids crossing over to playground
 - blind spots created by dip and earth mounds.
- Most are in favour of re-routing the Holloway into the park to alleviate above problems, and think speed bumps or other traffic calming measures are essential.
- Majority go to Northfield for shopping and do not use local shops because of price, but would welcome local, competitive shops for example ALDI.
- Generally all happy with bus services, however it has been mentioned that the 921 route (into Birmingham City Centre) would be much welcomed on Sundays.

- Generally all happy about redevelopment.
- A lot of worries about rehousing (when, where and how?)
- General feeling of disrespect towards to city council.

LEY HILL COMMUNITY SURVEY RESULTS FROM THE OPEN DAY HELD AT LEY HILL JUNIOR AND INFANTS SCHOOL ON 10 DECEMBER 2001

Concept Plan Proposals

Table 1.2 shows that an overall total of 131 residents responded to the question relating to the preferred concept plan, of which 72 (55%) favoured Concept Plan Three, whilst 49 (37%) preferred Concept Plan Four and 10 (8%) remained undecided.

58 residents currently residing on the Ley Hill Estate responded, of which 39 (67%) favoured Concept Plan Three, whilst 14 (24%) preferred Concept Plan Four and Five (9%) remained undecided.

73 residents currently residing outside of the Ley Hill Estate responded of which 33 (45%) preferred Concept Plan Three, whilst (47%) favoured Concept Plan Four and Five (8%) were undecided.

Proposed development on Ley Hill Recreation Land

Table 2.0 shows that overall 113 residents responded, of which 73 (65%) supported the proposed development on the park, whilst 33 (29%) and seven (6%) were undecided or abstained. 47 residents living on the Ley Hill Estate responded,

of which 35 (74%) supported the development on the park, 10 (21%) were against, and two (5%) were undecided or abstained.

66 residents living outside of the Ley Hill Estate responded, of which 38 (58%) supported the proposals to develop on the park land whilst 23 (34%) were against, and five (8%) remained undecided or abstained.

Support for the formation of a Community Development Trust

Table 3.0 shows that overall 113 residents responded, of which 76 (67%) favoured the introduction of a Community Development Trust type organisation, 12 (11%) were against and 25 (22%) were undecided or abstained.

47 residents living on the Ley Hill Estate responded, of which 37 (78%) supported the formation of a Community Development Trust, six (12%) were against, and four (10%) remained undecided.

66 residents living outside of the Ley Hill Estate responded, of which 39 (59%) supported the formation of a Community Development Trust, six (10%) were against, and 21 (31%) were undecided.

Future involvements

Table 4.0 shows that overall 113 residents responded, of which 33 (29%) requested future involvement in the Ley Hill development process, 61 (53%) wanted no future involvement, and 19 (12%) were undecided or abstained.

47 residents living on the Ley Hill Estate responded, of which 17 (36%) requested involvement in the development process, 21 (44%) wanted no involvement, and 9 (20%) failed to respond or remained undecided.

66 residents living outside of the Ley Hill Estate responded, of which 16 (24%) wanted to be involved in the future development proposals, 40 (60%) stated that they did not want to be involved, and 10 (16%) failed to respond or remained undecided.

LEY HILL OPEN DAY RESPONSES (DECEMBER 2001)

Preferred Concept Plan Option – Postal responses

	Concept Plan 3	Concept Plan 4	Undecided	Totals
Residents from Ley Hill Estate	32	11	4	47
Residents from outside Ley Hill Estate	27	34	5	66
Totals	59	45	9	113

Preferred Concept Plan Options – Verbal responses

	Concept Plan 3	Concept Plan 4	Undecided	Totals
Residents from Ley Hill Estate	7	3	1	11
Residents from outside Ley Hill Estate	6	1	0	7
Totals	13	4	1	18

Preferred Concept Plan – Overall responses

	Concept Plan 3	Concept Plan 4	Undecided	Totals
Residents from Ley Hill Estate	39	14	5	58
Residents from outside Ley Hill Estate	33	35	5	73
Totals	72	49	10	131

Proposed development on Recreation Land

	Yes	No	Don't know	Totals
Residents from Ley Hill Estate	35	10	2	47
Residents from outside Ley Hill Estate	38	23	5	66
Totals	73	33	7	113

Residents support for Community Development Trust

	Yes	No	Don't know	Totals
Residents from Ley Hill Estate	37	6	4	47
Residents from outside Ley Hill Estate	39	6	21	66
Totals	76	12	25	113

Residents requesting future involvement in development process

	Yes	No	Don't know	Totals
Residents from Ley Hill Estate	17	21	9	47
Residents from outside Ley Hill Estate	16	40	10	66
Totals	33	61	19	113

**SUMMARY OF LEY HILL FORMAL
CONSULTATION PROCESS – SUMMER 2003**

Mon 30 June	Approval by City Council to consult on draft Supplementary Planning Guidance
W/c 7 July	Invitations to approximately 5,000 residents and stakeholders giving details of consultation events
Thurs 10 July	Report to Development Control Committee
W/c 14 July	Info on Council web site and article in Voice
Tues 15 July (pm)	Presentation to Ley Hill EDG
Wed 16 July	Exhibition at Holloway Hall from 3pm until 7pm
Thurs 17 July	Exhibition at Holloway Hall from 3pm until 7pm
Thurs 17 July	Bartley Green Ward Advisory Board (7pm – Bartley Green School)

Sat 19 July	Exhibition at Holloway Hall from 10am until 1pm
Tues 22 July	Weoley Ward Committee
Wed 23 July	Exhibition at Holloway Hall from 3pm until 7pm
Thurs 24 July	Exhibition at Holloway Hall from 3pm until 7pm
Mon 28 July Until Sat 2 August	Exhibition at Northfield Library Exhibition will be on display for 1 week
Mon 4 Aug Until Sat 9 Aug	Exhibition at Bartley Green Library Exhibition will be on display for 1 week
Fri 22 August	Comments sheets to be returned
Thurs 4 September	Bartley Green Ward Committee
Tue 9 September	Weoley Ward Advisory Board

RESULTS OF LEY HILL CONSULTATION JULY/AUGUST 2003

1. Comments received as a result of consultation days held between 16th July and 9th August 2003

Issue	Number of Comments*
General	
General support	27
Park	
No to building on park	8
Building on park ok so long as no more is allowed	2
All local residents should be consulted on improvements to park (at least within a mile radius of park)	1
Good idea to build on park to improve surroundings	2
Need a park warden	2
Concerned about loss of trees particularly in the park	1
Concerned about new entrances to park off Merritts Hill	1
- no parking has been provided - accidents	1
- practical? High banks/fast traffic	2
Need to retain all hedge along Merritts Hill	1
Park needs dog bins	1
Park proposals look good	2
Park proposals could have more leisure uses	1

Need to stop access to park for 'joyriders'	2
Brook needs to be cleared out	1
Concern that access to park appears to be through the cottages on Merritts Brook	1
Transport Issues	
Cars may use Merritts Brook Lane if speed reduced on Holloway	1
Speed needs reducing on Merritts Brook and Merritts Hill	1
Speeds need reducing on Holloway	1
Holloway still too straight - needs redirecting	1
Bus provision needs improving - no direct bus to Birmingham	1
Proposed traffic calming needs to be well designed (only one roundabout needed on Holloway)	1
Need to remove bus stop near Village Green - will be hazard	1
Community Facility Issues	
Need an OFSTED approved building for child care	1
Need more community facilities near the green	1
Community facilities should include facilities for old too	1
Re-use old neighbourhood office site	1
Housing Issues	
Concern that rented properties may 'bring down' private	1

Mixed tenure is good idea ie. shared ownership etc.	2
Need to make sure only 'good' tenants go back	3
Concerned that properties will be for refugees/homeless	1
Comments re: Merritts Hill/Frankley Lane area	
Do not want 'Ley Hill' sign at entrance near Merritts Hill	3 in total**
Ugly	(1)
Beaches View is not part of Ley hill	(3)
Should only be allowed if low key	(1)
Concern that 'gateway' on Merritts Hill is a 'gate' which would encourage cars to use Frankley Lane instead	1
Concerned about building at junction of Frankley Lane and Merritts Hill (site of Radnor House)	13 in total**
- will cause blind spot/already a dangerous spot	(5)
- 2/3 storey flats are not appropriate	(5)
- should be 2 storey maisonettes not 3	(1)
- should be private, up-market properties	(1)
- Two bungalows will be out of place	(1)
- will cause loss of trees/green on corner	(2)
- would decrease parking	(1)
- ok, but any building should 'enhance' area	(1)
Building on play area to r/o 326 Merritts Hill	
- support	3
- should be left as play area	2
- an under 5's play area should be created	1
- hedge next to Frankley Lane should be left 2	

Vehicle service rd should be built to front of 326 Merritts Hill	2
Broad Acres	
Should NOT become a through Rd	2
Other – general	
Taysfield Road shops rears need cleaning up	1
Existing shops are very poor – need improving	1
Need more litter bins and salt/grit boxes	1
Need a community police officer	1
Greater care needed during construction	3
Hylander Pub needs to be improved	3
Need a change of name from Ley Hill	3
Sale of Land	
All money raised should go back to Ley Hill area	2
All money raised from sale of park should be used to enhance park rather than go to 'Council pot'	1
All money on offer should be published – specifically so people know how much park is sold for	1
*54 formal comments forms/letters/e-mails were received in total. These were received during the consultation days and following the event via e-mail, post, telephone and the web-site. However each comment form/letter/e-mail often included a number of different comments related to different issues, therefore the column titled 'Number of Comments' will total more than 54.	

***Indicates total number of comments made regarding that issue. The numbers below in brackets () indicate the different reasons given for making that comment.*

2. Committee Comments

Development Control Committee (31 July 2003)

Resolved:

1. Comments recorded during the meeting to be forwarded to Director of Housing and Chief Planning Officer.
2. That the draft regeneration proposals for Ley Hill and surrounding communities be supported subject to any suggested amendments
3. That the Draft Development Framework and Draft Concept Plan be used as Draft Supplementary Planning Guidance when determining planning applications relating to the development sites.

The Committee made the following comments during the meeting: concern regarding the erosion of public open space; the need to provide additional capacity in schools; and the need for consultation with the Health and Safety Executive.

Weoley Ward Committee (22 July 2003)

Resolved:

1. Comments made on the draft regeneration proposals for Ley Hill and surrounding communities be referred to the Director of Housing and Chief Planning Officer;
2. That the draft regeneration proposals for Ley Hill and surrounding communities be supported, subject to they're being no building on the park.

The Committee made the following comments during the meeting: the loss of public open space does not comply with the requirements of the Birmingham Plan; concern about a newspaper article that indicated that part of the capital receipts would be used for city-wide priorities; concern about significant sums of money that had been spent on exiting properties at Ley Hill that were now going to be replaced; concern that residents in Meadow Brook Road had not been consulted properly on proposals to build on park; the park has not been properly maintained in the past; support was expressed for the current proposals by one resident; funds should be bid for to improve Merritts Brook Lane; concern about future maintenance of the park.

Bartley Green Ward Committee (4 September 2003)

Resolved:

That the report be noted and the draft regeneration proposals for Ley Hill and surrounding communities be supported.

Weoley Ward Advisory Board (9 September 2003)

The plans for redevelopment were outlined to the Board. Discussion took place regarding the poor state of the park, access to the park, awareness of residents of consultation, building on the park and risk of arson attacks. The Board commented that 100% of capital receipts should be ploughed back into the area. They also agreed that there was a need to further improve consultation with Merritts Brook residents and that there should be a further report on the proposals for the regeneration of Ley Hill Park.

**Bartley Green Ward Advisory Board
(17 July 2003)**

The plans for redevelopment were outlined to the Board and no objections to the proposals were raised.

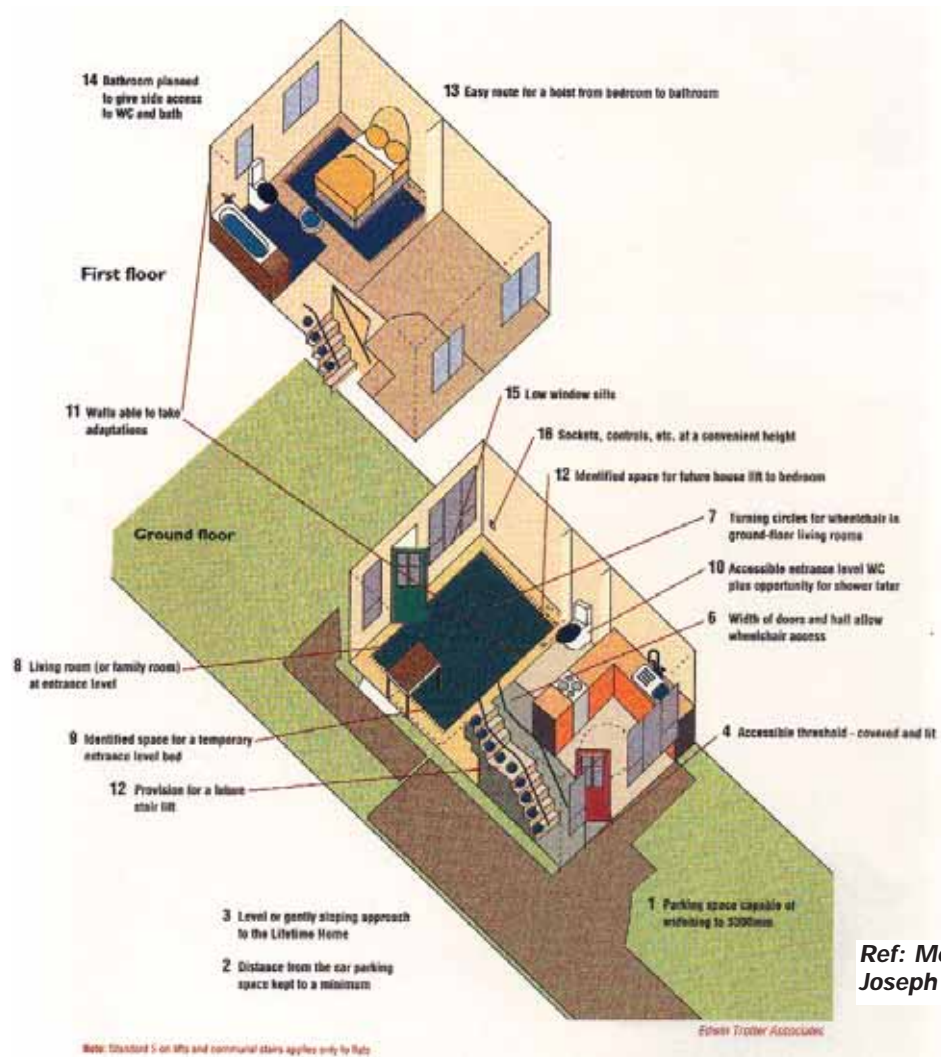
**Ley Hill Estate Development Group
(15 July 2003 & 16 September 2003)**

The group resolved to support the Framework and Concept Plan at their meeting on 15 July 2003.

At the group's meeting on the 16 September 2003 concern was expressed regarding capital receipts. The Cabinet Member for Housing had attended the groups meeting and he was asked to give consideration of 100% of capital receipts to be reinvested in the Ley Hill regeneration programme.

APPENDIX FIVE

The lifetime houses standard

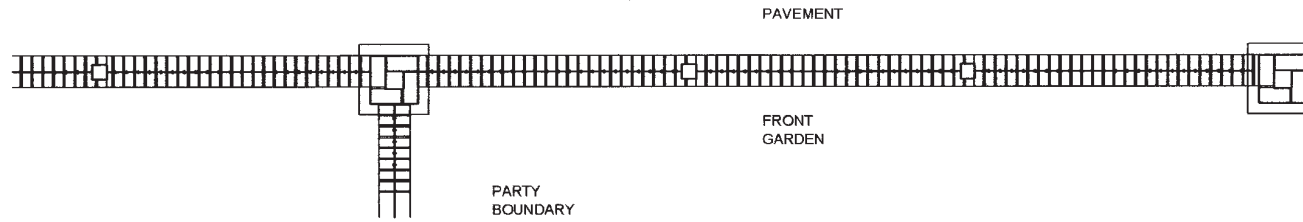
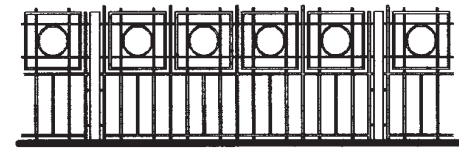
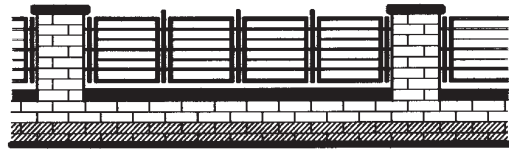


Ref: Meeting Part M and designing Lifetime Homes - Joseph Rowntree Foundation - 1999

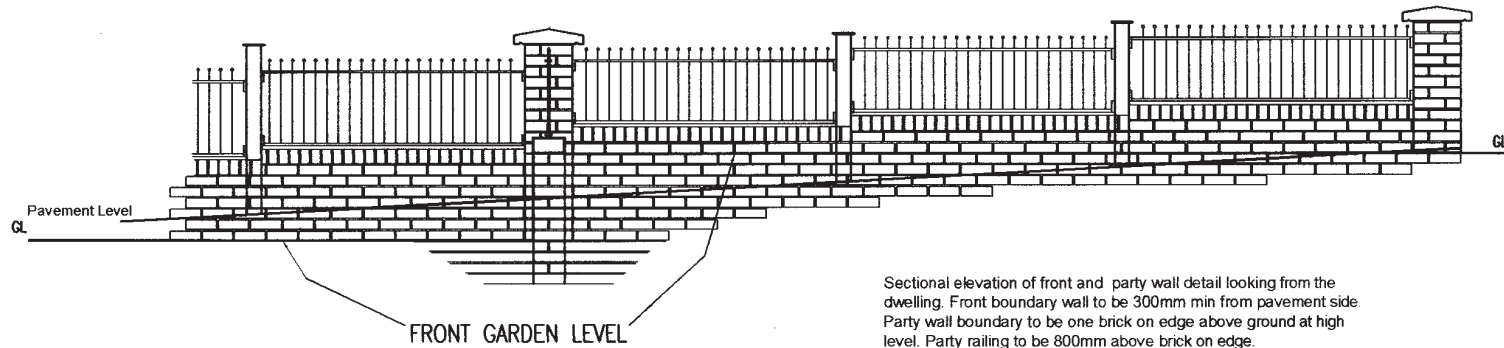


APPENDIX SIX

Typical boundary details

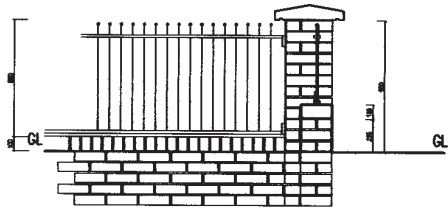


Plan of front and party boundary wall and railing.

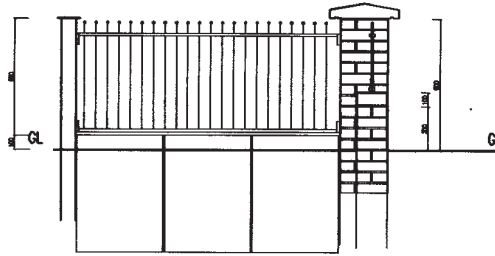


Sectional elevation of front and party wall detail looking from the dwelling. Front boundary wall to be 300mm min from pavement side. Party wall boundary to be one brick on edge above ground at high level. Party railing to be 800mm above brick on edge.

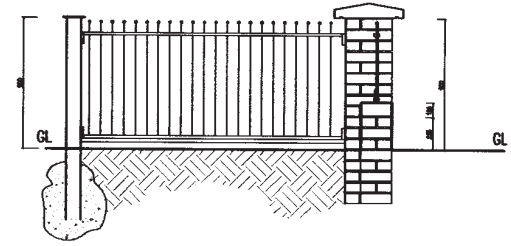
Typical Boundary Treatments - Sheet one



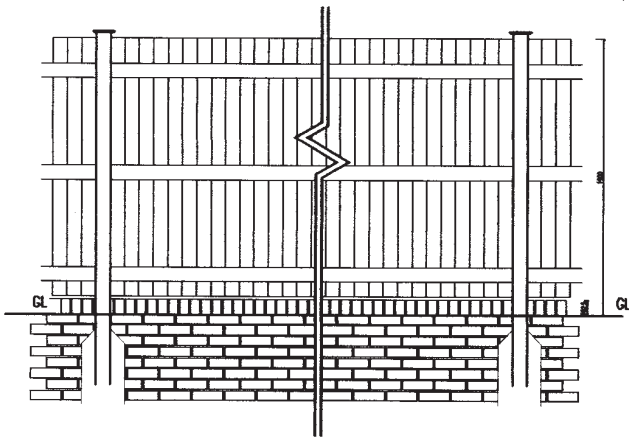
Party boundary retaining wall detail (high side)



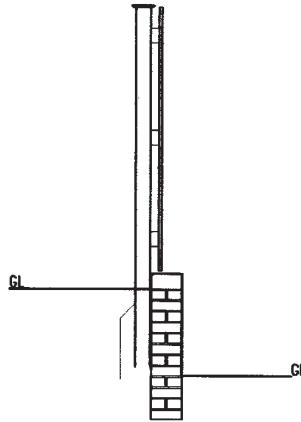
Party boundary retaining slab on edge detail. (high side)



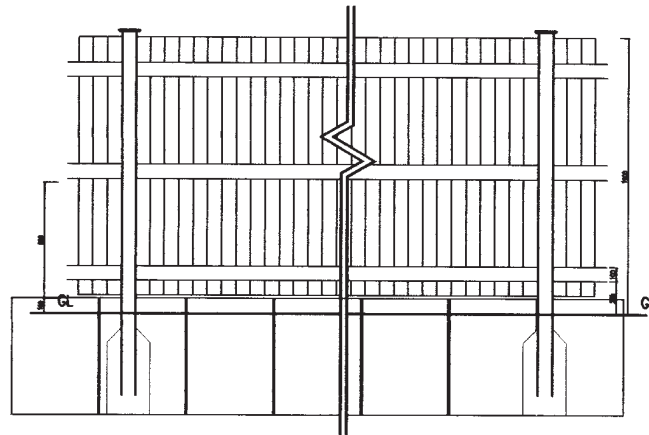
Party boundary railing detail - no retaining



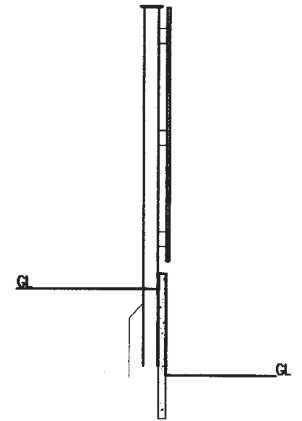
Rear garden boundary detail brick retaining wall-one brick on edge about ground level on high side with concrete posts on high side of retaining wall. Close boarded timber fence (1200/1800 mm above retaining wall) with boarding over sailing retaining wall (see detail 6.)



Rear garden boundary detail brick retaining wall with close boarded timber fence on concrete posts.



Rear garden boundary detail slab on edge retainer (100mm above ground at high level) with concrete posts on high side. Close boarded timber fence (1200/1800 mm above slab on edge) with boarding located over slab on edge.



Rear garden boundary detail. Slab on edge retainer with close boarded timber fence on concrete posts.

Typical Boundary Treatments - Sheet two

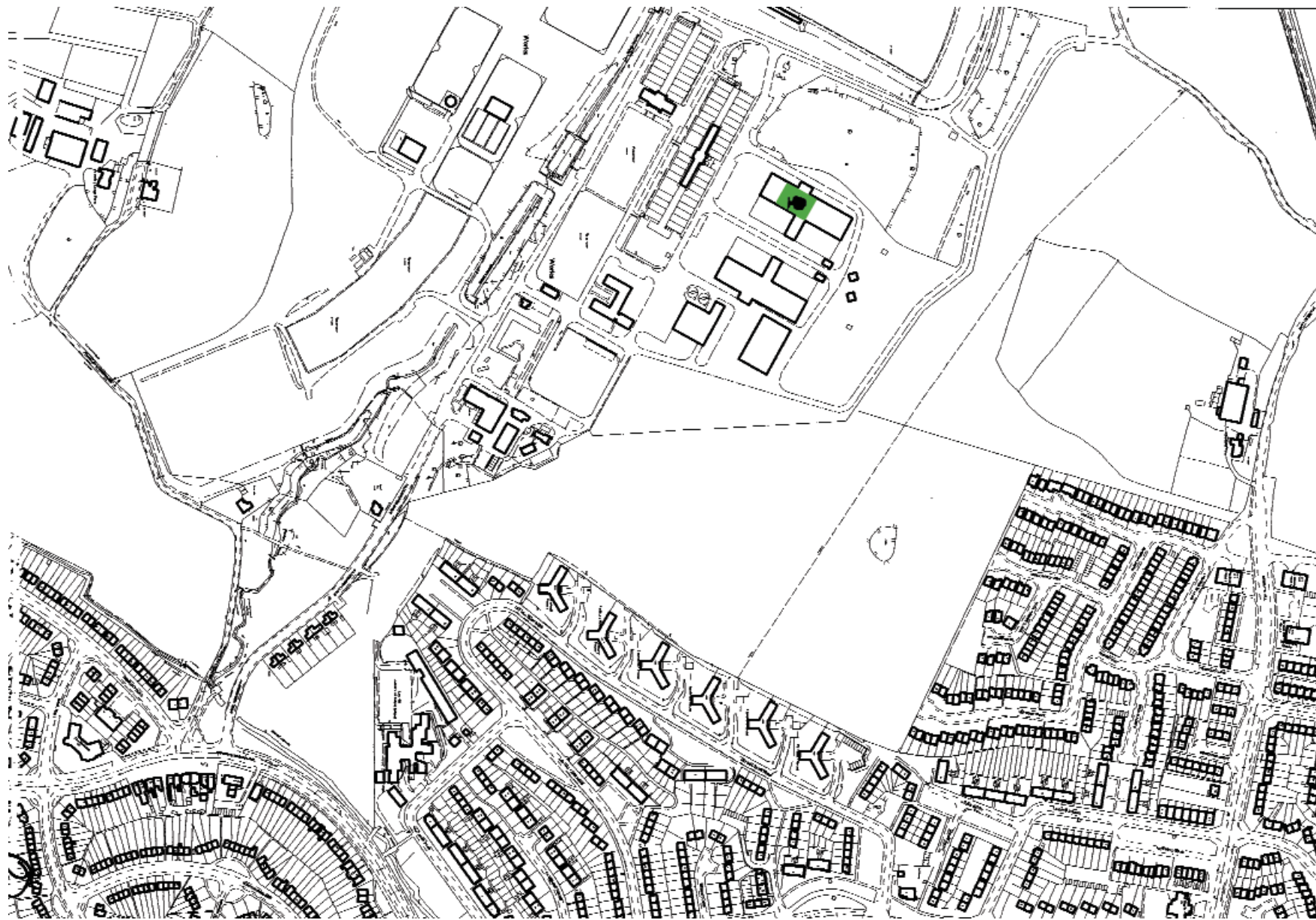
APPENDIX SEVEN

CONSTRAINTS

- Ancient woodlands
- SINCS – Site of Importance for Nature Conservation
- SLINCS – Site of Local Importance for Nature Conservation
- BNCS – Birmingham Nature Conservation Strategy
- Archaeological sites
- Green belt
- Water courses
- Associated water features
- Gas pipeline
- Hazardous sites



Wildlife corridor



Ancient woodlands



SINCS



SINCS



SLINCS



SLINCS 2



SLINCS 3

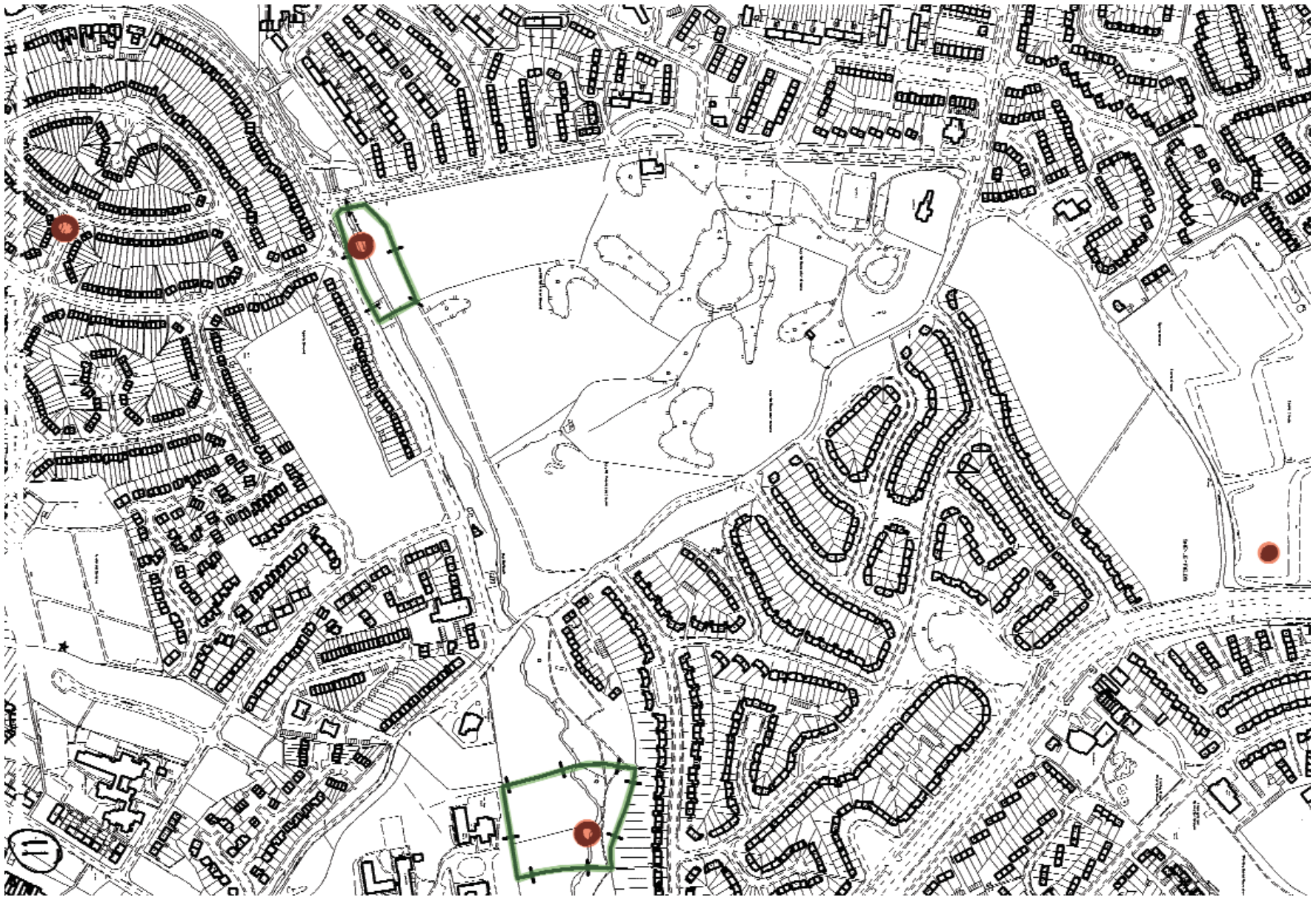


Sites of quality
- BNCs

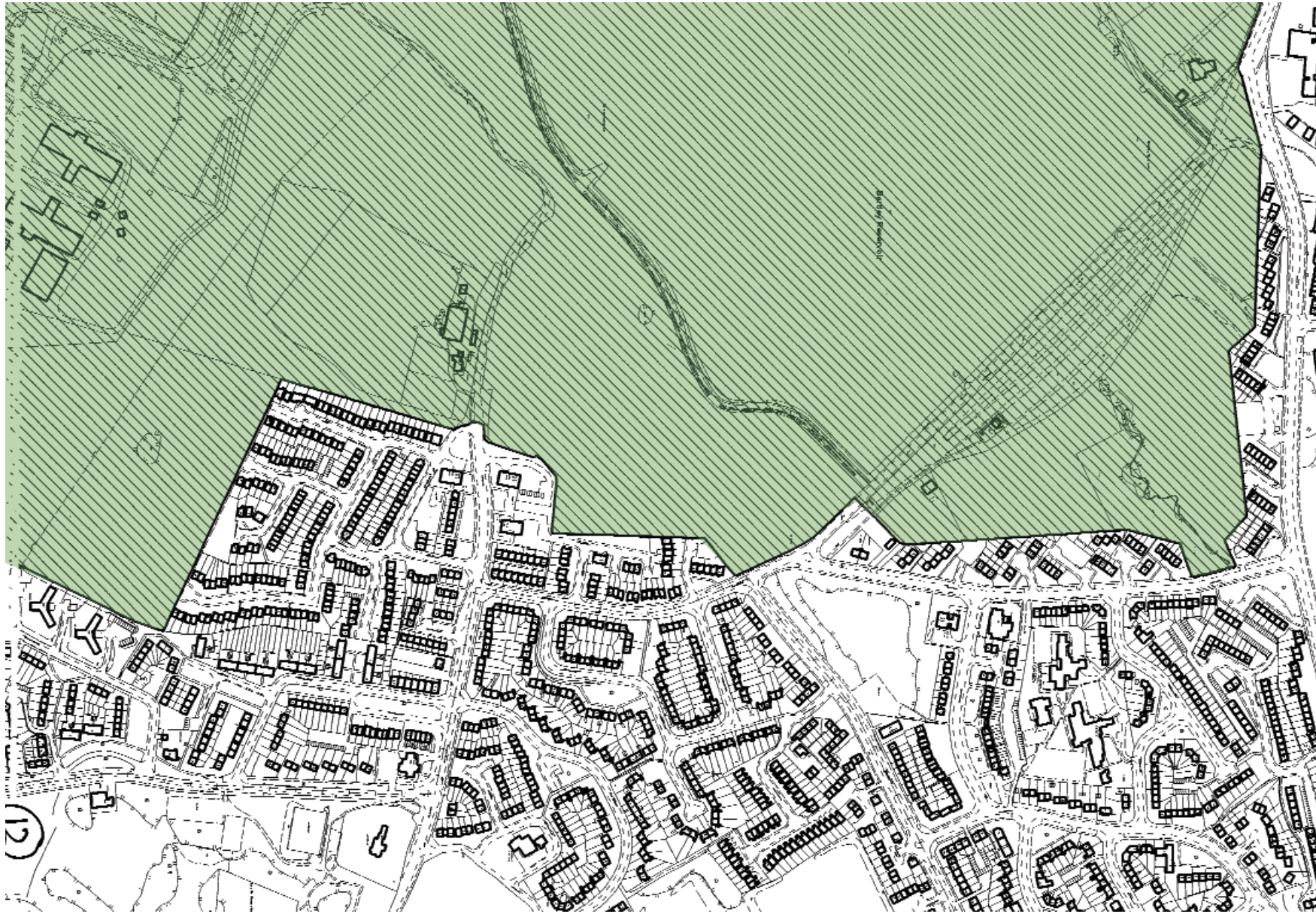




BNCS 3



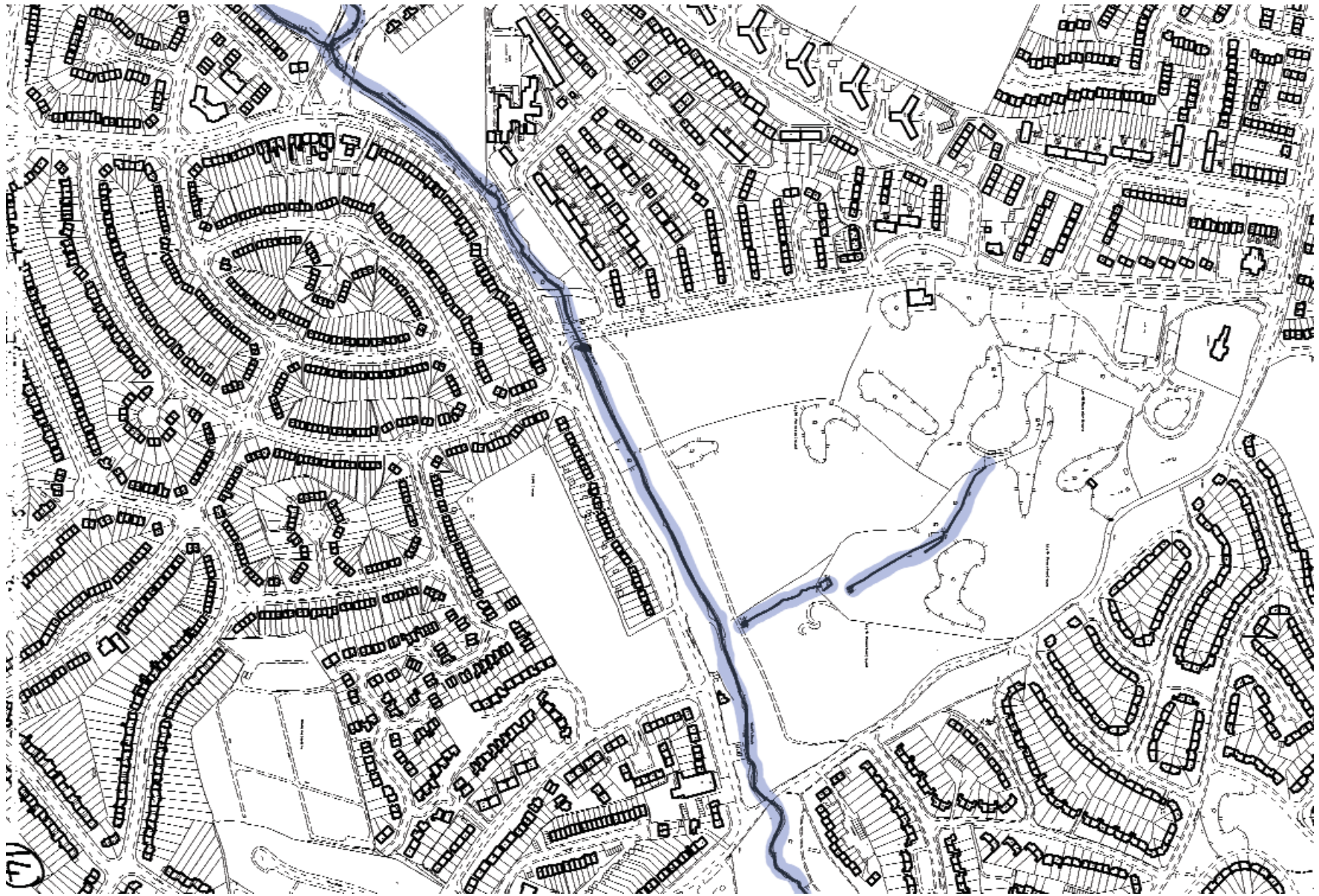
Archeological sites –
Burnt Mound



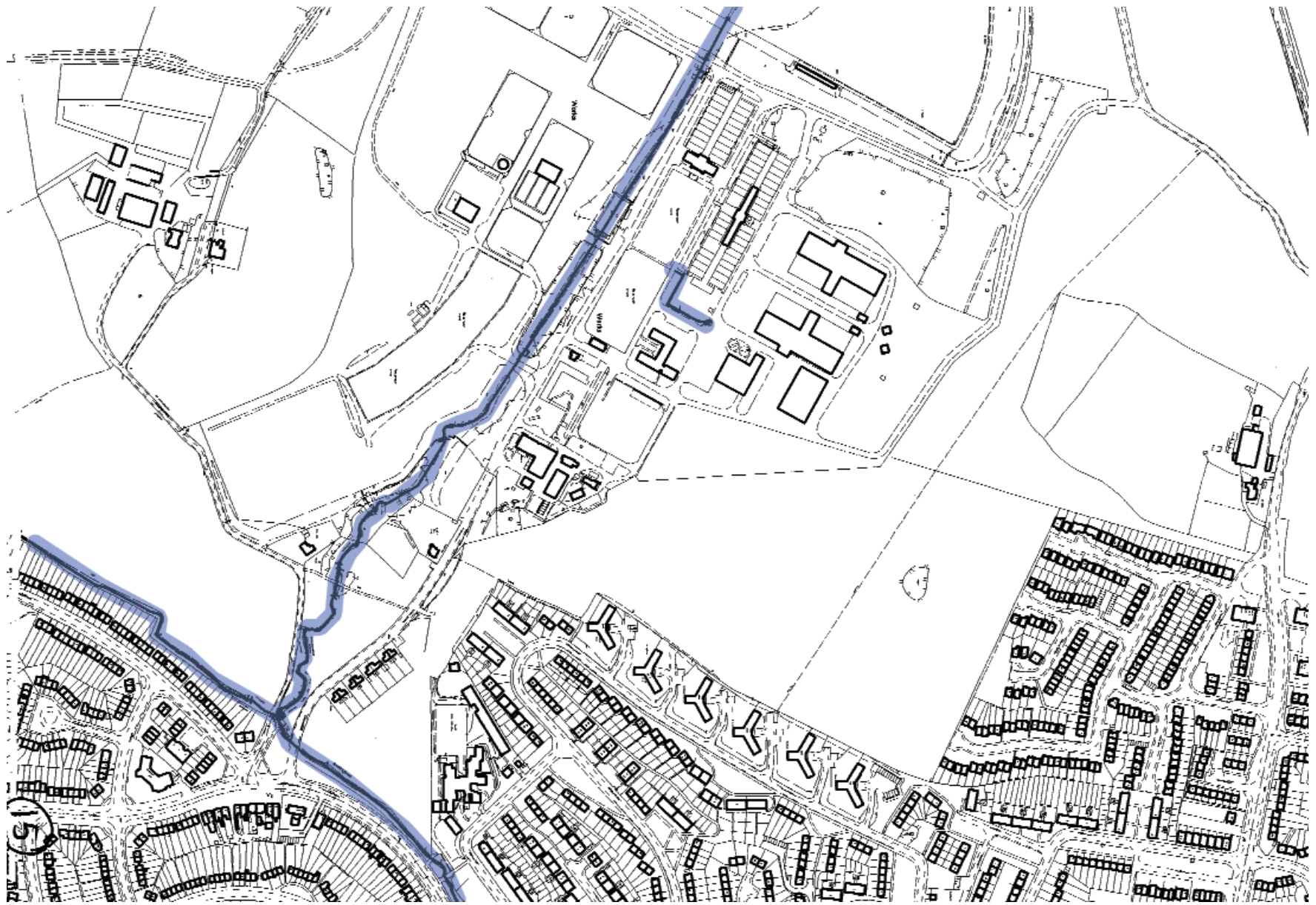
Green belt



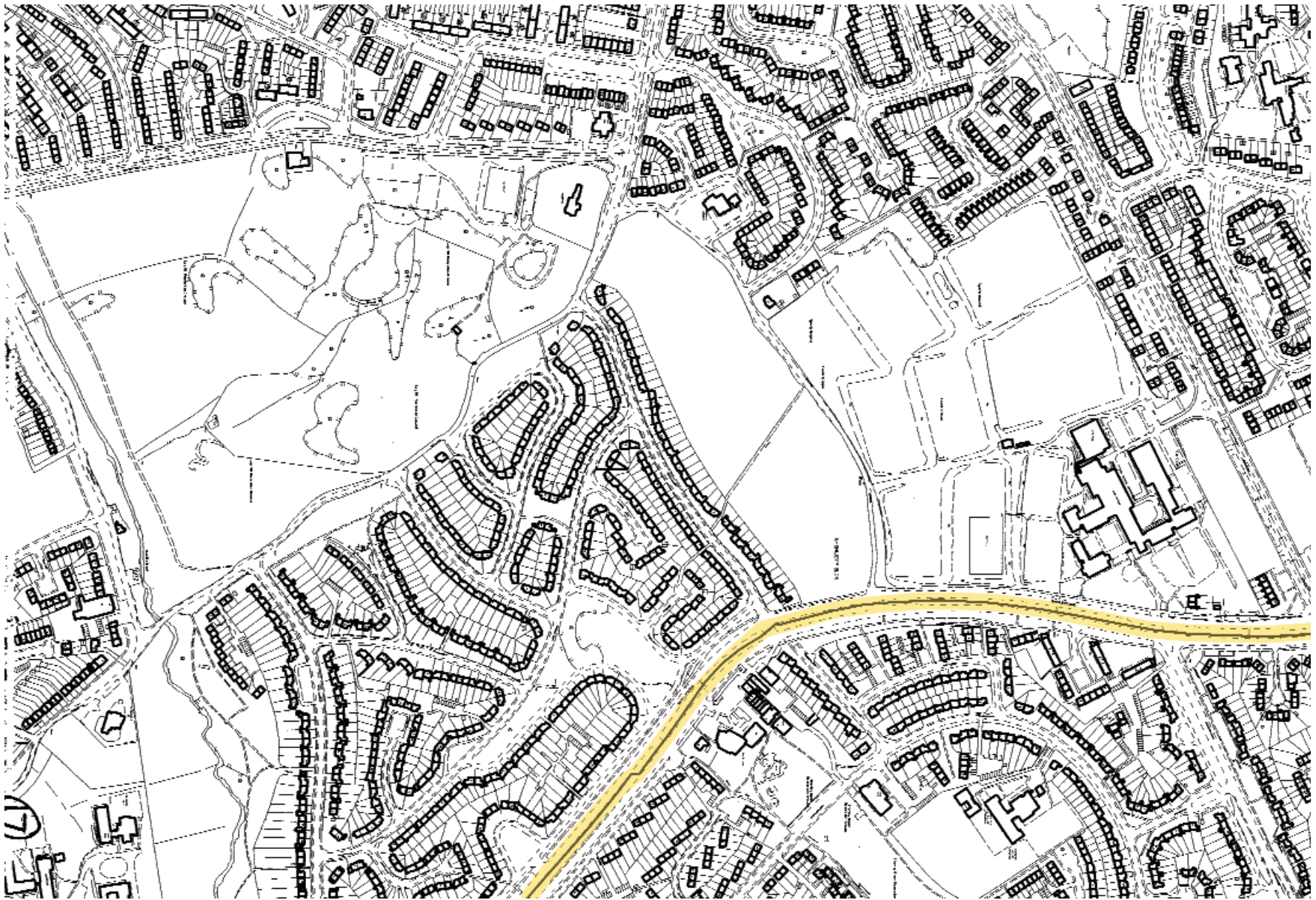
Green belt



Water courses



Water courses 2



Gas pipeline



Hazardous sites
(Severn Trent Water
Authority - chlorine
40 tonnes)



Hazardous sites
(Buffer zone -
1270)

APPENDIX EIGHT ■■

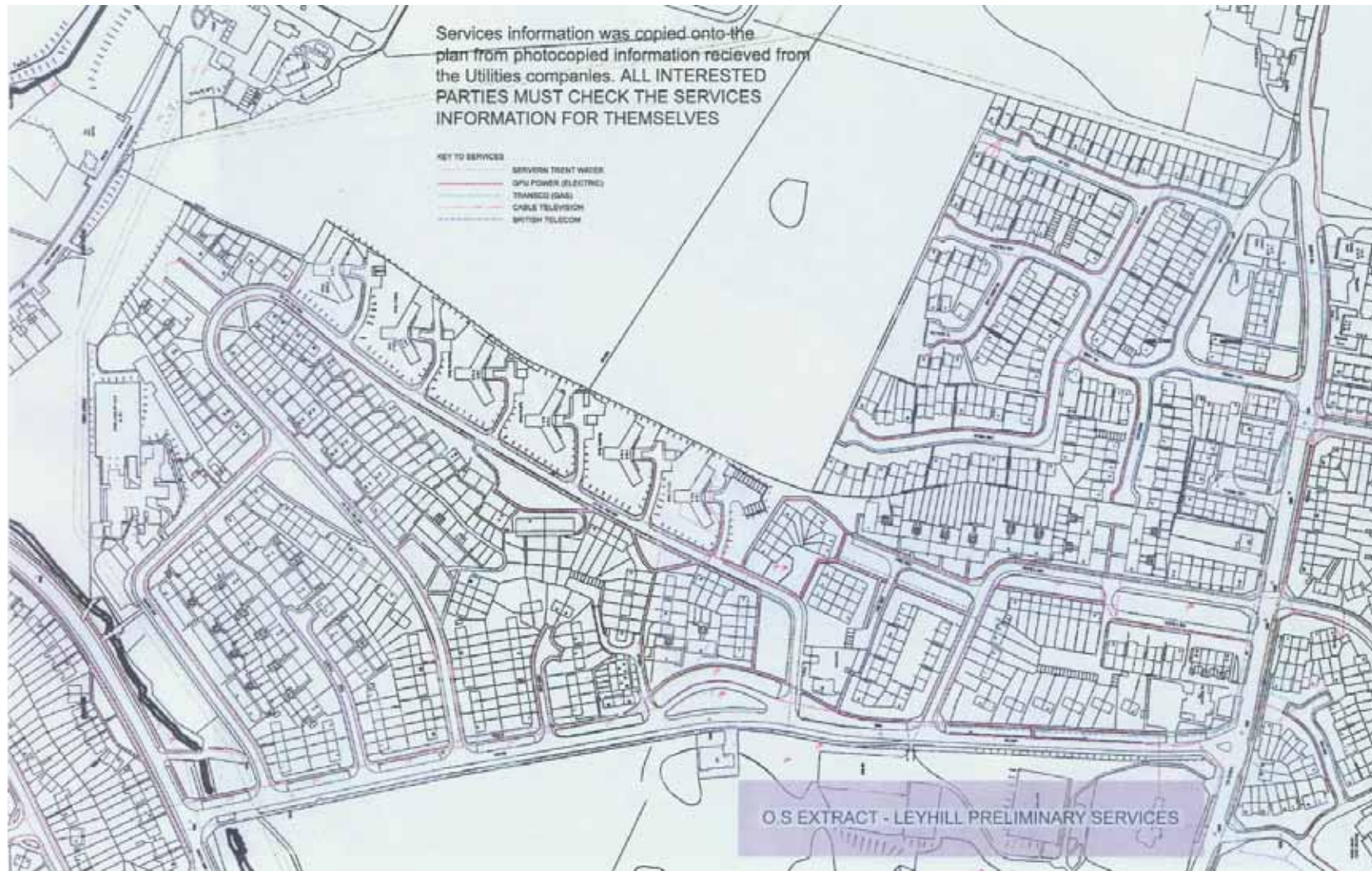
Ley Hill aerial view -
before clearance began
in 2000





APPENDIX NINE

Statutory undertakers/ Service Plan





APPENDIX TEN

Topographical Information

A preliminary survey of levels around the highways and public open space (excluding the park) which is available to the developers.

As the survey was carried out before demolition started the contractors are advised not to rely on the information and carry out their own checks.

APPENDIX ELEVEN

Examples of street elevations of new homes being developed by Prime Focus



HOUSES SHOWN:
TYPES A1 (2 BEDROOM 4 PERSON)
SITE C, PLOTS: 41-42

BM
ARCHITECTURE



HOUSES SHOWN:
TYPES C2 (3 BEDROOM 5 PERSON)
SITE B, PLOTS: 17-18

BM
ARCHITECTURE



HOUSES SHOWN:
TYPES C2 (3 BEDROOM 5 PERSON WITH GARAGE) &
C2 WITHOUT GARAGE
SITE B, PLOTS: 28 - 29

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ARCHITECTURE



HOUSES SHOWN:
TYPE H
(4 BEDROOM 7 PERSON)
SITE A, PLOTS: 30 - 33

BM
ARCHITECTURE



HOUSES SHOWN:
TYPES I (2 BEDROOM 4PERSON WALK UP FLAT)
& G1 (3 BEDROOM 5 PERSON HOUSE)
SITE B, PLOTS: 11 - 14

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ARCHITECTURE



HOUSES SHOWN:
TYPES K (2 BEDROOM 3 PERSON BUNGALOW) &
Js (2 BEDROOM 3PERSON BUNGALOW - SUSTAINABLE OPTIONS)
SITE A, PLOTS: 21 - 23

BM
ARCHITECTURE



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