
Selly Oak Hospital site Planning guidance consultation – Overall Summary

INTRODUCTION

This document summarises the consultation on the Selly Oak Hospital site draft planning guidance which was approved for consultation in the Summer of 2008. The responses from the consultation will be considered before the final planning guidance document is prepared. It will then be reported back to Cabinet Member for Regeneration for approval and adopted as non-statutory planning guidance in early 2009.

This document includes all comments received between Monday 25th August and Friday 31st October 2008.



The exhibition display at Stirchley Library

CONSULTATION METHODS

Newsletters

A newsletter summarising the draft planning guidance document was posted to a total of **12,000** local addresses within 1.5km of the Hospital site between August and October 2008. In addition to this, **300** 'statutory' consultees (i.e. local organisations, government agencies, etc.) were contacted about the draft guidance.

Exhibition displays

Exhibition displays were held in August, September and October with further information on the draft planning guidance and major developments in the wider Selly Oak area:

Exhibition	Dates	Total days
Selly Oak Library, Bristol Road	26 th August – 6 th September	12 days
University of Birmingham Guild of Students, Edgbaston Park Road	26 th August – 4 th September	10 days
Aldi, Bristol Road	8 th September	1 day
Selly Oak Hospital canteen, Raddlebarn Road	9 th September – 10 th September	2 days
Bournville Friends' Meeting House, 65 Linden Road	8 th October	1 day
Stirchley Library, Bournville Lane	9 th October – 10 th October	2 days
Selly Oak Library, Bristol Road	11 th October – 13 th October	3 days

These exhibitions were staffed by planning officers at various times to answer questions and listen to comments.

Other consultation

The draft planning guidance document has been discussed at Ward and Consultative Committees, as well as other meetings, providing further opportunities for comment:

Committee	Date
Selly Oak Ward Committee	10 th July
Bournville Ward Committee	2 nd September
641 Youth House, Bristol Road	24 th September
Selly Oak and Edgbaston Consultative Committee	7 th October
Young People's Focus Group	22 nd October

Petition

A petition comprising 110 respondents was submitted to the City Council on 2nd December 2008. 27 of these respondents (25%) have already made representations to the original consultation exercise. **The petition responses have been included in the consultation as a late submission.** The general viewpoints raised by the petition include:

- The site should not be predominantly housing (although some suggested that an element of housing, and in particular, affordable housing, would be appropriate);
- The site should include employment uses such as a business park (although some stated that a business park may not be appropriate next to the Bournville Conservation Area);
- The site should include leisure uses such as a swimming pool; and
- The workhouse block should become an educational museum.

PROFILE OF RESPONDENTS

In total, **414** responses were received by the City Council. This represents a **3.4%** return rate. The profile of the respondents is set out below:

- **373** responses were received from local addresses;
- **8** responses were received from ward Councillors; and
- **33** responses were received from 'statutory' and other consultees including:

National

- British Waterways;
- Commission for Architecture and the Built Environment (CABE);
- Disabled Persons' Transport Advisory Committee (DPTAC);
- English Partnerships;
- Inland Waterways Association;
- Natural England;

Regional and city-wide

- Access Committee for Birmingham;
- Advantage West Midlands (AWM);
- Centro;
- Friends of the Earth;
- Push Bikes Birmingham Cycling Campaign;
- South Birmingham Primary Care Trust (PCT);
- South Staffordshire Water;
- The Royal Orthopaedic Hospital NHS Foundation Trust;
- The Victorian Society;
- University Hospitals Birmingham NHS Foundation Trust;
- West Midlands Police Authority (WMPA);
- Worcester Birmingham Canal Society;

Local

- Acorns Children's Hospice;
- Birmingham St. Mary's Hospice;
- Bournville Village Trust (BVT);
- Cherry Oak School;
- Coronation Road Play Centre (2 responses);
- Langleys Road / Oak Tree Lane Neighbourhood Watch;
- Lapal Canal Trust;
- Selly Oak Trust School;
- Selly Park Property Owners' Association;
- Selly Park South Neighbourhood Forum;

- St. Mary CE Primary School;
- Ten Acres Residents' Association;
- Tiverton Area Residents' Association (TARA Bournbrook Neighbourhood Forum); and
- Weoley Hill Village Council.

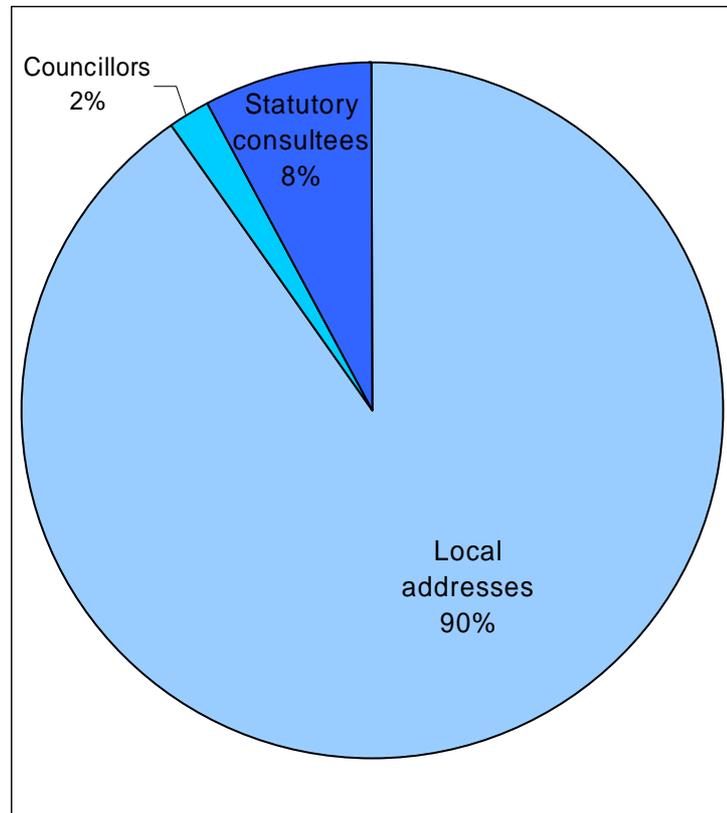


Figure 1 – profile of respondents

RESPONSES

Theme A – Vision and guiding principles

Comments on the vision and guiding principles of the planning guidance were captured in Q1 of the newsletter comments form. The main comments were as follows:

Vision

- The vision was **generally welcomed** by respondents to the public consultation exercise. 1 member of the public explicitly stated that they were opposed to the plan and 1 stated that the vision was too narrow.
- A number of respondents suggested a **balance between different uses** as part of the vision, for example:
 - 1 respondent suggested the vision should include provision of quality facilities and mixed development in keeping with the character of the place;
 - 1 respondent suggested that a balance between services, recreation and socially-mixed residential properties should be included in the vision;
 - 1 respondent suggested that the vision should include the provision of homes, jobs, leisure and communal needs in a balanced way; and
 - 1 respondent suggested there is an opportunity for building world class facilities for both sport and housing.
- Many respondents suggested that the vision should acknowledge the importance of the **neighbouring Bournville village**, for example:
 - 2 respondents suggested that development should remain faithful to the spirit of Bournville and the ethos of Cadburys, and 1 respondent felt that the vision should follow Bournville Village Trust (BVT) guidelines;
 - 1 respondent suggested that the vision should include adapting the character of Bournville to the twenty-first century;
 - 1 respondent in their answer to Q1 suggested the character of the local area, especially Bournville, should be built upon;
 - 1 respondent called for recognition that the site borders the Bournville Conservation Area in their response to Q1; and
 - 1 respondent suggested an aim of the guidance should be to retain the historic character of the area with a range of building styles incorporated with open spaces and greenery.
- 3 respondents suggested the **promotion of healthier living** in the vision.
- A number of respondents, in their response to Q1, supported the ideas of renewable energy sources, carbon neutrality and greener living. 1 respondent suggested that the vision should be to achieve zero carbon rather than target it. A

concern over the potential conflict between 'innovation' and 'sustainability' was also highlighted.

Guiding principles

- A number of respondents suggested that the **community** should be the focus for any development on the site, for example:
 - 3 respondents felt that the development should involve the creation of a community-based neighbourhood or provide some sense of community rather than a random collection of people;
 - 1 respondent suggested another guiding principle of developing existing community-based activities;
 - 1 respondent suggested that the development should be of lasting regenerative benefit to the local community;
 - 1 respondent suggested that development should promote a stable community and community cohesion; and
 - 1 respondent suggested that development should have the local community in mind in all aspects.
- 2 respondents suggested that a mixed community should be aspired to in terms of catering for the young *and* old. In line with this, 1 respondent suggested that the site should provide leisure pursuits for *all ages* of the local community: young, middle-aged, senior citizens.
- 2 respondents queried the meaning of "innovative and modern 21st Century 'Birmingham Neighbourhood'" and 1 respondent disagreed with this guiding principle.
- 2 respondents queried what the "positive characteristics" of the local area were. 1 respondent stated that the positive characteristics should refer to the high number of university students living in the area who are "young, strong and intelligent".
- 1 respondent suggested another guiding principle; that the neighbourhood should reflect the wider demographics of Birmingham. In particular, the respondent suggested that the proportion of Houses in Multiple Occupation (HMOs) in the neighbourhood should reflect the proportion of HMOs in Birmingham as a whole.
- 1 respondent suggested that the second guiding principle regarding sustainability should aspire to "complete" sustainability.
- South Birmingham Primary Care Trust (PCT) suggested an additional guiding principle to ensure coordination between community and health uses.

General comments

- 1 respondent suggested that the guidance document should be integrated with a “vision” north and south of the Bristol Road from Oak Tree Lane / Harborne Lane to Pebble Mill Road. The respondent suggested that guiding principles should have strong explicit connections to development of similarly sized areas northwards and eastwards.
- 1 respondent, in their response to Q1, suggested that the history of public service on the site should be recognised.
- 2 respondents felt there should be express importance given to retaining and enhancing wildlife and quiet breathing space should be provided for both people and wildlife.
- 1 respondent felt that the Selly Oak Local Action Plan (SOLAP – 2001) on which most of the draft planning guidance is based is fundamentally flawed – as it dates prior to the development of the A38 Central Technology Belt (CTB), before major industrial industries collapsed (e.g. Rover, Lucas, HP Sauce), before “the true extent of our crumbling leisure/cultural facilities was known” (e.g. Tiverton Road and Linden Road swimming baths and Selly Oak Library) and before a “need for additional care facilities and medical facilities was realised”. The respondent goes on to state that the planning guidance should take this into account.
- The University Hospitals Birmingham NHS Foundation Trust (‘the Hospital Trust’) stated that it has a genuine interest in ensuring that the redevelopment of the site brings about the beneficial regeneration of this part of Selly Oak in a manner which sits well with the existing community. The Trust stated that it shares the City Council’s aspiration that the redevelopment of the Selly Oak Hospital site should be of the highest quality, respecting the context but delivering a distinctive new neighbourhood.

Theme B – Uses

Comments on the appropriate uses for the site were captured mainly in Q2 of the newsletter comments form, although comments responding to other questions also had implications for this theme, in particular Q5. The main comments were as follows:

Residential use

- The **principle** of residential development is generally supported:
 - A residential use for the site is generally supported by members of the general public.

- The Hospital Trust supports the statement in paragraph 7.1 of the guidance and wants to dispose of the site for wholly or primarily residential development. The Trust believes there are no material considerations that would indicate that the residential allocation in The Birmingham Plan (Unitary Development Plan – UDP, 2005) and the Selly Oak Local Action Plan (SOLAP, 2001) should not remain.
- The Hospital Trust notes that support for other possible uses in the planning guidance document (other than residential) is referred to as being subject to need/demand.
- Some respondents called for employment uses to be included in the guidance, and this issue is covered in the next section on employment uses.
- In terms of the **number** of dwellings, 28 respondents felt that 900 residential dwellings on the site was too high.
- In terms of the **tenure** of dwellings, a mixture of tenures was generally supported:
 - Advantage West Midlands supported a balance of housing (in terms of size, types, tenures and levels of affordability) in line with the West Midlands Economic Strategy Strategic (Objective 2.5).
 - Many respondents suggested a range of tenures for the site including owner-occupied, private rented, social rented / Housing Association / Registered Social Landlords, and shared ownership. However, 4 respondents stated that they did not want to see any Housing Association dwellings on the site.
 - It was suggested at the Selly Oak Ward Committee that there should be social rented properties as well as shared ownership with Housing Associations.
 - It was suggested at the Bournville Ward Committee that there should be provision for social homes (rented and part-ownership) and starter homes.
 - 3 respondents suggested a mixture of tenures as found at the ‘BedZed’ (Beddington Zero (Fossil) Energy Development in South London) which comprises $\frac{1}{3}$ owner-occupied, $\frac{1}{3}$ shared ownership and $\frac{1}{3}$ social housing.
 - 1 respondent suggested that each tenure should be visually indistinguishable from others
- Related to tenure, there was also strong support for a proportion of **affordable housing** to be provided on site:
 - It was suggested at the Selly Oak Ward Committee that there is a need for affordable homes on the site.
 - 7 respondents felt that there should be affordable housing specifically for first-time-buyers on the site.

- 6 respondents felt there should be affordable housing specifically for Key Workers on the site
- 3 respondents felt there should be affordable housing specifically for families and couples with children on the site
- 1 respondent felt that they would not like to see any affordable housing on the site.
- Some respondents suggested affordable housing should be provided above the minimum ratio for affordable housing and others suggested that this rate should be 50% (including TARA Bournbrook Neighbourhood Forum) or even 100%.
- The Hospital Trust suggests that the reference to affordable housing on page 18 of the guidance document should be removed and replaced by text requiring affordable housing provision to be in accordance with an agreement to be reached in the context of whatever the policy is at the time of the determination of an outline planning consent.
- In terms of the **occupation** of dwellings:
 - Many respondents felt the housing should be suitable for families, including a comment noted at the Selly Oak Ward Committee.
 - Many respondents felt the housing should be suitable for the elderly.
 - Some respondents felt the housing should be suitable for single people, and consultees at the 641 Youth House meeting suggested that some housing should be suitable for young people in particular. 1 respondent stated that they did not want to see 'yuppie' housing on the site.
 - 10 respondents stated they would like to see purpose-built student accommodation on the site. Some of these respondents suggested that such purpose-built accommodation could free up dwellings formerly occupied by families in the Selly Oak and Bournbrook area.
 - 35 respondents, however, suggested that new dwellings on the site should not be available for students, landlords (in particular, buy-to-let landlords), or for Multiple Occupation (HMO).
- 2 respondents felt there should be provision for the homeless on the site.

Employment use

- It was stated at the Bournville Ward Committee that the three Ward Councillors were against the proposals in the guidance document. It was resolved that:
 - The Bournville Ward Committee does not accept that the Selly Oak Hospital site, once it becomes superfluous to the University Hospital Birmingham NHS Foundation Trust in two years time, should become predominantly housing

- The Bournville Ward Committee believes the planning assumptions for this are out of date based on part on an out of date local planning document
- The Bournville Ward Committee believes that the Selly Oak Hospital site has the potential to help reduce the chronic levels of unemployment in Birmingham. With it being located on the strategically important Central Technology Belt it is essential that the site should be a mixed use site containing leisure facilities but with a large component dedicated to the creation of long term high valued employment
- Some respondents suggested that a **mix of employment and residential uses**, particularly affordable housing, should be sought on the site:
 - 28 respondents stated that they would like to see at least an element of employment provision on the site. Friends of the Earth suggested that the site should provide the same level of employment as the existing hospital does.
 - Suggestions for employment purposes included a factory, small business manufacturing, small industrial units, workshops, craft workshops (as suggested by the TARA Bournbrook Neighbourhood Forum), offices, start up premises and a hi-tech research and development business park.
 - It was suggested at the Bournville Ward Committee that any business should employ local people.
- 6 responses were received stating they would prefer **1,000 jobs to 1,000 homes** to be provided on the site.
- A number of respondents stated that they were **opposed to employment uses** on the site:
 - 4 respondents stated that they would prefer housing over employment uses.
 - 5 respondents highlighted that the new University Hospital and nearby developments at Longbridge and Pebble Mill eliminated the need for a hi-tech business park.
 - 1 respondent stated that they did not think that “large sheds” would be appropriate on the site
 - 5 respondents did not want to see industrial, business or office units
 - 3 respondents strongly opposed any industrial or commercial use
 - 2 respondents stated opposition to any kind of hi-tech business park.
 - The Hospital Trust stated that it is aware of an alternative view that development should be employment led. In the Trust’s opinion, that view has no sound basis. The delivery of housing both as a general policy objective and specifically to address affordability, is very high on the Government’s agenda. Housing figures for the City in the current RSS are minimal. This is in accordance with the adopted UDP and SOLAP which

is wholly appropriate in the light of the site's location, the nature of adjoining uses and the need for housing in the City and Selly Oak. There are no material considerations that would justify departing from these established policy principles. It is possible that an element of commercial and/or other development may be accommodated, perhaps within any retained buildings that may not lend themselves to residential conversion. That is not certain, however, and in any event any such development would be on a small scale.

Residential institutions and health-related uses

- A number of respondents suggested that **residential care for the elderly and disabled** should be provided on the site:
 - 19 respondents suggested that an elderly care home would be appropriate for the site.
 - 9 respondents suggested sheltered accommodation for elderly should be provided on the site
 - 3 respondents stated that an elderly extra care village should be provided, with examples such as at Egghill and Fosseyway suggested
 - 1 respondent suggested that sheltered accommodation for disabled people should be provided
- **Birmingham St. Mary's Hospice** stated that it would like to use some of the Selly Oak Hospital site's space, either temporarily or permanently, for example:
 - Integrated services with the nursing homes;
 - Relocating some Hospice services as part of the health developments on the site;
 - Transfer of Hospice Education facilities;
 - Temporary use of facilities that remain suitable for use during development;
 - Location of Community Specialist Nurse Team; and
 - Day Hospice facilities; Education Centre: professionals / volunteers.
- **Acorns Children's Hospice** suggested that the football field adjacent to the existing Hospice site is suitable for a new transition unit for young people to adult services who have life limiting conditions as there are no such facilities currently available in the West Midlands.
- **Selly Oak Trust School** has suggested that provision on the site is made for respite accommodation for some of the 400 students who attend Selly Oak Trust school and nurses home(s).
- 1 member of the public commented that they would like to see a hospice for people with special needs on the site. 2 respondents commented that no kind of residential institution would be appropriate on the site.

- A number of respondents recommended that **primary care health facilities** would be appropriate for the site:
 - 24 respondents suggested that a health centre / doctors / GPs' surgery would be welcome on the site. Some respondents suggested the health centre on Katie Road could be expanded / relocated and some suggested specifically an out-of-hours doctors surgery.
 - The South Birmingham PCT suggested a 'tier 3' Primary Care health facility would be an appropriate use for the site. The PCT also suggested that s.106 agreements should be sought to support any health development within the area.
 - 1 respondent stated that they did not want to see any more health centres in the area, and another did not want to see a 'poly-clinic'.
- A **dentist** was also suggested as an appropriate use on the site by many respondents.
- 2 respondents commented that they would like to see a new **hospital** in place of the Selly Oak Hospital, 1 suggested a new A&E unit, another suggested a chiropody service, and another suggested a new Military Hospital.

Education and community uses

- Many respondents suggested **educational uses** would be suitable for the site:
 - 26 respondents suggested that a new library would be appropriate for the site, although 3 stated that they did not want to see a new library.
 - 7 respondents suggested that primary or secondary schools would be needed on the site
 - 3 respondents suggested a college for the site
 - 1 respondent suggested a learning centre for the site and another suggested an adult education centre.
 - 1 respondent suggested class and lecture rooms to teach hobbies e.g. knitting, gardening, DIY and computing
- A number of respondents suggested **arts uses** for the site:
 - 13 respondents suggested a music, arts, dance and drama / theatre centre
 - 3 respondents suggested an art gallery
 - 1 respondent suggested a craft centre
- A high number of respondents, including TARA Bournbrook Neighbourhood Forum, suggested **community facilities** would be relevant for the site such as a community hall or centre.
 - 12 respondents stated they would like to see facilities for the elderly such as an elderly day care centre or a social club.

- Some respondents mentioned the need for children’s facilities such as a play group, day nursery, pre-school nursery or crèche on the site.
- 1 respondent suggested a Council office and another, a Neighbourhood office.
- 1 respondent suggested a volunteering office for community projects, such as a time bank.
- Some respondents commented that they would like to see **places of worship** on the site:
 - 5 commented they would like to see a place of worship on the site for any religions.
 - 3 suggested a church or chapel for the site
 - 1 respondent stated that they would not like to see any religious meeting rooms or areas on the site at all
 - 1 respondent requested that all local neighbourhood associations and residents be kept abreast of developments and successive consultation events
- A **museum** was suggested by many respondents as a desirable use on the site:
 - 29 respondents suggested that the history of public service on the site (i.e. the workhouse and hospital) be acknowledged in any new development and a museum was suggested to commemorate this. 1 respondent suggested that such a ‘workhouse’ museum should be akin to that at Southwell, Nottingham.
 - 2 respondents suggested that a museum about canals would be appropriate on the site
 - 1 respondent suggested a museum representing the industry of the Selly Oak area commemorating industries such as Aerial Motors, Boxfoldia, and gun making
 - 1 respondent highlighted that ‘Hardman’s’ stained glass window company may be interested in creating a museum of historic glass and metalwork at the site

Retail and entertainment uses

- Many respondents suggested that **retail uses** would be appropriate for the site:
 - A high number suggested that the site would be suitable for shops, and the 641 Youth House group suggested that such shops would be good for part-time employment of young people.
 - Suggested retail outlets included a Post Office, a newsagents, a small supermarket, a health food shop, a chemist, a residential lettings agency, a bank, a building society and craft shops. 1 respondent suggested that no further hairdressers are needed in the area and 4 stated that they did not want to see a supermarket on the site.

- 4 respondents specifically stated that they would like to see some small, independent retailers on the site such as a greengrocer, butcher, fishmonger, baker, delicatessen, cheese shop, leather shop and a hardware store
- A marketplace or farmers' market was suggested by a small number of respondents.
- 2 respondents suggested a pedestrianised shopping centre be located on the site.
- 15 respondents, however, stated that they would not like to see shops on the site, often stating that there is sufficient provision on the Bristol Road.
- 2 respondents commented that there should be no takeaways on the site and some did not want to see any shops or venues selling alcohol.
- Many respondents suggested that **eating and drinking venues** would also be suitable for the site:
 - 27 respondents suggested a café or tearoom. 1 suggested that such a café could have a chocolate theme
 - 18 respondents stated that they would like to see a restaurant on the site
 - Some respondents suggested pubs or bars be situated on the site, but 3 explicitly stated that they would not like to see any pubs.
 - The Young People's Focus Group suggested that nightclubs for students may be appropriate for the site.
- Other **entertainment uses** were also suggested by respondents such as a cinema or open air cinema on the existing cricket ground. 1 respondent stated that they did not want to see a cinema on the site.
- A **hotel** was also suggested by a small number of respondents.

Recreation, sport and open space uses (see also Theme F)

- 106 respondents suggested that some kind of **leisure and sports centre** was needed on the site.
- Many **leisure and sports uses** were suggested by respondents:
 - A high number of respondents suggested a swimming pool and even a 50m Olympic size pool (as suggested at the Bournville Ward Committee). A number of respondents commented that Tiverton Road swimming baths could be improved.
 - Suggested indoor leisure and sports uses included: badminton, squash, table tennis, a gymnasium (and possibly a women-only gym), boxing facilities, judo, karate, ballet, indoor bowls and ten pin bowling.
 - Suggested indoor/outdoor leisure and sports uses included: tennis, netball, basketball, ice skating and a cycling track or velodrome.

- Suggested outdoor leisure and sports uses included: cricket, football, rugby, hockey, a bowling green, a jogging or running track, and a golf practice area.
- Relating to paragraph 7.11 of the guidance document, the Hospital Trust states that it understands that the development may generate a need for improved community facilities but thinks it unhelpful to suggest facilities such as indoor sport and swimming when there is no evidence of a need and no intention to deliver. Moreover, the Hospital Trust states that it believes it is unfortunate that the City did not conclude its consideration of the issue before consultation.
- **Open space issues** were also commented on by many respondents:
 - A significantly high number of respondents stated that they would like to see recreational public open space retained and provided on the site. Participants at the 641 Youth House consultation highlighted that the playing fields in the area were currently overcrowded and more were needed. St. Mary's CE Primary School stated that it needs access and use of a playing field to deliver the curriculum and encourage future Olympic athletes.
 - A significantly high number of respondents stated that they would like to see the existing cricket pitch retained or even expanded as public open space.
 - The Hospital Trust agrees that a large area of public open space should be provided, probably sited in front of the Woodlands Nurses Home broadly where the cricket pitch is at present, however, the Trust considers that the guidance should refer to that being at least 1ha in size rather than, as at present, "at least 2ha". The Trust does not consider that the existing cricket pitch should continue to be used specifically for cricket, but it would prefer the space to be kept as public open space. It states that an appropriate compensatory package would be delivered to compensate for the loss of the cricket pitch.
 - A significantly high number of respondents stated that they would like to see the existing football pitch on the site retained. Changing facilities were suggested by some respondents so that team games could take place.
 - The Hospital Trust suggests that the football pitch is retained, either where it is, or elsewhere on the site, to serve both community needs and the needs of the Selly Oak School. The Trust has indicated that additional land may be provided to assist the school with the delivery of its physical education curriculum.
 - The Hospital Trust has also stated that there is no evidence of need for either tennis or squash and so the guidance should be clear that the

existing facilities (which are disused) may be lost subject to an appropriate compensatory package.

- The Hospital Trust has suggested that the third bullet point on page 9 of the guidance document should make it clear that there should be no loss of sports facilities “unless clearly justified and subject to appropriate compensatory provision”.
 - 1 respondent stated that exterior lighting should be provided so that sports fields can be used all year. The Young People’s Focus Group suggested that any sports field should have pitch markings clearly marked on the ground to separate out parts of the pitch.
- **Other recreation, sport and open space uses** were also put forward by respondents:
 - 57 respondents suggested a children’s play area or playground should be included within any development of the site (including participants at the 641 Youth House consultation meeting). Many of these respondents stressed that such a play area should be *safe* and 1 respondent commented that there should be good access for disabled children too. 2 respondents representing Coronation Road Play Centre identified the site as being ideal for the Play Centre to be relocated.
 - A multi-use games area (MUGA) was a popular suggestion from respondents including the Young People’s Focus Group and the 641 Youth House consultation meeting.
 - A skateboarding park was also suggested by a number of respondents for the site.
 - Amongst other recreational uses suggested for the site were a paddling pool and a graffiti park.
 - South Birmingham PCT recommended that leisure contributions are made as part of any s.106 agreements to improve health in the locality.
 - British Waterways highlighted that the canal should be included within the definition of open space (in accordance with PPG17) as it provides opportunities for sport and recreation such as walking, cycling, jogging, angling and boating
 - Some respondents, including St. Mary’s CE Primary School, highlighted the imminent 2012 Olympic Games in London and the opportunities which Birmingham has to involve world-class athletes.

Facilities for young people

- 51 comments stated that there was a need for a youth club or centre for young people. Participants at the 641 Youth House consultation meeting stated that a new purpose-built building was needed to replace the existing centre. 1

respondent stated that there should be facilities specifically for disadvantaged young people.

- A young person's outdoor meeting place or shelter was also suggested by a number of respondents including the 641 Youth House. The Langleys Road / Oak Tree Lane Neighbourhood Watch Committee commented that there was a need for outdoor spaces for teenagers.

Other uses

- 13 respondents suggested that allotments would be appropriate for the site.
- Other suggested uses included: public conveniences; a recycling compound area (for bottles, paper and compost); and a police station or crime monitoring facility. 1 respondent stated that they did not want to see any ex-offender or drug advisory buildings on the site.

Theme C – Retention of significant buildings

Comments on the retention of significant buildings were captured in Q3 of the newsletter comments form. The main comments were as follows:

- A total of 165 respondents, including the Victorian Society, explicitly stated that they would like to see the Victorian and Edwardian red-brick buildings on the site of architectural and historic significance and character retained on the site. 3 respondents stated that even just the façades of these buildings would be desirable to be kept, however 1 respondent stated that keeping just the façades of buildings would not be acceptable.
- The Victorian Society stated that a full heritage assessment should be undertaken before any decision is made about the retention or removal of any building, especially the buildings of the former King's Norton Workhouse of 1870 with extensions of 1902.
- The most popular buildings which were suggested to be retained in the development of the site included:
 - The old workhouse group of buildings
 - The old archway / gatehouse / 'gate of tears' building
 - The Woodlands Nurses Home building
 - The water tower
- Other buildings and features which were suggested to be retained included:
 - The wall and fencing / decorative railing along Raddlebarn Rd adjacent to the gatehouse
 - The Corporate Services building (facing Oak Tree Lane)

- The circular Well House building
- The Doctors' Residence building
- The old Matron's house building (diabetes and dermatology centre)
- The Finance Directorate building
- The Nurses Home social club
- The administration block
- The laundry building
- E, K and M block
- West Lodge
- Weighbridge
- The World War II bunker situated in front of the Woodlands Nurses Home building (as noted at the Selly Oak Ward Committee)
- The 'carer' statue outside the existing Outpatients building to commemorate this history of health service provision on the site (even if moved from its current location)
- The foundation stone for the hospital
- Some responses, including some of the 641 Youth House consultees stated that no buildings, or as few as possible, should be retained due to the need to stimulate innovation and to ensure that bacteria and asbestos were fully cleared from the site.
- 2 respondents suggested that the exceptional circumstances for justifying any loss of the historical buildings listed on the guidance should be robust and not purely economically driven.
- The Hospital Trust stated that the guidance should make it clear that none of the buildings on the site are statutorily listed but that the City Council considers that a number contribute positively to a 'sense of place'. For that reason, the opportunity to retain buildings that may make a positive contribution should be fully considered, where it is both practical and desirable to do so. The Trust agrees that those listed in paragraph 7.8 of the guidance document are those that should be considered in this manner. The Trust also agrees that some of the identified buildings may make a more significant contribution than others. The Trust suggests it should be made clear that the demolition of any of the buildings may be permissible because none are listed and the guidance should advocate retention on the basis of clear assessment criteria in terms of:
 - The extent to which they contribute significantly to 'sense of place' and/or the street scene;
 - Whether retention would materially enhance the design quality of the development; and
 - Whether the building is capable of viable and sustainable conversion.

Theme D – Design

Comments on the design principles of the planning guidance document were captured in Q4 of the newsletter comments form although comments responding to other questions also had implications for this theme. The main comments were as follows:

- Many respondents, including the Victorian Society, called for **high quality design** on the site
- A significantly high number of respondents commented on how the new development's design should **respect the local area**:
 - 77 respondents explicitly stated that the design of the site should reflect that of the local area, and in particular, be sympathetic to the adjacent Bournville Conservation Area. This viewpoint was shared by Bournville Village Trust (BVT) and the Bournville Ward Committee. 1 respondent suggested that redevelopment of the site should be a mirror image of Bournville.
 - The Commission for Architecture and the Built Environment (CABE) suggested that design should follow national, regional and local policy, and should reflect local character, context and aspirations.
 - The Hospital Trust supports the guiding design principles in paragraph 7.2 of the document but notes the potential tensions between the desire to create a distinctly Birmingham neighbourhood that respects its context (Selly Oak and Bournville) whilst drawing on best practice from around the UK and abroad.
 - In relation to the penultimate paragraph on page 10 of the guidance document, the Hospital Trust considers that the guidance should not prejudge the need for a relatively suburban form of development on the southern boundary of the site next to Bournville. That may be the most appropriate solution but other approaches may be equally applicable.
- Many respondents also commented on **density, height and scale** issues:
 - Many respondents suggested a low density, low rise design with open space between housing.
 - Those respondents who commented on building heights expressed a desire for the building heights to be sympathetic to the surrounding area, generally not exceeding 3 storeys.
 - The Hospital Trust suggests that the 60 dwellings per hectare stated in paragraph 7.3 of the guidance should be referred to as a guide, noting that various factors affect density, such as the retention of buildings and market issues.
 - The Hospital Trust does not object in general terms to paragraphs 7.4 and 7.7 in the document in relation to design/layout, height and scale.

- Many respondents also commented on the **types of dwelling** to be provided on site:
 - 16 respondents commented that they would like to see housing with gardens in the proposals for the site. 1 respondent stated that only small gardens should be provided, whilst another stated that small gardens should be avoided.
 - 5 respondents stated that bungalows would be appropriate for the site. 1 respondent stated they wanted to see detached houses on the site.
 - 6 respondents stated that there should be no flats or apartments on the site. 1 respondent suggested there should be a limit on the number of flats on the site. 1 respondent stated that they did not want to see luxury apartments on the site, whilst another stated that they wanted to see upmarket apartments provided.
 - 2 respondents stated that there should be a mixture of dwelling sizes and a range of building styles. 2 respondents stated that they only wanted to see dwellings with 2 or more bedrooms.
 - 2 respondents stated that any flats should have balconies, 1 stated that there should be no small windows which face north, and 1 stated that there should not be any all-in-one kitchen and living rooms.
 - The Hospital Trust does not object in general terms to paragraphs 7.4 and 7.7 in relation to dwelling mix.
- Many comments were received with regard to whether a **modern** or a **traditional** design approach should be adopted for the site, and to what **materials** should be used:
 - 12 respondents including the Young People's Focus Group and the 641 Youth house advocated elements of contemporary design to contrast yet respect the historic buildings present on the site. 2 respondents stated that pastiche designs reflecting the traditional surrounding buildings in the locality should be avoided.
 - 16 respondents did not want to see a modern '21st century design' and instead favoured a more traditional design. 1 respondent stated that a Selfridges-style building should be avoided.
 - 6 respondents suggested the use of red-brick in new build and didn't want to see concrete. Other suggestions included using timber framed windows, straw bale, rammed earth and avoiding the use of metal fences around the estate.
- Many respondents suggested particular sustainable technologies for **eco-friendly, low carbon housing** (including Friends of the Earth, the Young People's Focus Group and TARA Bournbrook Neighbourhood Forum) such as:
 - Green roofs (as suggested by Natural England), wind turbines, solar or photo-voltaic panels, solar water heating, water harvesting, porous

surfaces to minimise surface run off and use of sustainable drainage systems (SuDS – as suggested by Natural England), natural light, insulation, underground thermal heat exchange, and community power facilities (as suggested by Friends of the Earth) such as a Combined Heat and Power (CHP) plant.

- Re-using existing buildings, materials, pipes and cabling (such as gas, water and electricity) as suggested by Friends of the Earth
- Integrating energy efficiency as a key element of the design (as suggested by Natural England)
- Using the sustainability checklist at www.checklistwestmidlands.co.uk (as suggested by Advantage West Midlands).
- Providing zero carbon development following the example of BedZed (Beddington Zero (fossil) Energy Development) in South London
- Building 'passive houses' as in Germany that are designed so they don't need heating
- British Waterways stated in relation to paragraph 7.2 'Sustainable Development and Energy Efficiency' that the canal provides infrastructure which can reduce travel by cars, improve accessibility, promote healthy and active living, local distinctiveness and provide renewable energy (such as in a canal water cooling system).
- The Hospital Trust has stated that it does not object in general terms to paragraphs 7.4 and 7.7 in relation to standards and sustainability.
- With regard to paragraph 7.7 on page 12, the Hospital Trust has stated that it is not sure why the site should be seen as an "exemplar" sustainable development. The Trust is fully supportive of the objective of delivering energy efficient development but that considers that this ought to be the City Council's aspiration across all sites and not particularly on this site.
- Many respondents also commented on how the design should fully consider the **needs of the disabled and the elderly** and other groups:
 - The Disabled Person's Transport Advisory Committee (DPTAC), the Birmingham Access Committee and the Langleys Road / Oak Tree Lane Neighbourhood Watch Committee commented that accessibility for disabled people and those using wheelchairs should be integral to any detailed designs
 - 2 respondents, including the TARA Bournbrook Neighbourhood Forum stated that homes should be designed with the elderly in mind, perhaps through the 'lifetime homes' programme.
- A number of respondents also made comments relating to how the design of new development on the site can help deter, prevent and detect **crime**:

- Many respondents commented that any development on the site should ‘design out crime’, discourage antisocial behaviour and promote safety
- 2 respondents suggested CCTV cameras be used on the site
- The West Midlands Police Authority (WMPA) suggested that crime and policing should be considered in the design.
- WMPA commented that PPS1 and RSS11 policy QE3 ‘Creating a high quality built environment for all’ should be recognised in the planning guidance as well as following ‘Secured by Design’ principles.
- 10 respondents mentioned that the public realm, including Raddlebarn Road should be well-lit to promote safety
- A number of comments were also received regarding the development of the **public realm** on the site:
 - A number of comments were received suggesting that high quality public spaces should be created on the site with landscaped public gardens and water features.
 - 19 respondents suggested there should be some benches and seating areas in the development
 - 1 respondent suggested that an element of public art should be provided on the site such as a sculpture, a statue, a mosaic, or some designer graffiti
 - In relation to the public realm, British Waterways suggested, in relation to the Design Principles in paragraph 7.2 of the guidance document, that any development sited next to the waterway should face the waterway, define external waterside spaces, relate to the waterspace and design at a human scale, improve access to, and where possible, use of, waterways, improve pedestrian and cycle access as well as public transport provision. In terms of the guidance document’s Focus for Activity section, British Waterways stated that activity can be focused at the waterside.

Theme E – Canal

Comments on the relationship of the site with the canal in the planning guidance document were captured in Q4 of the newsletter comments form although comments responding to other questions also had implications for this theme. The main comments were as follows:

- 186 respondents (almost half) stated that that they would like the **potential of the canal** to be exploited in some way, or have access to the canal improved (including the Worcester Birmingham Canal Society, the Inland Waterways

Association, Bournville Ward Committee and TARA Bournbrook Neighbourhood Forum):

- 8 respondents stated that they would not like to see the potential of the canal exploited.
- 7 respondents stated that they support improving access to the canal, but wanted reassurance that safety for children in the nearby development would not be compromised
- The Hospital Trust have suggested that the fifth bullet point on page 9 should state that the development will promote the canal “as far as possible”
- British Waterways suggests that the Council considers guidance published in 2003 ‘Waterways and Development Plans’ and take a holistic and sustainable approach to unlocking the economic, environmental and social benefits of waterways.
- A high number of respondents commented in particular on the potential for improved **pedestrian and cyclist access** to and along the canal:
 - A high number of respondents highlighted that the canal is currently well used for walking and cycling (and also used to travel to work in the city centre), and this provision should be enhanced (as suggested at the Bournville Ward Committee).
 - The Worcester and Birmingham Canal Society suggested that the canal towpath between the Raddlebarn Road and Bristol Road bridges is likely to be wide enough to allow the segregation of pedestrians from cyclists to provide dedicated cycle and pedestrian lane
 - Many respondents suggested that the canal should provide a pedestrian and cycle link to Selly Oak centre, the Bristol Road and Selly Oak railway station
 - Many respondents suggested that a pedestrian and cycle bridge should be built over the canal to enhance accessibility. British Waterways stated that it is supportive of such a footbridge subject to appropriate design and management. It recommended that design is kept simple and maintained that the bridge handrail/balustrade should be safe.
 - 1 respondent highlighted the Bournville Canal Study and alongside many other respondents, suggested that access to the canal should be improved from Raddlebarn Road in particular, by the Country Girl Public House.
 - The ‘Push Bikes’ organisation and the Access Committee for Birmingham stated that any link to the canal should include a sloped ramp access, rather than just steps

- With reference to paragraph 7.4 of the guidance document, British Waterways stated that the use of the canal towpath for safe and direct pedestrian and cycle links is supported.
- A number of other **uses for the canal** were also suggested by respondents:
 - Some respondents suggested that additional moorings should be provided, perhaps with a marina, boat yard, boat house, boat hire and/or a wharf. Friends of the Earth suggested that there should be 2 or 3 basins, 1 for residential moorings (suitable for 10 full length boats), 1 for unloading, and possibly 1 for visitors
 - 5 respondents suggested that tourist trips should be organised between the site, the city centre and Cadburys at Bournville
 - 2 respondents suggested a canal heritage centre
 - 7 respondents suggested a canalside seating area
 - A number of respondents stated that they would like to see shops, restaurants, cafés, and bars akin to recent developments at Brindleyplace and the Mailbox in the city centre. However, 3 respondents stated that they did not want the canal to be similar to Brindleyplace or have such retail and entertainment uses.
 - 1 respondent suggested a running track along the canal and another suggested that fishing should be encouraged
 - The Inland Waterways Association suggested the canal should be used as part of a linear urban park. It also recommended that any building on the hospital site should be set well back and well hidden from the canal corridor.
- A number of respondents commented on the **public realm of the canal**:
 - 10 respondents, including the Young People's Focus Group, maintained that the towpath should be well-lit and feel safe to encourage usage
 - 5 respondents stated that rubbish alongside the canal needed to be cleared up
 - 5 respondents stated that they would like to see open space and landscaped spaces alongside the canal
 - 4 respondents stated that the towpath needed to be better surfaced to ensure people used it and to make it safer
- British Waterways and the Hospital Trust both made representations with regard to **s.106 requirements for canal improvements**:
 - In response to paragraph 7.21 of the guidance document, British Waterways stated that it is essential that a realistic contribution is made to support the development of a new bridge over the canal.
 - British Waterways also stated that developer contributions should be sought for itself due to the additional burden created by exploiting the canal. It also stated that canals can benefit from developer contributions

to improve, maintain and restore canal infrastructure such as towpath improvements, access improvements, moorings, signage, and ecological and historical management.

- Also in response to paragraph 7.21 of the guidance document, the Hospital Trust state that it would be useful if the Council could provide the Trust with an indicative figure of the funds that would be required from the developer for canal improvements and the bridge.
- Some respondents commented on the **ecological value** of the canal:
 - 4 respondents that the canal should be exploited for wildlife habitats and nature. 1 respondent suggested a canalside nature trail.
 - In response to paragraphs 5.3 and 7.7 of the guidance document, British Waterways states that it recognises the value of the canal as a Site of Local Importance for Nature Conservation (SLINC) and Wildlife Corridor. It stated that the canal should be recognised as 'blue infrastructure' rather than green infrastructure. It also stated that although the natural environment of canal is recognised, this should not prejudice potential for the regeneration and development of the land adjacent to the canal itself
 - In response to paragraph 7.14, British Waterways welcomes the requirement for habitat and protected species surveys and an ecological assessment to be submitted as part of any development proposals.
 - In response to paragraph 7.2 – Guiding Design Principles (Wildlife), British Waterways stated that the natural elements of the waterway could be improved through biodiversity, control of pollution and habitat enhancement and creation.

Theme F – Playing fields and open space

Comments relating to playing fields and open space in the planning guidance document were captured in Q5 of the newsletter comments form. The main comments were as follows:

- Many respondents commented on the importance of **retaining and expanding** the existing playing fields and open spaces on the site:
 - A significantly high number of respondents stated that green space was important and should be retained on the site, including South Birmingham PCT which stated that open space is important for health reasons.
 - Many respondents expressed a desire to see a net increase in green space on the site
 - 1 respondent suggested that the whole site should be returned to green space due to the general loss of green space in the wider area.

- 1 respondent stated that there should be less green space on the site.
- Natural England suggested that a network of formal and informal green spaces and environmental assets should be provided on the site.
- British Waterways stated that the canal should be included within the definition of open space.
- The Hospital Trust stated that it agrees that a large area of public open space should be provided and it is likely that this would be most appropriately sited in front of the Woodlands Nurses Home broadly where the cricket pitch is at present, however, the trust considers that the guidance should refer to that being at least 1ha in size rather than, as at present, 'at least 2ha'. The Trust considers that the football pitch be retained, either where it is, or elsewhere on the site, to serve both community needs and the needs of the Selly Oak School. The Trust has indicated that additional land may be provided to assist the school with the delivery of its physical education curriculum.
- 1 respondent suggested that open space should be retained where it is rather than replaced elsewhere, as this maintains the character of the area.
- Respondents identified many ways in which they **currently used** open space in the area and on the site, including:
 - Walking, jogging, running, cycling, dog-walking, spending time with grandchildren, playing, ball games, sitting and having picnics.
 - Selly Oak Trust School, as a Science Specialist School, stated they use the existing fields for environmental science, geography, mobility, and orienteering.
- **Other features** which respondents stated they would like to see as part of open space on the site included:
 - Flowerbeds or gardens (10 respondents)
 - A village green (2 respondents)
 - A duck pond or lake (2 respondents)
 - Opening up the culverted stream / aqueduct under the cricket pitch to create a linear park across the site (1 respondent)

Trees

- Many respondents stated that trees on the site should be **retained**, especially the more mature trees and woodland.
- 15 respondents stated that they would like to see **more trees planted** on the site and 4 respondents suggested that oak trees should be planted to reflect the local name 'Selly Oak'. 1 respondent stated that any such new tree planting should consider height, spread and the blocking out of sunlight

- 1 respondent suggested that a **Tree Preservation Order (TPO)** should be allocated to many of the trees, in particular, the area where Raddlebarn Road meets Willow Road surrounding the Doctors' Residence
- The Hospital Trust has commissioned an assessment of the amenity value of all trees on the site and the findings of this report should be developed in the guidance
- The Hospital Trust has stated that it would expect the significant groups of trees to be retained and managed as part of a comprehensive landscaping strategy.

Wildlife

- Natural England commented that planting should be of native species as part of wildlife corridors to promote biodiversity. Reference should be made to the Town and Country Planning Association (TCPA)'s Biodiversity by Design guide from 2004 and the Office of the Deputy Prime Minister (ODPM)'s Planning for Biodiversity and Geological Conservation guide from 2006.
- 4 respondents highlighted the importance of retaining biodiversity, wildlife and green corridors on the site.
- It was suggested at the Bournville Ward Committee that a commitment be made to the provision of areas set aside for wildlife and environmental purposes.

Theme G – Transport, access and movement

Comments on transport, access and movement proposals in the planning guidance document were captured in Q6 of the newsletter comments form. The main comments were as follows:

- 97 respondents, including the Selly Park Property Owners Association and the 641 Youth House consultees, **supported** the general transport and access proposals. 10 explicitly stated disagreement.
- Many respondents commented on the role that **Elliott Road** should play in the transport and access arrangements for the site:
 - Most agreed that Elliott Road should be used as a secondary access to the site (with the main access being off Raddlebarn Road), however some disagreed stating that Elliott Road was too narrow and wouldn't cope
 - Some respondents suggested that the main access should be from Elliott Road rather than Raddlebarn Road
 - 2 respondents suggested that access to the site should be from several points

- Many respondents suggested pedestrian access through the site towards Bristol Road out of Elliott Road as, currently, this shortcut cannot be made
- The Hospital Trust have stated that paragraph 7.15 should be changed so that it states that “an access may be created from Elliott Road (subject to the transport assessment and agreement from third party owners of the land)”.
- Many respondents commented on arrangements for **pedestrian and cyclist access** to and through the site:
 - Respondents expressed a strong desire for better pedestrian and cyclist links to Selly Oak centre, the Bristol Road and the Selly Oak railway station. Centro supported the requirement of a movement framework to strengthen pedestrian and cycle links to major bus routes and the rail station.
 - Many respondents also suggested that a pedestrian and cyclist link should be made between Oak Tree Lane and Raddlebarn Road along the southern boundary of the site next to the Woodlands Nurses’ Home
 - Pedestrian crossings (pelican and zebra) were suggested at various points along the local roads.
 - 1 respondent suggested an innovative approach to road designs with all road markings removed for vehicular traffic to encourage drivers and pedestrians to mix
 - Many respondents suggested that cycle paths should be provided on the site. Some suggested links to the National Cycle Network route No.5 and the Rea Valley cycle route
 - The ‘Push Bikes’ organisation stated that Elliott Road is currently adequate for cyclists and any speed bumps should be avoided here which discourage cyclists
 - Some respondents suggested that safe and secure cycle parking and places to chain cycles should be provided on site. 1 respondent suggested cycle stands on the site could be inspired by the design of ‘Sheffield Stands’
 - In response to paragraphs 7.2 and 7.15, British Waterways stated that the canal is existing infrastructure which allows travel by foot, cycle and boat, widening travel choice. It suggested that any development should provide a detailed traffic impact assessment and that any travel plan should include the canal infrastructure as an alternative means of travel.
- Almost all respondents commented on existing problems of **traffic congestion**, **‘bottle-necking’** (especially on Raddlebarn Road and Oak Tree Lane) and commuters **‘rat-running’** between the Bristol and Pershore Roads:

- Many respondents were concerned that such problems could be exacerbated by new development on the site
- The Selly Park Property Owners Association suggested that any increase in traffic will further discourage children and parents from walking to school
- Some respondents suggested that the use of improved signage, cul-de-sacs, traffic lights at various junctions, widening Raddlebarn Road, Oak Tree Lane and Elliott Road would help ease traffic congestion.
- Some respondents suggested that traffic calming should be introduced on the site, such as speed bumps. However, some respondents supported the use of speed bumps, and others did not.
- Another major problem identified in the area related to **parking** problems and parking shortages:
 - The Selly Oak Ward Committee expressed concern over the increased need for car parking spaces in the area arising from new development on the site.
 - The Selly Oak Ward Committee, alongside a number of other respondents, noted concern over the policy of providing minimal car parking spaces. The Committee was concerned that this would encourage people to park illegally.
 - TARA Bournbrook Neighbourhood Forum commented that a resident and visitor parking permit scheme may be suitable for the area
 - 1 resident suggested a pay-as-you-go car park for the site, and 1 suggested that there should be sufficient 'blue badge' disabled parking
 - Respondents also suggested that parking should be restricted on Raddlebarn Road, double yellow lines should be extended on Oak Tree Lane, and some suggested that parking restrictions should be enforced more effectively.
- Many respondents also commented on issues surrounding **public transport** in and around the site:
 - 4 respondents suggested a new railway station at Raddlebarn Road by the Country Girl Public House
 - A number of respondents suggested that there should be provision for public transport on the site with buses serving the new development. 7 respondents suggested that there should be a bus link between the site and the new University Hospital
 - Many respondents called for better public transport in the area, including consultees at the 641 Youth House meeting.
 - Centro suggested that the layout of new development on the site should allow safe and direct access to key bus routes

- Centro also highlighted the potential for a Park and Ride facility on the Elliott Road / Dingle site. Many respondents suggested expanding the current Park and Ride facility at the Selly Oak rail station.
- Centro highlighted the possibility of requiring financial contributions towards the development of the future Bus Showcase Corridor along Bristol Road.
- 1 respondent suggested a streetcar should run between Raddlebarn Road and Selly Oak rail station. Another respondent stated that a tram system should start in Selly Oak.
- Centro stated that any developer should be required to produce a 'Travel Plan' and occupiers of the site should be required to affiliate with 'Travelwise'.

Theme H – General hospital site comments

Other general comments on the hospital site were captured in Q7 of the newsletter comments form. The main comments were as follows:

- A number of respondents stated that they wanted to see the **hospital**, or at least some elements of the hospital (including the military element) kept open.
 - The Access Committee for Birmingham expressed a desire to keep the Selly Oak Disability Rehabilitation Centre open.
 - 3 respondents requested that the artificial limb centre remain
 - 1 respondent wanted to see the helicopter landing pad remain
 - 4 respondents wanted to see the outpatients department kept
 - 1 respondent stated they would like to see the eye hospital and hearing (audiology) department kept
- 2 respondents expressed concern over any construction noise and pollution that could be generated during the development of the site and 5 respondents wanted to see the site protected from vandalism and dilapidation when it is vacant
- Some respondents wanted the hospital thoroughly cleared and cleaned before development commences
- Advantage West Midlands suggested that the document should be in the form of a statutory Supplementary Planning Document (SPD) to Birmingham's Local Development Framework (LDF).

Theme I – General Selly Oak comments

Other general comments on the wider Selly Oak area were also captured in Q7 of the newsletter comments form. The main comments were as follows:

- A significantly high number of respondents stated current problems in the area with regard to (buy-to-let) landlord ‘conversions’ of family homes into student homes with associated problems of **‘studentification’**, empty homes, loft conversions, letting boards, noise, unkempt gardens, rubbish, rodents and parking. Many respondents wanted to see a control on such problems, especially in the Bournbrook area.
- Many respondents also stated problems of **tidiness and cleanliness** in the Selly Oak area with problems such as dirt, graffiti, dog fouling and vandalism cited. St Mary’s CE Primary School’s ‘Cluster Council’ stated that it found Selly Oak depressing and unattractive.
- There was a general desire for **‘better shops’** in the area with a perception that shop fronts could be better maintained and tidied up to revitalise the local centre. Friends of the Earth called for environmental improvements such as street trees in Selly Oak, and 1 respondent suggested a unified shop frontage design scheme.
- A problem frequently cited by respondents in the consultation exercise was the **lack of school places for children** (but especially boys) in the local area. Many suggested that this problem could get worse with more residential dwellings planned for the Selly Oak Hospital site.
- The West Midlands Police Authority (WMPA) requested that paragraph 7.21 of the planning guidance document is amended to include financial contributions to revenue and capital **policing costs** as a key priority. The WMPA highlighted the recognised burglary problem in Selly Oak. 4 respondents suggested increased police patrols in the area were needed to make the area feel more secure.
- **Other comments** made about the area in general included:
 - Concern about the general strain on existing infrastructure arising from new development on the site including pressure on public transport, schools, doctors and Selly Oak Library.
 - Respondents wanted to see improved lighting, street furniture, children’s play facilities and seating areas at Selly Park. It was also suggested that access to Selly Park from Saunton Way was reopened.
 - Concern over the poor condition of the recreation area behind Aldi on the Bristol Road

- Weoley Hill Village Council suggested that floodlights are provided for Weoley Hill Tennis Club and Weoley Hill Village Hall is replaced by a new sports hall.
- 1 respondent requested an update on the residential parking scheme for Mary Vale Road in Bournville.
- 1 respondent stated that there were problems with pavements, verges and 'antiquated' street lighting on Cherington Road
- 1 respondent stated that there was an antisocial behaviour problem outside the Bear and Staff Public House.
- Cherry Oak School on Frederick Road stated that it wants to develop the small area behind school which is currently occupied by portakabins for a green, natural space.
- 1 respondent commented that they were thrilled with the repainted railway bridge over the Bristol Road

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