

Welcome

Thank you for attending this public consultation event for the proposed development of land to the east of Wellhead Lane, Perry Barr.

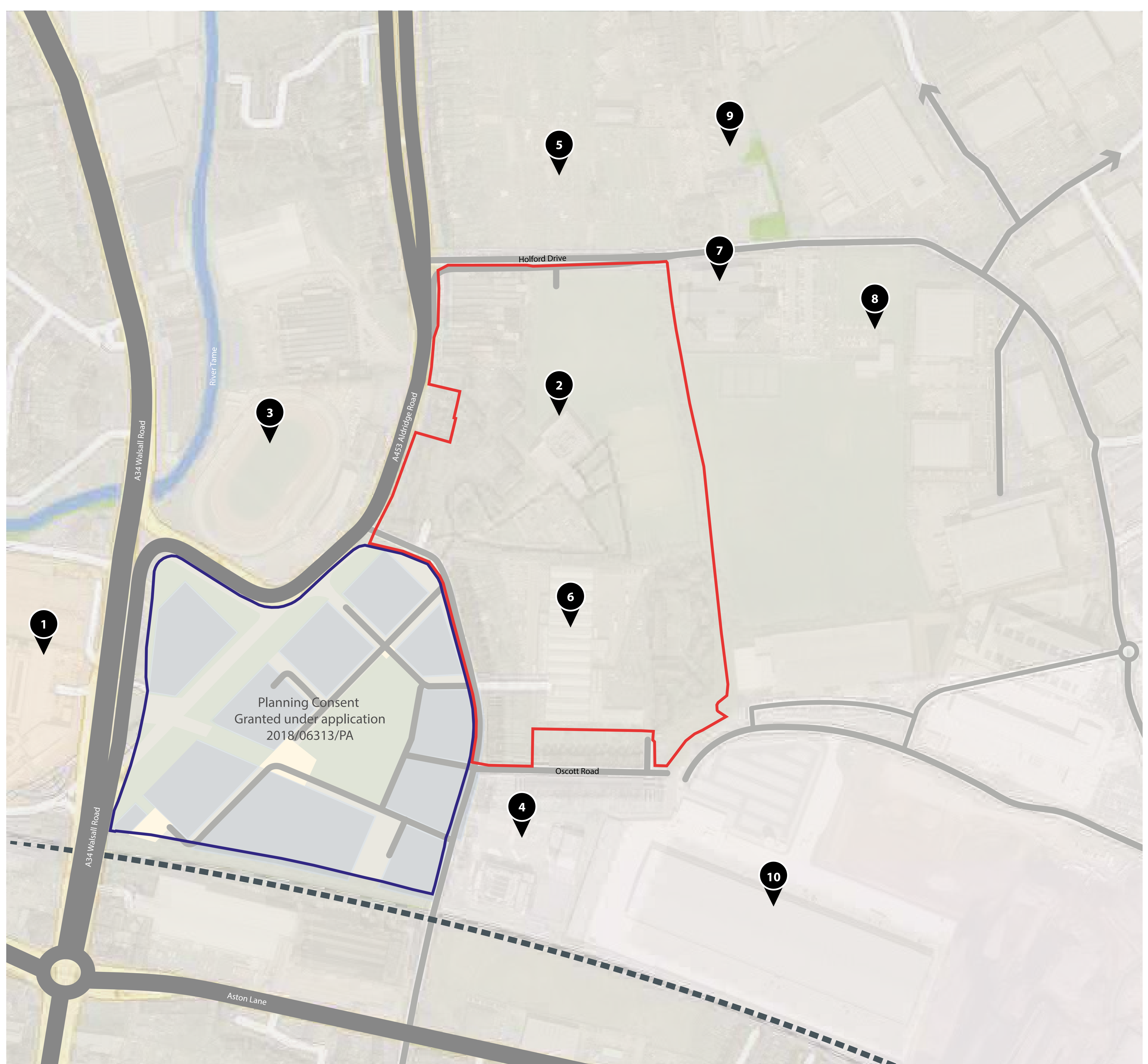
This event has been designed to provide you with key information about the proposed planning application which will be formally submitted to Birmingham City Council in spring 2019.

Please take your time to look at the information, talk to the team and ask any questions you may have.

Planning Application

The site extends to 12.27 hectares (30.31 acres) located to the east of Wellhead Lane as shown on the plan below.

The proposal is for the creation of a high quality, residential neighbourhood of 400 - 500 new homes and associated public open space and a new secondary school with sixth form for 1,260 pupils .



KEY

-  Planning application boundary
-  Residential development of the former Birmingham City University Campus
-  Planning consent granted under planning application 2018/06313/PA

-  1 One Stop Shopping Centre
-  2 Doug Ellis Sports Centre
-  3 Perry Barr Greyhound stadium
-  4 Eden Boys School
-  5 Holford Drive allotments
-  6 National Express bus garage
-  7 Police custody suite
-  8 Holford Drive Sports Hub
-  9 Household waste site
-  10 Wholesale markets

Development Context

Planned Growth

Birmingham's population is set to grow by 150,000 people by 2031 and new housing, school, jobs and infrastructure is required to support this growth.

Perry Barr is identified in the Birmingham Development Plan as an area of growth in the city.



Catalyst for Regeneration

In December 2017 Birmingham was selected as the host city for the 2022 Commonwealth Games.

Perry Barr will play an important role in facilitating the games, with the development of a new Athletes' Village on the former Birmingham City University 'City North Campus' and redevelopment of Alexander Stadium.

Perry Barr will see significant investment and growth supported by a range of transport and infrastructure improvements including:

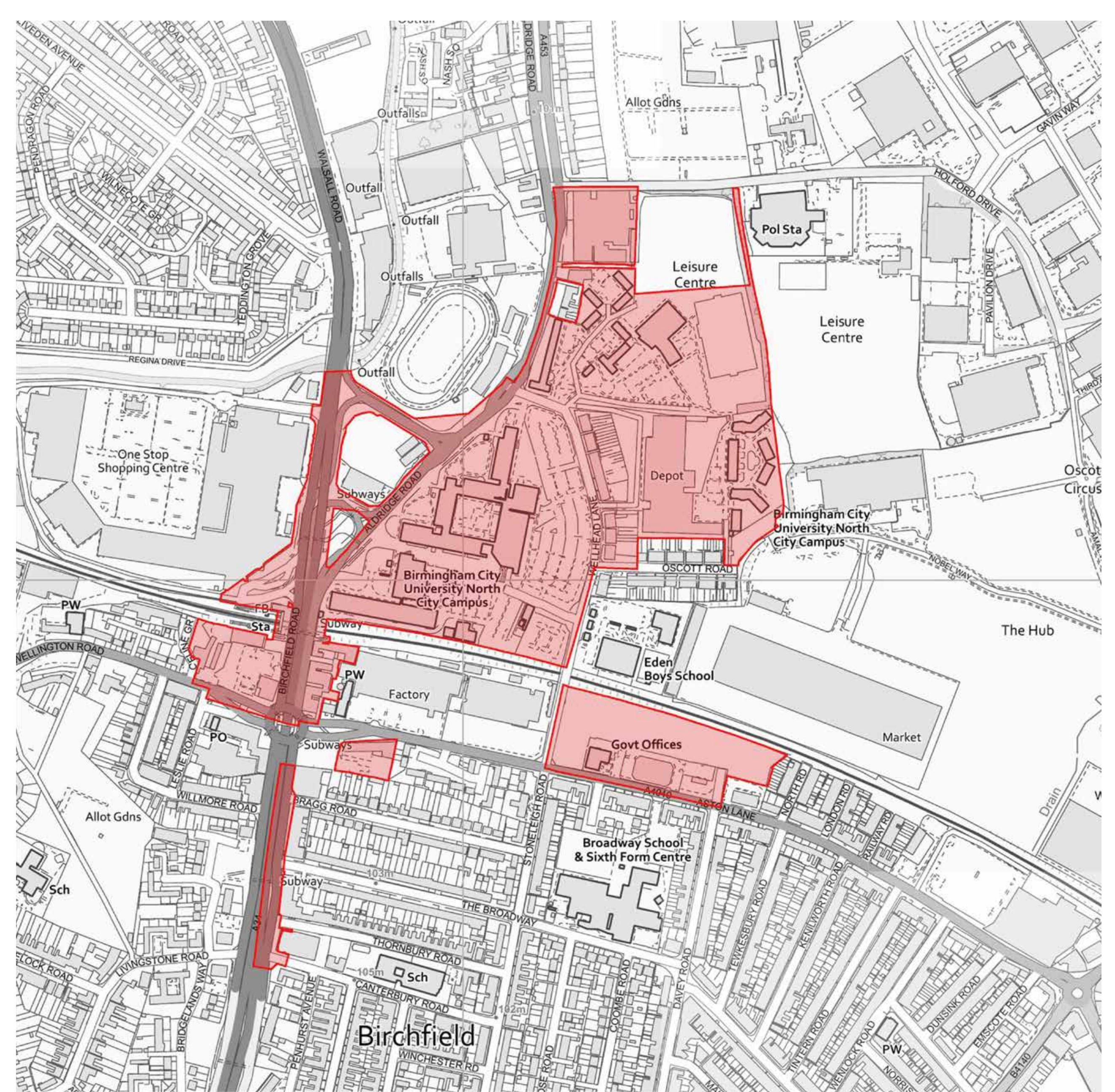
- Housing and commercial growth;
- Upgrade of Perry Barr railway station;
- A new public transport interchange;
- Significant highway improvements;
- Improvements to the public realm;
- Improved sport and leisure provision; and
- Secondary school and sixth form.

This planning application forms part of the wider regeneration vision for Perry Barr and will help Birmingham City Council to deliver new development in line with the city's 'Strategy for Growth', as well as providing a wide-ranging social, economic, cultural and sporting legacy for the area.


Land Acquisitions

To deliver growth which will bring about social, economic and environmental benefits across Perry Barr it is necessary for the City Council to acquire land which is not currently in its ownership. Negotiations are therefore underway with local businesses, residents and landowners, and the Council is also using its compulsory purchase powers to secure acquisitions where necessary.

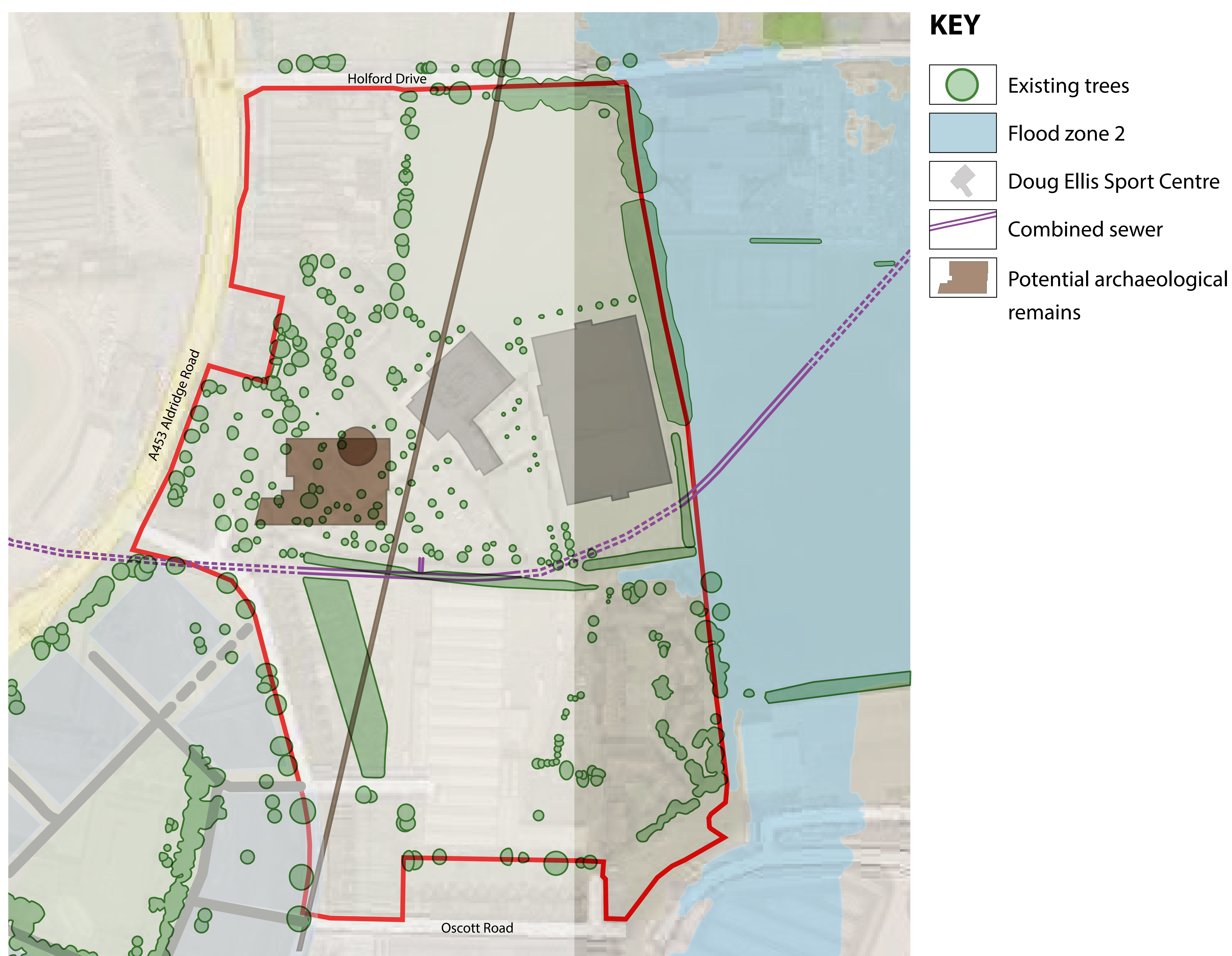
All those affected have been contacted by Birmingham City Council or their agents.



KEY

-  Extent of compulsory purchase area

Site Considerations



Summary

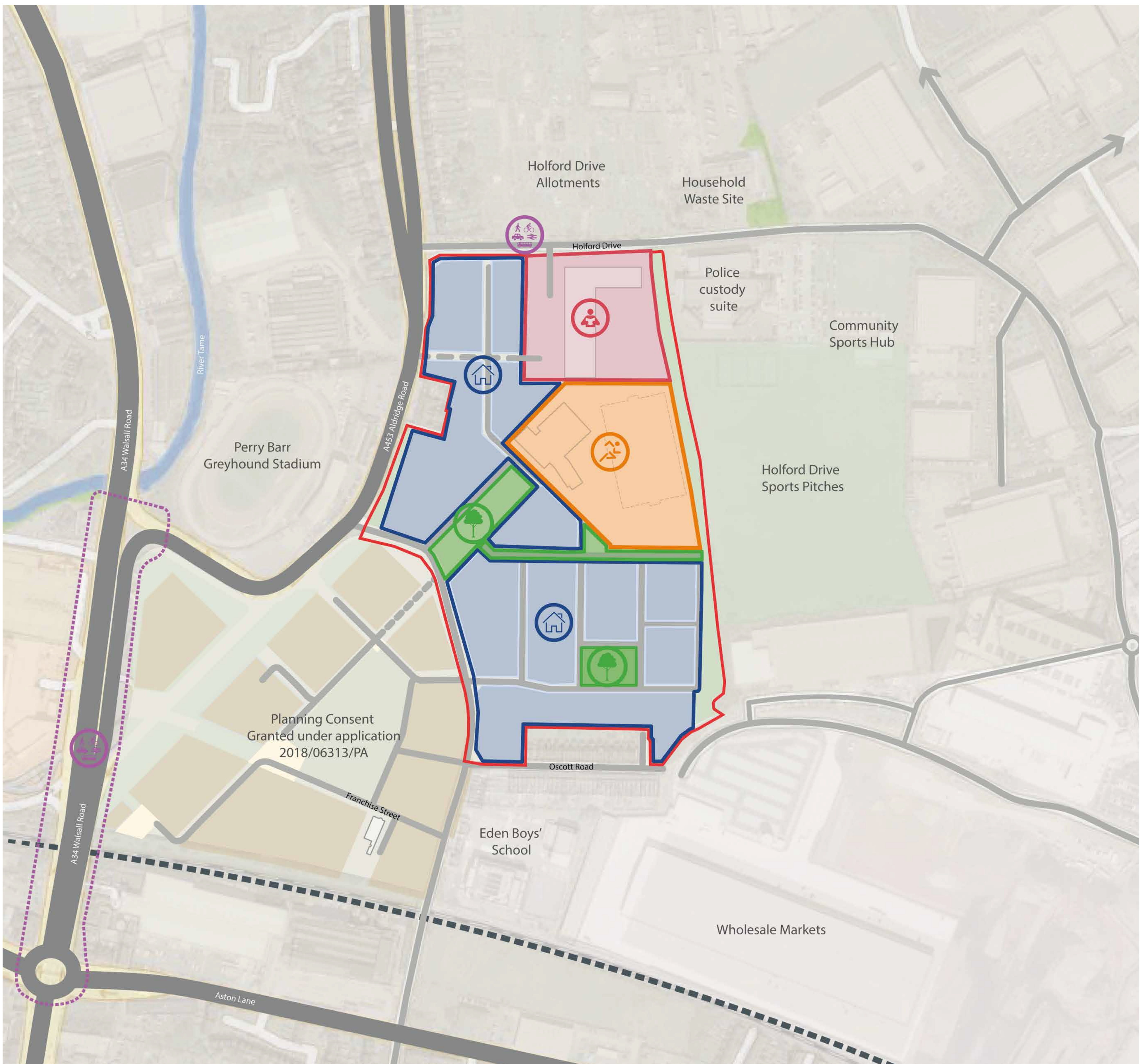
The team have undertaken a thorough assessment of the site and its surroundings.

The key opportunities and constraints identified during this assessment will continue to shape our final proposals and are illustrated on the plan above.

The key constraints are summarised as follows:

- **Doug Ellis Sports Centre** - The Doug Ellis Sports Centre and associated all weather pitch are to be retained.
- **Existing vegetation** - The majority of the site comprises previously developed land and contains areas of existing landscaping and mature tree planting. Where possible, trees will be retained and incorporated into the indicative masterplan.
- **Heritage** - There are no designated heritage assets within the site.
- **Archaeology** - There is a high potential for survival of archaeological remains dating to the Roman and post-Medieval to Modern periods. A geo-physical survey is currently being undertaken to confirm the extent and importance of these remains.
- **Ecology** - The ecological assessment shows that there are some hedgerows and trees with ecological value. These habitats will be retained and enhanced where possible.
- **Drainage and Utilities** - A 3.5m Victorian combined sewer (shown in purple) crosses the site. The alignment of the route has been surveyed and considered in the indicative masterplan.

Big Moves Masterplan



New homes

- 400 - 500 new homes.
- Mixture of public and private housing.
- Mixture of 1, 2, 3, 4 and 5 bedroom new houses and apartments.



New school

- New secondary school and sixth form for 1,260 pupils.
- School site to be delivered by the Department for Education.



Transport improvements

- Improvements to Perry Barr railway station.
- New SPRINT bus interchange.
- Improved walking and cycle routes.
- Improvements to Holford Drive.



Public open space

- New public open space.
- Potential for improved access to Holford Drive playing fields and Community Sport Hub.



Sustainable community

- Development of brownfield land.
- Enhancing the image of the area and making it an attractive place to live and work.



Sporting legacy

- Sporting legacy building on the 2022 Commonwealth Games.
- Improving access to sports and leisure facilities.



Health & Wellbeing

- Providing quality new homes.
- Providing improved access to transport.
- Providing improved access to open space.
- Reducing fuel poverty.



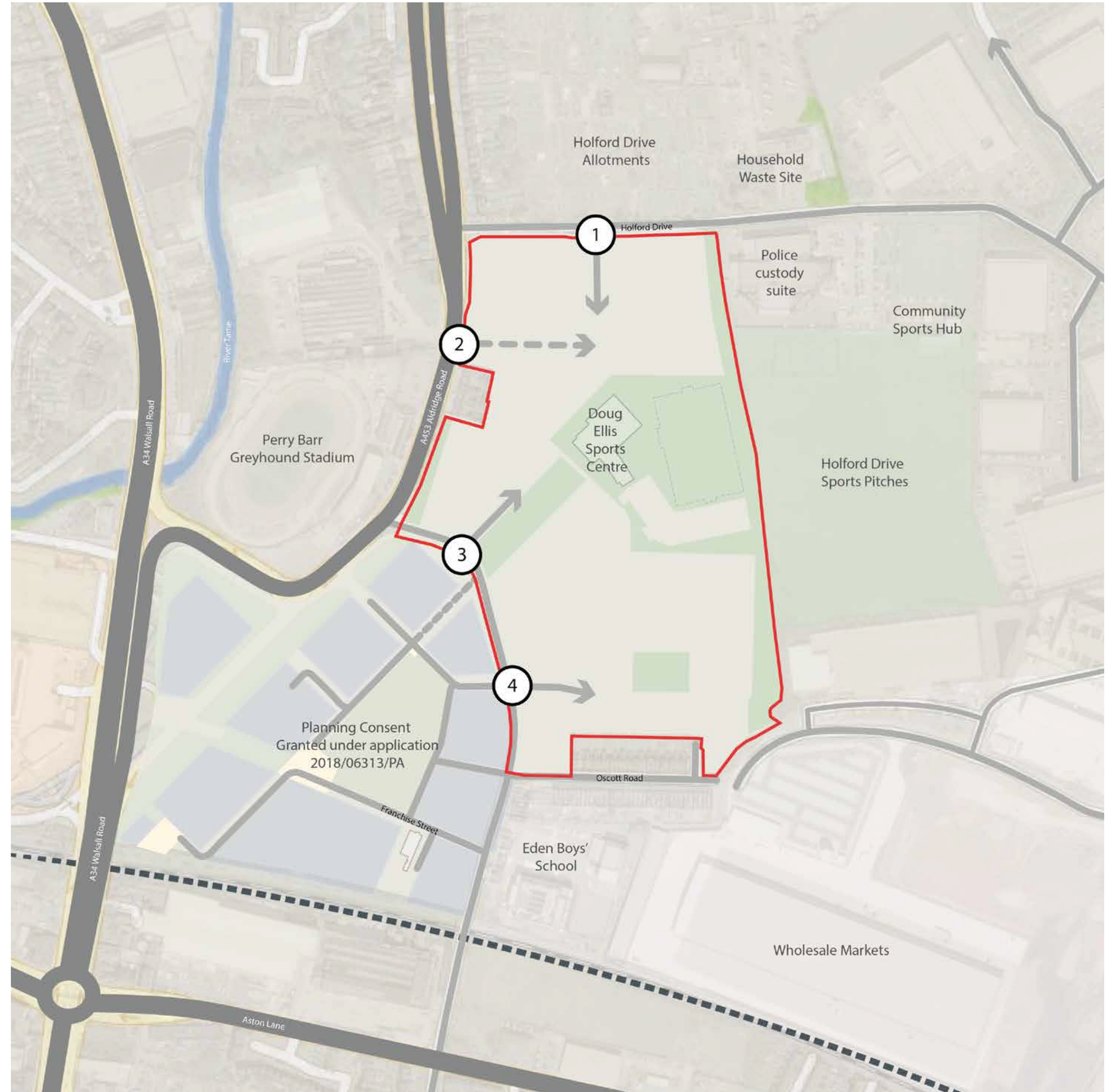
Employment

- In the region of 120 new jobs will be created by the proposed school.
- In addition the development will bring hundreds of construction jobs to the area including opportunities for apprenticeships and training.

Development Principles

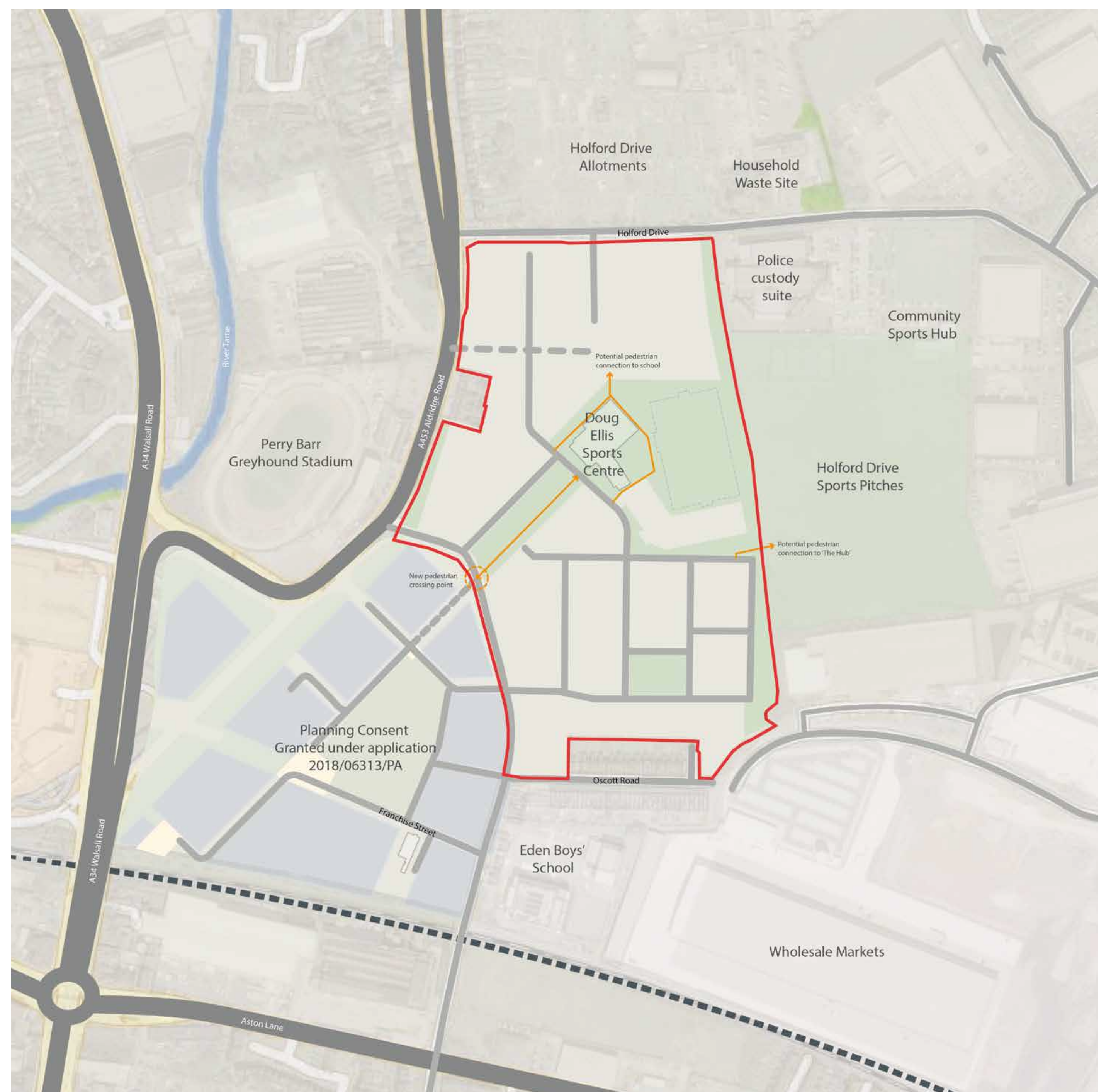
Access

- ① A new access will be created off Holford Drive for the proposed secondary school and sixth form with on site drop off and pick up provision.
- ② Secondary access / footpath cycle connection.
- ③ Access to the Doug Ellis Sports Centre will remain off Wellhead Lane.
- ④ An improved access will be created off Wellhead Lane.



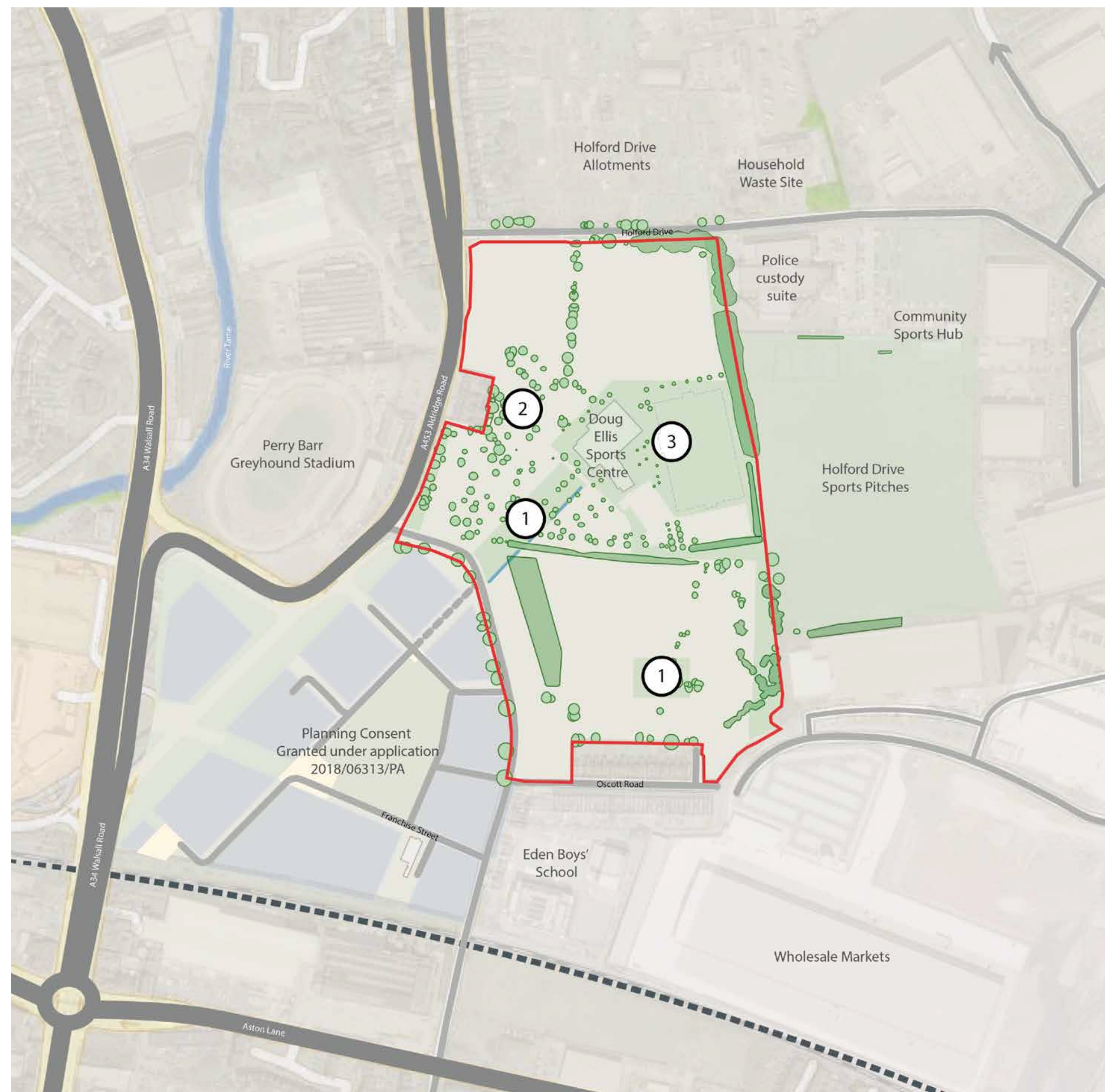
Street hierarchy

- A legible structure of streets will be created across the site.
- The site will be well connected with the wider area, including access to improved public transport facilities as part of the wider Perry Barr regeneration.



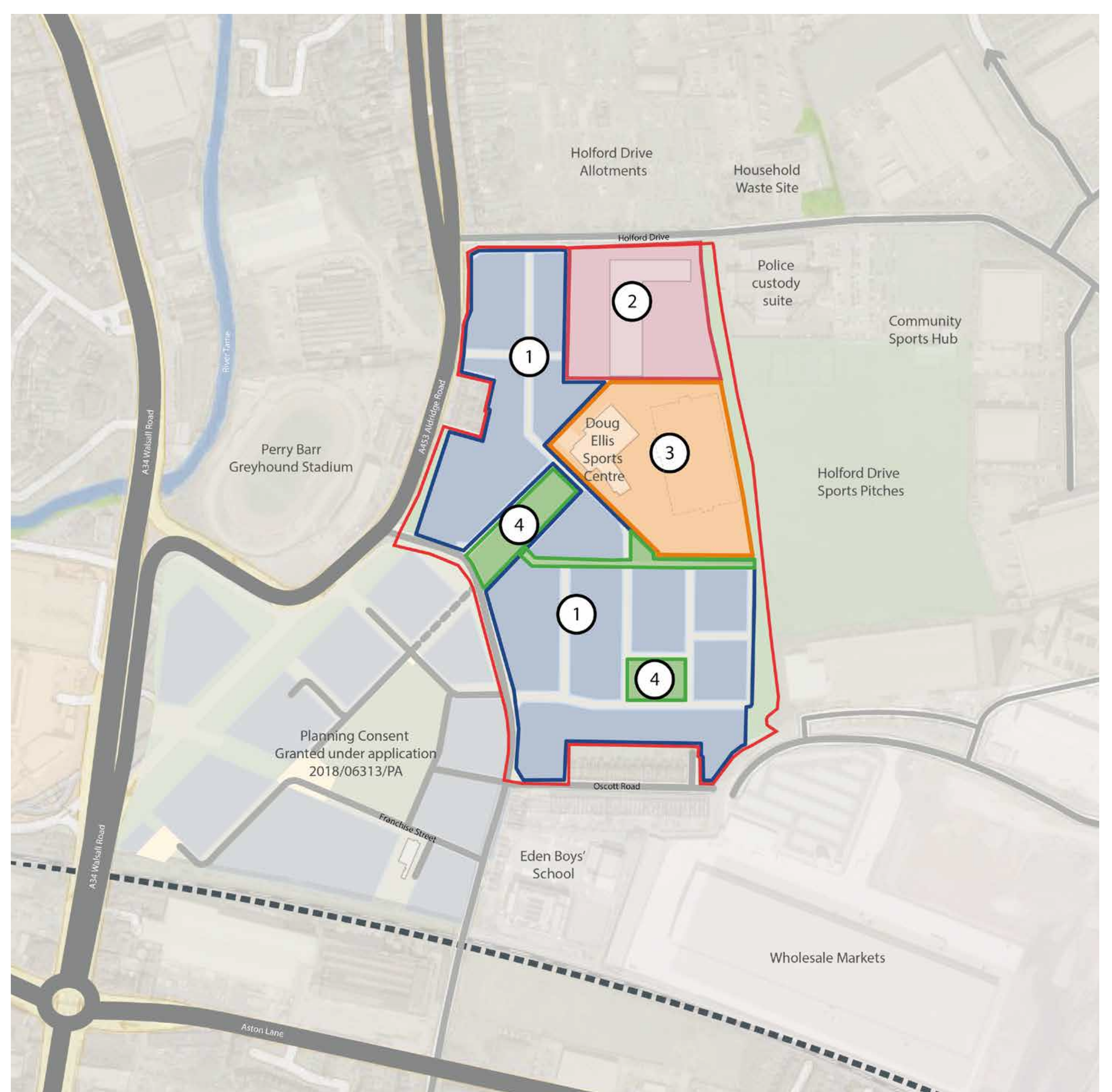
Green & blue infrastructure

- ① New public open space, incorporating sustainable urban drainage will be created at the heart of the new development.
- ② Existing trees and vegetation will be retained where possible.
- ③ The Doug Ellis Sports Centre and all weather pitch will be retained.



Land use




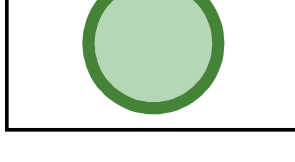
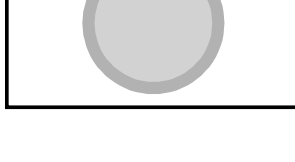


- ① 400 - 500 new homes.
- ② New secondary school with sixth form for 1,260 pupils.
- ③ Doug Ellis Sports Centre retained.
- ④ New public open space created.



Indicative Layout



KEY

-  Residential
-  New secondary school and sixth form
-  Public open space
-  Existing trees (likely to be retained)
-  Existing trees (likely to be removed)
-  Pedestrian route
-  Vehicular route

Commonwealth Games Use

- During the Commonwealth Games the site will form part of the Athletes' Village and will accommodate a number of temporary facilities.
- The existing student accommodation is proposed to be used during the games, to complement the new builds currently being developed.

After the Commonwealth Games (Post 2022)

- The indicative layout above shows how the site could be developed following the Commonwealth Games for 400 - 500 new homes, including a range of 1, 2, 3, 4 and 5 bedroom houses and apartments.
- The new secondary school and sixth form is planned to be open by September 2021, in advance of the Commonwealth Games.

Indicative Visualisations

Aerial perspective looking north towards Holford Drive Allotments



Aerial perspective looking east towards Holford Drive sports pitches



Aerial perspective looking south towards One Stop Shopping Centre



- 1 Doug Ellis Sports Centre
- 2 Proposed Secondary School and Sixth Form
- 3 Perry Barr Greyhound stadium
- 4 One Stop Shopping Centre
- 5 Holford Drive sports pitches
- 6 Eden Boys School
- 7 Holford Drive allotments

Next Steps



Feedback

Thank you for attending today's exhibition. We hope you have found it useful, so please do ask any questions you may have to our team here today.

We would like you to fill in a feedback form provided so we can take account of your views when finalising our proposals.

Your views are important to help us develop the scheme and are very much appreciated. We will then be submitting our outline planning application soon.

Please leave completed feedback forms with a member of the project team today, or post to the following address:

Perry Barr Regeneration
Planning & Development
Birmingham City Council
PO Box 28
Birmingham
B1 1TU

Alternatively, you can view this exhibition and submit comments online:

[www.birminghambeheard.org.uk/economy/
residential-perry-barr-phase-2/](http://www.birminghambeheard.org.uk/economy/residential-perry-barr-phase-2/)

What Happens Next

When the consultation closes, we will review all your comments and make any appropriate changes to the plans before submitting the outline planning application in spring 2019.

