

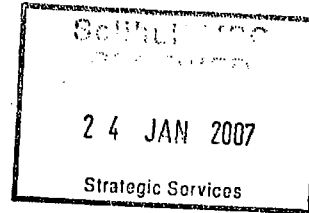
thetylerparkespartnership

architecture town planning design

Our Ref: 6895/JKW

Paul Watson.
Head of Planning Services.
Solihull M.B.C.
PO Box 11652,
Solihull
B91 3YA.

23rd January 2007.



07/154

Dear Mr. Watson.

Re: A New Heart for Shirley – revised design of Blocks E & F.

I am pleased to enclose our formal planning application for a revision to the design and content of Residential Blocks E & F which form part of the proposed comprehensive development of the New Heart for Shirley.

The overall scheme was approved on 20th September 2006. As with the previous proposal, the application is submitted jointly by Shirley Advance LLP and McLagan Investments Ltd.

As you know from the helpful pre-application discussions that took place with Gary Palmer towards the end of last year, this revised application is necessitated in order to reflect and accommodate specific user requirements for Residential Blocks E & F as they have emerged since the existing consent.

For clarity, Blocks E and F are the two residential blocks located on the Haslucks Green Road frontage of the overall scheme, situated on either side of the main vehicular access/egress to/from the basement car park.

Block E, as previously approved, provided a total of 27 standard apartments, all of which were proposed for affordable use, with 17 no. 2-bed units and 10 no. 1-bed units. However, since that approval, negotiations with Heart of England Housing Association have concluded that it would be possible to provide Extra Care accommodation for the Elderly on an affordable basis in this location with a redesign of this block. As a result, we are delighted to confirm that Heart of England have been selected to operate such a facility.

We understand from our conversations with your colleague John Pitcher that there is an express need for such accommodation to be provided in the Borough, and that the proposal would be very much welcomed by the Council as helping to address a particular housing need. The location of such a facility as part of the town centre redevelopment scheme is obviously appropriate, being close to a wide range of shops

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and services and public transport connections. However, the changes required to Block E in order to accommodate this much needed use to meet the specialised requirements of the operation have led us to this new application. The revised accommodation is proposed to provide a total of 35 units, with 8 2-bed apartments and 27 1-bed apartments including one unit for staff or guests.

Block F was previously designed to provide generic retirement living accommodation with a total of 50 units, comprising 26 no. 2-bed apartments and 24 no. 1-bed apartments. My client has since secured McCarthy & Stone to operate this specialist facility. Having looked carefully at their requirements it was concluded that a revised mix of accommodation and size of individual units was needed to reflect the needs of the market and provide a more viable scheme. Accordingly, it is now proposed to seek approval for a block providing a total of 55 units, with a significantly larger proportion of single bed units, including one unit for the accommodation manager. The revised scheme will now provide 14 2-bed units and 41 1-bed units.

Whilst the accommodation requirements of both blocks have changed, we have been very conscious of the need to respect the character and theme of the approved scheme in the design of the external elevations, as agreed in our pre-application discussions. Accordingly, the set of plans accompanying this application includes drawings (nos. PA 210 & PA 211) that show comparative street scenes for the approved and revised elevations for Blocks E & F, and I hope that this analysis is helpful.

I would also take this opportunity to point out that the revisions sought by this application to Blocks E and F are required to deliver new facilities for the elderly, a key requirement that emerged through the community consultation exercise undertaken by us during the initial scheme evolution period.

I would also suggest that the revised scheme, as a whole, has now obtained strong support from the Housing Corporation given the affordable provision that can be delivered with the benefit of this revised consent.

As this application involves a revision to part of the larger comprehensive scheme, which was accompanied by separate Environmental and Transport Assessments, we have submitted update reports which deal with the changes arising since the approval of the original scheme. The application is also accompanied by a Design and Access Statement.

The details of the full submission are set out below, with 8 sets/copies provided of each as requested.

- Planning application forms.
- Full set of full size plans and drawings (including comparative street scene elevations as referred to above).
- An updated schedule of residential provision.

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- An updated Transport Assessment.
- An updated Environmental Statement.
- A Design and Access Statement.

I also enclose a cheque in respect of £16,450-00 to cover the planning fee that is payable for the application.

Finally, in relation to the provision of affordable housing, a revised Section 106 Agreement will be required to reflect the changes that have been made to the overall scheme as a result of this application. In the approved scheme, 56 affordable units were proposed, being 40% of the 140 units provided within Blocks A-E. The affordable units were to be distributed with 8 no. in Block C, 21 no. in Block D, and 27 no. in Block E.

If this revised application is approved, the total number of units provided in Blocks A-E will increase to 147. Accordingly a total of 59 units are proposed as affordable in order to maintain the 40% provision. These will be distributed as set out in the updated schedule of residential provision. In relation to Block F, where the overall accommodation is proposed to increase from 50 to 55, a pro-rata increase to the commuted sum to become payable is proposed to reflect the increase in the number of units.

I hope that this demonstrates that the affordable housing requirements will be met by this revised application in full compliance with UDP Policy H4.

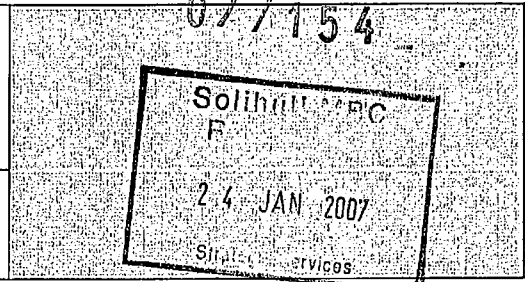
I look forward to receiving your formal confirmation that the application has been registered as soon as possible, but in the meantime, please do not hesitate to contact me should you require clarification of any particular matter.

Yours sincerely,

John K. Wilson. MA(Oxon), Dip TP, MRTPI.
Director.

APPLICATION FOR PERMISSION TO DEVELOP LAND PART I
Town and Country Planning Act 1990

PART 1 : to be completed by or on behalf off all applicants as far as applicable to the particular development



PLANNING SERVICES
 P.O. Box 11652, Solihull B91 3YA
 Tel: 0121 704 6373 Fax: 0121 704 6592

| | | | |
|---|-------------------------------|---|--|
| 1. Applicant (in block capitals) | | Agent (if any) to whom correspondence should be sent | |
| Name | SHIRLEY ADVANCE LLP & MCLAGAN | Name | THE TYLER-PARKES PARTNERSHIP |
| Address | INVESTMENTS LTD | Address | CENTRE COURT, 1301 STRATFORD ROAD HALL GREEN, BIRMINGHAM, B28 9HH |
| | C/O AGENTS | | |
| Tel.No | | Tel.No | 0121 777 1333 |

2. Particulars of proposal for which permission or approval is sought

| | | | |
|---|---|----------------------------------|--|
| (a) Full address or location of the land to which this application relates. | LAND SOUTH OF HASLUCKS GREEN ROAD, SHIRLEY TOWN CENTRE. | | |
| Site area (where appropriate) | 0.91 ha. | | |
| (b) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used | DEVELOPMENT OF 90 RESIDENTIAL APARTMENTS IN 2 BLOCKS COMPRISING A RETIREMENT CARE SCHEME OF 35 UNITS AND EXTRA CARE ACCOMMODATION FOR THE ELDERLY PROVIDING 55 UNITS (PROPOSED AMENDMENT TO BLOCKS E & F OF APPLIC. NO. | | |
| (c) Does applicant own or control any adjoining land? | YES/NO | If YES, please give its location | 2006/735 HEART OF SHIRLEY DEVELOPMENT) |

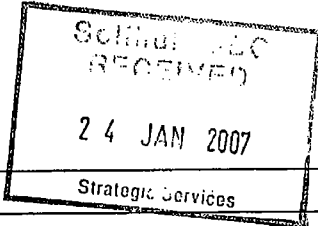
| | | | | |
|---|------------|--|--|--------|
| (d) Does proposal involve: (delete if not applicable) | | | | |
| (i) New Buildings | YES/NO | * If industrial/office/warehousing/storage or shopping development please complete part 2. * If residential development please complete part 3. * If mineral extraction is proposed please complete Part 4 | | |
| (ii) Alteration or extension | YES/NO | | | |
| (iii) Change of use | YES/NO | | | |
| (iv) Construction of new access to a Highway | Vehicular | | | YES/NO |
| | Pedestrian | | | YES/NO |
| (v) Alteration of existing access to a highway | Vehicular | YES/NO | | |
| | Pedestrian | YES/NO | | |

3. Particulars of application

| | | | |
|---|--------|---|---------------|
| Is this application for: (delete if not applicable) | | | |
| (i) Outline planning permission | YES/NO | If yes, delete any of the following which are not reserved for subsequent approval: | |
| | | ● Access * | ● Landscaping |
| | | ● Appearance | ● Layout * |
| | | | ● Scale * |
| If any of the matters indicated by a * are reserved for subsequent approval, approximate and/or upper and lower limits are required at the outline stage. | | | |
| (ii) Full planning permission | YES/NO | If yes, state whether any change of use is involved? YES/NO | |

Please continue overleaf

| | | |
|---|--------|---|
| (iii) Approval of reserved matters following the grant of outline permission | YES/NO | If YES, what is the plan number and date of the outline permission? |
| | | Plan number Date |
| (iv) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted | YES/NO | If yes, what are the details of the previous permission? |
| | | Plan number Date |
| | | Condition |



4 Particulars of Present and Previous Use of Buildings or Land

| | |
|--|---|
| (i) What is the present use of buildings/land? | VACANT |
| (ii) If vacant, what was the previous use? and when did this use ceased? | FORMERLY IN USE AS A TERRITORIAL ARMY CENTRE Date NOV-DEC 2001 APPROX. |

5

| | | |
|---|------------------------------------|---|
| (i) Does the proposed development involve the felling of any trees or removal of hedgerows? | YES/NO | If YES, indicate the positions on the plan and indicate trees and hedges to be retained |
| (ii) How will the surface water be disposed of? | AS WITH PREVIOUS APPROVAL 2006/735 | |
| (iii) How will foul sewerage be dealt with? | AS WITH PREVIOUS APPROVAL 2006/735 | |

6 Plans

Please include a list of drawings and plans submitted with the application. PLEASE SEE ATTACHED LIST.

(Please refer to notes to ensure that the drawings/plans submitted are sufficient for the application being made. The proposed means of enclosure, the materials and colour of the walls and roof, landscaping details etc. should be clearly shown unless the application is in outline only)

I / We hereby apply for (delete if not applicable)

- (a) planning permission to carry out the development described in this application and the accompanying plans, OR
- (b) ~~planning permission to retain buildings or works already constructed or carried out or a use of land already instituted, as described in this application and the accompanying plans~~ OR

Signed:

On behalf of: SHIRLEY ADVANCE LLP & McLAGAN INVESTMENTS LTD
(please insert applicant's name if signed by an agent)

Date: 23 JANUARY 2007

Data Protection:

Your name, address of property, agent's details and plans showing the proposed development will be published on the internet and potentially viewable worldwide. The address of the property will be published in the local media and the planning applications weekly list. We also require your address for verification purposes. All of the personal information you submit will be added to the paper-based Register of Planning applications, which can be viewed by anyone on request. Your full personal details and comments will be held by Development Control, who can be contacted on tel 0121 704 6373 or email developmentControl@solihull.gov.uk or at Planning Services, Solihull MBC, P O Box 11652, Central Library, Homer Road, Solihull, B91 3YA. They may be contacted for further details on how we will use your information.

APPLICATION FOR PERMISSION TO DEVELOP LAND PART 3
Town and Country Planning Act 1990

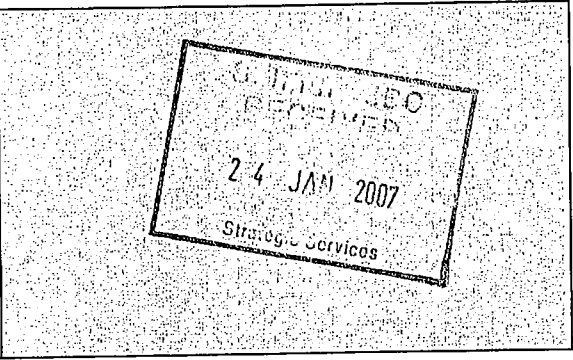
PART 3: Additional information required in respect of Applications for Residential Development

- Please answer ALL questions

You must complete this form if the proposed development involves the creation of new residential units, whether by erecting new buildings or by converting existing buildings (eg converting dwellinghouses into flats)



PLANNING SERVICES
 P.O.Box 11652 Solihull B91 3YA
 Tel: 0121-704 6369 Fax 1021-704 6592



1. Full address or location of land to which application relates

LAND SOUTH OF HASLUCKS GREEN ROAD, SHIRLEY TOWN CENTRE

| 2. Please list the type of dwellings to be created (eg 3 bed semi-detached, 1 bed bungalow) and the total number of each. | Type of dwellings | Total number |
|---|-----------------------|--------------|
| | 1 BED RETIREMENT CARE | 41 |
| | 2 BED RETIREMENT CARE | 14 |
| | 1 BED EXTRA CARE | 27 |
| | 2 BED EXTRA CARE | 8 |

3. Please supply the following information for each dwelling type

| (a) The maximum number of persons that the dwelling types have been designed to accommodate | Dwelling type | Number of persons | |
|---|---|-------------------------------|-------------|
| | 1 BED RETIREMENT CARE | 82 | |
| | 2 BED RETIREMENT CARE | 42 | |
| | 1 BED EXTRA CARE | 54 | |
| | 2 BED EXTRA CARE | 24 | |
| | | } MAXIMUM FIGURES | |
| (b) The net floor area of each dwelling unit (excluding general storage space <i>Net floor area is the area on one or more floors enclosed by the walls of a dwelling measured to the opposing unfinished faces. It includes partitions, staircases, chimney breasts or external WCs. It excludes the floor area of any general store, dustbin store, fuel store, garage or balcony</i>) | Dwelling type | Net floor area M ² | |
| | REFER TO DRAWING NOS. PA 208 AND PA 209 | | |
| (c) The floor area of the general storage space to be provided for each dwelling unit. <i>General storage area does not include any dustbin store, fuel store or pram space</i> | Dwelling type | Floor area M ² | |
| | AS ABOVE | | |
| (d) The number of WCs to be provided for each dwelling | Dwelling type | Separate | In bathroom |
| | AS ABOVE | | |

Doltihull SDC
 24 JAN 2007
 Strategic Services

| | | | |
|---|---|----------------------|--------------------------------------|
| (e) The number of garages to be built for each dwelling | Dwelling type N/A | Within curtilage | Outside curtilage |
| (f) The number of off-street parking spaces for each dwelling additional to garages in 3(e) | Dwelling type BLOCK E BLOCK F | Within curtilage | Outside curtilage 16 19 |
| (g) The provision of drying facilities | Dwelling type | NONE | |
| (h) The proposed location of refuse bins | Dwelling type | REFER TO DRAWINGS | |

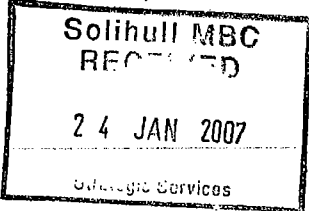


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P.O.Box 11652 Solihull B91 3YA
Tel: 0121-704 6369 Fax 1021-704 6592

CERTIFICATE UNDER SECTION 65 AND SECTION 66

Town and Country Planning Act 1990

All planning applications must be accompanied by a completed Certificate relating to ownership of all the land concerned, unless you are seeking the approval of reserved matters. If you do not know the owner/s of any part of the land Certificates C and D together with the requisite Notice must be completed.



either

A

~~I hereby certify that: -~~

~~No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 21 days before the date of the accompanying application~~

~~or~~

B

I hereby certify that: -

~~*I have / *The Applicant has given the requisite Notice# to all persons other than~~

~~*Myself / * The Applicant who, 21 days before the date of the accompanying application was owner (see note a) of any part of the land to which the application relates, viz:~~

| Name of Owner (see note a) | Address | Date of service of notice |
|-------------------------------------|--|---------------------------|
| SOLIHULL M.B.C. c/o MR M SWALLOW | PO BOX 9 THE COUNCIL HOUSE SOLIHULL WEST MIDLANDS B91 3QR | 23.01.07 |
| or | | |

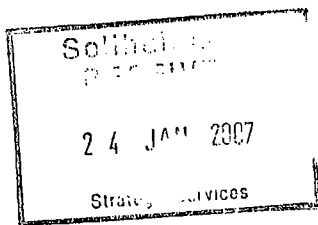
C

~~I hereby certify that: -~~

~~*I / * The Applicant cannot issue a certificate in accordance with either paragraph a or b of Section 65 of the Act in respect of the accompanying application.~~

~~*I have / * The Applicant has given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners of any part of the and to which the application relates.~~

| Name of Owner (see note a) | Address | Date of service of notice |
|----------------------------|---------|---------------------------|
|----------------------------|---------|---------------------------|



Or

D

I hereby certify that: -

~~*I / * The Applicant cannot issue a certificate in accordance with either paragraph a or b of Section 65 of the Act in respect of the accompanying application.~~

~~*I / * The Applicant has taken all reasonable steps open to me / him / her* to find out the names and addresses of everyone else who, at the beginning of the period of 21 days ending with the date of the application, was the owner of any part of the land to which the application relates, but have / has been unable to do so. The steps were as follows: -~~

and

- None of the land to which the application relates constitutes or forms part of an agricultural holding

or

- ~~* I have / *The Applicant has given the requisite Notice # to every person other than * Myself / * himself who, 21 days before the date of the accompanying application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz: -~~

| Name of Owner (see note a) | Address | Date of service of notice |
|----------------------------|---------|---------------------------|
|----------------------------|---------|---------------------------|

Signed

On behalf of: ... SHIRLEY ADVANCE LLP & MCLAGAN INVESTMENTS LTD

Date: ... 23 JANUARY 2007

NOTES

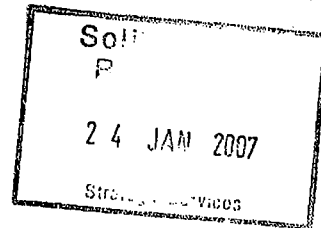
- *delete where inappropriate
- (a) "Owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.
- (b) If you are the sole agricultural tenant enter "None"
- # The requisite notice for service on individuals under Section 66 is available separately from Planning Services, P.O. Box 11652, Solihull, West Midlands B01 3YA.

GENERAL

All planning applications must be accompanied by a completed Certificate relating to ownership of all the land concerned, unless you are seeking the approval of reserved matters. If you do not know the owner(s) of any part of the land, Certificates C and D together with the requisite Notice (2) not attached to this form, but obtainable from Planning Services, must be completed.

PLANNING APPLICATION DRAWINGS SCHEDULE.

07/154



| | |
|--------------|---|
| B4278/PA 200 | Proposed Masterplan Summary |
| PA 201 | Proposed Masterplan Ground Floor Plan |
| PA 202 | Proposed Masterplan First Floor Plan |
| PA 203 | Proposed Masterplan Second Floor Plan |
| PA 204 | Proposed Masterplan Third Floor Plan |
| PA 205 | Indicative Sections |
| PA 206 | Streetscene Elevations, Haslucks Green Road |
| PA 207 | Rear Elevations to Residential Blocks F & E |
| PA 208 | Residential Block E Plans |
| PA 209 | Residential Block F Plans |
| PA 210 | Comparison Streetscene Elevations – sheet 1 |
| PA 211 | Comparison Streetscene Elevations – sheet 2 |