

# **CAPITA LOVEJOY**

## **URBAN DESIGN PROOF OF EVIDENCE**

### **PARKGATE, SHIRLEY**

**REF SMBC6/2**

**THE METROPOLITAN BOROUGH OF SOLIHULL  
(SHIRLEY TOWN CENTRE REDEVELOPMENT)  
COMPULSORY PURCHASE ORDER 2007**

**SECTION 226(1)(a) OF THE TOWN AND COUNTRY PLANNING ACT 1990  
AND SECTION 13 THE LOCAL GOVERNMENT (MISCELLANEOUS  
PROVISIONS) ACT 1976 AND THE ACQUISITION OF LAND ACT 1981**

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## CONTENTS

	<u>Page No</u>
1. Personal background, information and structure of the report	1
2. Current planning / urban design policy and guidance	4
3. Urban Design Audit	12
4. Urban Design / Landscape Architectural issues raised by objectors	28
5. Conclusions	42

## FIGURES

The following figures are contained within a separate A3 Appendix.

**Figure 1 - Design Review – how CABE evaluates quality in architecture and urban design**

**Figure 2 – Planning and Design Statement extract – Contextual Appraisal**

**Figure 3 - Planning and Design Statement extract – Movement**

**Figure 4A – Planning and Design Statement extract – Shirley Park Character**

**Figure 4B – Planning and Design Statement extract – Shirley Park Character**

**Figure 5 - Planning and Design Statement extract – Elevations**

**Figure 6 – Application Masterplan**

**Figure 7A – Application Visualisations – Stratford Road**

**Figure 7B – Application Visualisations – Town Square**

**Figure 7C – Application Visualisations – Haslucks Green Road**

**Figure 7D – Application Visualisations – Park Interface**

**Figure 8 – Statutory Urban Design Audit Checklist**

**Figure 9 – Indicative Shirley Park Improvements Plan**

**Figure 10A – Shirley Park Baseline Assessment – Playing Fields**

**Figure 10B – Shirley Park Baseline Assessment – Formal Recreation Area**

**Figure 11A – Shirley Park View 1 – Visual Impact Assessment**

**Figure 11B – Shirley Park View 2 – Visual Impact Assessment**

**Figure 12 – Masterplan Development Analysis**

**Figure 13 – Westminster House – Analysis Plan**

**Figure 14 – Westminster House – Retained Visualisation**

## 1. PERSONAL BACKGROUND

- 1.1 My name is Andrew Williams. I am a Qualified Urban Designer, Chartered Landscape Architect and Managing Director of the Birmingham office of Capita Lovejoy (formerly Lovejoy), an international Town Planning, Urban Design and Landscape Architecture practice, containing over 25 professional staff in its Birmingham office.
- 1.2 Since gaining my first degree in Landscape Architecture from the University of Central England in 1996 I have worked as a landscape architect for Marchant Cole Associates, a Birmingham based architectural practice, before joining Lovejoy as a consultant in 2000, becoming an Associate in 2001, Associate Director in 2003 and Director in 2005. I gained a postgraduate diploma (distinction) in Urban Design from Oxford Brookes University in early 2005. I was appointed managing Director of Capita Lovejoy in March 2008, upon Capita's acquisition of Lovejoy.
- 1.3 All of my professional work has been at the interface between built development and the public realm and I have advised on projects, often in sensitive areas such as AONBs and Conservation Areas, where the concept for development along with its built layout, massing, design, environment and visual impact are key considerations of its success.
- 1.4 I have worked on projects in all sectors, but have primarily focused on residential, leisure, commercial and mixed-use schemes. Recent and current projects include: -
- Preparation of a masterplan, landscape framework, highway code and residential codes for a 7500 unit mixed use development in Milton Keynes
  - Preparation of urban design codes for a 3500 unit mixed use urban extension in Wellingborough, Northamptonshire
  - Preparation of a masterplan, outline planning application, urban design evidence and design codes for 500 unit mixed-use development in Watton, Norfolk
  - Preparation of a masterplan and design and access statement for a 1000 unit mixed use development in Hythe, Kent
  - Preparation of a masterplan and design and access statement for a 300 unit mixed use development in Bilston, West Midlands

- Preparation and presentation of townscape and urban design evidence supporting a planning appeal for a mixed use development in the Jewellery Quarter, Birmingham
- Preparation of an urban design audit and presentation of townscape and urban design evidence supporting a planning appeal for a residential development adjacent to Victoria Park in Leicester
- Consultant Urban Design Advisor to Solihull MBC, advising on urban design issues, undertaking urban design audits, assisting in the preparation of Supplementary Planning Guidance and providing urban design evidence at planning inquiries
- Consultant Urban Design Advisor to Dudley MBC
- Preparation of an urban design audit, creation of a revised scheme and presentation of evidence at public inquiry for a 500 unit residential scheme in South Derbyshire
- Preparation of public realm strategies and park design for Portishead Docks, Bristol (3000 unit mixed use development)
- Preparation of townscape assessment, public realm design and built form advice relating to three 8 storey mixed use buildings adjacent to Nottingham Castle

1.5 I present urban design and landscape evidence on behalf of Shirley Advance in support of this CPO Inquiry with regard to the Parkgate (formerly Heart of Shirley) development.

1.6 I have been appointed by Shirley Advance to undertake an independent urban design audit of the consented scheme as well as appraise the issues raised by objectors at this inquiry. I have had no personal involvement in the Parkgate project prior to this role, which commenced in September 2007, although Lovejoy Birmingham was historically involved in the site appraisal and assessment of Shirley Park, which was concluded prior to the Heart of Shirley planning application being made by Shirley Advance.

## Evidence Structure

1.7 This evidence is structured in the following way: -

**Section 2** provides an overview of national, regional and local urban design policies, as well as investigating national guidance with regard to urban design audits.

**Section 3** contains an urban design audit of the consented scheme, in accordance with CABE's methodology as illustrated within the CABE publication "*Design Review – how CABE evaluates quality in architecture and urban design*".

**Section 4** reviews the urban design and landscape architectural issues raised by objectors to the CPO inquiry

**Section 5** provides an executive summary of the evidence

## Objections addressed

1.8 This proof of evidence addresses the following issues raised by objectors:

- That the proposed scheme harms the character of Shirley Park
- That the proposed scheme is not sustainable
- That land within the CPO is not required to deliver the proposed scheme

## 2 URBAN DESIGN POLICIES AND GUIDANCE

The following national, regional and local urban design policies and guidance are deemed to be of relevance to this inquiry.

### NATIONAL POLICIES

#### 2.1 PPS1

2.1.1 Planning policy statement 1 confirms the government position with regard to design within paragraphs 33 – 35.

#### *Design*

33. *Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.*
34. *Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.*
35. *High quality and inclusive design should be the aim of all those involved in the development process. High quality and inclusive design should create well-mixed and integrated developments which avoid segregation and have well-planned public spaces that bring people together and provide opportunities for physical activity and recreation. It means ensuring a place will function well and add to the overall character and quality of the area, not just for the short term but over the lifetime of the development. This requires carefully planned, high quality buildings and spaces that support the efficient use of resources. Although visual appearance and the architecture of individual buildings are clearly factors in achieving these objectives, securing high quality and inclusive design goes far beyond aesthetic considerations.*

#### *Good design should:*

- address the connections between people and places by considering the needs of people to access jobs and key services;*
- be integrated into the existing urban form and the natural and built environments;*
- be an integral part of the processes for ensuring successful, safe and inclusive villages, towns and cities;*
- create an environment where everyone can access and benefit from the full range of opportunities available to members of society; and,*
- consider the direct and indirect impacts on the natural environment.*

## 2.2 PPS1 Companion – By Design - Urban Design in the planning system: towards better practice

2.2.1 By Design sets out to improve the standards of urban design, section 2 of this document provides a useful overview of the objectives of urban design, shown below:

<b>Character</b> <i>A place with its own identity</i>	To promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture.
<b>Continuity and enclosure</b> <i>A place where public and private spaces are clearly distinguished</i>	To promote the continuity of street frontages and the enclosure of space by development which clearly defines private and public areas.
<b>Quality of the public realm</b> <i>A place with attractive and successful outdoor areas</i>	To promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people.
<b>Ease of movement</b> <i>A place that is easy to get to and move through</i>	To promote accessibility and local permeability by making places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport.
<b>Legibility</b> <i>A place that has a clear image and is easy to understand</i>	To promote legibility through development that provides recognisable routes, intersections and landmarks to help people find their way around.
<b>Adaptability</b> <i>A place that can change easily</i>	To promote adaptability through development that can respond to changing social, technological and economic conditions.
<b>Diversity</b> <i>A place with variety and choice</i>	To promote diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs.

## 2.3 PPS 1 Planning and Climate Change Supplement and Code for Sustainable Homes

2.3.1 Planning Policy Statement – Planning and Climate Change Supplement to PPS1 was published in December 2007. This document guides the decision making with regard to sustainability matters, confirming in paragraph 42, the issues to be considered during the determination of planning applications:

*42. In their consideration of the environmental performance of proposed development, taking particular account of the climate the development is likely to experience over its expected lifetime, planning authorities should expect new development to:*

- *comply with adopted DPD policies on local requirements for decentralised energy supply and for sustainable buildings, unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable;*
- *take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption, including maximising cooling and avoiding solar gain in the summer; and, overall, be planned so as to minimise carbon dioxide emissions through giving careful*

*consideration to how all aspects of development form, together with the proposed density and mix of development, support opportunities for decentralised and renewable or low-carbon energy supply;*

- deliver a high quality local environment;*
- provide public and private open space as appropriate so that it offers accessible choice of shade and shelter, recognising the opportunities for flood storage, wildlife and people provided by multifunctional greenspaces;*
- give priority to the use of sustainable drainage systems, paying attention to the potential contribution to be gained to water harvesting from impermeable surfaces and encourage layouts that accommodate waste water recycling;*
- provide for sustainable waste management; and*
- create and secure opportunities for sustainable transport in line with PPG13 including through:*
  - the preparation and submission of travel plans;*
  - providing for safe and attractive walking and cycling opportunities including, where appropriate, secure cycle parking and changing facilities; and*
  - an appropriate approach to the provision and management of car parking.*

2.3.2 The Code for Sustainable Homes, Making a rating mandatory was published by DCLG in November 2007 following a consultation period, and demonstrates the Government's policy with regard to the sustainable performance of new homes built applied for between April 2008 to 2016 and beyond. The Code for Sustainable Homes evolves the methodology previously used within BREEAM Eco Homes Assessment. The most significant change is the re-classification of sustainability standards into the following ratings:

Non rating	Compliant with Building Regulations
1*	10% better than Building Regulations Part L 2006
2*	18% better than Building Regulations Part L 2006
3*	25% better than Building Regulations Part L 2006
4*	44% better than Building Regulations Part L 2006
5*	100% better than Building Regulations Part L 2006
6*	Carbon Zero

This final document confirms that from April 2008 all new homes that reach the stage of submitting a building notice, a full plans application or an initial notice for the purposes of building regulations will require a rating (1-6\*) under the Code for Sustainable Homes (CSH) or provide a 'nil-rated certificate'. Moreover, the forward requirement to deliver the step change to carbon zero housing is that the following CSH standards are required for new homes applied for on and after that date:

Code level 3	2010
Code level 4	2013
Code level 6	2016

2.3.3 On February 27<sup>th</sup> 2008, a further document 'The Code for Sustainable Homes – Setting the standard in sustainability for new homes', was published by DCLG. This sets out further information on the delivery of the Code, specifically that all new homes from May 2008 will require information to be provided to a purchaser of a new home on its sustainability rating (or if it has not been assessed and has a 'nil rated certificate').

## 2.4 PPS4 Consultation Draft: Planning for Sustainable Economic Development

2.4.1 The consultation draft of PPS4 has been published, with comments to be returned by 17 March 2008. It addresses the subject of urban design in two locations; under **economic development – planning outcomes** at paragraph 12, and within **securing a high quality and sustainable environment** at paragraphs 26 and 27, both of these sections are shown below:

12. *Regional planning bodies and local planning authorities should plan to encourage economic growth. In seeking to achieve positive planning for economic development, the Government's desired objectives are:*
- *A good range of sites identified for economic development and mixed-use development;*
  - *A good supply of land and buildings which offers a range of opportunities for creating new jobs in large and small businesses as well as start-up firms and which is responsive to changing needs and demands;*

*High quality development and inclusive design for all forms of economic development;*

- *Avoiding adverse impacts on the environment, but where these are unavoidable, providing mitigation; and*
- *Shaping travel demand by promoting sustainable travel choices wherever possible.*

### **Securing a high quality and sustainable environment**

*Local planning authorities should seek to ensure that economic development, regardless of location, is of high quality and inclusive design which improves the character and quality of an area and the way it functions. They should also ensure that the design of new commercial development addresses the challenges posed by climate change and the pressures on the natural and historic environment.*

26. *The need for regions, sub-regions, cities, towns and neighbourhoods to make the most of their assets and improve their quality of place is of ever-greater importance in creating the right conditions to attract and retain businesses, jobs and investment. A high quality and well-designed working environment can foster local economic growth by influencing a company's decision to locate and remain in a particular area, encouraging other businesses to invest and attracting employees and visitors. High quality environments and landscapes can also bring economic benefits by attracting tourism related businesses.*
27. *To achieve this, local planning authorities should:*
- *Ensure that development is durable and sustainable, and delivers attractive and healthy working environments, for example, through the provision of landscaping and open space, pedestrian access and safe cycle parking, and, where appropriate, through facilities such as health care, child care, shopping and leisure;*
  - *Encourage telecommunications mast or site-sharing and seek to safeguard locations from telecommunications development which are sensitive because of their impact on the built, historic or natural environment.*

