



UKCENTRAL SOLIHULL

Opportunity | Connectivity | Lifestyle

Premier inward investment opportunities
at the centre of the UK

investinukcentral.com



Creating Europe's best-connected destination for business, leisure and living

Home to one of the most productive economies and fastest growing labour markets in the country, UK Central Solihull is fast becoming one of the UK's best-connected destinations for business, leisure and living and is a prime location for new investment.

Capitalising on the arrival of High-Speed 2 (HS2), we believe UK Central Solihull presents one of the most exciting and accessible development growth projects in Europe. Already home to a leading cluster for high-value manufacturers and engineering firms, including Jaguar Land Rover, Norton Motorcycles and Rolls Royce, Solihull is increasingly attracting companies pioneering next-generation technologies in Future Mobility, ICT, Low Carbon and Professional Services.



CLLR IAN COURTS
Leader of Solihull Council
& Portfolio Holder for the Economy

UK Central Solihull is ranked in the top 10 UK destinations for business, contributing £5.1 billion to UK GDP and is connected to 35 million people within a two-hour travel time.

A key factor driving investment in Solihull is the UK Central Hub; an area located at the heart of the UK's motorway network encompassing Birmingham Business Park, Birmingham Airport, the National Exhibition Centre (NEC), Jaguar Land Rover, the exciting Arden Cross Development and the new HS2 Interchange Station. Alongside the associated infrastructure investment totalling £1.6bn, this will offer investors world-class development opportunities within a swift commute from the capital.

Solihull's thriving town centre also presents a range of commercial and residential development opportunities that all align with the significant investments in public realm and transport infrastructure. A new Town Centre Masterplan has been developed by Solihull Council, providing potential investors with a blueprint for future investment and development.

UK Central Solihull has a track record of innovative housing delivery and ambitions to accelerate development across council-owned land. It offers a range of potential sites for progressive schemes in strategic locations, linked to our economic growth agenda. Its ambition is underpinned by a commitment to sustainable development, adding value to commercial opportunities and showcasing the region's strength in low-carbon expertise integrated with its future places.

Combining a highly skilled workforce, exceptional quality of life, unrivalled connectivity and unlimited opportunity, UK Central Solihull provides a truly compelling investment proposition.

UK Central Solihull at a glance



35 million people within a two hour travel time



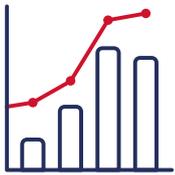
High resident disposable incomes



Strong enterprise growth



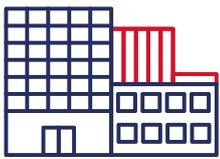
High levels of foreign direct investment



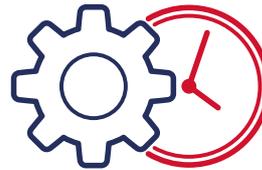
One of the fastest growing economies in the UK



Strong base in a number of key business sectors



High occupier demand



One of the most productive economies in the UK

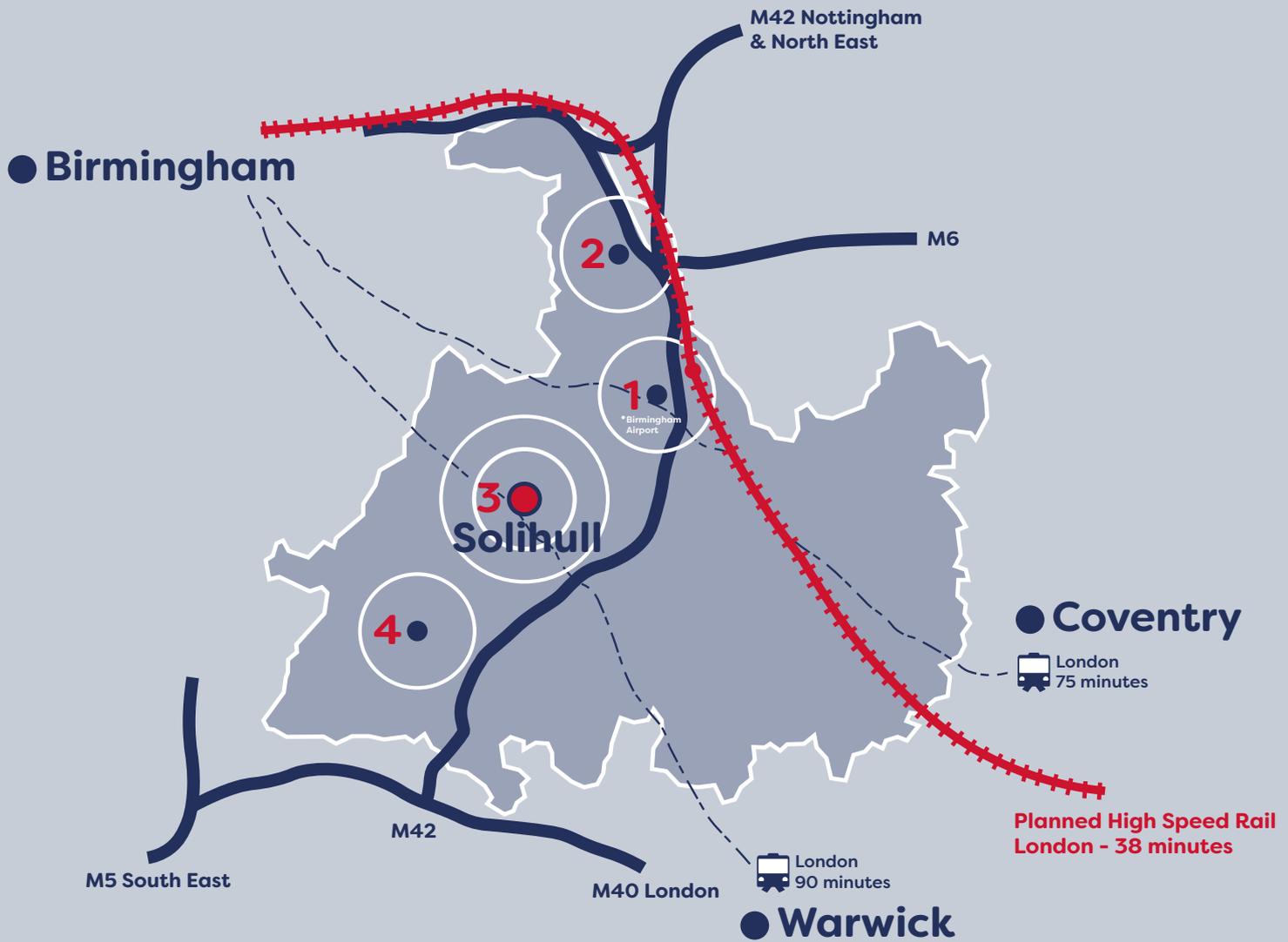


Highly qualified resident population



Speculative build confidence





1 Zone 1
The Hub

2 Zone 2
North Solihull

3 Zone 3
Solihull Town Centre

4 Zone 4
Blythe Valley Park

UK Central Solihull focuses on four key areas of economic opportunity across the borough.

The Hub: The economic powerhouse of UK Central. The Hub offers inward investors a compact, central and globally connected location to grow their business.

North Solihull: With a strong track record for regeneration activity and strategically located next to the UK Central Hub, North Solihull offers investors significant potential opportunities for retail, leisure and community development.

Solihull Town Centre: A highly popular shopping, leisure and business destination which enjoys a bustling, cosmopolitan café culture and regular outdoor events and festivals.

Blythe Valley & A34 Corridor: Blythe Valley Park is an established two million square feet master planned campus, adjacent to the M42 Junction 4 and surrounded by stunning parkland and leisure facilities.

Opportunity

UK Central Solihull represents opportunity on an international scale.

Already a hugely successful economic driver for the region, large scale investment and the arrival of HS2 will transform the area into one of the most exciting and accessible development growth projects in Europe.

Existing assets including Birmingham Airport, the National Exhibition Centre, Jaguar Land Rover, alongside a mix of urban and rural landscape and exceptional connectivity mean it is already the chosen location for global business headquarters.

The area has strengths in high value manufacturing and a fast growing expertise in low carbon, intelligent transportation systems, supported by thriving professional service and ICT sectors.

Two major business parks, plus a wide range of urban and rural development sites, provide a mix of ready-to-occupy offices and land ripe for development. Businesses investing in UK Central Solihull will benefit from a highly proactive approach by local and regional government and partners.



Connectivity

UK Central Solihull lies at the heart of the UK.

Birmingham Airport connects UK Central Solihull to all major European cities as well as the Middle East and key capitals across Asia.

Home to the M42 at the heart of the UK's motorway network, the area is also served by mainline rail services connecting to London in less than 60 minutes, as well as key destinations across England and Scotland.

The High Speed Rail Interchange Station within the UK Central Hub will cut journey times to London to 38 minutes. The interchange will be a vital new transport hub and one of the most environmentally sustainable stations in the world

Associated infrastructure investment totalling £1.6bn will create an international transport interchange supporting world class development opportunities.

Creating one of the most connected destinations in Europe, further investments across UK Central Solihull will see the extension of the Midlands Metro tram, rapid Sprint bus network, new walking and cycle routes and major transport junction improvements.

UK Central Solihull also boasts excellent digital connectivity, with significant investment into smart mobility and future technology.



Birmingham Airport – connecting you to over 130 direct destinations including the United States, Middle East and China

38 minutes from London to the planned High Speed Rail Interchange



£300 million investment in motorway junction to serve the High Speed Rail station, Birmingham Airport and National Exhibition Centre

Lifestyle

Consistently rated as one of the best places to live in England, UK Central Solihull offers a vibrant and thriving location in which to live, work and visit.

A unique mix of urban adventure and rural relaxation, coupled with a range of quality housing, top rated schools and unrivalled connectivity to the wider region and beyond,

make Solihull the perfect base to attract and retain staff.

Our new Destination Management Plan sets out a bold five year vision to expand Solihull's already exciting tourism offer and create memorable experiences for visitors and residents.

Housing

- › High quality housing
- › Rural, historic villages and urban living in town centres

Dining

- › Twenty Michelin star restaurants within a ten mile radius including local food and international cuisine

Leisure

- › Gateway to Birmingham City Centre and Shakespeare's County (Warwick, Stratford-upon-Avon)
- › Sports clubs including football, rugby and badminton
- › Ten golf courses

Parks

- › 1500 acres of parks and open spaces
- › 17 Green Flag awarded green spaces (International mark of quality)

Education

- › Some of the best performing schools in the UK
- › Twenty regional universities with international reputation

Accommodation

- › Major brands with five star suites, through to luxury and boutique hotels

Entertainment

- › Home to Resorts World complex with cinema, bars, restaurants, hotel, spa and casino, Bear Grylls Adventure, Resorts World Arena and National Exhibition Centre

Shopping

- › Vibrant local centres with major brands and independent retailers
- › Shopping malls (Touchwood, Resorts World)
- › Ambitious redevelopment plans for the town centre's iconic Mell Square



Why Solihull?

Solihull is already a major driver of the regional economy and is home to many of the West Midlands' - and the UK's - prime economic assets. This role is only set to continue as we welcome the arrival of the HS2 interchange station and substantial new development and investment associated with UK Central. It also boasts a well-balanced sector profile, and highly qualified workforce who contribute to a strong GVA and result in productivity 40% higher than the West Midlands average.

Major professional services and other businesses are being attracted to the borough looking for premium high spec. commercial premises, with the obvious locational and lifestyle advantages Solihull offers.

Perched on the edge of the West Midlands conurbation, Solihull benefits from close connections to Birmingham, Coventry and Warwickshire, all of which have substantial

assets that support Solihull's economy. The area is in easy reach of much of the UK through the motorway, air and rail network.

Solihull offers a vibrant and thriving location in which to live, work, study and visit. A unique mix of urban adventure and rural relaxation makes Solihull a great place to raise a family and spend leisure time. The borough offers a range of quality housing, top rated schools and unrivalled connectivity to the wider region and beyond, making it the perfect base to attract and retain staff.

Solihull enjoys extensive green space, with a wide range of public parks, gardens and playing fields. This is in addition to open countryside and woodland, both within the borough and in Warwickshire and other neighbouring areas.





> Big city benefits with a greener and more

SUSTAINABLE

quality of life

Strategically located at the south eastern edge of the West Midlands conurbation, Solihull is consistently recognised as one of the best places to live in the UK. The Times recently ranked Solihull in the top 20 most popular areas in the country, based on increase in interest from home buyers.

The borough's motto *Urbs in Rure* (Town in Country) reflects the fact that almost 70 percent of the borough is designated as green belt. We're also home to 17 Green Flag areas, the gold standard for public spaces in the UK.

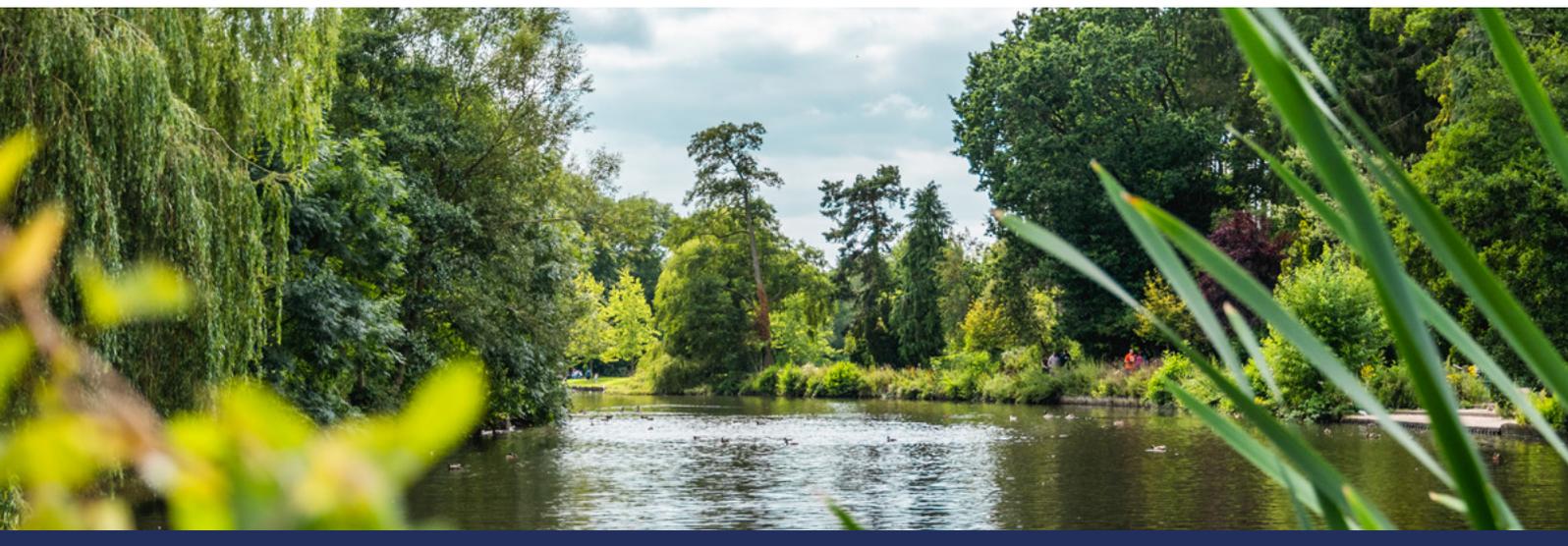
This reputation has been further enhanced through our Wildlife Ways project, a £17.6 million programme, part-funded by the European Regional Development Fund (ERDF). The project resulted in the creation and enhancement of more than 70ha of woodland, grassland and wetland habitat across the borough. It also included improvements to 23.5km of cycleways, and provided support to 174 businesses to promote sustainable transport.

The borough is home to a unique and exciting mix of thriving urban centres alongside idyllic rural villages.

UK Central Solihull puts sustainability at the heart of its growth and development and we are proactively exploring and progressing a range of innovative schemes. These include ambitious plans for a low carbon town centre heat network, which once online will provide town centre businesses with affordable, low carbon energy. In addition our exciting low carbon future mobility project is trialling innovative new technology to reduce emissions linked to travel, transport and goods deliveries.

Our Climate Change Prospectus sets out how we will ensure the area is leading the way; celebrating our successes and planning for a sustainable future by protecting the environment and by embracing the low carbon economy. A comprehensive EV Strategy sets out a clear roadmap to expand charging infrastructure and puts electric vehicles at the center of public parking and transport decisions.

Our local business and development partners are also advocates for our sustainability initiatives, recognised through various Green Apple Awards for our efforts to ensure Solihull maintains its position at the forefront of best practice and innovation in this area.





> One of the UK's fastest

GROWING

regional economies



UK Central Solihull is a prime inward investment location, ranked in the top 10 UK destinations for business.

Offering exceptional opportunity, connectivity and lifestyle, the region is the chosen location for high levels of Foreign Direct Investment and boasts one of the strongest economies outside London, contributing £5.1bn to UK GDP. In terms of future growth, UK Central Solihull is one of the country's most strategically important development areas.

UK Central Solihull has one of the most dynamic and fastest growing labour markets in the UK, with a job density 38% higher than the Great Britain average.

The area has a well-balanced labour market, with notable sector strengths in automotive manufacturing and a range of business and professional services.

The borough has a robust local workforce with 77.9% of the UK Central Solihull working age population aged 16-64 years in employment. This represents a higher employment rate than both the England (75.9%) and West Midlands (74.8%) averages.

Skill levels are also high, with one in four working age adults having the equivalent of a degree level qualification and more than half working in higher skilled managerial or professional occupations.

Situated between some of the UK's leading academic institutions and with highly regarded schools, the area has a plentiful supply of young graduates and candidates for future workforce needs.

> One of the most

DYNAMIC

labour markets in the country



Key UK Central Projects:



You can find out more about a range of key UK Central projects taking place across Solihull by clicking on the links below.

- › *Westgate*
- › *Eastgate*
- › *Mell Square*
- › *Town Centre Masterplan*
- › *Low Carbon Energy Network*
- › *Solihull Station*
- › *Town Centre Public Realm Strategy*
- › *EV Strategy*
- › *CAV Trials*
- › *Low Carbon Future Mobility*
- › *Kingshurst Village Centre Regeneration*
- › *Chelmsley Wood Town Centre Masterplan*

Stephen Hunt, CEO, **BNP Paribas Personal Finance**

“Being a major employer in the borough for the past 45 years we recognise Solihull Town Centre as a thriving base for doing business thanks to an established supply of talented people.”

Paul Black, CEO, **Sales-i**

‘By providing our hard-working teams with more space and state of the art facilities as we continue to grow, we can more easily foster creativity and collaboration. We’re proud to be part of a community of other successful technology companies that chose to be located here in Solihull instead of London.



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WESTGATE

21 HOMER ROAD / SOLIHULL

A standout new 120,000 sq ft commercial building in the heart of Solihull's established business district, Westgate leads the way by bringing unrivalled connectivity together with best in class office space.

Flexible floorplates and collaborative space meets clean, green and sustainable features with a focus on future-proofing.

This will ensure adaptability is built into the design from the outset and the building can deliver against a range of occupier demands.

Set amid central Solihull's park like landscape, Westgate is just minutes from the heart of the town centre with its quality facilities, connectivity and leisure offering.



Key Features

- > Grade A Office Space
- > Collaborative working space
- > Smart, flexible floor plates up to 18,000 sq ft
- > Target - EPC A, BREEAM Excellent, WELL Building 'Platinum' and WiredScore 'Platinum'
- > Gateway to Town Centre Business & Commercial Quarter
- > Prime location between the High Street and Solihull train station

For more information visit www.westgate-solihull.co.uk



Solihull Council
BUILDING DESIGN
STUDIO



> EASTGATE

- › **Location:** Business & Commercial Quarter
- › **Sector:** Mixed-use development opportunity
- › **Investment Type:** Delivery Partner

The Eastgate site is a prime location within the Business and Commercial quarter of the Town Centre. It is proposed that the Council will seek to procure and deliver a civic hub on the site, incorporating art and cultural functions as well as repurposing existing office space for the Council and its service delivery partners. There will also be the opportunity to bring in partners to deliver ancillary mixed-use development on the remainder of the site, at the heart of Solihull Town Centre.



Project Objectives

The provision of attractive and high-quality public spaces with the potential for an enhanced cultural and arts offer, including a significant new public space for the town centre and linkages to create a lively hub and meeting place for residents, workers, shoppers and customers.

To improve town centre permeability and pedestrian flows through the provision of high-quality linkages, spaces, paths and other transport movements.

Repurposing of existing Council accommodation, to offer public facing co-located services within a more efficient space which is flexible and capable of adapting to future change.

The potential delivery of other ancillary uses such as retail, housing, leisure and food & beverage to create a distinctive, vibrant new quarter within the town - enhancing activity throughout the day and into the evening, in a scheme that is connected to, and supports the vitality of the wider town centre.

➤ MELL SQUARE

In October 2023 Muse was announced as Solihull Council's preferred development partner to bring forward the ambitious regeneration of the iconic Mell Square.

Working closely with the Council and other key stakeholders, Muse will help deliver the wholesale transformation of Mell Square over the next ten years.

DESCRIPTION

The emerging masterplan for Mell Square will deliver transformational regeneration for Solihull town centre by:

- Creating a mixed residential neighbourhood to increase housing choice.
- Building high-quality, sustainable buildings that set the standard for new developments in the town centre.
- Delivering well-designed, flexible public spaces and routes that better connect Mell Square to the wider town centre and become a hive of activity for business, meeting and spending time.
- Attracting new restaurants, bars and retailers to complement the town centre's existing offer and diversify its night-time economy.
- Providing the opportunity for the delivery of commercial businesses in the future, such as offices and a hotel.

PROMOTER AND PARTNERSHIPS

The site is under the majority ownership of Solihull Metropolitan Borough Council, with third party ownerships to the north of the masterplan site alongside the High Street.

The site is being promoted by Muse, working in partnership with Solihull Metropolitan Borough Council.

LOCATION

Located immediately off Junction 5 of the M42 Motorway, the town centre offers exceptional connectivity via road and rail. Solihull town centre is minutes away from Birmingham Airport, connecting to 140 direct international destinations, and the planned High Speed (HS2) Interchange station connecting to London in 38 minutes.



SOLIHULL TOWN CENTRE MASTERPLAN

Solihull's Town Centre Masterplan provides a framework for continued investment and development in Solihull Town Centre over the next 15 years, setting out a clear vision for Solihull in 2036. It has been developed in response to the understanding of place, key spatial, transport and property considerations and is a blueprint to ensure the growth of the town centre is properly planned, coordinated and promoted. Delivery in full could see up to 1,178 new homes being built and a potential 4,000 new jobs.

The masterplan also ensures that future developments respond to, and complement the Council's priorities, particularly around the themes of economic growth, health and wellbeing, sustainability and climate change.

Key Features

- › Redevelopment of Solihull Station to create a modern 'integrated transport hub'
- › New civic and community hub on the Council owned Eastgate site
- › Potential new car parking solutions located on Monkspath Hall Road
- › Grade A town centre office development at Westgate
- › Guidance on the possible future redevelopment of Mell Square to create a diverse and high quality mixed use space.
- › Delivery of bus priority measures as part of the A45 Sprint scheme to provide high quality public transport links with east Birmingham and the City Centre
- › Improvements to north-south pedestrian and cycle links between the southern gateway of the town including the Monkspath Hall Road site, and the Business and Commercial Quarter and the core of the town centre.
- › Delivery of high quality segregated cycle lanes to link the Town Centre with nearby residential areas (Knowle and Dickens Heath)

To view the Prospectus and Masterplan in full, visit:
www.solihull.gov.uk/About-the-Council/SolihullTownCentreMasterplan

Solihull Town Centre Energy Network

Work is under way to deliver an alternative source of affordable low carbon energy to town centre buildings. The first phase will see up to six customers benefit from the town centre network with the potential to significantly expand capacity in future phases.

The scheme will utilise renewable energy captured by air source heat pumps and distribute it from a single energy centre directly into town centre buildings.

Heat networks present a key opportunity for reducing heat emissions, particularly in urban areas. They offer an affordable and flexible alternative to individual building heat generation, and often provide access to low carbon and renewable technology that may otherwise be difficult to affordably implement.

Driven by UK Central, this exciting project will help Solihull Council deliver on its ambitious climate change commitments by reducing the borough's greenhouse gas emissions and increasing the amount of renewable and low carbon energy used to heat and power buildings.

Heat accounts for nearly half of the UK's energy use and a third of greenhouse gas emissions. This scheme will free building operators from their reliance on natural gas and other fossil fuels while helping Solihull in its drive towards Net Zero Carbon emissions by 2041.

Customers connected to the network will benefit from:

- › Low carbon heat – up to 50% carbon emissions savings
- › A highly efficient and affordable heat supply
- › Greater energy price resilience
- › Flexible heat generation – can add or switch heat supply technology as low carbon markets mature
- › A fully managed heat supply service
- › Best practice service levels for operation and maintenance of heat supply plant, pipework and building connection equipment
- › No need for individual space or hot water plant
- › Support Building Regulation Part L (Conservation of Fuel and Power) compliance (new build and refurbishment)
- › Significant education opportunities

www.solihullenergy.co.uk





➤ SOLIHULL STATION

INTEGRATED TRANSPORT HUB

Solihull train station directly links the town centre to key destinations such as Birmingham and London. The station is a key strategic asset and the principle gateway to the town centre for many who live, visit and work in Solihull.

Working with partners, we want to transform Solihull station into a fully integrated transport hub, incorporating several modes of transport including two new Sprint routes. The new station will provide a gateway to the borough and the town centre, supporting growth and contributing to Solihull being a great place to live and work.

For more information, visit www.solihull.gov.uk/solihull-station

The new station has the potential to deliver:

- › A new landmark building reflective of the high quality character of Solihull, with improved facilities and generous internal public concourse space
- › A new multi-modal interchange prioritising walking, cycling and public transport to provide a safe and enjoyable transition between different modes of transport
- › A hub that improves regional connectivity and one that looks to the future
- › A design with sustainability and the environment at the core of the proposals
- › A station that celebrates Solihull's heritage and vibrancy with new public spaces designed for all
- › A station that meets predicted growth in passenger numbers and provides modern and fit for purpose facilities

PROJECT PARTNERS:



Solihull Town Centre Public Realm Strategy

Working with design and engineering consultants Arcadis, we are currently developing proposals for an exciting new Public Realm Strategy (PRS) to help guide design principles for future developments and provide continuity across our public spaces, streets and greenspaces within the town centre.

From bins to benches and lighting to street signage we want to ensure our approach to high quality public realm respects and enhances Solihull's distinctiveness and identity.

Building on the Solihull Public Realm Masterplan (2016) and reflecting both Local Plan policies and the recommendations of the Town Centre Masterplan (2020) the new strategy will set out an overarching vision for Solihull's public realm. Our emerging PRS seeks to help underpin the Council's strategic aim to support continued investment in our town centre and ensure it remains a vibrant, attractive and welcoming place for everyone to live, work and visit.

The phase one concept design focuses on Solihull High Street, New Road and the access to Malvern Park via Park Road. This area forms a key route through the heart of the town centre and incorporates Solihull's primary public realm space.



Solihull's Electric Vehicle Strategy

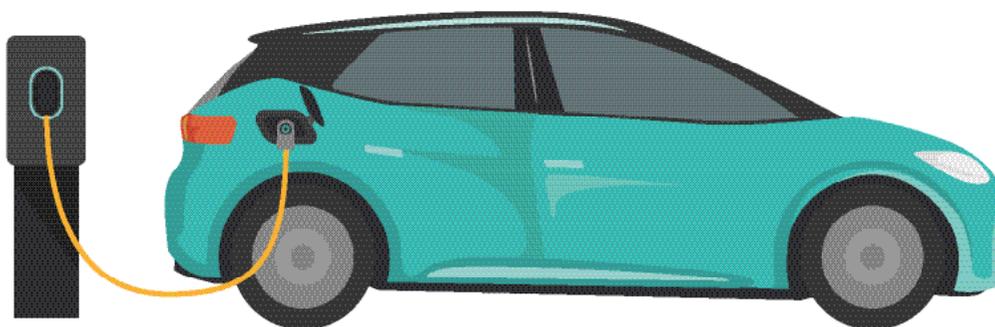
Solihull's Electric Vehicle Strategy has been developed with the central aim of ensuring that when any existing petrol or diesel powered vehicle owned or operated in the borough is sold or scrapped, it is replaced with an electric vehicle. The strategy forms a key part of our Net Zero Action Plan and seeks to accelerate the transition to zero emission vehicles. To accompany the strategy an EV Action Plan has also been produced which establishes series of achievable commitments set against clearly defined timeframes.

Key Objectives

- › Reliable, convenient and affordable charging in the borough
- › Awareness of benefits and availability of services
- › Engagement to understand and address challenges and concerns
- › Council leading the way

Outcomes

- › Clean air
- › Reduced carbon emissions
- › Sustainable economic growth
- › A just transition from ICE to EV



Solihull's Electric Vehicle Strategy sets out a clear roadmap towards achieving these outcomes by focussing on expanding charging infrastructure, and putting electric vehicles at the centre of future planning, parking and public transport decisions. It also looks at how we will promote electric vehicles through our advocacy and outreach and incorporate them into the Council's own operations and resources.

The strategy forms part of the Council's wider UK Central Solihull programme, delivering key infrastructure projects to support sustainable and inclusive growth across the borough and to complement the investment stimulated by the connectivity associated with the forthcoming HS2 Interchange Station.

www.solihullcouncil.gov.uk/evstrategy

Connected Automated Vehicle (CAV) Trials

CAV (Connected Autonomous Vehicle) technology has the potential to revolutionise the way we get around our towns, cities and rural areas. Solihull Council is working to understand how we can safely and practically start to incorporate this technology into our future transport infrastructure.

Working in partnership with a range of public and private sector organisations, Solihull Council is demonstrating real-world use cases for automated vehicles. As well as delivering detailed feasibility studies, a series of **successful passenger trials** involving the use of a fully electric self-driving shuttle have already taken place in Solihull, across the NEC, Birmingham Airport and Birmingham Business Park.

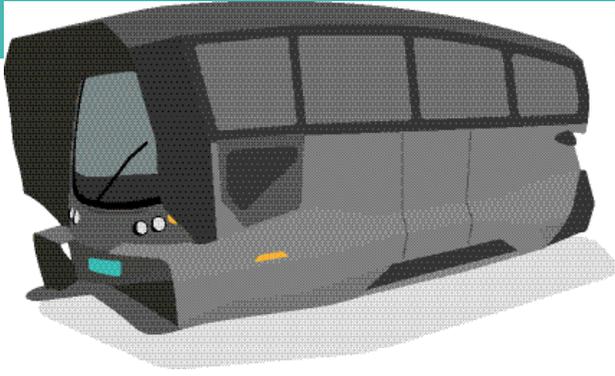
Already one of the best-connected destinations in the UK and Europe, the UK Central Hub is the perfect place to trial autonomous vehicles, providing learning on future mobility services and highway infrastructure design.

Building on the success of previous deployments, Solihull Council is currently leading a consortium of partners to deliver our most ambitious project yet, The Solihull and Coventry Automated Links Evolution (**SCALE**). This pioneering pathfinder project will look specifically at the commercial viability of self-driving operations, passenger experience and operational factors such as insurance and vehicle maintenance.



For more information visit:
www.solihull.gov.uk/cavtrials

Low Carbon Future Mobility

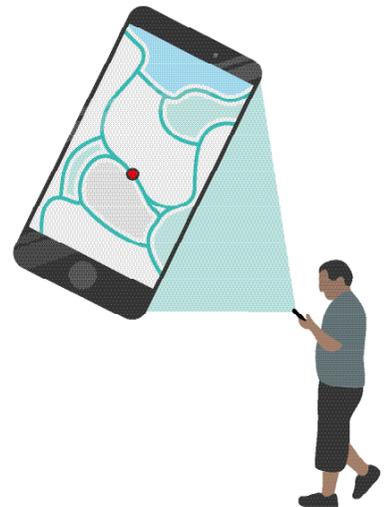


Mobility underpins human activity, connecting people to jobs, markets, opportunities and each other. Our Low Carbon Future Mobility project looks at how we can use new and emerging technology and services to either reduce, share or 'green' trips across the UK Central area.

Recognising the productivity, health and environmental benefits of a shift away from single occupancy motor vehicles, the Low Carbon Future Mobility project is focused on identifying and addressing real-world transport challenges.

We are working with Transport for West Midlands and private sector stakeholders to explore new technologies while encouraging cross sector innovation and investment. We want to lead the way in exploring, trialing and introducing innovative transport and mobility solutions. By refining these solutions, and then eventually scaling them up, the overall aim is to create a reliable, efficient and affordable mobility eco-system which makes it easier to leave the car at home.

As part of this project we are currently looking to engage potential commercial partners to design and deliver innovative trials relating to consumer goods and food deliveries. This is an opportunity to test new ideas that offer low carbon delivery solutions. Trials may include new infrastructure, vehicles, services or technology platforms.



The Low Carbon Future Mobility project forms part of a wider strategic approach being developed to decarbonise the borough in line with the Council's climate declaration ambitions of Carbon Net Zero for the Council's own operations by 2030 and Net Zero for the wider borough by 2041.

Kingshurst Village Centre

The redevelopment of Kingshurst is a once in a generation opportunity to create a high quality, community focused centre at the heart of this important Solihull neighbourhood.

As the third local centre to be regenerated in North Solihull, Kingshurst will build on the success of previous schemes at Chelmund's Cross and Smith's Wood. The redeveloped centre will help ensure that Kingshurst becomes a sustainable, well integrated community with enhanced potential to benefit from its close proximity to the economic opportunities at the airport, NEC and the rest of the UK Central Hub.

Kingshurst Village Centre will be redesigned to a high standard so that it offers a range of local services and plays a strong role in building further social capital and local pride.

The first phase of construction, comprising of 25 new sustainable social rented homes, has already been successfully delivered.

Based on the masterplan and approved planning submission the new village centre could contain:

- › 79 sustainable and affordable homes all built to Lifetime Homes standards
- › New vicarage for St Barnabas Church
- › 2,001 m² health uses and community space, including GP, dentist and pharmacy; a Community Wellness Hub
- › 1,207 m² providing modern, flexible space for a range of retail and high street uses
- › High quality public realm and enhanced links to Kingshurst Park and Kingshurst Primary School
- › 75 car parking spaces to support the new local centre, community space and the Church
- › New internal road layout linking Over Green Drive and Colling Walk
- › Sustainable Urban Drainage (SuDS) and landscaping throughout



Chelmsley Wood

Town Centre Masterplan

Working with partners, Solihull Council is developing a long term plan to ensure that Chelmsley Wood Town Centre continues to thrive and serve the needs of the local community as we witness the role of town centres changing locally and nationally.

Plans are focused initially on the Northwest Quarter of the town centre, where the Job Centre, former library site and Police Station are located. This key part of the town centre is currently underutilised and physically cut off from the rest of the centre.

With an exciting new masterplan for this vital part of the town centre now in place, we believe this will be the first step in a phased plan of redevelopment which could see the centre completely transformed over the next ten years.

Key features contained within the first phase of our masterplan include:

- Establishment of a discount food store on the former library site facing east, with an office block along the Western edge, providing an attractive frontage to Kingshurst Brook.
- Creation of a new town square and enhanced public space. This includes a pedestrian link from the existing upper-level shopping precinct to connect with this area.
- Establishment of a small commercial pavilion next to the discount food-store fronting the new town square (potentially for café use).
- Treatments to the front of the former postal office sorting facility to create a more attractive frontage.

