

KINGSHURST

SOLIHULL METROPOLITAN BOROUGH COUNCIL

KINGSHURST VILLAGE CENTRE PLANNING BRIEF

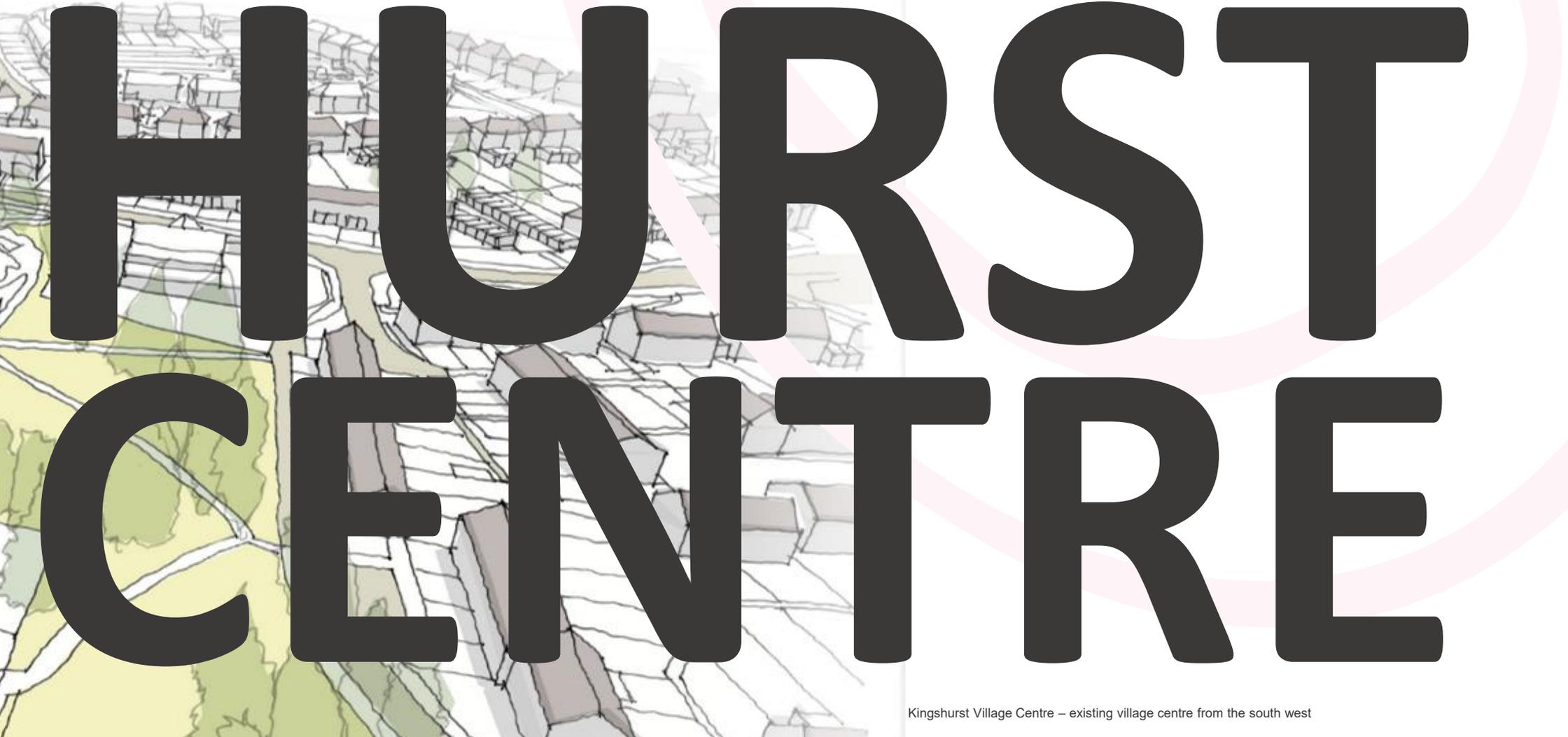
SEPTEMBER 2019





**KINNINGS
VILLAGE**

REGENERAT



HURST CENTRE

Kingshurst Village Centre – existing village centre from the south west

ION

CONTENTS

- 01 INTRODUCTION
- 02 THE NEED FOR REGENERATION
- 03 PLANNING POLICY FRAMEWORK
- 04 STEPS TAKEN TO PROMOTE REGENERATION
- 05 SITE ASSESSMENT
- 06 DEVELOPMENT OPPORTUNITY
- 07 DESIGN DEVELOPMENT
- 08 NEXT STEPS

01

PURPOSE AND OBJECTIVES

Introduction

The purpose of this Planning Brief is to explain the history of Kingshurst Village Centre, the opportunity for development and the capacity of the site to deliver successful regeneration.

The Brief will establish the baseline position for a detailed options assessment and is published as a framework document to support the aims of the Local Plan and Local Plan Review and the North Solihull Regeneration Area Strategy.

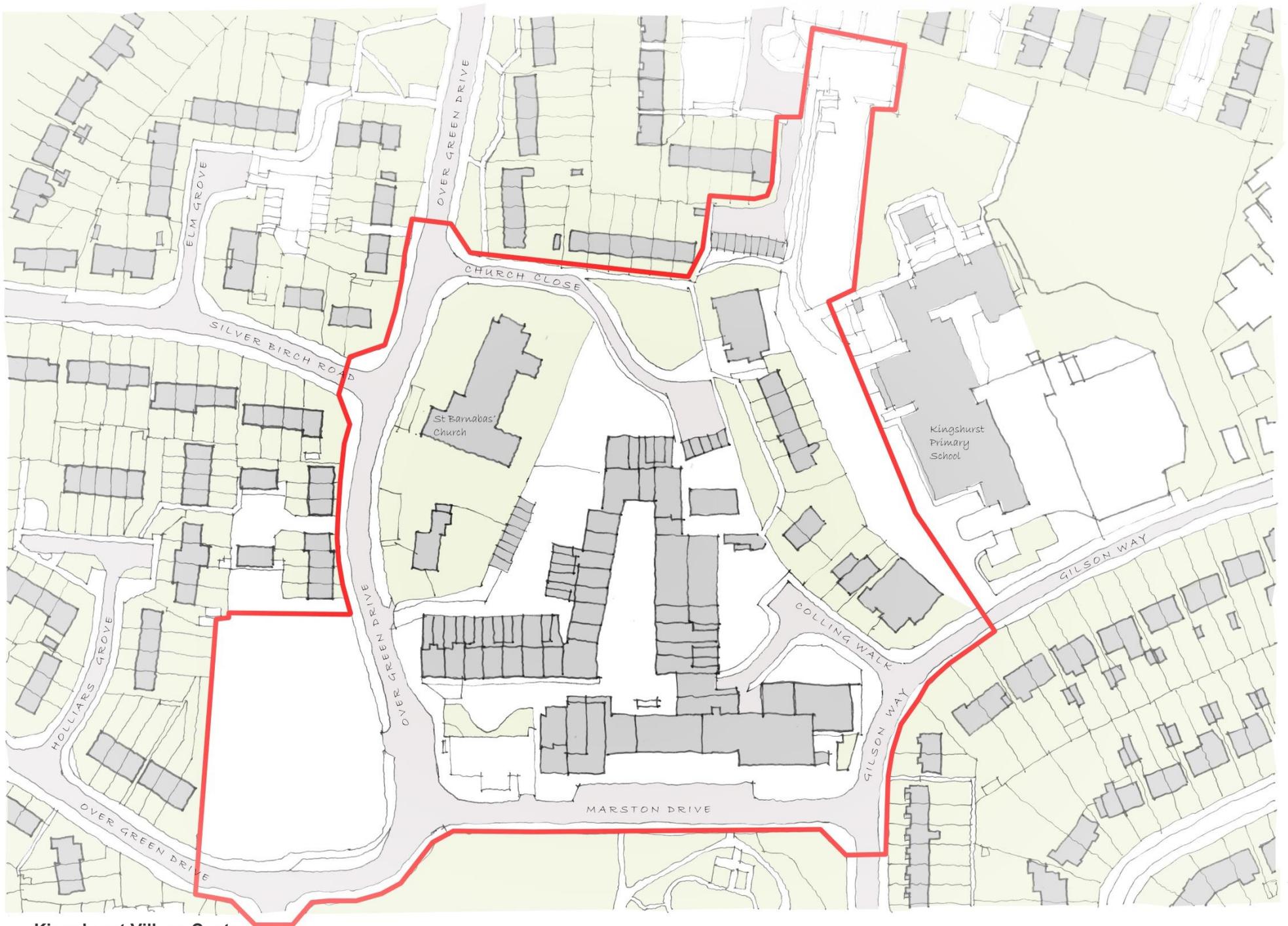
The intention is to build on previous work to establish a deliverable scheme to bring forward the successful regeneration of the village centre. Whilst this document does not include a layout masterplan, it does identify site constraints and key considerations for the redevelopment of Kingshurst Village Centre and provides a number of visuals and plans.

The regeneration of the centre is set out as a key commitment in the Solihull Council Plan 2018-2020.

The regeneration of Kingshurst is a once in a generation opportunity to create a high quality, community focussed centre at the heart of a large suburban neighbourhood.

As the third local centre to be regenerated in North Solihull, Kingshurst should build on the success of previous schemes at Chelmond's Cross and Smith's Wood. Kingshurst Village Centre has considerable scope to be radically redesigned to a high standard so that it offers a range of local services and plays a strong role in building social capital and local pride.

In this way, the redeveloped centre will help ensure that Kingshurst becomes a sustainable, well integrated community that benefits from its close proximity to the economic opportunities at the airport, NEC and the rest of the UK Central Hub.



Kingshurst Village Centre

02

EXISTING USE AND AREA PROFILE

The Need for Regeneration

Kingshurst Village Centre is an early 1960's local shopping precinct that provides retail, residential, community and health uses. In close proximity to the centre is Kingshurst Park, Kingshurst Primary School and St Barnabas Church.

The key drivers for change are the condition and function of the existing centre, and socio economic factors linked to the regeneration area.

Existing Layout and Condition

The main access to the centre is from Marston Drive through the parade facing Kingshurst Park, with secondary links from Over Green Drive, Church Close and Colling Walk. The complex is arranged in a restrictive inward facing layout so that the façade of the shops and plaza area that should form the heart of the community are invisible from the outside.

The exterior façade is uninviting and largely composed of retail service yards, garages, the rear of flats and anti-vandal infrastructure on top of walls. The complex is in poor condition and the operational and maintenance costs are increasing.

St Barnabas Church and vicarage is located to the north west. Kingshurst Primary School is to the north east with pedestrian access through the centre. Kingshurst Park is located to the south.

The former Mountfort Public House site at Over Green Drive has been cleared and forms part of the development site.

To date the only major work to take place within the area has been provision of the new primary school and limited residential development at Over Green Drive. A high quality centre is fundamental to improving quality of life for the local community and will help take advantage of the economic opportunities represented by planned growth in both Solihull and the wider West Midlands.

Existing Uses - Retail

The retail element is outdated and the poor quality environment does not encourage dwell time. There is too much retail floorspace and smaller sized units haven't adapted to changes in the retail sector or the needs of retailers. The vacancy rate and overall lack of investment add to the physical impact.

As the units are inward facing and the centre is locked at 9pm for community safety reasons which restricts use later in the evening.

Consumer uncertainty and confidence as a result of external influences the rise of the internet, dominance of larger supermarkets and convenience shopping, ease of accessibility by private car and presence of regional destination shopping schemes all add up to a totally different retail market and demand.

Precincts like Kingshurst have generally seen significant decrease in occupancy as customers shop in different ways, and any new development will need flexibility to continue to adapt as well as cater for the current market.

Existing Uses – Residential

The existing residential use within the parade is predominantly provided in upper floor apartments above retail with external access in close proximity to retail service areas. The majority of the 28 maisonettes are managed by Solihull Community Housing. External amenity space is limited and quality of the residential units has deteriorated over time and is not very poor.

Houses at Church Close and Colling Walk are in a mixture of council and private ownership. These face the retail service yards and car parking.

Existing Uses – Community and Health

The centre currently provides a GP surgery within a converted residential house, dentist, pharmacy and optometrist. There are also a number of community uses including a library and Solihull Connect service, Solihull Community Housing (SCH) facility, Solihull Youth Office Hub. Buildings are dated, poor quality, and not fit for purpose.

Immediately north is St Barnabas Church, Church Hall and adjacent vicarage. To the north east is Kingshurst Primary School, although the main school entrance between School Close and Church Close is not obvious.

The Kingshurst regeneration project provides an opportunity to improve how community uses are delivered and create sustainable services which better meet the needs of the community.

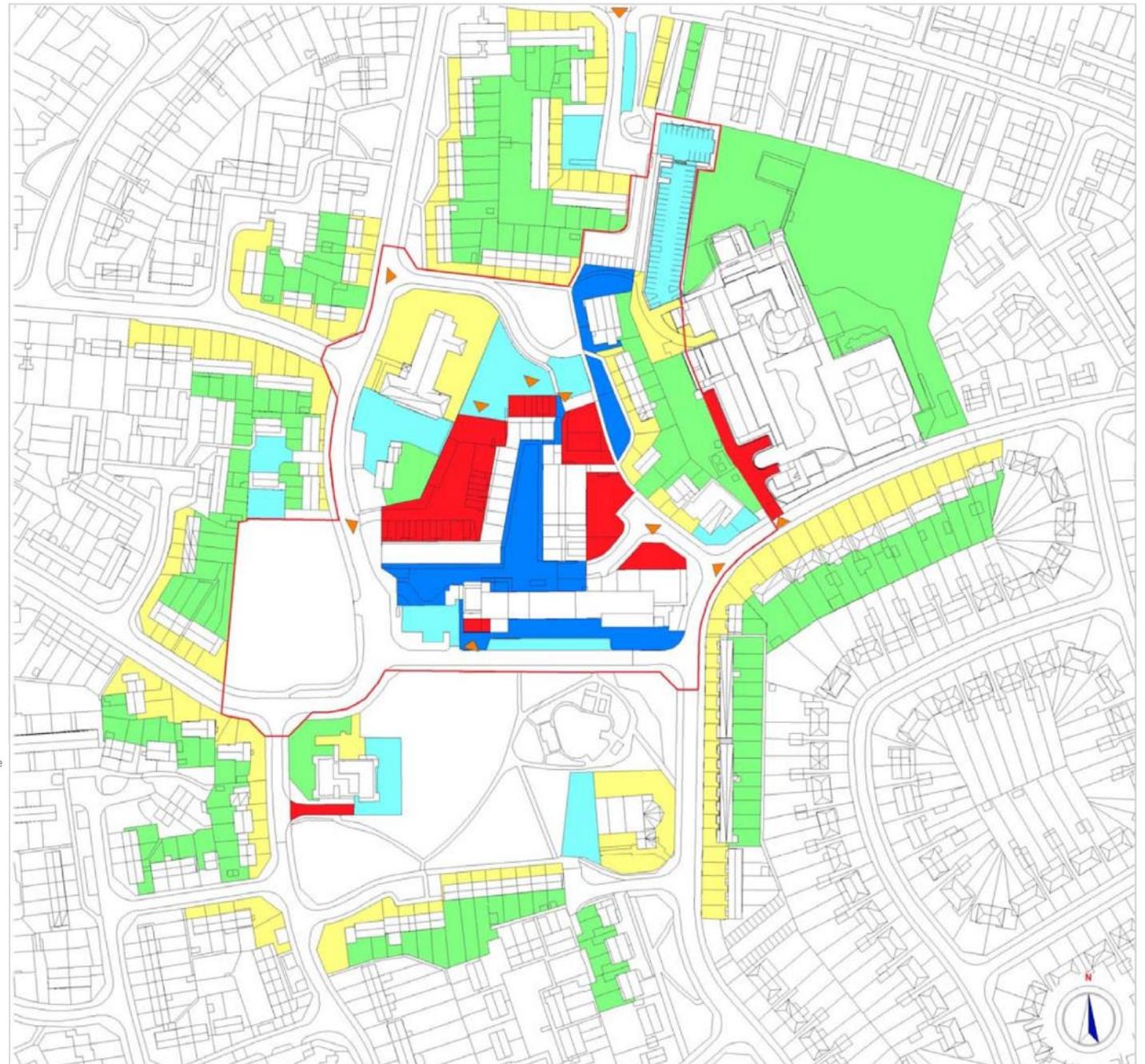
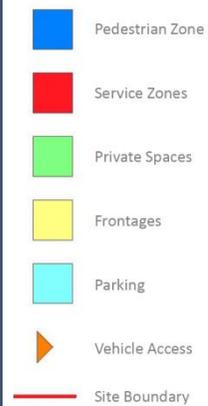
EXISTING USE AND CONDITION

Issues with Current Layout

This diagram demonstrates the built constraints of the site such as the existing movement of vehicles and pedestrians on the site.

Careful consideration will need to be made to consider how the services will pass through the site as currently the service zones cut through the site creating a conflict between frontages of key properties which overlook loading bays.

Access into Kingshurst School needs to be maintained as the majority of students and visitors access the school via School Close.





St Barnabas Church and rear of the retail precinct and residential units from Colling Walk



Kingshurst retail precinct view from Marston Drive entrance



Kingshurst Village Centre view from Marston Drive/Gilson Way



Kingshurst retail precinct view towards Marston Drive



Rear service yard and access to upper floor residential units



Retail precinct and canopy



Rear garages, service yard and access to upper floor residential units



Pedestrian walkway within the centre

Socio Economic Factors

Solihull is a broadly affluent Borough with generally above-average levels of school performance and low crime rates compared to the West Midlands. Levels and extent of deprivation are limited but 22 of the Borough's 134 Lower Super Output Areas (LSOAs) fall within the most 20% deprived areas in the country.

However, the Borough is challenged by a prosperity gap and performance indicators within the North Solihull Regeneration Area north of Birmingham International Airport, significantly lag behind the rest. Geographically, Solihull can be split into the northern area (including the regeneration zone), the urban west (including Solihull town centre), the rural east and the semi-rural south.

Ward profile data collated by SMBC give an indication of socio-economic circumstances and specific issues at a local level. The latest profiles were produced in 2016 with some measures updated in 2019.

There are considerable issues in respect of deprivation, skills, employment and health in the local area compared to both Solihull and England averages.

Kingshurst Village Centre is located within Smith's Wood ward, on the boundary with Kingshurst & Fordbridge. Smith's Wood and Kingshurst & Fordbridge are two of the Borough's three densely populated northern wards and a focus for redevelopment and neighbourhood improvement.

Socio-economic indicators across the two wards illustrate the following trends, with all measures less favourable than the Solihull average:

- High levels of deprivation using Index of Multiple Deprivation
- A relatively young population
- Low levels of employment
- High rates of claimant unemployment/other benefits
- Low skills
- Low life expectancy
- High rates of premature mortality due to cancer and coronary heart disease
- High levels of obesity in both adults and children
- Residents are relatively less satisfied with their community as a place to live and feel unsafe
- Above average instances of crime and anti-social behaviour

Compared to both the Solihull and England average there are considerable issues in respect of deprivation, skills, employment and health. Despite improvement in absolute terms there has been persistent low performance against comparators.

These issues are a key driver for this project. The regeneration of the village centre has potential to bring about long-term sustainable benefits through changes to the tenure mix and types of housing available to local people and improvements to community facilities, retail, leisure and employment services.

The regeneration of both Smith's Wood and Kingshurst & Fordbridge is guided by the principles of the North Solihull Strategic Framework and review of the spatial strategy for North Solihull.

Detailed Ward Profile Data (2019)

Of the eight LSOAs contained within Smith's Wood Ward, all except Windward Way are in the most 20% deprived neighbourhoods in the country. The Birds North and South, The Rivers and The Islands are in the most 10% deprived nationally.

Of the nine LSOAs either wholly or partially contained within the ward of Kingshurst & Fordbridge, six are in the most 10% deprived neighbourhoods in the country, although there are relatively more advantaged areas in Central Kingshurst and Babbs Mill South, where private housing predominates.

Kingshurst & Fordbridge and Smith's Wood have the two lowest average ages across the 17 wards in Solihull which is reflected in a relatively high proportion of residents aged 0-15 years (24% compared to 19% for Solihull) and 16-29 years (19% compared to 15%).

This large proportion of young people is contrasted with a much smaller number of people in all age groups over 50 years of age. Most notably, Kingshurst & Fordbridge and Smith's Wood have the lowest and 2nd lowest proportion of people aged 65 and over in the Borough.

The Index of Multiple Deprivation (IMD) provides a useful snapshot of the degree to which the local population is exposed to social and economic disadvantage. Six out of the nine LSOAs in Kingshurst & Fordbridge are in the 10% most deprived neighbourhoods in England, with Bennett's Well (3rd percentile) and Hatchford (4th percentile) in the most deprived 5%.

By contrast Babbs Mill South (34th percentile) and Central Kingshurst (33rd percentile) are the least deprived neighbourhoods in the North Solihull regeneration wards. Smith's Wood's deprivation profile is consistent with the rest of the North Solihull regeneration area, with seven out of the ward's eight LSOAs in the most deprived 15% of neighbourhoods in the country.

The most deprived neighbourhood in Smith's Wood is the Birds South on the 2nd percentile, one of four LSOAs in the bottom 10% nationally.

Smith's Wood and Kingshurst & Fordbridge have the 2nd (65.8%) and 3rd (66.3%) smallest proportion of economically active 16-74 year olds in Solihull. At around 55% for each ward, they have a much lower employment rate than either the Borough (64%) or England (62%) averages as well.

In December 2018, the working age Claimant Unemployment rate in Kingshurst & Fordbridge (7.0%) and Smith's Wood (6.5%), were the 2nd and 3rd highest in the Borough and considerably above the Solihull (2.5%) and England (2.3%) averages.

Claimant Unemployment is a particular problem for young people aged 18-24 with rates of 10.6% in Kingshurst & Fordbridge and 10% in Smith's Wood, substantially above the Solihull (4.4%) and England (3.1%) averages.

Adult skills are typically low in this area. In Kingshurst & Fordbridge 37.2% of adults have no qualifications, whilst in Smith's Wood that figure is 37.6%. Both of these compare poorly to the Solihull (22.7%) and England (22.5%) averages and represent the 3rd and 2nd poorest scores across the Borough.

Public Health England data for 2011-2015 shows that life expectancy for adults in both Kingshurst & Fordbridge and Smith's Wood are below both the Solihull and England average. For men, life expectancy in Kingshurst & Fordbridge is 75.6 years and in Smith's Wood it is 76 years compared to 80.4 years across Solihull and 79.4 years across England.

For women, in Kingshurst & Fordbridge life expectancy is 82.1 and in Smith's Wood it is 79.9 which are below the Solihull average of 84.3 and England figure of 83.1.

Premature mortality (deaths under the age of 75 years), particularly from Cancer, Coronary Heart Disease and Circulatory Disease are far more common than the Solihull average or across England as a whole.

Data from Public Health England provides insight into lifestyle factors which contribute to the health of the local population. Both Kingshurst & Fordbridge and Smith's Wood wards exhibit higher than average levels of both adult and childhood obesity and lower than average levels of healthy eating. Alongside this the number of physically active adults is relatively low.

Place Survey (2018)

During the 2018 Place Survey residents were asked a number of questions about how they view their community. The responses are available for each of the three locality areas in Solihull (North, West and East), with Kingshurst & Fordbridge and Smiths Wood in the North Solihull locality:

- 74% of respondents in North Solihull were satisfied with their local area as a place to live compared to 88% across the rest of the Borough.
- 46% of North Solihull respondents say that they feel safe in their local area after dark, with 41% saying that they feel unsafe (18% very unsafe). This is notably less positive than the average across the rest of the Borough (57% feel safe, 28% feel unsafe).

The Safer Solihull Strategic assessment 2018 shows that Kingshurst & Fordbridge has the 3rd highest number of crimes among the 19 police neighbourhoods in Solihull, with Smith's Wood 8th highest.

Anti-social behaviour (ASB) is also an issue in parts of both Kingshurst & Fordbridge and Smith's Wood, with rates in North Solihull generally above the Borough average. Particular ASB hotspots near Babbs Mill Recreation Ground and Kingshurst Way.

Many of the aspects of socio-demographic disadvantage described in the section above have markedly improved since the start of the wider regeneration programme and since the end of the 2008/09 recession. However, the less favourable adult outcomes in the Kingshurst & Fordbridge and Smith's Wood wards compared with much of the rest of Solihull persists.

Health Needs Assessment (2019)

The detailed ward profile information and socioeconomic factors have already been discussed, and highlighted some gross inequalities that residents in this area experience. A specific health needs assessment was conducted to expand upon this, to identify what specific health needs this population experience.

'Needs' are defined as areas of health where interventions may bring about health improvement.

The wider determinants of health were considered, including the impact cultural, environmental and social factors may have on the health of an individual, as it is more likely that redevelopment could effect these directly so in turn have an impact on subsequent health.

Key Health Needs Identified:

- Young deprived population, with deprivation particularly marked in children
- Life expectancy low
- Illness prevalence, mortality rates and premature deaths are higher than expected for all causes, all cancers (particularly lung cancer), cardiovascular diseases, chronic obstructive pulmonary disease (COPD), and liver diseases
- These diseases have significant contributions from behavioural and modifiable risk factors, many of which are common in the local residents, such as smoking, obesity, poor dietary habits, and lack of physical activity
- Mental ill health is common including depression and self-harm

Wider Determinants of Health Needs Identified:

- Child development in pre-school and during school is variable
- Lone parents and full-time carers are vulnerable socially isolated groups and are prevalent
- Lack of volunteering and hence decreased social capital
- High crime rates, mirrored with poor feelings of safety, including anti-social behaviour and domestic abuse
- In private housing, overcrowding is a common issue, with a high prevalence of fuel poverty
- Few use active travel to get to work, despite low car ownership
- Generally high feelings of dissatisfaction with the area as a place to live
- Low employment rates, particularly in 18-24 years, with low levels of adult skills

Current Supply and Demand

Numerous community assets have been mapped, often targeting young people, with several active 3rd sector and community providers. Healthcare services are centred on 2 local GPs. There are high emergency rates of admission, poor uptake of preventative services and screening are proxy measures for poor primary care use and access. Medical services were the notable reason for accessing current parade facilities.

Several community consultations have already occurred in the area, raising common issues - concern over crime and safety, lack of facilities for children of all ages, issues with public transport and lack of car parking, and some poorly perceived primary care facilities. The parade is identified as a good current source of community support and networking. Local residents were concerned over a lack of awareness of current assets.

Conclusions

A life-course approach aimed at children with preventative work is important as many health needs are secondary in part to modifiable risk factors. There are low levels of healthy eating and physical activity, and high levels of smoking. There are several vulnerable groups who have an increased chance of poor social capital and isolation. Loneliness, a lack of feeling safe, and general dissatisfaction with the local area along with poor private housing conditions, low education and occupational attainment contribute to poor mental health and increased unhealthy lifestyle behaviours.

Lack of engagement with some current primary care facilities contributes to poor preventative and early detection service uptake. There are lots of current community assets in the area, but questionable knowledge about them. Community support is highlighted as a strength of the current village centre. People do not feel safe in the area.

Recommendations

- **Awareness of assets** – currently there are numerous assets, though they are not well known about by the general community
- **Involving key stakeholders** – including residents, primary care and 3rd party providers to discuss how to develop services
- The village centre should **retain its community feel** that is a highly regarded aspect of it
- **Safety** – design should consider safety issues, as feeling safe will increase wellbeing and facilitate access to more facilities
- **Healthy eating** – access to fresh, affordable healthy foods should be encouraged
- **Increasing physical activity** – making the area more safe and engaging for active transport, alongside development of services encouraging physical activity
- **No smoking** – education around this within community assets
- **Increasing social capital** – improving social connectedness and encouraging volunteering improves wellbeing and may be used as a gateway to services that encourage healthier lifestyles
- **Monitoring and Evaluation** - is an integral part and should be planned alongside any interventions

North Solihull Regeneration Area

Kingshurst forms part of the North Solihull Regeneration Area and is the last of three centres, after Chelmund's Cross and Smith's Wood which have successfully undergone redevelopment.

The centre is recognised within the North Solihull Strategic Framework Supplementary Planning Guidance (2005) as an area that requires regeneration.

In May 2005, SMBC created the North Solihull Partnership (comprising InPartnership Ltd, Bellway Homes and Whitefriars Housing Group) to bring about the physical, social and economic regeneration of North Solihull and a shared ambition to transform the three wards of Chelmsley Wood, Smith's Wood and Kingshurst & Fordbridge.



North Solihull Regeneration Area

Chelmund's Cross is the largest of the centres to be reviewed and has been subject to the demolition of the old shopping precinct, adjustment to the highways and public realm at Chester Road, opening of a new primary school and community facilities, new retail and office space provisions, and a specialist care home.



Chelmund's Cross Local Centre during construction and after completion

Smith's Wood has been subject to similar development, with the demolition of two high rise blocks and a outdated shopping precinct, and construction of a new High Street with retail, residential and office space, a new medical centre and assisted living schemes.

The Draft Local Plan (2016) allocates Kingshurst Village Centre for c.100 new homes. Public consultation on a masterplan scheme in 2017 identified community support for a high level of change and a preference to replace the centre with modern shops, community buildings and new homes.



Smith's Wood Local Centre before and after intervention

Planning Policy Framework

Planning policy relevant to the site is contained within the National Planning Policy Framework (2018), Solihull Local Plan (2013) and the North Solihull Strategic Framework SPD (2005).

The Local Plan is being reviewed and based on the current plan timetable a draft is expected to be published in 2020.

National Planning Policy Framework (2018)

The 2018 revision of the NPPF retains a presumption in favour of sustainable development and three overarching objectives to be delivered through the preparation and implementation of plans and policies in the Framework:

- 1) An economic role
- 2) A social role
- 3) An environmental objective

The development plan must include strategic policies to address each local planning authority's priorities for the development and use of land in its area.

Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for housing (including affordable housing), employment, retail, leisure and other commercial development; infrastructure; community facilities (such as health, education and cultural infrastructure); and conservation and enhancement of the natural, built and historic environment.

To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site.

Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.

Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users.

Solihull Local Plan – Shaping a Sustainable Future (2013)

The Solihull Local Plan was adopted in December 2013 and sets out future challenges facing Solihull and how they will be addressed over the Plan period 2011 - 2028. The Local Plan outlines the potential locations and the strategy for achieving the vision, and policies and proposals to enable the borough to grow and develop into the place we would like it to be. Sites for development are also identified.

Policy **P19 – Range and Quality of Local Services** confirms the district and local centres as Knowle, Dorridge, Castle Bromwich, Marston Green, Balsall Common, Hobs Moat, Kingshurst, Arran Way, Craig Croft, Dickens Heath, Hatchford Brook, Shelly Farm, Meriden, Olton.

P19 acknowledges that Solihull has a variety of local centres which need to be developed and sustained in a way which ensures their continued sustainability and economic success. The policy outlines that the scale and nature of any new development should reflect the centre's role and function in serving local needs, the opportunity to reduce the need to travel or the need to sustain the economic viability and vitality of the centre.

Appropriate development could include retail, leisure, community and other facilities. All new development will need to be sensitive to local character and enhance the public realm. Parades and local shops providing for day to day needs, including those serving villages, will be sustained. Proposals for change of use or new development will be granted planning permission where this role would not be prejudiced.

The Local Plan identifies Kingshurst within the North Solihull Regeneration Area. The regeneration area is considered to be subject to significant levels of deprivation, with high levels of crime, and unemployment; including some which are among the 10% worst in England.

The Local Plan notes the area is subject to poor public transport links to the south of the Borough, and to key employment areas. It is also considered there is also poor access to local services, facilities and economic assets by walking and cycling.

The North Solihull Regeneration Area is identified as having an inadequate supply of business premises, a skills and qualifications gap and low educational attainment. This coincides with a poor quality urban environment, green space and public realm, a lack of variety of tenures, and a lack of market and affordable housing.

As a result of these factors the North Solihull Regeneration Area is subject to various challenges for the Borough, including:

- Reducing inequalities
- Affordable housing needs
- Improving the quality of the environment
- Securing sustainable economic growth
- Improving accessibility and sustainable travel
- Improving health and well being

By addressing these challenges SMBC seek to provide an increased choice in the housing stock through an improved size, type and tenure; improved opportunities and access to employment, with a more highly skilled workforce and a better range of jobs; and healthier, safer communities with better access to communities.

The Solihull Local Plan states its aim to work with developers, landowners, businesses and community interests in order to ensure the delivery of development proposals. This includes continuing the role of the North Solihull Partnership to support the successful regeneration of the three wards of Chelmsley Wood, Kingshurst & Fordbridge and Smith's Wood.

Whilst the spatial policies relevant to the site are limited, there are a series of strategic policies that would need to be considered in any development proposals. Due to the aforementioned affordable housing needs policy **P4 Meeting Housing Needs** outlines that developers of allocated and unidentified sites are required to make a contribution to affordable housing on residential sites of 0.2 hectares or more, or housing developments of 3 or more (net) homes.

Policy **P4** further states that contributions will be expected to be made in the form of 40% affordable dwelling units on each development site, taking into consideration:

- Site size
- Accessibility to local services and facilities and access to public transport
- The economics of provision, including particular costs that may threaten the viability of the site
- Whether the provision of affordable housing would prejudice the realisation of other planning objectives that need to be given priority in the development of the site
- The need to secure a range of house types and sizes in the locality in helping to achieve socially balanced and mixed communities
- The need to achieve a successful housing development. Where on site provision is not feasible or viable there will be a financial contribution towards the provision of affordable housing that would not otherwise be provided, elsewhere within the Borough.

In order to promote the use of sustainable transport and improve public transport links policy **P8 Managing Demand for Travel and Reducing Congestion** outlines that development shall be required to promote the use of sustainable modes of transport by ensuring the design and management of the development enables and encourages the use of sustainable modes of transport. This includes implementing transport planning measures to encourage people accessing the development to use sustainable transport modes to the site.

The council's continuing goal for shaping a sustainable future is demonstrated by policies **P9 Climate Change**, **P10 Natural Environment**, **P12 Resource Management** which state new developments will need to consider waste disposal, energy usage, emissions, biodiversity and the natural environment.

Policy **P14 Amenity** seeks to protect the amenity of residential and shopping areas, community facilities and open space from bad neighbour uses. The policy states that 'development that would be significantly harmful because of smell, noise or atmospheric pollution will not be permitted'.

Policy **P15 Securing Quality Design** seeks new development to contribute to local character, distinctiveness and streetscape quality and ensures that the scale, massing, density, layout, materials and landscape of the development respect the surrounding natural, built and historic environment.

The policy also seeks to ensure sustainable long-term use of new developments through flexible, robust and future-proofed design such as high-speed digital connectivity. New developments will be expected to make use of sustainable drainage (SuDS) principles, to minimise and adapt to the risk of flooding.

New development should seek to create attractive, safe, legible streets and public spaces which are easily accessible and maintained. Developments should encourage walking and cycling and reduce crime and the fear of crime, integrate the natural environment within the development through the provision of gardens, quality open space and/or improved access to, enhancement or extension of the green infrastructure network.

Policy **P20 Open Space** confirms the importance and multi-functional benefits of public open space, sports and recreational facilities within the Borough. The enhancement of existing facilities and open space will be supported.

Any loss of existing facilities that are deemed to be of value to the local community through development will not be permitted. Where they are of value to the local community for recreation, visual amenity, nature conservation or make an important contribution to the quality of the environment or network of green infrastructure, loss will have to be justified.

Policy **P20** states the Council will require provision for appropriate open space, sports and recreational facilities as an integral part of new development. This should address identified shortfalls in local provision, outlined in adopted Council strategies and provide for the resultant increase in population from the development.

To ensure a high-quality living environment for the occupiers of all new residential development, including supported housing schemes for the elderly and those with disabilities, provision should be made for informal amenity space.

Proposals for family housing will be expected to provide opportunities for safe children's play in accordance with the Design for Play and the Free Play Network's 10 Design Principles. To promote healthy lifestyles in the workplace, major commercial development proposals (over 1ha or 1,000 sqm) will also be required to provide new open space and/or contribute to enhancement of the green infrastructure network.

Solihull Local Plan Review - Consultation Draft (2016)

The new Local Plan will cover the period 2017 – 2033. Kingshurst Village Centre is identified as a proposed housing allocation with capacity for c. 100 new homes across 4 ha. Development will result in the re-use of previously developed land in a highly accessible location and support regeneration of North Solihull.

Viability and required demolition are identified as site constraints and vehicular and pedestrian access and connectivity, provision/contribution to play area/parks and open space, Sustainable Urban Drainage, local healthcare facilities and 50% affordable housing identified as likely requirements.

The Draft Local Plan retains a number of relevant policies, with the following updated to address housing need.

Policy **P4 Meeting Housing Needs** will require provision of 50% affordable housing on sites of 11 units or more. Where the council prepares a Development Brief, this will include details of the likely profile of market housing required, identified by the latest Strategic Housing Market Assessment.

Policy **P5 Provision of Land for Housing** confirms allocation of sufficient land for at least 6,522 net additional homes. The density of new housing will make the most efficient use of land while providing an appropriate mix and maintaining character and local distinctiveness.

Policy **P7 Accessibility and Ease of Access** will focus development in the most accessible locations and seek to enhance existing accessibility and promote ease of access. Policy **P8 Managing Travel Demand and Reducing Congestion** will promote linked trips by encouraging mixed use development where appropriate.

Policy **P14 Amenity** will seek a good standard of amenity for all existing and future occupiers. Development will only be permitted where it secures a high quality of design. Policy **P15 Securing High Quality Design** will expect proposals to contribute to or create high quality places which have regard to local distinctiveness and achieve high quality, inclusive and sustainable design.

Policy **18 Health and Wellbeing** supports creation of an environment which supports positive health outcomes and reduces inequality. Formal consideration of health impacts through the use of Health Impact Assessments will provide opportunity to maximise positive impacts of the proposed development and minimise potential adverse impacts.

Policy **P19 Range and Quality of Local Services** is retained which confirms Kingshurst as a Local Centre. Proposals reflecting the scale and nature of the centre's role in serving local needs, the opportunity to reduce the need to travel, or the need to sustain the economic viability and vitality of the centre will be supported.



Kingshurst Village Centre Proposed Housing Allocation

Solihull Local Plan Review – Supplementary Consultation (2019)

A further Draft Local Plan has been prepared to update local housing need and consider additional sites submitted since 2016.

Kingshurst is referenced as **Site 7** with capacity for 100 new homes:

This site is subject to an emerging masterplan for the redevelopment of the former Kingshurst Village Centre. This will include the demolition of the existing retail and residential units and redevelopment for mixed use. Further work is being undertaken to determine the capacity of the site dependant on the suitable replacement of existing homes and businesses. The mechanism for delivering the development whilst accommodating the short term relocation of residents and businesses needs to be determined.

North Solihull Strategic Framework Supplementary Planning Document (2005 and Addendum 2009)

The Strategic Framework relates to the North Solihull Regeneration Area, including Smith's Wood, Kingshurst & Fordbridge, and Chelmsley Wood, and sets out the key objectives that underpins the North Solihull Partnership between InPartnership, Bellway, Whitefriars Housing Group and SMBC.

The vision for North Solihull is one which contributes to the urban renaissance agenda for North Solihull, the Sub Region and the Region as a whole and which sees North Solihull as a place with:

- Quality of life and choice.
- An engaged and active population.
- A place of first class connections.
- A distinctive character defined by open space.

A number of key regeneration principles underpin the Framework:

- To improve the quality of life in North Solihull through large scale, holistic regeneration over the next 15 – 20 years.
- To deliver regeneration that the communities of North Solihull are involved in and committed to.
- To create high quality neighbourhoods, each with a distinctive sense of place.
- To create healthy, safe communities with equality of access.
- To increase prosperity through improved education, training, employment and transport.
- To deliver sustainable development to protect and enhance the quality of life of present and future generations.

The 2009 review process identified a need for neighbourhood planning to adapt and change to ensure sites are brought forward successfully and allow the approach to become more integrated and holistic, using opportunities for significant investment as drivers for change and development.

The revised strategy groups regeneration activity around large-scale investments such as new schools and village centres. Understanding important interrelationships between different parts of North Solihull, and bringing key regeneration elements together will deliver accessible, transformational change.

Kingshurst and Babbs Mill (the Neighbourhood Plan area) is one of nine Strategic Clusters. The area has seen limited intervention to date, except for Kingshurst Primary School and Bellway development at Over Green Drive. A new Village Centre is proposed and public transport and bus routes along Over Green Drive and Gilson Way are noted.

Specific regeneration proposals will be brought forward through a Spatial Masterplan identifying key areas of change, including areas for demolition, new housing, street networks, new facilities and improved open space.

Housing interventions will create long term sustainability in the housing market by extending tenure choice and accessibility, replacing unpopular/unsuccessful housing and meeting the range of housing needs. There should be no net loss of social rented sector housing as a result of a regeneration project.

Recreation and sport will be encouraged through the provision of improved facilities and access.

Village Centres are envisaged to be focal points for community facilities, shops and services, including a focus on providing enhanced Health Care facilities. Schools are very much a part of the centres and should not be viewed in isolation.

UK Central Hub Growth & Infrastructure Plan (2017)

The development of the new UK Central Hub Solihull is a unique opportunity for economic growth within Solihull and its surrounding areas. The Growth & Infrastructure Plan prepared by the Urban Growth Company (UGC) considers the significant opportunity provided by land around the HS2 hub to enhance the economic, housing and environmental offer in the area.

The UGC expects the Hub will provide at least:

- 35,000 - 77,500 full time equivalent (FTE) jobs
- 22,750 person years of construction employment
- 775,000 sq m of new commercial and mixed-use floorspace
- 3,000 - 4,000 homes
- £2.1 - £4.1 bn in GVA

The Plan will be delivered in collaboration with the NEC, Birmingham Airport, Jaguar Land Rover and Arden Cross Consortium to align interests.



UK Central Hub

04

PROMOTING REGENERATION AND THE DRAFT MASTERPLAN

Steps Taken to Promote Regeneration

The opportunity for regeneration to strengthen Kingshurst, address deprivation and create a vibrant local centre with retail and other complementary and community uses is outlined in the Strategic Framework and Local Plan.

To progress change at Kingshurst, a draft masterplan was published in 2017 to consider capacity and focus redevelopment aims. Engagement with the community and stakeholders on this scheme has helped define objectives and key challenges.

Draft Masterplan (2016)

The UK Central Team at SMBC took the lead on Kingshurst in 2016. Throughout consideration of the potential redevelopment, the local community has been consulted to help ensure proposals meet the needs and expectations of both businesses and the community.

Community Engagement

Community consultation undertaken in January 2017 generated over 400 responses from local people and Parade users. Five different design approaches were presented including complete demolition, partial demolition and retention with refurbishment.

The most supported approach was complete demolition and the least popular option retention and refurbishment suggesting the community would like to see a high level of change.

In addition to a steer of the scale of intervention, early engagement provided a valuable insight into how the centre is used, its strengths and weaknesses. Feedback reinforced a number of issues, principally that the area is less busy than might be expected from such a local centre and that shop trade is in decline.

Poor performance is likely due to a number of reasons, including design, unappealing and outdated environment, limited choice of shops, and shopping patterns shifting to larger stores and online.

Draft Options

Four masterplan concepts were developed following early engagement, each proposing demolition of the existing Parade and new residential use, retail (c. 2,000 sq m), health uses for a GP and dentist (c.800 sq m), community centre including library, office space and flexible areas for community uses (c. 1,200 sq m).

Of these four concepts, Option 2 consisting of the siting of village uses directly to the north of the park and to the south of a newly aligned Marston Drive, was endorsed by Cabinet in June 2017 as the preferred option to provide:

- Between 80 and 100 residential units, a net gain of 50-70 allowing for demolition of 30 units.
- Commercial units with road frontage and visibility to address the existing inward looking Parade.
- A closer link between the village centre and park by removing the severance of Marston Drive.
- New pedestrian route to the school to provide a functional link.

A key feature of Option 2 was that it minimised the amount of third party land required which, when the four options were considered, was seen as a positive which would improve deliverability.

Community Consultation Autumn 2017

Following identification of the preferred option, further public consultation was undertaken to focus feedback on design elements and confirm support. This consultation also sought to make early contact with residents and businesses that may be directly affected.

Two drop-in sessions at Kingshurst Library and an online forum reinforced strong support for the proposals with 76% either agreeing or strongly agreeing with the masterplan approach.

A number of issues were raised, the key items being:

- Parking – how much there is, where it is and how it is managed
- Retail servicing – refuse and deliveries
- How the village centre interacts with the park, with the aim of minimising anti-social behaviour
- Community facility provision – feedback that some form of community space is desired, particularly for young people

In addition to the positive response from the community, the businesses that were engaged also responded positively to the principles of the scheme indicating that, subject to the negotiation of terms, they would like to stay within the centre post-development.

In parallel with the public consultation, service departments from within the Council were consulted in order to feed into the design. Internal input focussed on design, defining the housing element of the scheme and identifying technical requirements.

Similar to the public feedback, this review also raised issues regarding parking, retail servicing and interaction with the park.

In addition the following key points were raised:

- Whether the red line boundary of the masterplan is correct and justified in respect of best use of land.
- The pedestrian link to the school was supported in principle, but proposed design was questioned.

There is a high level of support for the scale of change proposed, but a number of issues which need to be addressed in the next iteration of the scheme design.

Summary of Outcomes

Alongside environmental change it is clear future redevelopment should rationalise and consolidate the commercial offer to ensure this is viable in the market. As seen at other centres, there is unlikely to be the need for the current amount of retail floor-space.

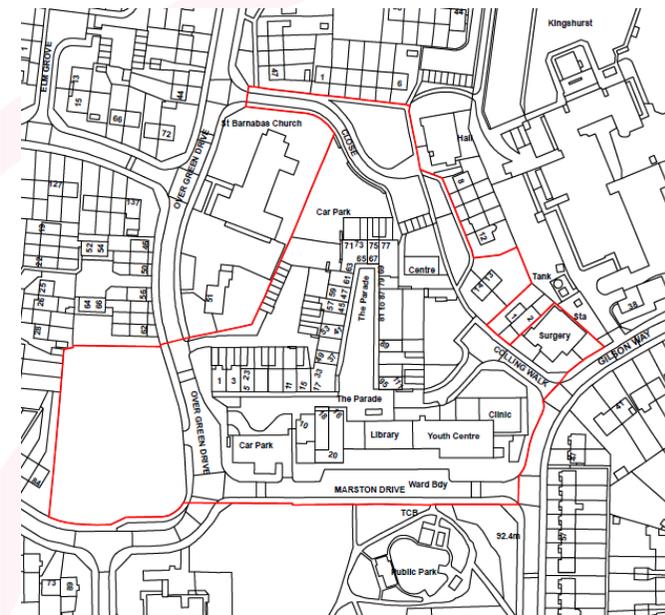
An important complementary element of the proposed scheme will be creation of better quality housing to meet local needs and deliver the housing requirements of the Local Plan. High quality residential development will support businesses and local services.

Health services should be retained to create a sustainable hub and there is opportunity to consolidate local GP services at Kingshurst and potential to expand services based on local needs.

The NHS has been engaged from an early stage in the proposals and is undertaking a wider assessment of service delivery in the East Birmingham and North Solihull area. A key aim is to ensure local access to primary care services to alleviate pressure on secondary care facilities such as hospitals.

There is opportunity to re-provide existing community uses, including the library and Solihull Connect (served from within the library) to better meet local needs and create a sustainable centre accessible by public transport.

The Chief Constable of the West Midlands Police (CCWMP) has been consulted on the initial proposals. A key aim is to ensure the creation of a safe environment in order to reduce crime and the fear of crime.



Kingshurst Draft Masterplan - red line site boundary (2016)



Kingshurst Draft Masterplan - consultation material (2017)

05

TECHNICAL WORK AND SITE ASSESSMENT

Site Assessment

On site survey work has been undertaken to inform consideration of capacity and identify site constraints to be addressed. This work will be refined as detailed design is developed.

The existing precinct is now over 50 years old and both retail and residential markets have evolved considerably. Existing units are outdated, no longer fit for purpose and becoming obsolete.

The draft masterplan consulted on in 2017, and the red line considered at that time, went some way to make the physical, environmental and 'destination' changes needed to create a vibrant and welcoming village centre, but was based on a number of assumptions.

The red line was drawn tightly around the centre to minimise reliance on third party land acquisition. Although this aim was achieved, this approach limited opportunity within the site and raised potential issues with phasing and construction. The consultation process also identified a number of areas outside the existing masterplan boundary which had potential to benefit the scheme and make a more efficient use of land.

To overcome the constraints identified in 2017, a wider red line has been identified to allow a comprehensive regeneration scheme including public realm. This will make sure the site is not compromised by space constraints and responds well to existing local facilities including the school, park and church.

The maximum extent of the red line is shown.

To inform the potential development a number of on site surveys have been prepared, including a Transport Appraisal (PTB Transport Planning, 2018), Phase 1 Ecology Survey (SMBC, 2018) and utilities survey.

SITE ASSESSMENT

Existing nodes and uses

This diagram identifies the existing location of the key nodes and uses within Kingshurst Village Centre.



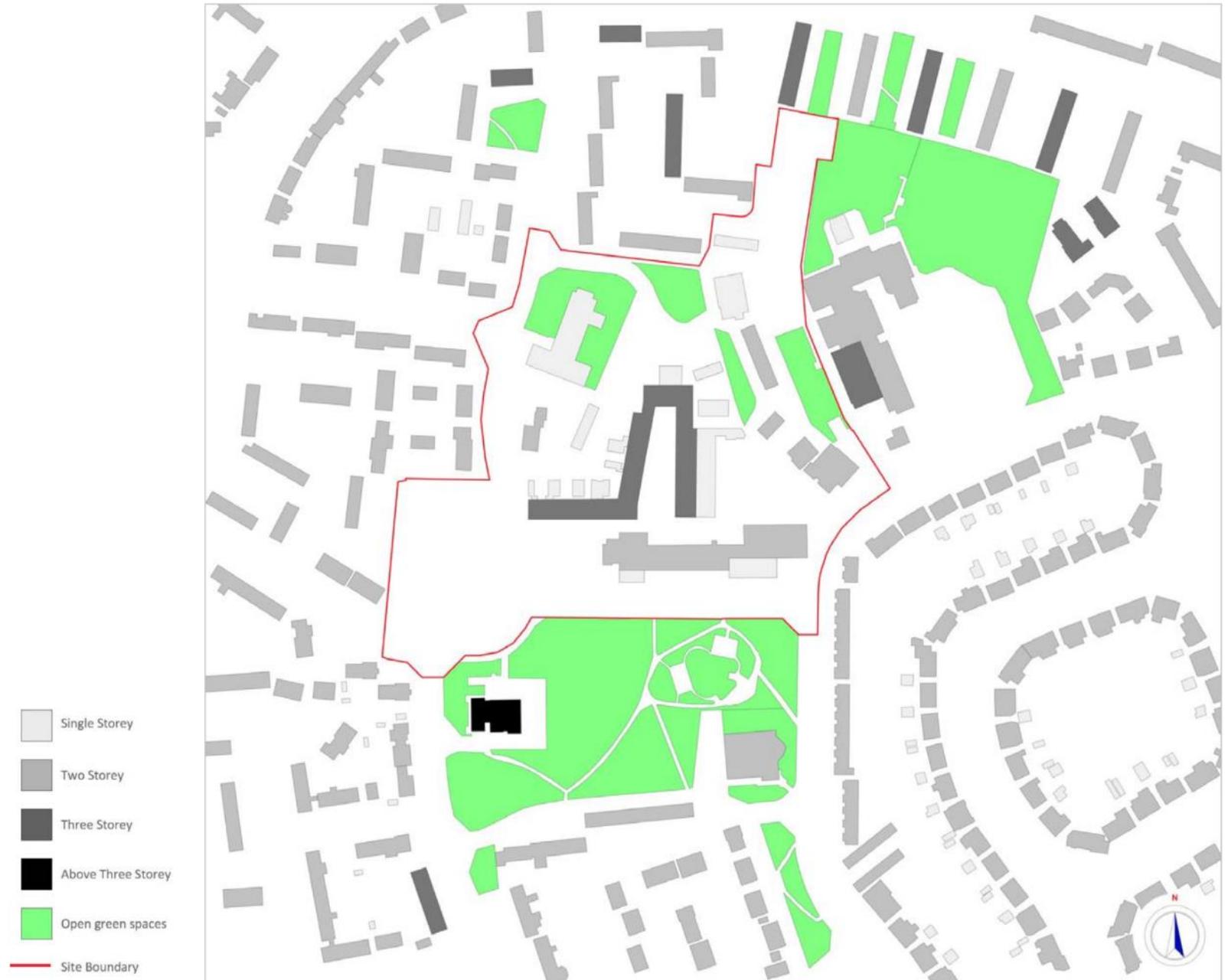
SITE ASSESSMENT

Built Form and Urban Grain

The urban area is defined by interrelated blocks and streets, taking into account the character of the street blocks, building height, size and how they work together to create and enable movement and access.

The existing shopping precinct is a large, inward facing block of 3 storeys which appears to isolate users of the space, feeling out of place and perhaps unsafe. There is very little opportunity to interact with the surrounding area through access and linkage, again isolating users who move through without any purpose of function. The centre blocks itself from the public realm especially the adjacent green landscape.

There are other taller buildings in the local area, notably Redwood House (11 storeys) at Over Green Drive/Broomcroft Road. There are also a number of other buildings larger than traditional residential scale, including the church and school.



SITE ASSESSMENT

Routes and Movement Framework

Primary and secondary routes surround the site and provide no passing access to the retail area. Existing pedestrian routes are inefficient and limit connection to the surrounding area, relying on alleyways.

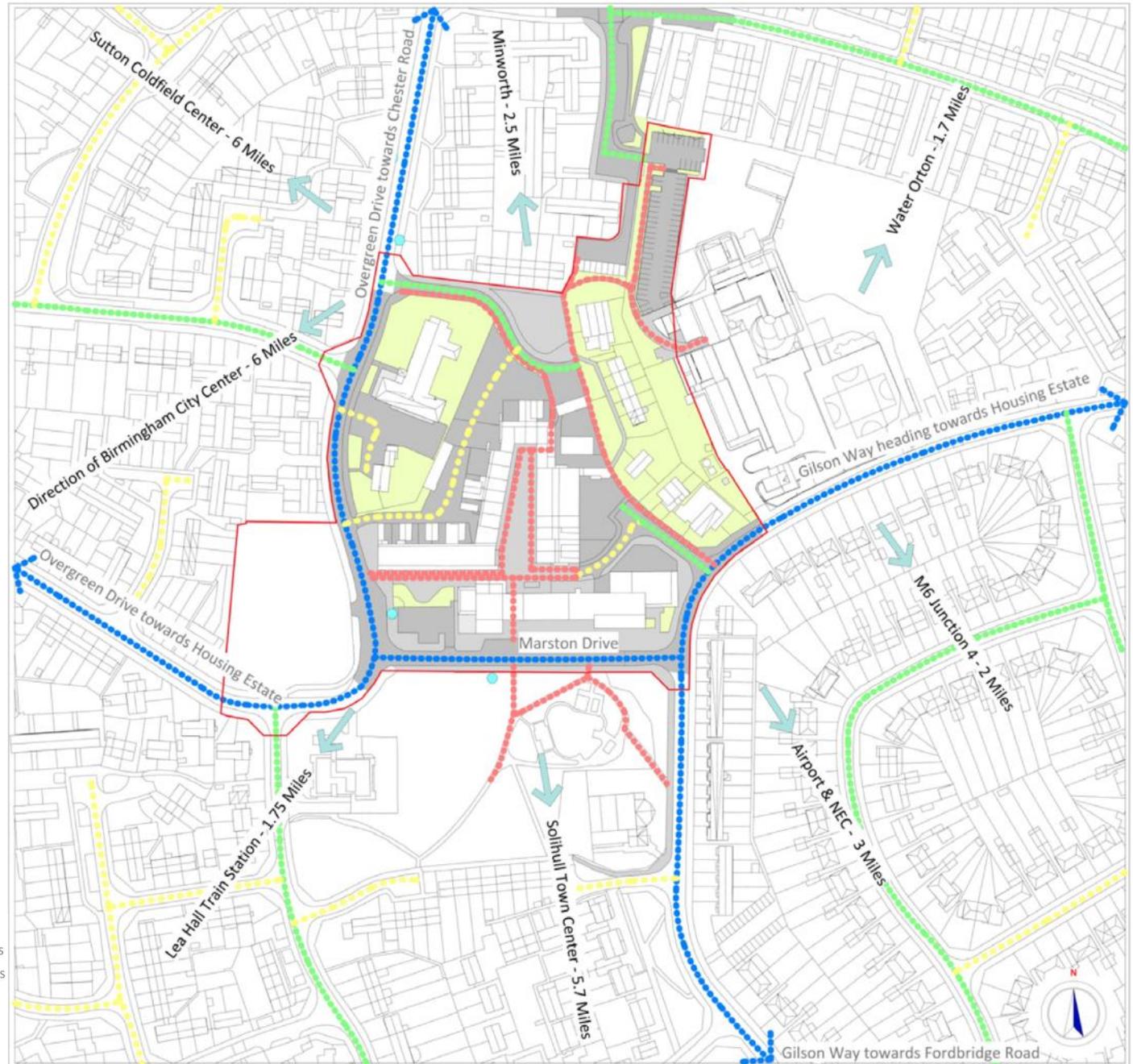
Existing servicing arrangements isolate residential dwellings at Colling Walk and bringing servicing routes into the heart of the site creates a conflict between servicing vehicles and pedestrians.

The redevelopment should reconsider the existing hierarchy to make sure the centre fits well with the surrounding area and provides legible effective routes.

The site is served well by the existing road network and there are links to the M6 and M42. There are good public transport links, including bus stops along the primary routes.

A Transport Appraisal (PTB Transport Planning, 2018) has been prepared. There are no immediate capacity constraints in the highway network although carriageway widths mean Church Lane likely to be constrained as a primary vehicle access. Footways should be maintained in proximity to the school.

-  Primary Routes
-  Secondary Routes
-  Pedestrian Routes
-  Tertiary Routes
-  Bus Stop
-  Site Boundary



SITE ASSESSMENT

Ecology and Natural Constraints

A Phase 1 Habitat Survey (2018) identified amenity grassland, buildings, hardstanding, introduced shrub, tall ruderal habitats, species poor hedgerow, and scattered semi-mature and mature trees on the site.

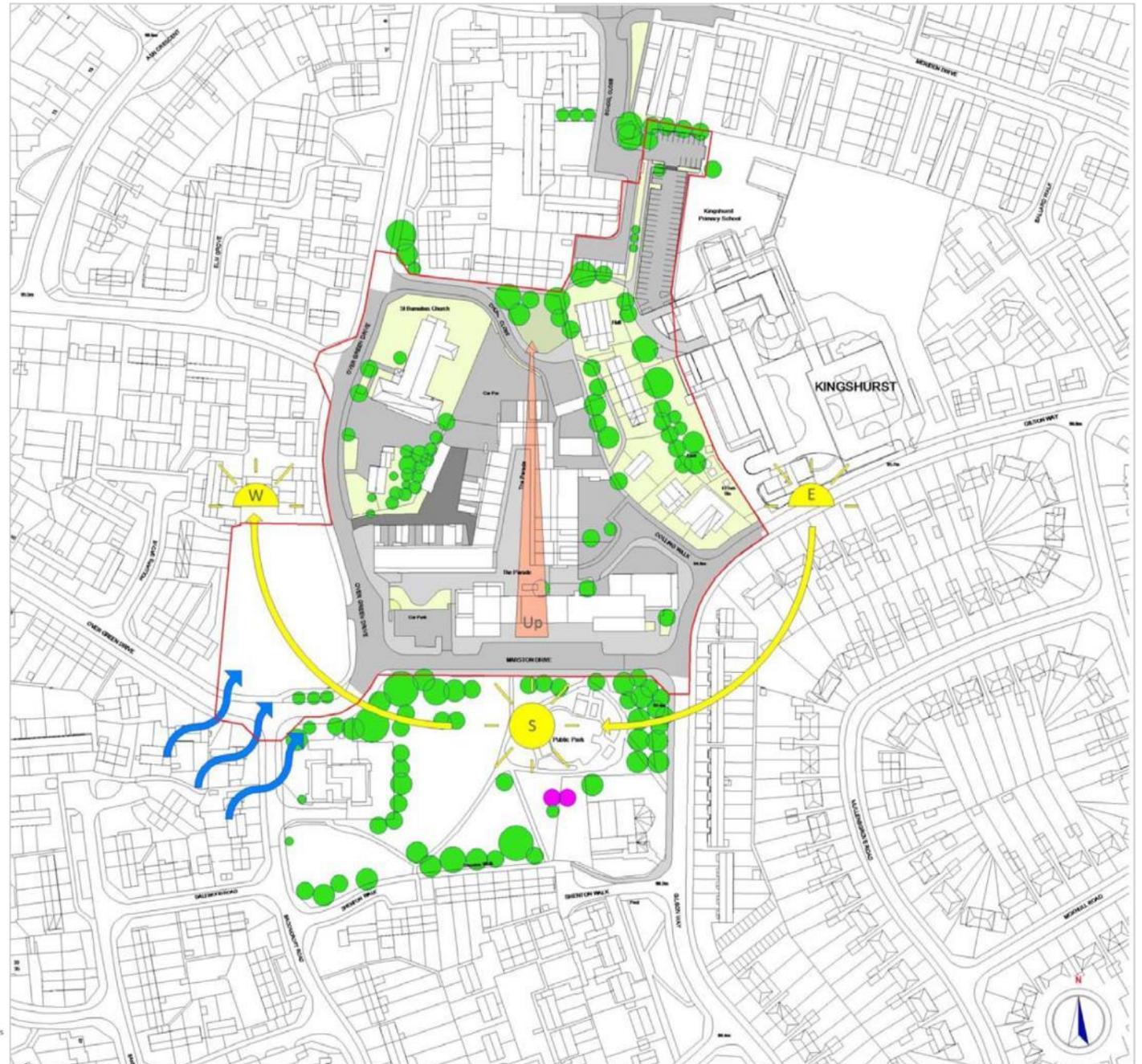
No designated nature conservation sites will be impacted.

The centre is urbanised and habitats are dominated by built features. Existing mature trees should be retained where possible and a biodiversity enhancement plan incorporated to maximise value.

Natural constraints include site orientation and the direction of sun and wind. There is a natural fall of about 2m across the site.

These sketches begin to explain factors which may affect internal environment and new spaces. Avoiding glare and maximising the solar gain and thermal mass of the buildings could increase efficiency and help create a better environment with reduced running costs.

- Sun path
- Wind Direction
- Site gradient
- Trees and vegetation
- Trees Preservation Orders
- Site Boundary



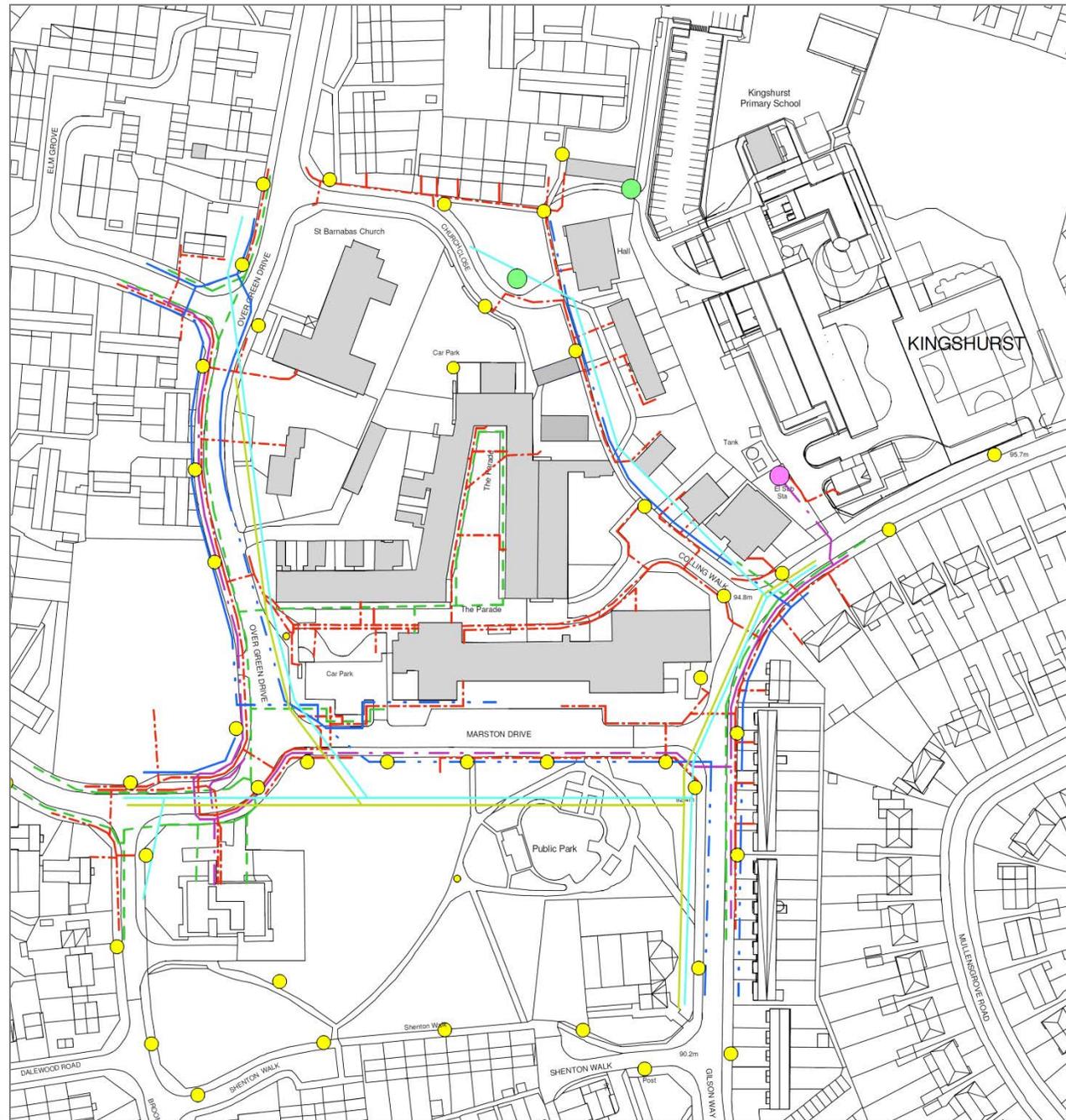
SITE ASSESSMENT

Utilities

Existing utilities and services connections follow the road infrastructure, primarily Marston Drive, Over Green Drive and Gilson Way.

-  Gas Mains
-  Electric LV
-  Electric HV
-  Sewer Foul
-  Sewer Storm
-  Water Mains
-  Lamp Posts
-  Electrical Sub Station
-  Telephone Masts

Note: Above & below ground services on drawing are shown indicatively - Full underground survey to be carried out by others



06

REGENERATION OBJECTIVES

Development Opportunity

The potential development opportunity at Kingshurst Village Centre has been determined by a combination of background (including the 2017 scheme), up to date commercial advice, relevant policy and what data on local needs tells us.

Regeneration and Socio Economic Benefits

Socio Economic indicators identify specific issues related to deprivation, skills, employment and health within the local area compared to both Solihull and England averages.

Working to address these through environmental change is a critical driver for the project and redevelopment of the whole site as a comprehensive projects provides the opportunity to address deficiencies in provision of necessary local services and facilities, and improve the quality of the living environment.

Improving public health outcomes and environmental benefits is a key objective.

Retail

The new retail element should be smaller than previously proposed, having regard to the end users and tenants to make units as easy as possible to let and use, from both retailer and consumer perspective.

Advice received indicates that an anchor unit of up to 370 sq m with rear servicing suitable for a convenience operator, should be supported by up to 6 units of c. 90 sq m with flexibility to combine or divide for future uses. These should also allow for a catering element and related servicing.

Modern design and massing and openness will create a significantly better, safer environment that consumers feel more at ease to use and retailers will want to operate from.

Retail units should be outward facing with a road frontage, visibility, flexible day/night operating hours, convenient parking nearby, and be located in proximity to the health, education and community uses.

Tenants are likely to include convenience retail, café/coffee shop, hairdresser, hot food take away, newsagent, and local businesses such as butcher or florist.

New retail space, relevant to market requirements is critical.

Residential

An attractive and deliverable residential development will be essential to ensure the long term sustainability of the village centre and create a successful place.

Links to new retail and community uses will ensure the village centre functions well, and benefits of proximity to the school, church and park are maximised and function as the focal point of the local community.

Family housing should be provided to meet local needs. New residential development will provide a mix of affordable and market housing. Affordable housing should be provided on a policy compliant basis.

Residential land should be clustered to allow phasing outside development of the retail and community uses. All houses should have gardens, car parking and qualification for Help to Buy should also be considered.

The Mountfort site is a location where larger buildings such as townhouses may be accommodated.

Attractive new residential development will secure long term regeneration.

Community and Healthcare

The community aspect is vitally important and the key driver to the success of the new centre. Public services should be housed in modern facilities to encourage use. It is important these services are connected to the new retail centre to provide a footfall driver, key to the success of the retailers. The new scheme should also integrate key local places, e.g. the church, park and school to maximise use and complementary trips.

Work will be undertaken with the community and public sector stakeholders to define their role in the redeveloped scheme.

The NHS has been engaged from an early stage in the proposals and is undertaking a wider assessment of service delivery in the East Birmingham and North Solihull area. A key aim is to ensure local access to primary care services to alleviate pressure on secondary care facilities such as hospitals.

Re-provision of the existing healthcare uses is important.

Open Space

Integrating on site open spaces and existing areas in the local area is key to creating a welcoming open environment where people feel comfortable to spend time. 'Placemaking' and introducing a combination of uses to drive the vibrancy of the centre will mean that if over time things change the constituent smaller block can adapt to keep flexibility.

Linking new and existing open spaces is essential.

Highways Infrastructure

There are no immediate capacity constraints in the local highway network that would impact the emerging masterplan.

On street parking and existing carriageway widths mean significant amendments would be needed to Church Lane to create a primary vehicle access, but there is opportunity to upgrade the Over Green Drive access to a more substantial route with necessary visibility.

Colling Walk could be better utilised to link the centre, as this currently accommodates emergency vehicles and is likely to be of a standard to support service vehicles, subject to swept path.

Footways should be maintained in close proximity to the school and new pedestrian desire lines towards the park encouraged. Parking across the site is well used during school drop off and pick up times and existing spaces should be re-provided as a minimum.

A number of existing cycle routes are located to the south of the site and there is opportunity to link to these via wayfinding signs.

Existing bus services which currently route around the south western side of the site stopping on Marston Drive. There is opportunity to better integrate the bus route and provide a public transport waiting area. A bus gate could be considered to retain some pedestrianised environment and encourage walking trips.

Legible routes will ensure the centre is well integrated and space is effectively used.

Connectivity across the site will be optimised to best fulfil the regeneration objectives.

Design out Crime

The development will be expected to create safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion

The CCWMP will be consulted about all development proposals including any transport and connectivity to ensure that opportunities to improve safety, both on the transport system itself and in the surrounding environment, are identified and appropriate measures included to promote safe and accessible environments.

Designing out crime and ensuring continued maintenance is a cornerstone to achieving a successful sustainable community.

Key objectives

The scheme should provide the following to respond to the need for regeneration:

Retail

- Anchor convenience retail with rear servicing (c. 370 sq m)
- Supporting retail units limited to 6 units of (c. 90 sq m)
- Ability to extend opening hours and introduce food offer
- Flexibility to respond to future market changes

Residential

- New family housing to meet local needs
- Policy compliant affordable housing on site

Community and Healthcare

- A purpose built GP surgery and pharmacy
- Dentist
- Community space
- Accommodation for CCTV monitoring

Open Space

- New on site spaces and link to Kingshurst Park

Highways Infrastructure

- Connectivity between retail and community uses, Kingshurst Primary School, St Barnabas Church and Kingshurst Park
- Convenient parking and access to local bus services
- An attractive external environment

Design out crime

- Making use of 'Designing Out Crime' and 'Secured by Design' crime reduction intervention to create a safe and secure development

Design Development

The development parameters identified and the importance of connectivity to make sure the centre is well integrated within the local area are important design considerations.

The key objectives of the masterplan are to create a successful place with new retail, residential, health, community uses and address the following objectives:

- **Character – a place with its own identity**
- **Continuity and enclosure – a place where public and private spaces are clearly distinguished**
- **Quality of the public realm – a place with attractive and successful outdoor areas**
- **Ease of movement – a place that is easy to get to and move through**
- **Legibility – a place that has a clear image and is easy to understand**
- **Adaptability – a place that can easily change to cope with the needs of occupiers**
- **Diversity – a place with variety and choice**
- **Scale and massing – height in relation to surroundings and human scale**
- **Safe and accessible – a place that is safe and accessible, where crime and disorder do not undermine the quality of life or community**

Design Development

The intention of the masterplan is to secure a successful future for Kingshurst Village Centre, mindful of the sustainable development objectives of the NPPF:

- An economic objective – provision of appropriate space of the right type to support growth, including modern retail floorspace that responds to market requirements, health and community uses and open market and affordable residential development.
- A social objective – provision of a range of homes to meet local needs including new family and affordable housing, a clear link to Kingshurst Park and Primary School, and accessible health and community services.
- An environmental objective – making more effective use of an obsolete village centre to create a successful and sustainable place and attractive environment to spend time.
- The capacity of the site to provide new retail, residential and health and community floorspace to meet current market expectations has been considered alongside the opportunity to create a more successful centre by improving legibility between St Barnabas Church, Kingshurst Primary School and Kingshurst Park to better respond to the need for regeneration.

A range of existing uses will be consolidated to support the role of the centre at the heart of the local community. The residential development allocated within the Local Plan will be provided, to include new open market and affordable housing, and re-provision to bring existing homes up to an acceptable standard. The former Mountfort Pub site is incorporated to consolidate the separate parcels and maximise residential use.

The development will be expected to respond positively to policies of the adopted and emerging Local Plan, including on site affordable housing and an appropriate size and tenure mix across the residential element to meet local housing needs.

Amenity space provided within the site should link to Kingshurst Park to support and enhance existing facilities and deliver community benefits of public open space and recreation facilities.

Design should be of high quality to improve the streetscape and respects the scale, massing, density, layout, materials and landscape of the surrounding area. The detailed scheme should be future proofed with flexibility to adapt to change to secure a sustainable long term future. Consideration should be given to the inclusion of measures to create a safe and inclusive environment which meets 'Secured by Design' and 'Park Mark' standards.

Connectivity across the site should be optimised to best fulfil the regeneration objectives, and West Midlands Police consulted to ensure that opportunities to improve safety are identified and appropriate measures included to promote safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion.

Secure by Design standards should be achieved.

Existing access and links to the highways network should be considered to make sure the new centre is successfully integrated. Opening access to Kingshurst Primary School would connect the school to the centre and provide greater opportunity for linked trips. Opening the Marston Drive Parade from a solid frontage facing the park, and introducing new routes provides opportunity to increase legibility, link the Park to the centre and the school, and provide new frontage to avoid inward facing uses.

Connectivity across the site should be optimised to best fulfil the regeneration objectives. Three options have been considered.

CONNECTIVITY OPTION 1

Utilise existing roads – no new dominant through connection

Advantages

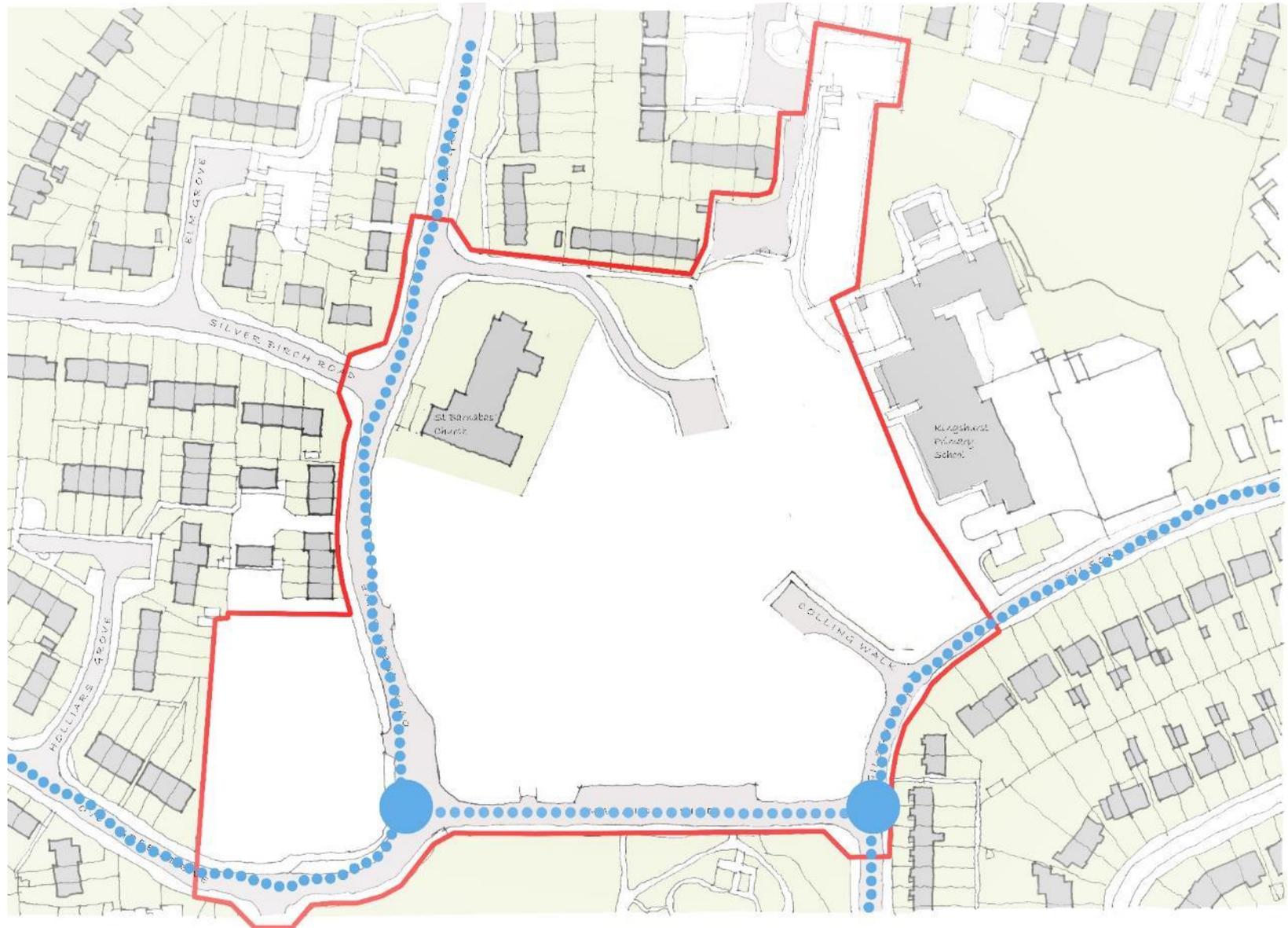
- Utilises existing road so cost effective

Disadvantages

- To create a frontage, retail would be restricted to southern boundary of site along north side of Marston Drive
- Potential conflict between back of retail and residential uses
- Difficult to create clear links between the church, school, park and village centre uses
- Current issue of Marston Drive creating severance to the park not resolved
- Additional infrastructure still required for access across remainder of the site.

Summary

The re-use of Marston Drive as the main thoroughfare is sub-optimal, failing to resolve existing issues and is unlikely to achieve the objectives for development of the site.



CONNECTIVITY OPTION 2

Use existing access – link Church Close to Colling Walk

Advantages

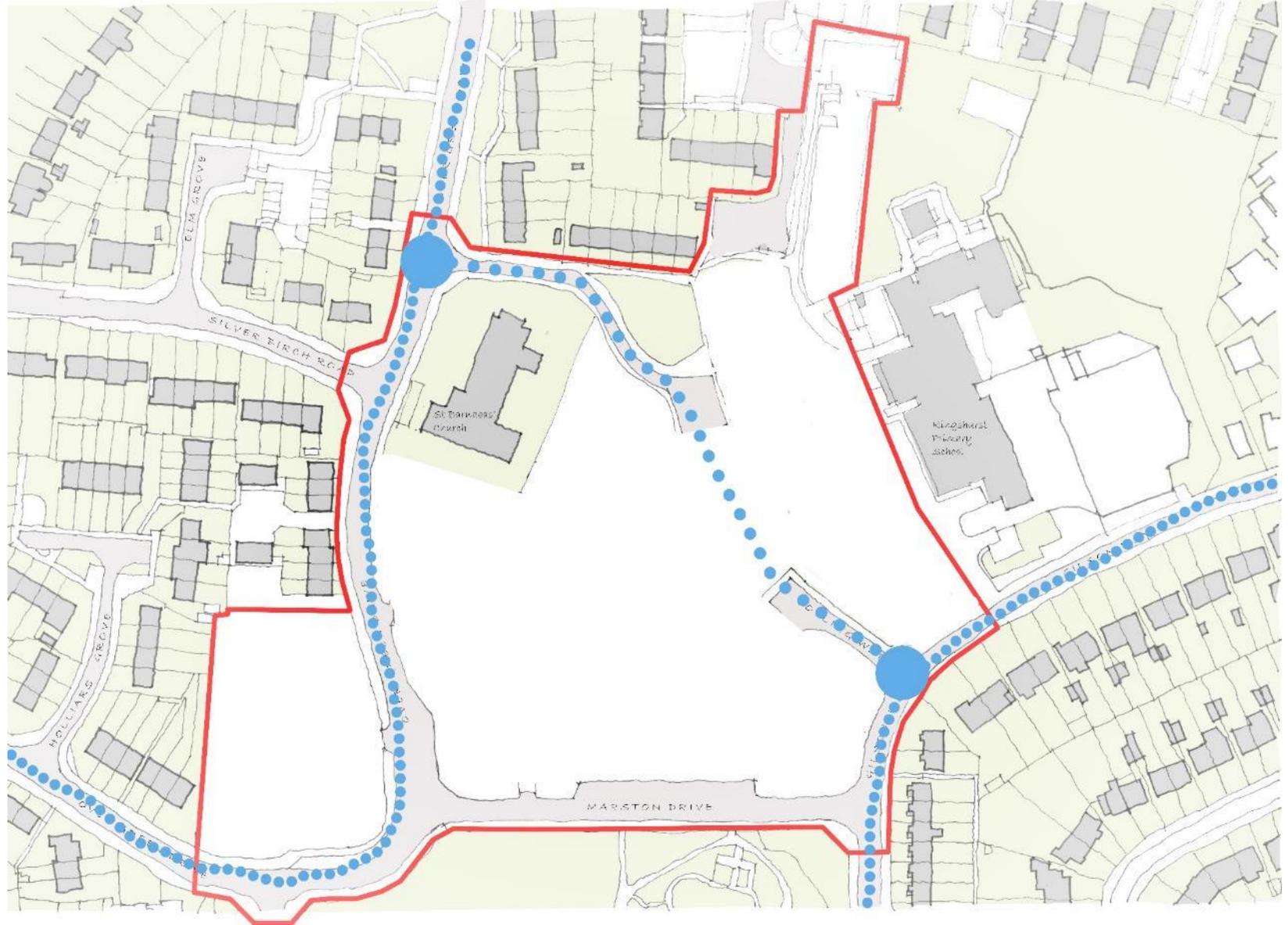
- Utilises some existing infrastructure
- Potential to create a new high street
- Multiple opportunities for location of retail frontage
- Residential and retail uses could be separated to avoid conflicts
- Residential use adjacent to the park would benefit from an attractive outlook and provide natural surveillance
- Opens access across the whole site in conjunction with a retained and downgraded Marston Drive
- Downgraded Marston Drive would reduce severance to the park

Disadvantages

- Church Close currently too narrow to accommodate buses so would require widening and realignment to be used as main thoroughfare
- Limitations on clear links between the church, school and park
- No improved connectivity to church as the main thoroughfare would pass to the rear

Summary

The connection of Church Close and Colling Walk provides a number of advantages over the existing layout, principally with the ability to create a high street. However, the road alignment would not integrate the church and requires widening to accommodate two-way traffic and adequate swept paths.



CONNECTIVITY OPTION 3

Utilise existing access – link Over Green Drive to Colling Walk

Advantages

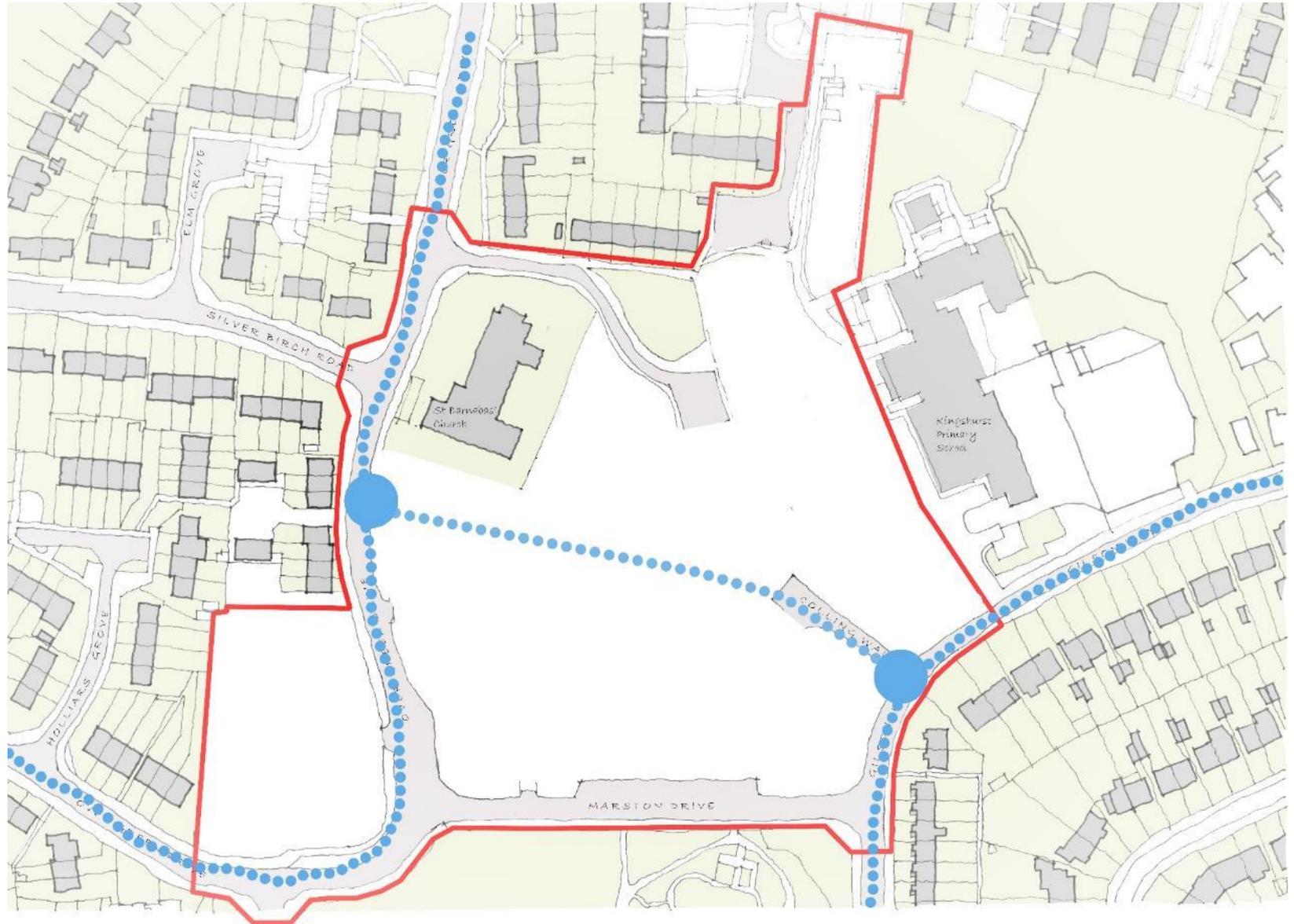
- Potential to create a new high street
- Multiple opportunities for location of retail frontage
- Residential and retail uses could be separated to avoid conflicts
- Greater potential to integrate the church, school and park with main thoroughfare providing access to the front of the church
- Residential use adjacent to the park would benefit from an attractive outlook and provide natural surveillance
- Optimises access across the whole site in conjunction with a retained and downgraded Marston Drive and Church Close
- Downgraded Marston Drive would reduce severance to the park

Disadvantages

- Requires demolition of the vicarage – subject to re-provision on site if necessary

Summary

The creation of a new main thoroughfare across the centre of the site has the potential to deliver transformational change by creating a high street that can fully integrate and connect the existing uses in the area. It has the potential to address the issues with the existing layout and deliver the key objectives for the site.



ILLUSTRATIVE SCHEME

Connectivity

Primary thoroughfare from Colling Walk to Over Green Drive. Marston Drive downgraded to reduce severance to the park. Additional road infrastructure through site is minimised to give greater priority to pedestrians.

Frontages and Scale

Primary frontages along new high street, Marston Drive, and at junction of Marston Drive and Over Green Drive. Gradient of site allows greater scale of buildings at lowest points to the south west.

Retail

Retail located to north east fronting a new high street and physically separated from the residential. Servicing to the rear can be shared with the existing and retained school service yard.

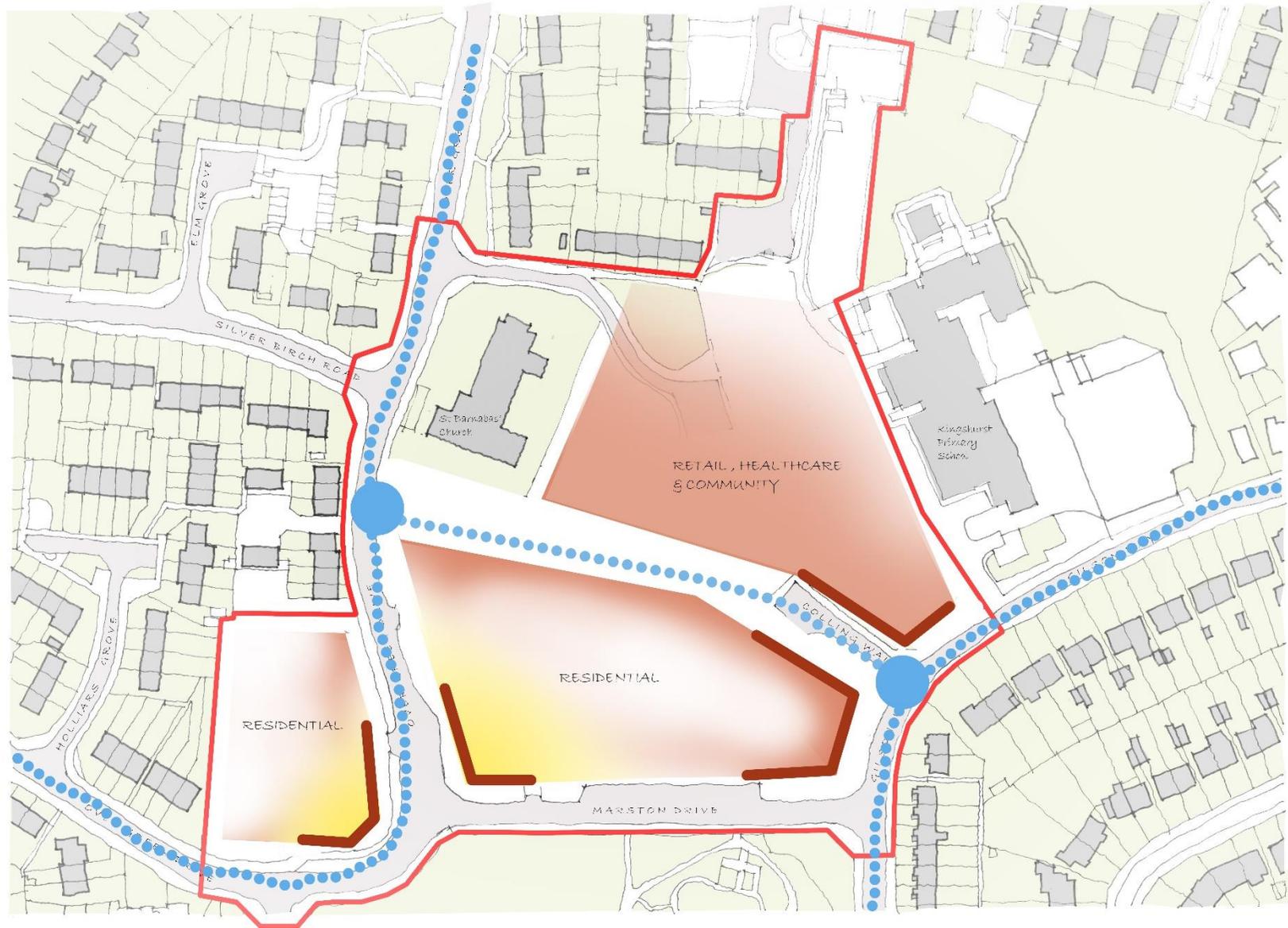
Residential

Residential physically separated from retail and located adjacent to park and amenity space. Car parking integrated into residential blocks to reduce impact on streetscape and local amenity.

Healthcare and Community

Healthcare and community uses integrated into retail blocks to concentrate footfall and intensify vibrancy of the village centre.

Primary thoroughfare passes front of church giving greater prominence and opportunity for community uses. Greater prominence given to main school entrance improving visibility and safety.



KEY

OPPORTUNITY FOR TALLER BUILDINGS



KEY FRONTAGES



PROPOSED NEW LINK



REDLINE BOUNDARY



This is just one illustrative response to the parameters set out in this Planning Brief and is not prescriptive. It is anticipated that there will be a number of suitable options for the regeneration of Kingshurst Village Centre.

Public Consultation and Next Steps

Public consultation on this Planning Brief and proposed development options was undertaken in February and March 2019. Two consultation events were held Kingshurst Library, Marston Drive, 25th February between 2pm and 5pm, and the 7th March between 4pm and 8pm. Approximately 80 residents attended, and were invited to consider presentation material and leave feedback. The aim of this consultation was to gather opinions on the principle of redevelopment, scale and use of space within the site. The questionnaire also gave opportunity for respondents to leave general comments.

The event was advertised online and via a letter to approximately 400 homes and businesses in the local area. Local councillors were also invited and Council and Solihull Community Housing officers met with business and residents directly affected.

The consultation centred around four boards, which presented the site constraints, the areas character and an opportunities plan. Prior to, and following the event, interested parties could request a copy of the information that was displayed on the day.

The comments from the returned questionnaires were varied with some clear reoccurring themes, that reflected the verbal feedback from the consultation events.

Attendance and Feedback

Approximately 80 people attended the exhibition. 45 completed a questionnaire and others provided verbal feedback to the consultation team.

A clear majority of residents support the redevelopment of the existing parade, and there was a strong preference for the redevelopment of a larger site than previously consulted to maximise opportunity for change. The majority agree, or strongly agree a larger site area, extended from the site consulted on in 2017, would help deliver transformational change.

The principle of redevelopment and a mixed use residential and retail scheme, which improves the housing mix and character of the area as well as visual appearance was supported.

A reduction in the overall amount of retail space was supported to create a sustainable centre for the long term. Provision for some independent retail and convenience shopping was requested.

The majority agreed or strongly agreed a new link between Over Green Drive and Colling Walk would create a stronger connection between the new village centre and the surrounding area. The proposed layout which shows a new 'high street' south of the church, residential use towards Marston Drive and health and community uses to the north closer to the school was supported.

The majority also agreed or strongly agreed the proposed layout would increase accessibility to the park, encourage use and reduce the barrier effect currently created by Marston Drive. The opportunity to establish a clear link to Kingshurst Park and introduce active uses and natural surveillance towards the park boundary to improve safety was supported.

The majority agreed or strongly agreed public realm should be an important element of the proposals and attractive public areas within the site were supported.

The majority strongly agree that health and well-being is an important area of focus and that facilities, including the GP surgery, dentist, pharmacy and other community space should be re-provided with modern fit for purpose space. Consultation with respective NHS teams has continued to ensure any new space provided is consistent with service delivery priorities.

Next Steps

This brief updates work undertaken to inform the previous draft masterplan in line with site constraints, key considerations, the emerging Local Plan allocation and current market expectations for both the type and scale of new retail and residential use to ensure the proposed scheme is deliverable.

Feedback from the community, local businesses and other stakeholders to the previous draft remains relevant, and in particular the scale of change has been incorporated.

The justification for the scheme in terms of regeneration priority and the intended objectives remain relevant, as does the key objective to transform the village centre and deliver change to support a thriving community and successful regeneration.

The intention for this brief is to identify the expectations and aspirations for the development of the site. A detailed scheme can then be prepared and an application for planning permission submitted.

Working with a larger site area than the previous masterplan provides greater opportunity for change and scope to address identified site constraints, including connectivity and environment. Accordingly the proposed boundary of the scheme is now drawn more widely. Compulsory Purchase Order (CPO) powers would be available, if necessary, to facilitate land assembly for these purposes.

Government guidance places emphasis on securing a 'sound planning framework' (including a masterplan or SPD) to launch a CPO. Two elements essential to give weight to this, are public consultation and evidence that the proposed uses would both be suitable and respond to existing demand.

Three main tasks will be undertaken in parallel and iteratively to progress the scheme:

- **Design** - A scheme design including definition of the red line boundary of the development site. The high level concepts or land use parcels contained in this brief will inform a commercial / development brief to be refined as the scheme progresses.
- **Planning** - This planning work that needs to be undertaken has two elements – (1) a development brief to guide development at the site and (2) work associated with a potential CPO including the preparation of a statement of reasons that includes consideration of the pros and cons of different design options.
- **Commercial / Development input** - Following the production of a planning brief, appraisals of costs will be produced and a high level development brief produced and used to undertake soft market testing. Commercial input will be sought to enable early engagement with potential developers. This process will help inform the choice of preferred delivery vehicle for the scheme and the ideal level of commercial involvement.

The next stage will be preparation of a Development Brief to confirm site capacity and viability, followed by development of a more detailed masterplan and further public and stakeholder consultation in advance of a planning application being submitted.

KINGSGS HURST

CUSHMANWAKEFIELD.COM

