SELLY OAK HOSPITAL
Update On Progress
May 2014
PURPOSE OF EVENT

• Update the ‘Forum’ on the Trust’s Plans for Selly Oak Hospital
• Review the ‘story so far’ in relation to the Planning Process
• Explain the content of the Outline Planning Application
• Explain the next steps in the planning and redevelopment of the site
• Confirm current activity on the site
• Answer any queries
THE STORY SO FAR ...

- Selly Oak Local Action Plan (2001) – hospital site identified as a housing opportunity once surplus to requirements on completion of QEHB
- The Birmingham UDP (2005) – site identified for housing ("not student housing")
- The Selly Oak Hospital Supplementary Planning Guidance (2008) - purpose and content. A ‘shared vision’ based on consultation
- The Core Strategy / Birmingham Development Plan
- The Outline Planning Application – based on policy, consultation and evidence
  Submitted – April 2012
  Committee Resolution to approve – January 2013
  Decision issued (s106 complete) – October 2013
FIRST CONSULTATION FORUM (13 September 2011)
FIRST CONSULTATION EVENT

• Same invitation list as today. Approximately 30 attended

• Presented emerging thoughts, informed by evidence gathered by the Design Team

• High level discussion – intended to inform the development of the Masterplan.

• Workshop style – considered

Six Concept Options
Four Key Themes
Two Emerging Preferred Options
FIRST CONSULTATION EVENT – KEY THEMES

Concept Options were discussed in the context of four “themes”: -

• **Transport**
  - Retention of distributor route vs. inclusion of priority junctions;
  - Key pedestrian and cycle connections.

• **Landmarks and buildings**
  - Buildings that are of most significance to the community;

• **Open space and trees**
  - Distribution and form of open space to be created;
  - Tree retention.

• **Development, Scale and Form**
  - Variable densities vs. uniform density;
  - Distribution of density.
FIRST CONSULTATION – EMERGING PREFERRED OPTIONS

Option 1

Option 2
SECOND CONSULTATION – CONSIDERATIONS

• Feedback consolidated views from the first event

• Present Preferred Option Masterplan

• Factor in views of officers and other consultees (statutory and non-statutory)

• Input policy requirements (e.g. open space/playing fields, locally listed building policy)

• Reflect technical constraints (e.g. services, drainage, topography, long term maintenance and stewardship)

• Market requirements and deliverability

• Refined thoughts on the Key Themes
TREES AND OPEN SPACE

Views from consultation forum:

• No net loss of open space
• Large area of open space vs. spread of open space across site
• Retention of most significant trees

Approach of indicative masterplan:

• Both achieved:
• Potential for an open space corridor
• Works with existing form and constraints – playing pitch, open space, easements etc
• Significant tree retention
Views from consultation forum:

- Raddlebarn Road should retain its current function
- Straightening road could increase traffic speeds

Approach of indicative masterplan:

- Raddlebarn Road retains current function in existing alignment
- Potential to alter surface treatments and improve pedestrian/cycle movement across Raddlebarn Road;
DEVELOPMENT, SCALE AND FORM

Views from consultation forum:

- Preference for a range of densities and character areas across the site;

Approach of indicative masterplan:

- Range of densities to ensure a deliverable and flexible development;
- Maximum site capacity of 700 dwellings;
- Materials and detailed sustainability proposals agreed at reserved matters stage.

Elliot Rd terraces-Average density

50 dwellings per Hectare

Bournville average density

20 dwellings per Hectare
BUILDINGS AND LANDMARKS

Views from consultation forum:

• Key buildings are:
  • Gate House
  • Workhouse Buildings
  • Water Tower
  • Well House
  • Woodlands Nurses Home
  • Tramps Block

• Recognition that retention of buildings could constrain development.

Approach of indicative masterplan:

• No change in buildings to be retained from concept plans

• Locally listed buildings lost are considered to be of no significance by the community
PUBLIC EXHIBITION (14 January 2012)
Masterplan

- Assumed buildings
- Indicative blocks
- Public open space
- Gardens/courtyards
- Existing trees
- Strategic tree removal
- Indicative new tree planting
- Enhanced planting areas
- Key public realm areas
- Change in road surface finish
- Lanes
OUTCOMES OF CONSULTATION

• Consultation figured highly in developing the Masterplan
• Many other drivers and factors
• Vision of a quality development, prioritising the retention of the best trees, buildings and spaces
• Sound and evidence based approach to the outline planning application
• Debated with the City Council and other interested parties
• Broad consensus on content
THE OUTLINE APPLICATION
THE OUTLINE APPLICATION – ‘VISION STATEMENT’

• The ‘Vision’ for the development (Design and Access Statement)

“The former Selly Oak Hospital will become a new exciting Birmingham neighbourhood, sensitive to surrounding areas but with its own recognisable identity. That identity will be forged from the retention of locally listed buildings, a vibrant open space at the heart of the neighbourhood, a green link to the Canal and a series of new distinctive gateways. A diverse range of people and housing will make the neighbourhood a vital and active place which has been shaped by the local community and which will provide a place for people to live and spend their leisure time for years to come”.

THE OUTLINE APPLICATION – SUPPORTING INFORMATION

• Planning Statement, forms, certificates and notices
• The Design & Access Statement
• Environmental Statement (Purpose and Scope)
  - Design Evolution and Alternatives
  - Development Description
  - Construction Environmental Management
  - Planning and Land Use
  - Socio Economics
  - Built Heritage
  - Landscape and Visuals
  - Ground Conditions
  - Water Resources and Flood Risk
  - Ecology
  - Transport and Access
  - Air Quality
  - Noise and Vibration
  - Cumulative Effects
• Transport Assessment and Travel Plan
• Locally Listed Buildings Conversion Feasibility Assessment
• Plans for Approval and Indicative Plans
• Statement of Community Involvement
THE OUTLINE APPLICATION – THE DECISION

The Permission comprises:-

• The Decision Notice
• The Parameter Plans
• The Planning Conditions
• The Planning Obligations (Section 106)

Supported by:-

• The Indicative Masterplan
• The Design & Access Statement (principles to be respected)
• Technical studies (tied in by conditions) including ecology, trees and SI
• Other Indicative Plans (phasing and landscape masterplan)
THE OUTLINE PERMISSION - DESCRIPTION

• Outline Planning Application with all detailed matters reserved for future consideration apart from access

• Description of Development:-

Outline application for demolition and construction of a maximum of 650 dwellings and construction of up to 1000 sqm (max) Use Class A1 (Shops); 500 sqm (max) Use Class A3 (restaurants and cafes) and Use Class A4 (drinking establishments); 1500sqm (max) Use Class B1(a) (offices)/Use Class A2 (financial & professional services) and Use Class D1 (non residential institution); together with access, associated public open space, roads, car parking and landscaping.

• Subject to 40 conditions (pre-commencement, occupation and to define the consent)
THE OUTLINE PERMISSION – PARAMETER PLAN 1

Land Use Strategy
THE OUTLINE PERMISSION – PARAMETER PLAN 2

Target Residential Densities
THE OUTLINE PERMISSION – PARAMETER PLAN 3

Scale and Massing / Height (Strategy)
THE OUTLINE PERMISSION – PARAMETER PLAN 4

Access and Movement Strategy
THE OUTLINE PERMISSION – PARAMETER PLAN 5

Buildings to be demolished / retained
THE OUTLINE PERMISSION – INDICATIVE MASTERPLAN
THE OUTLINE PERMISSION – INDICATIVE PHASING PLAN
THE OUTLINE PERMISSION – S106 OBLIGATIONS

• Education Contribution
• Sports Contribution (£70,000)
• Children’s Play Space (£76,000)
• Canal contribution (£96,000)
• Conversion of retained buildings
• Various conditions
PROGRESS SINCE THE DECISION AND NEXT STEPS

• Demolitions (partial discharge of conditions)
• Phasing Plan (Condition 3)
• Reserved Matters Applications (per phase)
• Discharge of Conditions (as required on a phased basis)
• Scope for change?
• Marketing and Disposal
MARKETING AND DISPOSAL

• Timescales (start and finish)
• Approach (advert, board and particulars)
• Likely Outcome (phased disposal)
• Development Programme
TIMESCALES (start and finish)

- Commence marketing – June 2014
- Developer selection – September / October 2014
- Reserved matters application – January 2015
- Reserved matters approval – April 2015
APPROACH

• Brochure
• DTZ website / data room
• For Sale boards
• Advertisements
For Sale Residential/Mixed Use Development

LOCATION

The site is located approximately 3.5km south-west of Birmingham city centre, just south of the A38 (Bristol Road) and extends to 37.2 hectares (42.5 acres) with 11.3 hectares lying north of Raddleham Road and 5.9 hectares lying to the south. The site lies at the southern end of Selly Oak, abutting the northern edge of Bourneville Village Conservation Area.

The site is bounded by the Birmingham-Worcester canal and Cross City rail line to the east, residential areas to the north and south and Oak Tree Lane to the west. The wider area is predominantly residential, although the shopping and other services within Selly Oak centre and railway station are located a short distance to the north. Road access to the site is currently available from Oak Tree Lane and Raddleham Road.

DESCRIPTION

The recent former use of the site was as a hospital. The main concentration of hospital buildings is located on the northern side of Raddleham Road, whilst the nurses’ accommodation is focused around the playing fields to the south.

Many buildings on the site were built prior to 1900 and there have been numerous contemporary additions and replacement structures. There are no statutorily listed buildings, although the site does contain a number of Victorian buildings / structures, some of which were added to the Council’s local list in 2005. A number of the buildings situated to the north of Raddleham Road are currently being demolished.

The northern portion of the site also includes extensive surface car parking areas and a significant amount of tree cover in formal groups and principally along the boundaries of the site.

The area to the south of Raddleham Road features a far more open character. The bulk of this part of the site is occupied by open space including the former cricket field and a small football pitch. The Woodlands Nurses Home occupies part of the southern boundary and there are further areas of tree cover. The southern part of the site is traversed by the Elan Valley Aqueduct.

PLANNING

Birmingham City Council’s Planning Committee resolved to grant outline planning permission (2012/02203/PA) on 24th January 2012 subject to the signing of the Section 106 Agreement. The Section 106 Agreement has now been signed and Planning Permission was issued on the 14th October 2013 describing the development as follows:

“A outline application for the erection of up to 650 dwellings and up to 1000m2 (maximum) Use Class A1 (shops), 500m2 (maximum) Use Class A2 (restaurants and cafes) and Use Class A4 (drinking establishments).”

The eventual number of dwellings and mix of house types and sizes will be determined by Reserved Matters Applications, up to the maximum number permitted (650 units) within new and converted buildings. Target densities and building heights are guided by approved Parameter Plans. Moreover, Parameter Plan 1 shows the amount of land identified for housing and areas set aside for open space.

The Section 106 Agreement requires the delivery of 17.5% affordable housing across the site as a whole, with the tenures and mix to be agreed at Reserved Matters stage and as each phase of the development progresses. The Section 106 Agreement also requires financial contributions to improving the adjacent canal towpath, to increasing capacity in local schools, and to providing children’s play space within the site and improved sports and recreation space locally. The Section 106 Agreement is contained within the technical pack.

The Section 106 Agreement also includes provisions relating to the retention and conversion to alternative use of a number of the locally listed buildings (LLBs). Those to be retained are identified on one of the approved plans (Parameter Plan 5). The use that they may be used for are also defined by reference to the description of development, planning conditions and Parameter Plans. Information on the LLBs, and more generally on the interpretation of the outline planning permission, is contained in the technical pack and is available on request.

TERMS OF SALE

Details of the tender process are outlined within the letter attached to these particulars.

TENURE

The site is held freehold. A title report is contained within the technical pack.

TENDER DATE

Offers are invited in accordance with the letter attached to these particulars.

ASKING PRICE

Unconditional and conditional offers (subject to securing Reserved Matters planning approval) are invited for the freehold interest.

VAT

The Vendor reserves the right to charge VAT on the purchase price.

For further information contact:

Tel: +44(0)121 697 7333

www.dtz.com

Former Selly Oak Hospital, Selly Oak, Birmingham

17.2 hectares (42.5 acres) approximately

- Outline planning permission for up to 650 residential dwellings and a variety of commercial uses
- Situated in a prime residential location next to Bourneville Village Trust’s estate
- A substantial residential/mixed use redevelopment opportunity
- Unconditional and conditional offers invited in phases (see accompanying tender information)

For further information contact:

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www.dtz.com
LIKELY OUTCOME (phased disposal)
DEVELOPMENT PROGRAMME

• Soft marketing with a sample of developers
• Up to 100 houses a year
• 5 – 6 year development programme