

Druids Heath Regeneration

What you've told us

Key feedback from previous engagement

Over the past 2 years we have asked Loconomy to learn more about what changes you would like to see happen as part of the regeneration work.

These quotes and summary points are taken from previous engagement to highlight the challenges that we feel you think need addressing on the estate as well as what you have said you would like in Druids Heath.

Challenges:

Concern with walking routes on paths and roadways in poor condition, and a feeling of being unsafe due to the different elevations and steepness



"Fly tipping is a big problem"

Play spaces and amenities should cater for all ages



Felt that green spaces on the estate are being negatively impacted by anti-social behaviour, including issues with drugs, motorbikes, dog mess and litter

Safety, specifically in alleyways

"Garages never used and bring damp up in to the flat"

Lack of secondary school and employment opportunities

Consensus that the housing stock is of poor quality and condition



You've told us you would like...

Homes

- Well insulated and more energy efficient homes
- Sustainable housing with equality in standards and amenities across all housing types
- Accommodation and suitable retirement homes for older people
- Family houses with gardens
- To make homes cheaper to heat
- Affordable options (including shared ownership)

Around the estate

- Safer homes, streets and public spaces, reducing anti-social behaviour
- The removal of alleyways
- Improvements to paths and road surfaces
- Proper street lighting
- Better connectivity on the estate and to other places
- Consideration to parking, public transport and cycle routes

Facilities

- A community space for more events and activities bringing people together
- A village centre with a range of local shops and new start-ups
- More for young people to enable them to thrive
- Facilities to improve health and well-being
- Facilities that stimulate the local economy and create employment

Green spaces

- To retain and enhance open and green spaces and parks
- Micro parks connecting-up different neighbourhoods of the estate
- More usable green spaces without damaging biodiversity and nature
- To link houses to green spaces and green walkways to create safe and inclusive environments
- More activities in green spaces and green spaces for well-being

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Design priorities

Design priorities, based on your feedback

The engagement Loconomy have undertaken with the community has led to the development of some key design priorities. These are set out below and are fundamental in terms of delivering successful regeneration on the estate.



COMMUNITY CENTRE

Create a new local centre for Druids Heath, with enhanced facilities for residents, including new community spaces, retail units and employment opportunities.



HIGH QUALITY HOMES

Introduce a range of modern high quality, efficient homes for the residents of Druids Heath.



PEDESTRIAN PRIORITISED

Ensure streets and spaces are designed with pedestrians and cyclists as the priority.



GETTING AROUND

Introduce a legible street pattern that is overlooked by houses to create safe, linked streets that are easy to navigate and move through.



NATURAL SURVEILLANCE

Remove pedestrian routes and roads that aren't overlooked by surrounding houses to reduce anti-social behaviour, crime and feeling of safety.



GREEN SPACES

Improve Druid Heath's wildlife assets and 'green' spaces through management and improvement to the Village Green and Chinn Brook corridor, and bringing trees and planting into the estate's streets.



SPORTS & LEISURE

Enhance outdoor sports, recreation and leisure facilities for all across Druids Heath. The Dell and Village Green to be retained, with smaller spaces to be created across the estate for residents.

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Phasing and demolition options

The buildings hatched in red on this plan are proposed for demolition. In total, we are proposing to demolish around 1,800 homes, which will create the space for up to 3,500 new homes to be re-provided on the estate. We will also ensure there is significant community space.

Please note, the order of the phasing is indicative at this stage.

We understand many people don't feel safe on the estate, with alleyways a major concern. We have looked to improve this by reconfiguring streets and spaces, to provide better connectivity and surveillance. To achieve this it involves demolition.

Many of the Council properties on the estate don't meet legal standards and aren't considered financially viable for investment. Building new homes, with higher specifications, would significantly enhance living conditions for tenants who are in properties lacking adequate investment.

Phase 5 is likely to be developed throughout the next 16-22 years



Phase 4 is likely to be developed throughout the next 12-16 years

Phase 1 is likely to be developed throughout the next 2-8 years

Preserving green space is a priority. We're dedicated to making it accessible to everyone. Demolition enables us to reconfigure spaces to maximise this goal.

Birmingham, like rest of the UK, is facing population growth, meaning we need more homes. To meet this demand, we've proposed additional demolition to maximise space and increase affordable housing.

Phase 3 is likely to be developed throughout the next 10-14 years

Phase 2 is likely to be developed throughout the next 6-12 years

We want to provide amenities and recreational areas for businesses and community groups. To achieve this we're looking to optimise space through some extra demolition to ensure everything fits nicely.

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Illustrative masterplan

An illustration of how Druids Heath could look once the regeneration is finalised

This sketch view sets out our vision for Druids Heath in the future. This is not a finalised document and is subject to significant community consultation, as well as the planning process. However, this has been provided to give the community some clarity around what we are seeking to achieve together.

Enhancements to the Village Green and the Dell, including a new playground area on the Dell with much greater surveillance and views from new apartment buildings.



New homes along edges of existing development, securing existing rear fences and providing natural surveillance of green spaces and routes.

Improvement works proposed to Bells Lane, including traffic calming and a segregated cycle lane. New homes proposed along the road to create a more neighbourhood feel.

A mix of types and sizes of high quality, sustainable homes for people of all ages. Including affordable rent, social rent, and shared ownership. Homes have better relationship of fronts and backs with public space, enhancing safety of the area.



Stratford-upon-Avon Canal

Manningford Court

Linear parks providing gateways in to the scheme and towards the Village Green.

New apartment buildings creating presence along Alcester Road South.

Later living accommodation in close proximity to Alcester Road South bus stops and shops. Provision to include communal facilities such as a cafe, event space and shops.

Maypole Shops

St Jude's Primary School

New sports pitch and pavilion building. BCF Community Trust to provide sport and educational programmes. Facilities to include changing rooms and classrooms as well as space for youth centre activities and a multi-functional space to be used by the community.



The Oaks Primary School

Bells Farm Primary School

Bells Farm Community Centre

New apartments are proposed along this stretch of Bells Lane, bringing lots of homes forward in the first phase of development to ensure a build first approach.

High street and public space with the opportunity for shops, retail and flexible working space on the ground floor, creating a local centre along Bells Lane and nearby the sports and pavilion building.



Continuous greenway 'loop' providing pedestrian prioritised routes encouraging walking and cycling, with natural surveillance from new homes, doorstep access to green space and incidental play, and a multitude of biodiversity opportunities.



Expansion of the existing surgery.

Enhanced connectivity throughout the estate, along pedestrian prioritised routes through the greenway, linear parks, and streets, connecting residents to nearby amenities and open spaces.

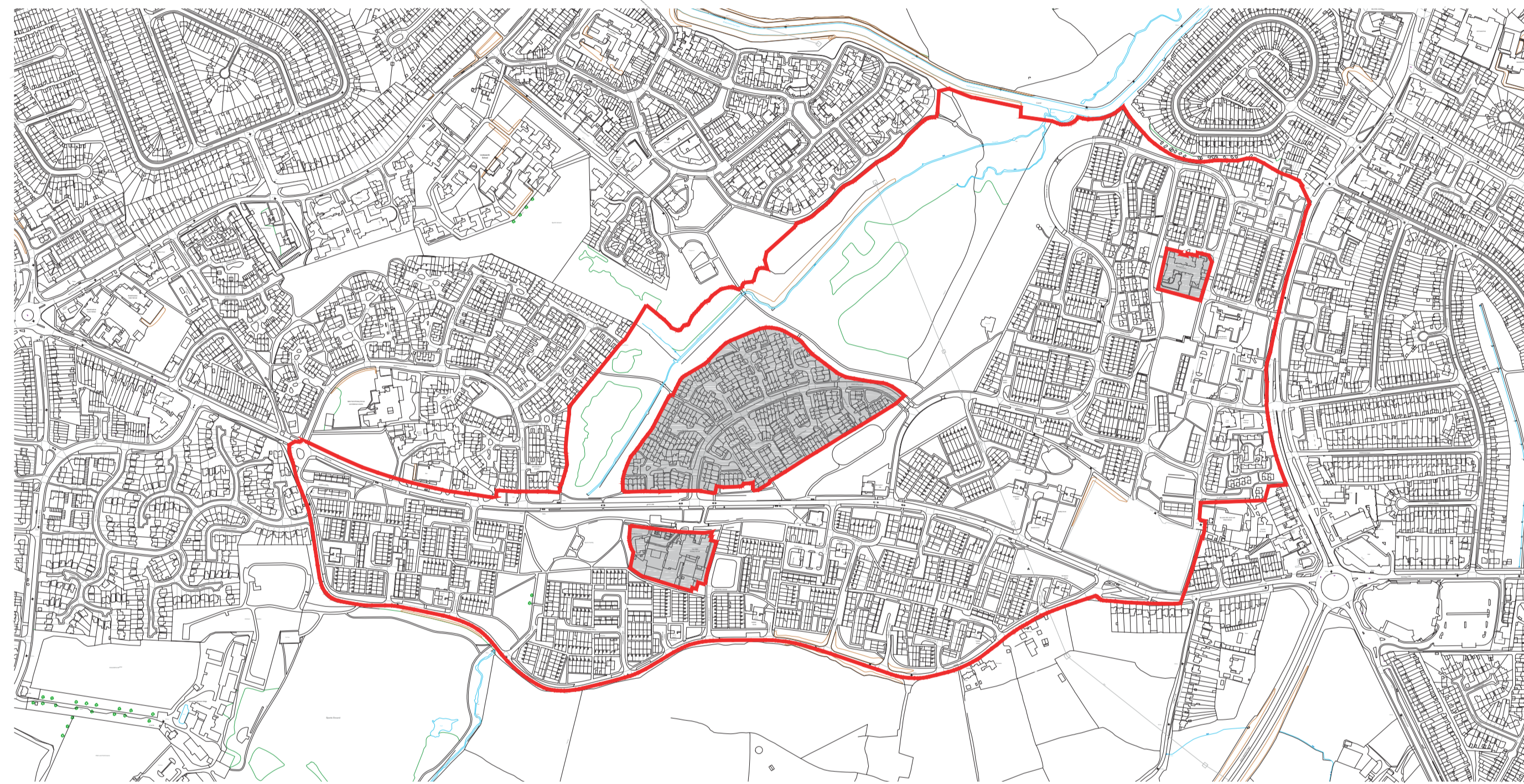
Green spaces repurposed throughout the estate, with safe crossing points proposed across vehicular routes. The Chinn Brook is proposed to be opened up in the south, providing valuable biodiversity benefits and a key feature in the landscape.

Walkers Heath Play Area

What is an outline planning application?

An outline planning application (OPA) determines the general principles of a proposed development and is typically used for larger projects.

We will be submitting an **outline planning application** for the area outlined in red.



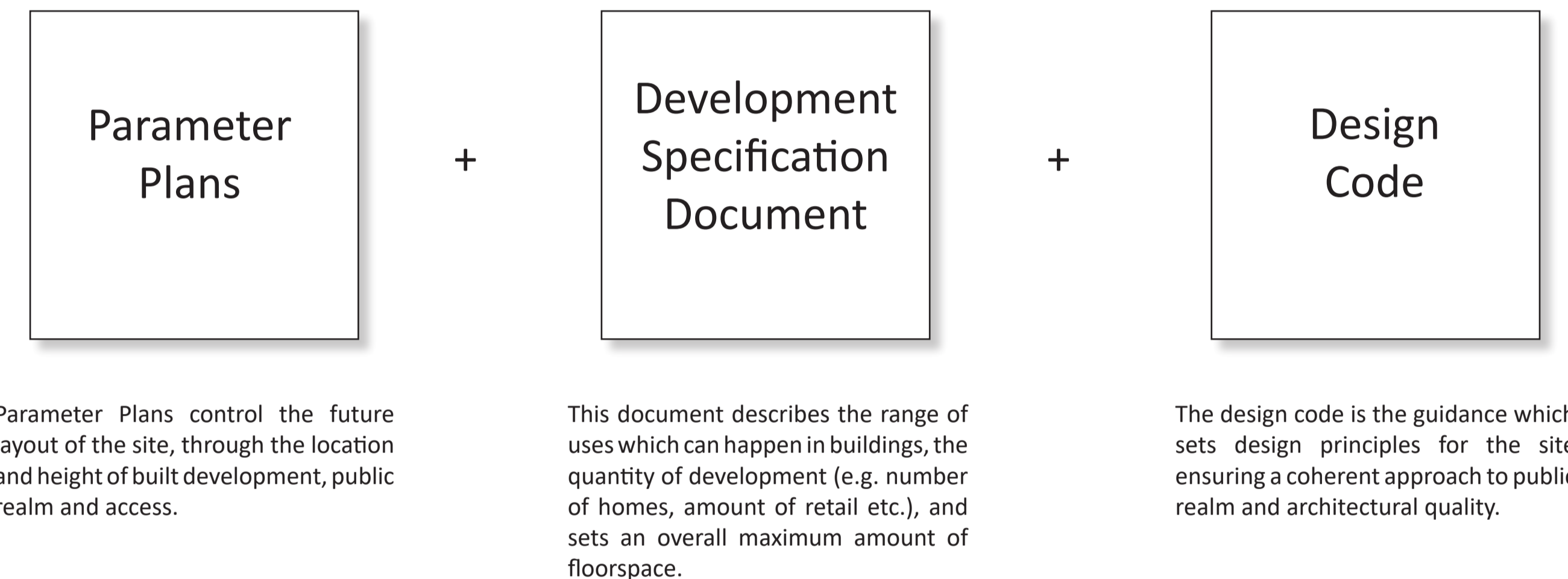
The Druids Heath OPA seeks to establish acceptability of the development in terms of its use, scale and location. For example, the building uses (such as homes, community spaces, etc) and the zones where these can be built and their maximum height, and where key public realm spaces and principal streets will be. It will not include every single detail (like the exact design of landscaping or buildings).

When will the detail be designed?

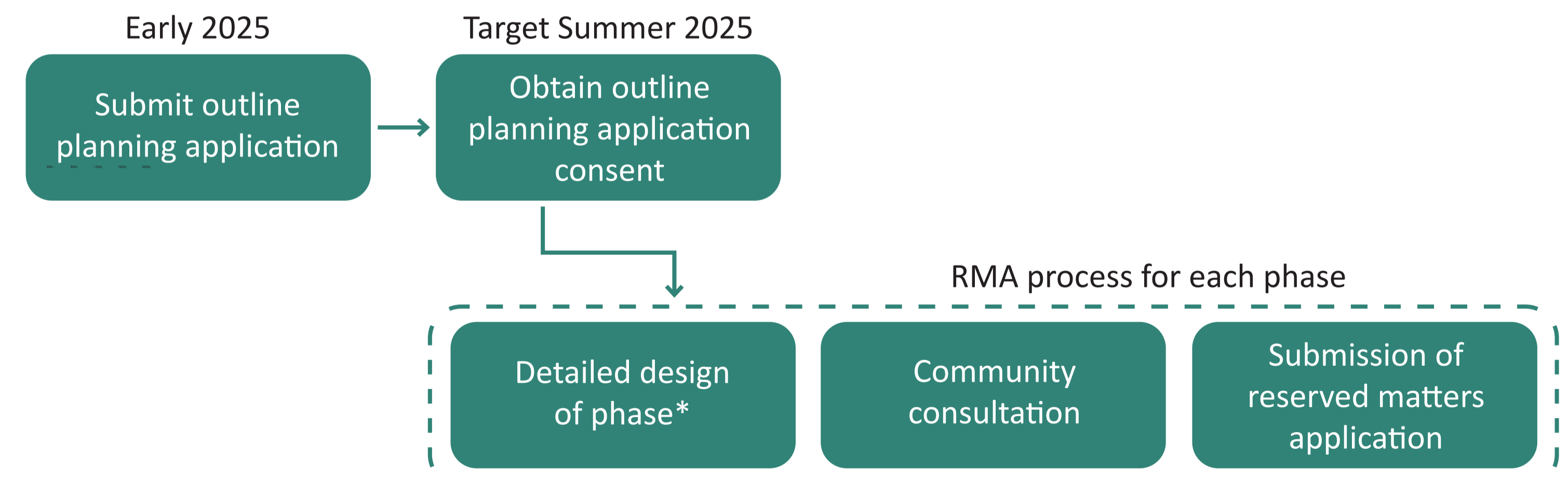
Once the council approves the outline planning application, we'll then need to submit reserved matters applications (RMAs). The reserved matters applications will fill in all the missing details before we start construction. The community will be consulted and get the opportunity to comment on the detail of the design for each phase at the reserved matters stages.

What are the outline planning application 'control documents'?

We will be submitting three 'control documents' as part of the outline planning application. These documents will establish a robust framework for the detailed design that will be developed at reserved matters stage.



Next steps for planning...



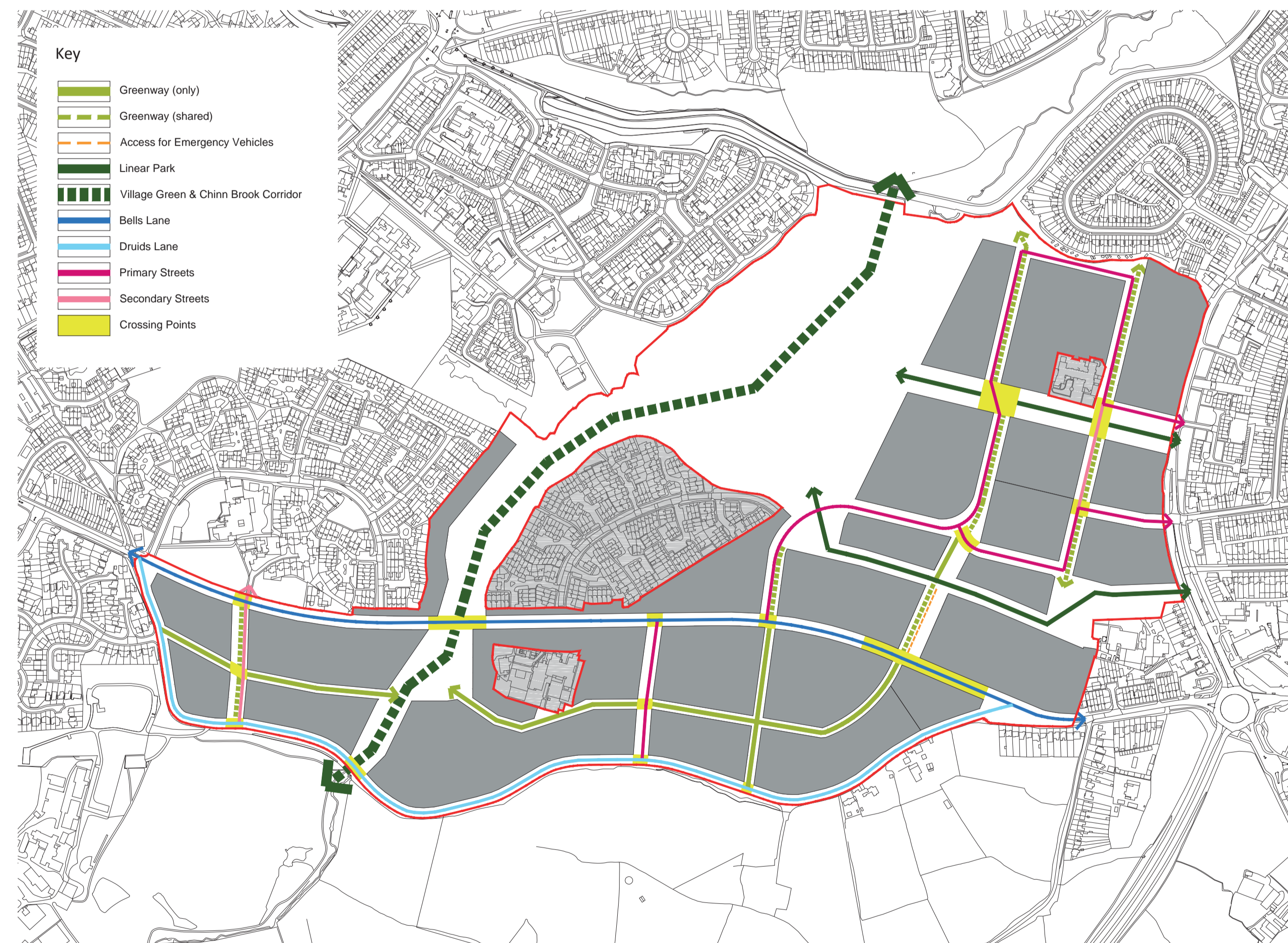
*The design of the RMAs must comply with the OPA control documents

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Parameter plans

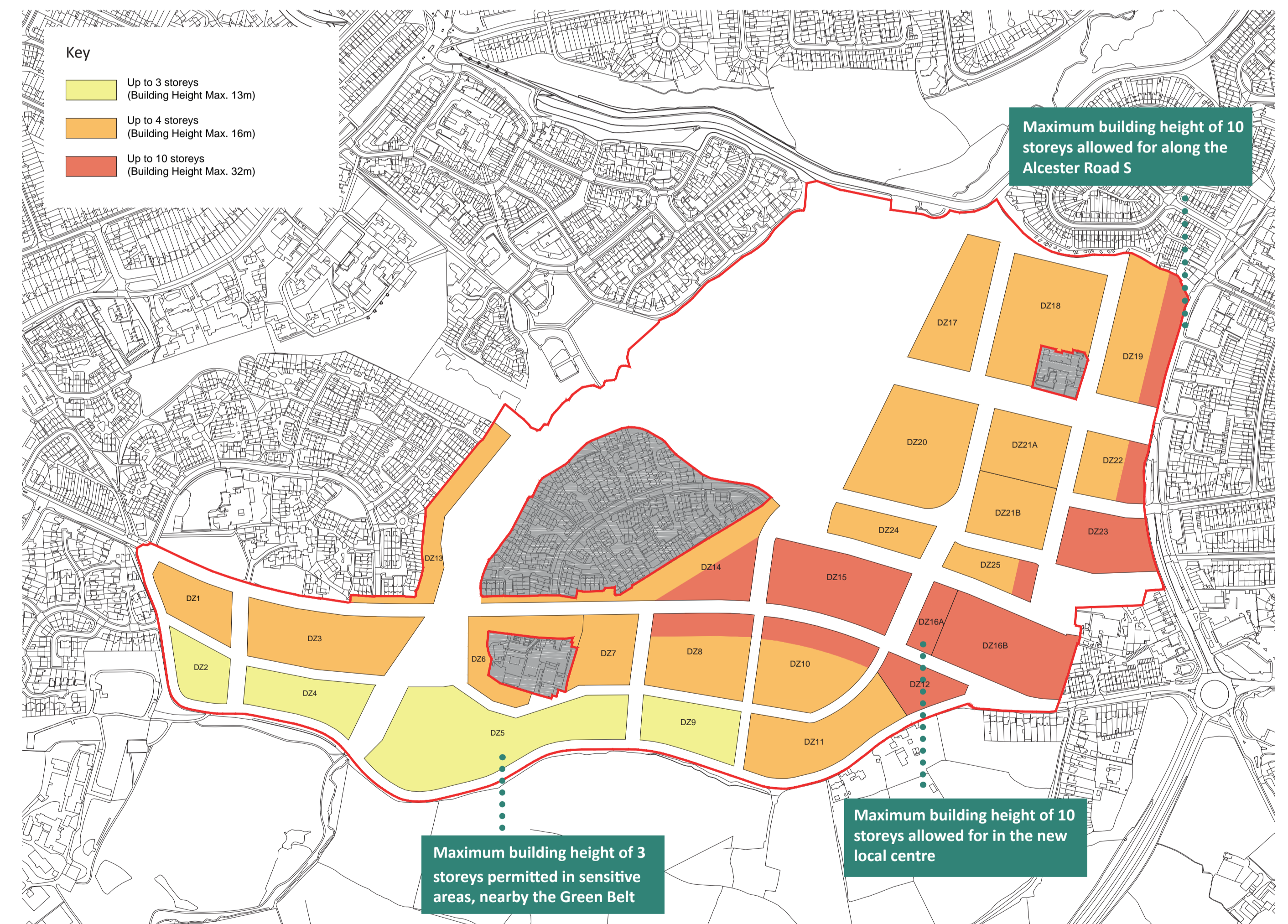
Below are examples of some of the Parameter Plans created for Druids Heath, that you can expect to see as part of the outline planning application. These plans control the maximum height of buildings, the location of public realm, and access to and within the site. They are carefully designed to promote a comprehensive and holistic approach to the development, ensuring that the Design Priorities, such as “Getting Around” and “Green Spaces”, are successfully achieved.

Access, Streets and Spaces



The Access, Streets, and Spaces Parameter Plan defines the principal streets and public spaces within the development site. All development parcels (shown in grey) will include homes designed to overlook and provide natural surveillance of these key streets and spaces. The plan aims to create a well-connected, accessible neighbourhood that fosters sustainable travel and encourages active, healthy lifestyles. A key aspiration is the ‘greenway loop’ that will redistribute and transform currently fragmented green spaces into a cohesive, connected route. All routes have been carefully designed to link key facilities such as schools, the surgery, and parks.

Maximum Building Heights



The Maximum Building Heights Parameter Plan sets the maximum height limits for buildings within each development parcel. While buildings can be smaller, they must not exceed these limits. In some areas, the maximum height allowed is 10 storeys, though this is unlikely to apply uniformly across entire parcels. For comparison, this is lower than the height of the tallest buildings currently on the site.

Vision Objectives

The Druids Heath OPA sets out four vision objectives, establishing a clear intention for development across the entire masterplan. These objectives also aim to support and reinforce the community's 'Design Priorities' as the project advances.

1 A safe, sustainable neighbourhood with new and improved homes

2 A continuous 'greenway loop' and gateways providing high quality open spaces, active travel routes and improved connectivity

3 Establishing a new local centre, with community, sport and retail buildings and spaces, connecting Druids Heath East and Druids Heath South

4 Enhancing the Village Green and Chinn Brook corridor

We know residents and the community are eager to see what Druids Heath will look like in the future. While detailed plans will come later in the process, the rendered image below gives an idea of how housing on the Dell and a view up the Linear Park could look.



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Character areas

Character areas will introduce varied identities to Druids Heath, while the holistic approach will ensure cohesive, well-connected neighbourhoods

Seven character areas have been established with the development of the illustrative masterplan. They are proposed as a means of design guidelines for creating varied identity across Druids Heath. The illustrative sketches set out how buildings and landscapes could look and feel in different areas. We use these designs to test that our design codes work and that we can deliver on our vision.



Druids Lane Edge

Druids Lane Edge will create a beautiful new residential edge to the site, with the character of development reflecting the quiet tranquil locale of the Green Belt location beyond. The parameters restrict development to a maximum of 3 storeys along this edge, with lower density housing intended to come forward.

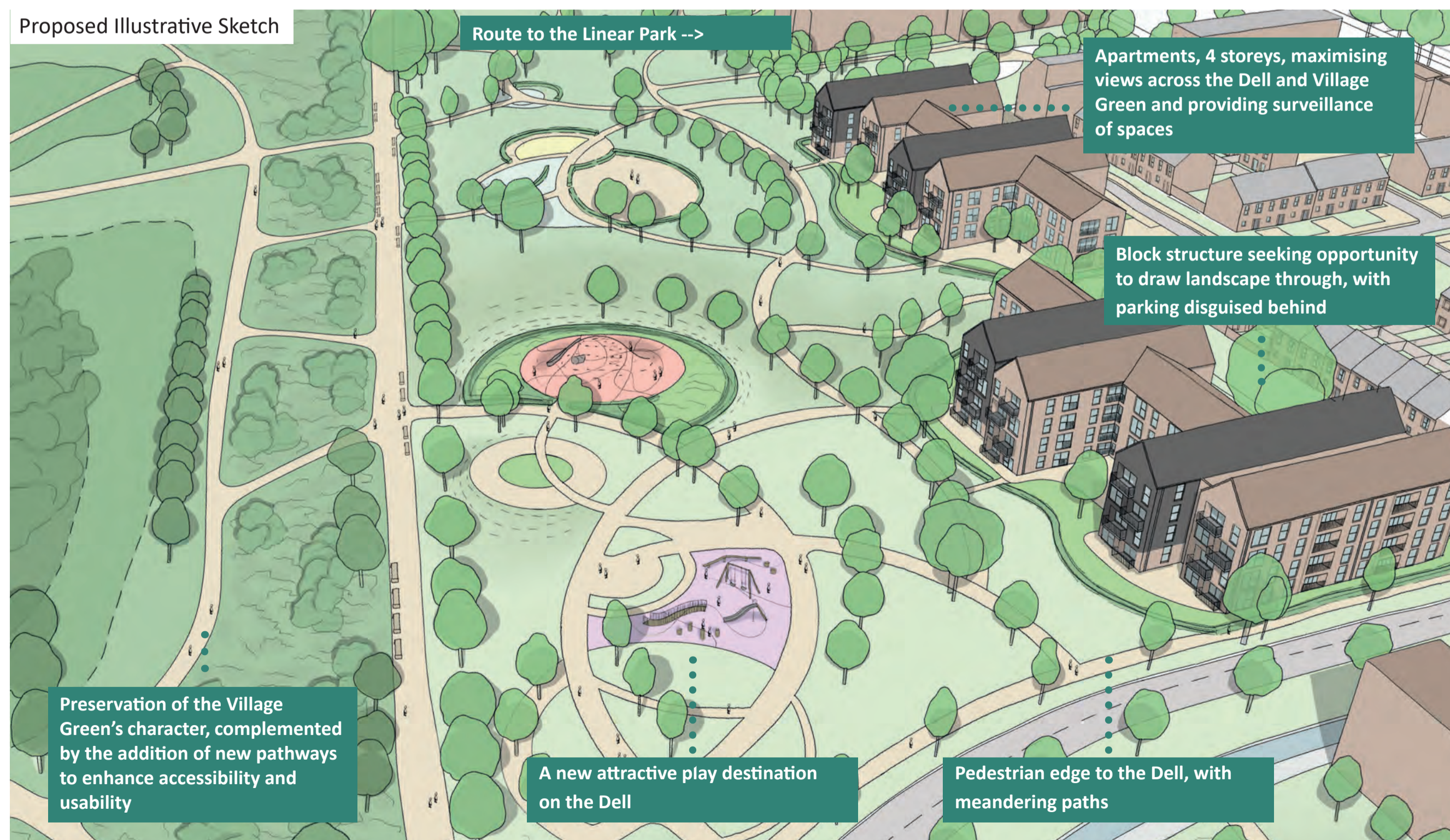


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Character areas

Dell Edge

The Dell Edge is situated adjacent to the Dell and Village Green. The Dell Edge will be instrumental in ensuring a residential setting is created that knits new living spaces sensitively to the Dell and Village Green, whilst ensuring east-west permeability and offering views through. Development up to a maximum of 4 storeys is permitted here.



Urban Neighbourhood

The Urban Neighbourhood makes up the main development area of Druids Heath East. Two new east-west gateways, in the form of linear parks, and a regular grid of streets create a legible layout for a high-density residential neighbourhood. Development in the Urban Neighbourhood will be up to a maximum of 4 storeys, with higher storeys permitted to the edges with the A435 Corridor and High Street Stretch.



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Character areas

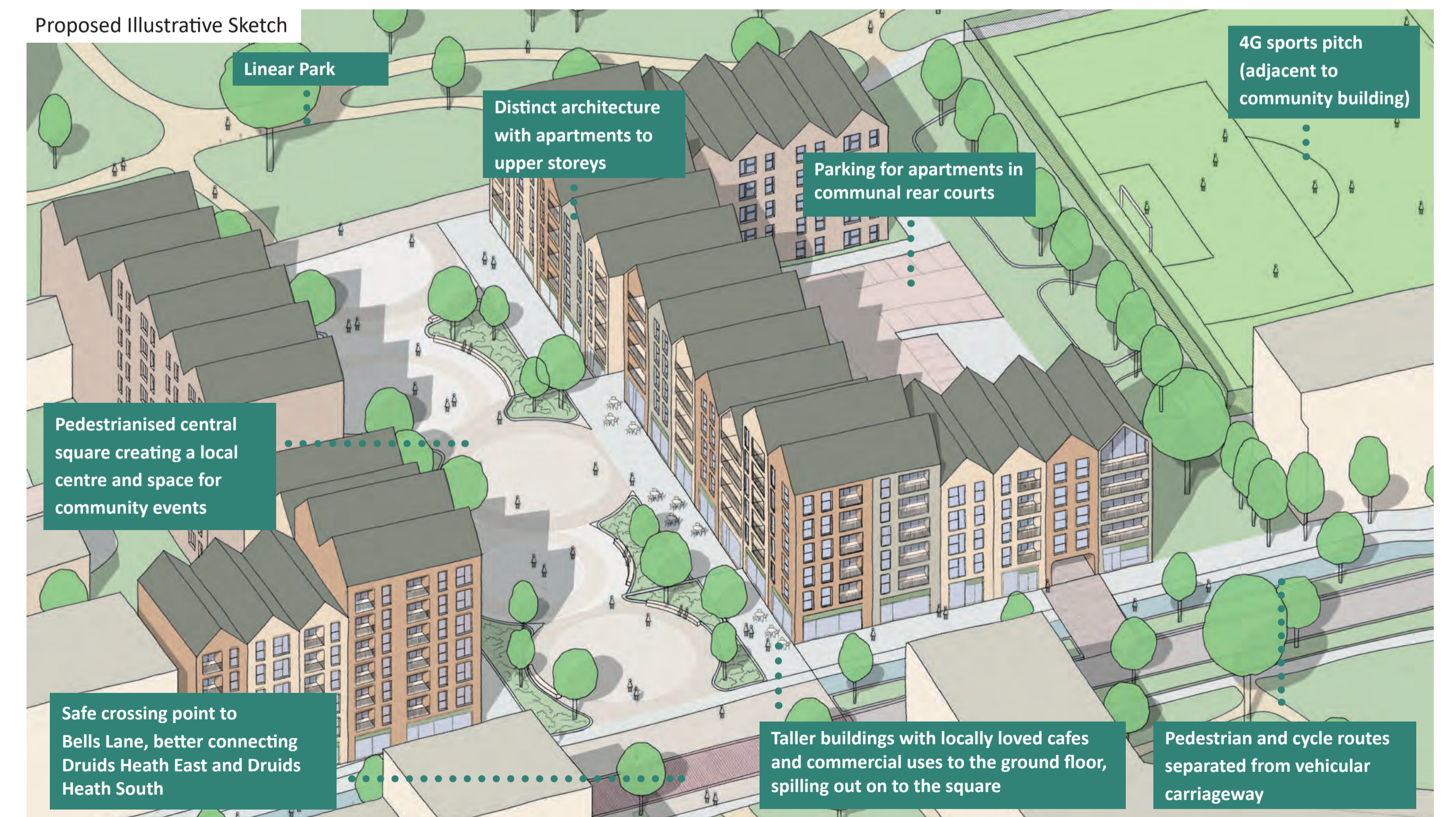
Suburban Neighbourhood

The Suburban Neighbourhood complements the quieter and more intimate condition to the south of the site, with medium density residential development and a more rural character to the public realm.



High Street Stretch

The High Street Stretch forms a recognised centre to the development, connecting Druids Heath East and Druids Heath South. The identity of the High Street is defined by commercial ground floor uses spilling out on to a new public square and improved crossing point to Bells Lane.



Key stages of the regeneration

We have provided an indicative timeline so that the community understand how long it will take for the different stages of regeneration to be progressed and where we are in this process. These timelines are indicative and could change but are based on how long these stages have taken on comparable regeneration projects.

What are the Council going to do to look after the estate in the meantime?

The masterplan will be broken down into phases and there will be some Council homes in latter phases that will be invested in to ensure that households can safely reside in them until their new homes are ready.

We will also bolster services on the estate by doing the following:

- Increasing the visibility of our Housing Management teams in the area.
- Implementing CCTV across all of the Council properties, particularly challenging anti-social behaviour areas.
- Increasing the cleaning provision across Council properties, paying particular attention to fly-tipping.
- Implement a repairs service specific to Druids Heath, providing some more support to address reactive repairs across Council properties.

The added services aim to reassure residents, particularly those in Council properties, that they'll be supported during the regeneration. While immediate relocation isn't feasible, the improved management will make the estate safer to inhabit until regeneration advances. Please see the Community Charter that has been developed to provide residents and the community with more information.

