

Meeting date: 7 February 2019

Report to: Full Cabinet



Subject/report title: Kingshurst Village Centre Regeneration

Report from: Deputy Leader and Cabinet Member for Managed Growth

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Wards affected:

- All Wards | Bickenhill | Blythe | Castle Bromwich | Chelmsley Wood |
 Dorridge/Hockley Heath | Elmdon | Kingshurst/Fordbridge | Knowle |
 Lyndon | Meriden | Olton | Shirley East | Shirley South |
 Shirley West | Silhill | Smith's Wood | St Alphege

Public/private report: Public

Exempt by virtue of paragraph: N/A

1. Purpose of Report

- 1.1 To seek approval of the draft Planning Brief for Kingshurst Village Centre and approve the carrying out of a public consultation process on the draft Planning Brief

2. Decision(s) recommended

2.1 Cabinet is asked to:

- a) Approve the draft Planning Brief for Kingshurst Village Centre attached to this report at Appendix 1;
- b) Delegate authority to the Director for Managed Growth and Communities, in consultation with the Deputy Leader and Cabinet Portfolio Holder for Managed Growth, to make minor changes as necessary;
- c) Approve the carrying out a four week public consultation exercise on the draft Planning Brief.

3. What is the issue?

- 3.1 Indicative proposals for the potential wholesale redevelopment of Kingshurst Village Centre are being progressed (“the Scheme”). The Scheme, previously a North Solihull Partnership (NSP) project, is now led by the Council with development funding from the West Midlands Combined Authority (WMCA).
- 3.2 A key step towards the delivery of the Scheme is the production of a detailed Planning Brief. This is a site-specific document which forms a stepping stone between the provisions of the local plan and the requirements of a planning application.
- 3.3 The Planning Brief is not intended to be an overly prescriptive document. Its objectives are to demonstrate the need and justification for change, by identifying the existing weaknesses of the Village Centre and how these may be overcome whilst at the same time addressing local needs and permitting a sufficient degree of flexibility to allow stakeholders and potential developers the scope to promote a scheme that is viable and sustainable.
- 3.4 The rationale behind wholesale intervention in terms of the high level justification for demolition and redevelopment of the Village Centre is detailed in the Planning Brief and embraces elements such as socio-economic data and issues with the existing building design and condition. The need for regeneration of the Centre is described in Section 2 of the Planning Brief on page 6 and considers factors including:
- Existing layout and condition of the buildings
 - Existing retail offer
 - Existing residential offer
 - Existing primary community functions, including: health, library, youth services etc.
- 3.5 As summarised on page 16 of the Planning Brief, community consultations on the potential for the redevelopment of Kingshurst Village Centre took place in January and in the autumn of 2017. Public feedback confirmed a high level of support for a comprehensive redevelopment of the Centre. The preparation and consultation on the draft Planning Brief, that is the subject of this report, builds on this earlier consultation work, and in particular it highlights the issues identified with the previous draft scheme options as set out on pages 16-17. The development of a planning brief is an essential step in promoting the Scheme and adds weight to the business case for the Scheme. It demonstrates the continuing engagement with the local community with the aim of ensuring that any development proposals that are put forward address local community needs and have their, in principle, support.
- 3.6 The draft Planning Brief appended to this report contains a placeholder for the summary of a Health Needs Assessment which is currently being finalised. This section will be updated with the output from the assessment prior to consultation.

Planning Brief Content

- 3.7 The Planning Brief for Kingshurst Village Centre is structured as follows:

1. Introduction.
2. Establishing the need for regeneration through redevelopment. The two key drivers for this are the design, layout and condition of the existing centre and socio-economic context.
3. Planning Policy Framework - details of all relevant policies that are applicable to the proposed development.
4. Steps taken to promote regeneration – outlines progress to date, engagement undertaken and decisions made explaining how these activities have influenced the brief.
5. Site assessment – this section identifies the physical constraints, existing built form and key local uses which will inform the design of the Scheme.
6. Development opportunity – this section identifies the use requirements for the Scheme.
7. Design development – sets the objectives for the Scheme and contains an options assessment of connectivity options. Within this section is an indicative plan which illustrates the key elements of chapters 5, 6 and 7.
8. Next steps

3.8 The key objectives of what the Scheme should provide are set out on Page 25 of the draft Planning Brief and include:

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

4. What options have been considered and what is the evidence telling us about them?

- 4.1 Three different connectivity options are considered in Section 7 of the Planning Brief starting on page 27. Each option is based on a different approach to creating a main thoroughfare within the village centre which has been identified as a key design issue.
- 4.2 The proposed consultation on the draft Planning Brief will include consideration of each of these options and the degree to which they meet the key objectives. This consultation work is essential for the purposes of informing the decisions that Cabinet will be required to make in future in respect of the proposed redevelopment of the Village Centre.

5. Reasons for recommending preferred option

- 5.1 As outlined in the Planning Brief on page 17, alongside environmental improvements, there is a case that redevelopment should rationalise and consolidate the commercial offer of the Centre to ensure that it is viable in the market. As seen at other centres, it is considered there is unlikely to be the need for the current quantum of retail floor-space.
- 5.2 An important complementary element of the proposed scheme will be the creation of better quality housing to meet local needs and deliver the housing requirement of the Local Plan. High quality residential development will support businesses and local services.
- 5.3 The provision of local health services should be retained to create a sustainable hub and there may be an opportunity to expand these services. There is opportunity to improve the provision of existing community uses to better meet local needs and create a more sustainable centre accessible by public transport.
- 5.4 The outcome of the public consultation process will inform the final version of the Planning Brief which in turn will be an important consideration in future Cabinet decision-making as it relates to all aspects of the delivery of the Scheme.

6. Next steps

- 6.1 Consultation on the draft Planning Brief is proposed to take place in February and March 2019. It is anticipated that a report, detailing the outcome of the consultation process with a recommendation to approve the final Planning Brief will go to Cabinet in June 2019. The report will also provide an update and details on the next steps for the delivery of the Scheme, including approval of an Outline Business Case for submission to the WMCA and details of the preferred delivery model including a

timetable for the submission of a planning application.

7. Implications and Considerations

7.1 Delivery of key themes in the Council Plan:

The Scheme will comprise a comprehensive regeneration strategy for Kingshurst which will have a major influence on the local delivery of all key themes within the Council Plan.

- Improve Health and Wellbeing
- Managed Growth
- Build Stronger Communities
- Deliver Value

7.2 Implications for children and young people, vulnerable groups and particular communities:

7.2.1 None arising directly from this report, although relevant issues may be raised through the consultation exercise

7.3 Consultation and Scrutiny:

7.3.1 The consultation to be undertaken at this stage is part of on-going engagement that will continue beyond the Planning Brief stage as the Scheme continues to be developed.

7.3.2 The Economic Development and Managed Growth Scrutiny Board considered the regeneration of Kingshurst in September 2017, with a particular focus on engagement. It is due to be considered again by the Economic Development & Managed Growth Scrutiny Board on 5th March 2019.

7.4 Financial implications:

7.4.1 There are no direct financial implications at this stage.

7.4.2 The Scheme is being progressed using funding from WMCA. The UK Central Phase 1 Strategic Outline Case unlocked up to £4.96M to undertake development work and to fund early property acquisitions required to deliver the Scheme.

7.5 Legal implications:

7.5.1 There are no direct legal implications at this stage.

7.5.2 In order to deliver comprehensive regeneration of Kingshurst it will be necessary to acquire a number of third party land interests.

7.6 Risk implications:

7.6.1 A risk register is maintained in accordance with the UK Central Project Management Framework.

7.7 Statutory Equality Duty:

7.7.1 A Fair Treatment Assessment (FTA) will be undertaken as the Scheme is developed. The FTA will be informed by the feedback received in both the proposed and previous consultation exercises.

8. List of appendices referred to

8.1 Appendix 1: Draft Planning Brief

9. Background papers used to compile this report

9.1 N/A

10. List of other relevant documents

10.1 N/A