

Regeneration proposals for

Moor Pool Estate

Welcome to our public consultation exhibition. We hope the information you see today will help to explain what we are proposing to do at the Moor Pool Estate. Members of our development team are on hand to answer your questions and discuss the proposal – please feel free to talk to them.

Your views are important to us as we evolve our redevelopment proposals. Please fill out a comments form so your thoughts can be taken into account as we prepare a planning application to be submitted to Birmingham City Council.

Yours faithfully

Tim Nicholson

TIM NICHOLSON
grainger plc

Key issues that will influence our approach to development

- Moor Pool is an important estate and a good example of garden suburb development.
- Inspired by John Nettlefold and built between 1908-1911, the Estate formed a new kind of suburban residential development in stark contrast to the "back to backs" that existed in the city at the time.
- The ethos, character and environment (both built and natural) of the Estate are all important. Its designation as a Conservation Area underscores this point.
- It will be crucial that the development plans, that are submitted to the City Council, enhance the character and environment of the Estate rather than diminish it. This principle has been a key instruction from Grainger to its technical development team.
- Grainger will not bring forward a development that damages the character of the Estate. Development will be proportionate and sympathetic.
- There are some who think that no new development should be taking place. This is not a realistic option.
- Following the sale of the Estate to Bradford Property Trust and the subsequent takeover by Grainger plc, it has been necessary to view the Estate with a commercial eye. In bringing forward its development proposals Grainger is committed to delivering a scheme that is commercially viable while at the same time not detracting from the history and character of the Estate. Both ambitions are deliverable. They are equally important.
- The proposal to create a Community Trust seeks to underscore the community identity of the Estate.



The proposed sites

The Estate covers some 55.3 acres and the development area amounts to 5.7 acres. There are 6 sites where development is proposed:

SITE	CURRENT USE	PROPOSED USE
Site A The Valley Site	94 garages with approximately 19 in regular use. 20 allotments with 7 in use	2 replacement tennis courts resited from Site B 8 x 2 storey three bed eco-homes 10 allotments 35 estate parking spaces/garages Opportunity to access rear gardens - 11 spaces
Site B Margaret Grove / Moorpool Avenue junction	2 clay tennis courts and an abandoned allotment site	12 x 2 storey 3 bed homes Open space and wildlife area
Site C Ravenshurst Road	40 garages with approximately 14 in regular use	2 x 2 storey 3 bed homes 2 x 2.5 storey 4 bed homes 18 car parking spaces / garages
Site D West Pathway	2 allotments, 1 in use	1 x 2 storey 3 bed house
Site E West Pathway / Wentworth Gate	3 garages with approximately 2 in regular use. 3 allotments of which 1 is in use	1 x 2 storey 3 bed house 1 x 2 storey 4 bed house
Site F The Square off Carless Avenue	49 garages with approximately 28 in regular use	3 x 2 storey 3 bed homes 6 x 2.5 storey 4 bed homes 12 car parking spaces / garages 5 garage spaces currently vacant behind Carless Avenue / The Spinney

- Grainger anticipate submitting 6 separate planning applications under the umbrella of a development Masterplan.
- The current level of provision of both garages and allotments is not viable. Many of the garages are run down and virtually derelict creating an eyesore on the Estate. Allotments are important and that is why 58 will remain after development has taken place (5 cultivated allotments are lost in total). The transfer of the allotments to a Community Trust would mean their future is secure and the lettings could be administered by the Allotments Association.



Environment & Ecology

- A full survey of the ecology and landscaping of the Estate has been undertaken with particular reference made to the detail of the proposed 6 development sites.
- The survey will be submitted as part of the planning application.
- All 6 sites will have detailed landscaping proposals in order to ensure that they both embrace the Estate style and become attractive additions to the Estate in their own right.
- The feeling of openness and greenness is an important feature of the Estate and the planning applications will respect this and incorporate an overall masterplan for improvements to street trees and open spaces.
- As well as addressing the problem garage sites the proposals also include:
 - Maintenance of the trees throughout the Estate
 - New tree planting where appropriate to replace lost trees
 - Improvements to the allotments could include the provision of water, tool stores and composting facilities.

Highways & Access

- The Estate was developed at a time when ownership of a private car was a luxury open only to the few. With the passage of time the increase in car ownership has created issues on the Estate.
- The limited scope of development proposed means that there will not be a huge amount of new traffic generated. All of the 6 development sites will be accessible by pedestrians and cars as well as refuse and emergency vehicles.
- The planning application will require a Section 106 Agreement that can be used, in part, to improve the existing highway situation:
 - Funding for a one way route on Margaret Grove / Moor Pool Avenue
 - Pedestrian crossing points on Ravenhurst Road
 - Introduction of speed reduction measures on Ravenhurst Road – these could include kerb build-outs, raised “tables” and changes to surface colour and texture of junctions
 - Upgrading of street name signage to reflect the status of the surrounding area.

Community Trust

- The community facilities are the heart of the Estate and are critical to its long term success.
- A trust owned and run by residents would ensure the facilities are managed in the best interests of the community.
- Grainger will handover the freehold of the Bowling Green, Fishing Pond, Moor Pool Hall, tennis courts and allotments to the Trust. As part of the planning gain package £450,000 will be provided to refurbish the Hall. Two new replacement tennis courts will also built.
- Representatives of Grainger have met with the Bournville Village Trust (BVT) to explore how BVT might help residents with the operation of the Trust.
- Sales of existing houses and the houses proposed in the planning applications will be subject to an annual Estate Charge of £100.00 that would be payable directly to the Community Trust. This equates to an annual Trust income of £19,000 as well as monies raised through the hiring of the facilities. The Trust, which would be made up of local people from the Estate, would have sole discretion as to how these monies are used.
- The creation of a Community Trust will preserve these important community facilities that play such a key role in the character of the Estate.

Moor Pool Estate - Before and after development

BEFORE DEVELOPMENT	DEVELOPMENT PROPOSAL	AFTER DEVELOPMENT
487 homes	36 homes	523 homes
42 cultivated allotments and 29 uncultivated allotments (owned by Grainger)	Transfer of allotments from Grainger to community – modest reduction in number	56 allotments (owned by the community) with improved facilities
197 garages with approximately 63 in regular use	70 spaces / garages plus opportunity to access rear gardens - 11 spaces	70 spaces / garages. Opportunity to access rear gardens – 11 spaces
4 tennis courts (owned by Grainger)	2 replacement courts	4 tennis courts (owned by the community)
Community facilities of Moor Pool, Moor Pool Hall, Bowling Green (owned by Grainger)	Create a Community Trust	Preservation of existing community facilities with freehold transferred to the Community Trust

Summary

- A development proposal that is in keeping with the environment of the Estate.
- Well designed using quality materials.
- Enhancements to the local road network.
- Preservation of community facilities through the creation of a Community Trust.
- The opportunity, by delivering a sympathetic scheme that is commercially viable, to invest some much needed resources into the Estate.
- Maintenance of the special atmosphere that makes Moor Pool Estate what it is.

