

Report to Overview and Scrutiny Committee Birmingham Smithfield - City Park 4 Brum Petition

The development and delivery of Birmingham Smithfield Inclusive Growth Directorate June 2019

Purpose

This report sets out information for the committee to consider in relation to the City Park 4 Brum Petition. The report covers the background to the Birmingham Smithfield redevelopment, the strategic policy context and the activity to procure a development partner to deliver the scheme. Two appendices are also included providing links to the policies and frameworks that are in place for the Birmingham Smithfield redevelopment (appendix 1) and a plan showing the boundary of the Birmingham Smithfield site (appendix 2).

The report is also supported by a presentation which will be made available at the committee session.

1. Background

- 1.1 Birmingham Smithfield is one of the City's most significant development opportunities and a key strand of the transformational plans for the City Centre. The site covers 17 hectares of land bringing together a comprehensive site including the former site of wholesale markets and environs, the Bull Ring Markets, Moat Lane gyratory (plan attached). The City Council owns 8 hectares of the site.
- 1.2 The site is on the doorstep of many major assets including the Bullring, New Street Station, Grand Central, Digbeth Creative Quarter, Knowledge Hub, Southside and is in close proximity to the location for the City Centre terminus station for the national High Speed 2 rail network at Curzon.
- 1.3 The relocation of the Wholesale Markets to new premises within the city at The Hub in Witton has provided the opportunity to comprehensively plan and redevelop this area to create a once in a lifetime opportunity to deliver one of the largest redevelopment schemes in the city. The Birmingham Smithfield redevelopment will reconnect the area with its surroundings and create new activities and environments.
- 1.4 In 2015 the City Council launched the Smithfield Visioning Document as the starting point for discussion and consultation on the future of what would become the former site of the Wholesale Market. This was then followed by the publication of the Birmingham Smithfield Masterplan in 2016 which was adopted by the City Council as its vision for the site to inform future redevelopment.
- 1.5 In December 2018, the City Council selected Lendlease Europe Holdings Ltd (Lendlease) as their preferred development partner for the Birmingham Smithfield Development.

2. Strategic Policy Context

- 2.1 The plans for Birmingham Smithfield fit within the city's overall growth agenda that is delivering 51,000 new homes, 100,000 jobs and billions of pounds worth of investment in infrastructure to support the city's growing population. This growth agenda is established in the Birmingham Development Plan (BDP) which is the City's statutory development plan, adopted in 2017.
- 2.2 The BDP identifies Birmingham Smithfield as part of the wider Southern Gateway which is a major growth area in the City Centre. The BDP identifies that the "Southern Gateway... will be the focus for the expansion of the City Centre Core southwards through the comprehensive redevelopment of the wholesale markets site delivering a vibrant new destination for the City. Development will be supported that diversifies the City's offer as a retail and leisure destination including niche retail, improved markets, food and leisure space. Residential development will be supported as part of the future mix of uses with opportunities to stimulate the regeneration of the wider area. The redevelopment will require high quality public spaces and routes to be incorporated with a new public event space creating a centre piece for the area. Integral to creating a new destination will be the creation of exemplar development in terms of its architecture and sustainability credentials, the reinterpretation of the historic moat and manor house, the creation of a gateway to the Digbeth creative quarter and space for a new cultural facility..."
- 2.3 The strategy in the BDP builds upon the vision for the City Centre that was established through the Big City Plan (BCP) published in 2010. The Big City Plan identified the Southern Gateway as a key growth area recognising the opportunity that the redevelopment of the wholesale markets could bring to deliver a new destination for Birmingham through a major mixed-use scheme.
- 2.4 The City Council has produced detailed guidance for the Birmingham Smithfield redevelopment to translate the strategic policy into a vision for the site to inform the future development. The first step in setting out this site based vision was the publication, in 2015, of the Smithfield Visioning Document. This document was the starting point for discussion and consultation on the future of what would become the former site of the Wholesale Market. The feedback from the Visioning Document demonstrated that the main aspirations were for:
- The function of the retail markets (Indoor, Rag and Outdoor) to be at the heart of any redevelopment as a fundamental part of the City's history and diversity.
 - New connections through the site to bring together the surrounding Digbeth, Chinatown and Gay Village areas.
 - A major new event square for the city centre.
 - The potential for a new city cultural and visitor quarter.
 - A series of green routes and spaces to promote biodiversity, health and wellbeing,
- 2.5 Building on the work of the visioning document the City Council published the Birmingham Smithfield masterplan, which was adopted by the City Council's Cabinet in September 2016 following public consultation. The masterplan set out five Big Moves that would be central to creating a sustainable, green and inclusive place that has people at the heart, delivering 300,000sq.m of new mixed-use floorspace and over 2,000 new homes. The Big Moves included:
- Vibrant markets and leisure - to create a range of leisure uses supported by cafes, independent shops, restaurants and hotels alongside the new home for the retail markets which will become a destination in its own right, with a mix of activity across a multi-layered building bringing life throughout the day and night.

- Festival Square - a major new public space for the city that is a hub for cultural, community and arts events, activities and festivals.
 - Pedestrian boulevard - a wide, green pedestrian boulevard to create wider pedestrian connections into the site allowing people to easily walk through the area and connect to other parts of the city centre
 - Integrated public transport - bringing the Midland Metro Tram Network, bus and sprint (rapid transit bus) to the site ensuring wider connectivity.
 - Residential neighbourhood - delivery a mixture of new, modern sustainable homes in a green setting supported by a range of community facilities.
- 2.6 A key part of the masterplan is for Birmingham Smithfield to deliver radical improvements to accessibility and reconnect the site to the wider city. The future redevelopment will need to deliver major enhancements of the walking, cycling and public transport, and the creation of a consistent, high quality public realm and a network of green infrastructure throughout the site. A sequence of spaces and places around which different activities can take place throughout the day and at all times of the year is key to the future success and long term resilience of the place. This includes a Market Square providing the setting for the new markets and St Martins Church; Festival Square with a capacity of up-to 20,000 people, which can be adapted for numerous large-scale (e.g. Pride, St. Patricks Day, Chinese New Year) and smaller events – and the space forms a grand setting for new cultural buildings; a tree-lined pedestrian link running through the site as core spine to a wider network of pedestrian routes and spaces; a new green space as a setting for the residential community.
- 2.7 The approach to the urban realm and structure is intended to have a scale to allow for play and informal recreation and have sufficient over-looking and active edges to provide a feeling of safety and security for users. The variety of public realm provision will ensure that the development complements and adds a balanced offering to the existing and future city centre public realm network creating spaces that are active and lively and can be managed and maintained in the long term.
- 2.8 The masterplan recognises the importance of delivering public and semi-public spaces of a range of types and characters. Green infrastructure will need to be an integral part of the site, through the use of green walls, green and brown roofs and the provision of habitat features, supporting the network of squares and spaces. The masterplan emphasises the use of roof spaces for productive uses and amenity space. Green streets with trees and other features will be key in highway design, enhancing air quality and reducing noise pollution.
- 2.9 The streets and spaces as proposed in the Birmingham Smithfield masterplan will form part of the wider network that is planned across the City Centre. This is captured in Big City Plan which establishes a network of green spaces and connections reaching out from the city centre core to the areas beyond the Ring Road.
- 2.10 Delivering Birmingham Smithfield will also be central to unlocking a much wider area for transformation along the River Rea corridor. The City Council launched, in May 2019, the Rea Valley Urban Quarter Supplementary Planning Document. This sets out a framework to guide the transformation of the River Rea which runs through the city centre. The River Rea will form the centrepiece of a network of green routes and spaces creating a resilient environment, rich in biodiversity, promoting the health and wellbeing of residents and visitors alike. The Big Moves for the area include:
- Transforming the River Rea into a unique natural public space.

- Park Link - forming part of a network of green routes and spaces and providing a major pedestrian route linking Smithfield to Highgate Park.
 - St David's Place - a vibrant mixed use neighbourhood, offering a mix of workspace and living in a high quality environment, around the transformed River Rea.
 - Cheapside - important local employment uses will be integrated alongside new city centre living, including a mix of apartments in new build development and converted industrial buildings.
 - Highgate Park neighbourhood - focussed around a transformed Highgate Park, with a family housing area.
- 2.11 The City Council has been working in partnership with the Environment Agency and Severn Trent Water to develop the vision for the River Rea and how the surrounding 68 hectares of land can be transformed into a series of distinctive neighbourhoods, as a diverse and vibrant place to live and work.
- 2.12 Recognising the important economic opportunity that Birmingham Smithfield represents the site was identified in the Greater Birmingham and Solihull LEP (GBSLEP) Enterprise Zone Investment Plan in 2014 as a priority area for investment. The GBSLEP, via the Enterprise Zone, has allocated capital funding to support the site's development and the delivery of infrastructure.

3. Delivering Birmingham Smithfield

- 3.1 Having established the vision and policies for the transformation of the 17ha strategic city centre site the City Council commenced the process to appoint a development/investment partner who could bring the appropriate finances and expertise to deliver the redevelopment scheme.
- 3.2 On 25 July 2017, the City Council Cabinet gave approval to procure a Development/Investment Partner(s) through the OJEU Competitive Dialogue procurement process and agreed the project objectives covering the Concept (Use and Design), Delivery, Operation, Social Value and Commerciality to be used in evaluating bidder's proposals.
- 3.3 Following an extensive dialogue process the City Council announced on 11 December 2018 that Lendlease had been selected as the preferred development partner for the Birmingham Smithfield Development. The procurement process is currently at Preferred Bidder Stage, with the City Council working closely with Lendlease to refine and optimise the final tender proposal, confirm commitments and develop a Business Plan, Outline Business Case, and Joint Venture Partnership Agreement for the Council's approval in late 2019. This will then lead to the formal appointment of Lendlease as the Smithfield Development Partner.
- 3.4 With a current estimated development value of £1.5bn, it will be a transformational partnership and define a whole new urban quarter right in the heart of the city centre delivering the vision of the Birmingham Smithfield Masterplan.
- 3.5 Along with the physical regeneration Birmingham Smithfield will provide over 3,500 end-use jobs, providing an annual net additional GVA impact of circa. £220m once the proposed scheme is complete. The scheme will also deliver significant skills and training opportunities including apprenticeships, work placements, and support the hard to employ back into sustainable employment. There is also a commitment to

provide support to local schools in the city and invest in community organisations and local supply chain.

- 3.6 Lendlease will deliver the scheme in four phases. The phasing approach is based on the key principles set out in the masterplan (2016) of achieving the early delivery of the new market complex and major infrastructure and public realm, including Festival Square and a central boulevard with integrated cycle, metro and sprint bus route; and delivering different asset typologies in each phase to optimise placemaking opportunities for the city, whilst balancing market absorption and construction activity. It's currently anticipated that the delivery of the scheme will commence in 2022 with site enabling works and construction of major infrastructure, following the submission of the hybrid planning permission for the scheme. The delivery timeframe for the whole scheme is approximately 15 years.

Appendix 1 – List of relevant policies and frameworks for the Birmingham Smithfield redevelopment

The Birmingham Development Plan

https://www.birmingham.gov.uk/downloads/file/5433/adopted_birmingham_development_plan_2031

Big City Plan

https://www.birmingham.gov.uk/downloads/20054/planning_strategies_and_policies

The Birmingham Smithfield Masterplan

https://www.birmingham.gov.uk/downloads/download/943/birmingham_smithfield_masterplan

The Rea Valley Urban Quarter SPD

<https://www.birminghambeheard.org.uk/economy/rea-valley-spd/>

Appendix 2 – boundary of the Birmingham Smithfield redevelopment

