

**BIRMINGHAM CITY COUNCIL**

**JOINT CABINET MEMBER AND CHIEF OFFICER**

**THURSDAY, 25 APRIL 2019 AT 00:00 HOURS**  
**IN CABINET MEMBERS OFFICE, COUNCIL HOUSE, VICTORIA**  
**SQUARE, BIRMINGHAM, B1 1BB**

**A G E N D A**

**3 - 40**

**1 PUBLIC CONSULTATION ON DRAFT SUPPLEMENTARY PLANNING**  
**DOCUMENT FOR THE EDGBASTON RESERVOIR MASTERPLAN**

Report of Assistant Director of Development, Inclusive Growth



# Birmingham City Council

## Report to Leader of the Council and Cabinet Member for Homes and Neighbourhoods jointly with Director, Inclusive Growth

25<sup>th</sup> April 2019



**Subject:** Public consultation on Draft Supplementary Planning Document for the Edgbaston Reservoir Masterplan

**Report of:** Assistant Director for Development, Inclusive Growth

**Relevant Cabinet Member:** Councillor Ian Ward, Leader and Councillor Sharon Thompson, Homes and Neighbourhoods

**Relevant O &S Chair(s):** Councillor Penny Holbrook, Housing and Neighbourhoods

**Report author:** Alice Jones, Senior Planning and Development Officer,  
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Are specific wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No – All wards affected
If yes, name(s) of ward(s): Ladywood and North Edgbaston		
Is this a key decision?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, add Forward Plan Reference:		
Is the decision eligible for call-in?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

### 1 Executive Summary

- 1.1 To seek authority to undertake public consultation on the Supplementary Planning Document (SPD), Edgbaston Reservoir Masterplan (Appendix 1).

### 2 Recommendations

- 2.1 Approves the Edgbaston Reservoir Masterplan Draft Supplementary Planning Document (SPD) (Appendix 1) for public consultation for a period of eight weeks commencing Friday 3<sup>rd</sup> May 2019.

- 2.2 Notes that following the consultation, a further report will be produced for Cabinet to adopt the SPD as part of the City Council's planning framework.

### 3 Background

- 3.1 Edgbaston Reservoir has a rich and diverse history, and is an important part of Birmingham's industrial heritage. The reservoir was built in 1827 by Thomas Telford, as a mechanism to top up Birmingham's canal network. Throughout the Victorian era, the reservoir evolved into a popular natural landscape and leisure destination for visitors and residents. It hosted a variety of activities including boating, swimming, skating, and dancing. The reservoir is a key green and blue asset in the city. It covers 32 hectares of land, including 24 hectares of open water. The reservoir plays an important role in providing green, open space for new and existing communities.
- 3.2 The Birmingham Development Plan was adopted by the City Council in January 2017, and is part of the city's statutory planning framework. It guides decisions on development and regeneration activity. Policy GA2 of the plan identifies Greater Icknield as an area for growth. It describes Edgbaston Reservoir as: *'one of the city's most significant areas of open space, which is relatively under-used at present'*. The plan highlights Icknield Port Loop and the Tower Ballroom Site as major opportunities, and allocates them to provide a mix of innovative family housing, commercial, and community uses.
- 3.3 The City Council is the owner of the Tower Ballroom Site, and the Masterplan will enable the Council to progress the future use of this site, and secure investment.
- 3.4 A draft SPD has been prepared for the site to provide guidance on design and future uses (see Appendix 1). The purpose of the SPD is to provide a clear vision, and inform future investment at the reservoir. Views will be sought from the public and other stakeholders on the guidance the draft SPD contains.
- 3.5
- 3.6 Draft Edgbaston Reservoir Masterplan:

In summary the draft SPD includes:

- A **Vision** to set out the Council's aspiration for Edgbaston Reservoir, including a number of **Big Moves** that identify the key themes that would optimise the reservoir.
  - **Development Principles** to provide planning guidance and advice to developers on matters covering Connectivity, Activity and Design.
  - **Delivery** requirements to support a comprehensive, partnership-based approach.
- 3.7 An engagement strategy has been developed to set out how the public consultation will be carried out on the draft SPD. This meets the requirements of



relevant regulations and guidance. A broad range of specific and general stakeholders will be informed of the draft SPD, a number of events will be planned for the consultation period. More detailed engagement work (e.g. meetings and workshops), will be offered to key stakeholders, including community groups, residents associations, and water sports users.

3.8 The SPD needs to be adopted by the City Council in a timely manner to ensure the guidance can influence planning application decisions at the reservoir. To ensure this happens, the preparation of the SPD will progress as follows:

- **Public consultation on Draft SPD – May and June 2019 (eight weeks)**
- **Review comments and prepare final SPD – July to September 2019**
- **Adoption of final SPD by Cabinet – November 2019**

## **4 Options considered and Recommended Proposal**

- 4.1 Option 1 – Do nothing. Should the Council decide not to publish the draft and consult on the SPD, it would result in a lack of strategic direction and vision for the Edgbaston Reservoir area. This would impact on the Council's ability to capitalise on potential investment, and move towards delivering inclusive growth.
- 4.2 Option 2 – Rely on policies in the Birmingham Development Plan. It is not intended that the SPD becomes a statutory planning tool. However, once endorsed, it will provide a greater level of direction than the Birmingham Development Plan does not provide.
- 4.3 Recommended Proposal – Prepare and consult on the Edgbaston Reservoir Masterplan Draft SPD. Birmingham City Council will seek views on proposals within the draft SPD. The final SPD will present the preferred approach.

## **5 Consultation**

### **5.1 Internal**

5.1.1 Officers from City Design and Conservation, Transportation Services, Legal Services, Neighbourhoods Directorate, and Birmingham Property Services have been consulted during the preparation of the draft SPD. Local Ward Councillors have been briefed on the draft SPD, with comments incorporated into the document.

### **5.2 External**

5.2.1 The draft SPD has been prepared in collaboration with Sports England and the Canal and Rivers Trust. Early engagement with key stakeholders has informed the preparation of the document. Stakeholders engaged include

existing water users: Midlands Sailing Club, Birmingham Rowing and Canoe Club, and TS Vernon Sea Cadets, and land-based users: the Friends of Edgbaston Reservoir Group, and Birmingham Settlement. There has also been wider involvement with stakeholders through some initial master-planning work.

- 5.2.2 A summary of the informal consultation sessions is included in Appendix 2. Formal views will be sought from these and other stakeholders as part of the public consultation.

## **6 Risk Management**

- 6.1 There are a number of risks associated with this decision. One risk is that the draft SPD will not have a clear or achievable vision for the reservoir. In order to mitigate this, the draft SPD has been produced in collaboration with key external partners, and several services in the Council to ensure the vision is deliverable. The consultation on the draft allows for further refinement of the document before the Council adopt the Masterplan.
- 6.2 Another risk is that consultation events will not be delivered or managed effectively. The engagement strategy design has been informed by the community profile of the area to target hard-to-reach groups. Its design has been based on lessons learnt from previous consultations. There is a further risk in relation to the potential cost of consultation. In order to mitigate this, costs have been based on previous consultations undertaken.

## **7 Compliance Issues:**

### **7.1 How are the recommended decisions consistent with the City Council's priorities, plans and strategies?**

- 7.1.1 The SPD will contribute towards the vision contained in the City Council Plan: 2019-2023 Outcome 4: Birmingham is a great city to live in – Priority 8: we will enhance our status as a city of culture, sports and events. The draft SPD is in line with the Birmingham Development Plan.

### **7.2 Legal Implications**

- 7.2.1 The relevant legal powers for preparing and undertaking public consultation on the draft SPD is set out in the Planning and Compulsory Purchase Act 2004 (as amended), with detailed requirements set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), and the Birmingham Statement of Community Involvement. There is a requirement to publicly consult on SPDs for a minimum of four weeks before they can be adopted. SPDs also need to be consistent with

the National Planning Policy Framework and the Birmingham Development Plan.

- 7.2.2 The City Council has carried out a screening assessment of the draft SPD (Appendix 3), under the Environmental Assessment of Plans and Programmes Regulations 2004, and concluded that a Strategic Environmental Assessment is not required. Views from the statutory consultees (Natural England, the Environment Agency and Historic England), will be sought as part of the consultation for the draft SPD.

### **7.3 Financial Implications**

- 7.3.1 The draft SPD has been prepared using existing Planning and Development staff resources. Costs from undertaking the public consultation on the draft SPD will be met from approved revenue budgets within Planning and Development.

### **7.4 Procurement Implications (if required)**

- 7.4.1 N/A

### **7.5 Human Resources Implications (if required)**

- 7.5.1 N/A

### **7.6 Public Sector Equality Duty**

- 7.6.1 An Equality Analysis has been undertaken and is attached in Appendix 4. The initial assessment found that the SPD will have no specific impacts on protected characteristics. The developments will lead to improvements for the local population including improved leisure facilities and new homes. The approach to public consultation on the draft SPD will be informed by the community profile for the area. Relevant organisations with an interest in equalities issues will be consulted. The Equality Analysis will be updated following a review of the consultation feedback, and will inform the preparation of the final SPD.

## **8 Appendices**

- 8.1 Appendix 1 Appendix 1 – Edgbaston Reservoir Masterplan Draft SPD
- 8.2 Appendix 2 – Summary of Consultation with Councillors and Community Representatives on the emerging draft SPD
- 8.3 Appendix 3 – Strategic Environmental Assessment Screening for the Edgbaston Reservoir Masterplan Draft
- 8.4 Appendix 4 – Equalities Analysis
- 8.5 Appendix 5 – Edgbaston Reservoir Development Site Plan

## **9 Background Documents**

9.1 Adoption of the BDP Full Council Report – 10<sup>th</sup> January 2017

9.2 Birmingham Development Plan and evidence base

9.3 Greater Icknield Masterplan



# Edgbaston Reservoir Masterplan

Draft Supplementary Planning Document

April 2019



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- 1 Waterside promenade  
Paprocany Lake Waterfront, Tychy, Poland.  
RS+ Robert Skitek Architects.  
Image © Tomasz Zakrzewski
- 2 Contemporary watersport facility with innovative design  
Floating Kayak Club, Vejle Fjord, Denmark.  
FORCE4 Architects.  
Image © Søren Aagaard
- 3 High-quality architecture providing panoramic views  
Welsh Water Centre, Llandegfedd Reservoir, Wales.  
Hall and Bednarczyk Architects.  
Image © James Morris
- 4 Member of the Birmingham All Year Round Swimming Club 1908
- 5 Sailing on the reservoir  
Image © Midlands Sailing Club

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Edgbaston Reservoir is one of Birmingham's most important open spaces combining opportunities for sport and recreation with valuable natural habitats and tranquil environments.

We are delighted to be launching this masterplan as the first step toward realising the full potential of the reservoir as a wonderfully unique asset for the residents of Birmingham.

With the city's population set to grow by 10% over the next 15 years, open spaces such as Edgbaston Reservoir will provide a unique asset to support the health and well-being of existing and future residents.

Through this masterplan, the City Council is promoting the important role of the reservoir, and defining a vision for an asset of regional importance that offers a diverse mix of activities, set within a rich natural environment.

Building on its role as a centre for water sports, there are huge opportunities to enhance the reservoir as a public open space and improve its offer to create a major leisure destination that provides for both residents and visitors alike.

The size of the reservoir means that alongside its role as a leisure destination, its valuable natural habitats for fauna and flora can be treasured and enhanced, and its important heritage celebrated.

In promoting its role as a multifaceted place, we can maximise the social and environmental benefits of the reservoir, and help underpin the delivery of our inclusive economic growth agenda.

**Councillor Ian Ward**  
Leader  
Birmingham City Council

**Councillor Sharon Thompson**  
Cabinet Member for Homes and Neighbourhoods  
Birmingham City Council

# Foreword

1 Wildlife at the reservoir

2 Floating Kayak Club, Vejle Fjord, Denmark.  
Architect FORCE4 Architects  
Image © Søren Aagaard



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“The reservoir serves a wide range of communities”

1 Bostanlı Footbridge and Sunset Lounge, Bostanlı Mahallesi, Turkey.  
Studio Evren Basbug Architects  
Image © ZM Yasa Architecture Photography

2 Image © Sea Cadets

3 Waterside promenade  
Paprocany Lake Waterfront, Tychy, Poland.  
RS+ Robert Skitek Architects.  
Image © Tomasz Zakrzewski





Edgbaston Reservoir is an important open space and the second largest body of water in the city. It is a destination for water based sport and recreation, and provides significant value in terms of ecology and biodiversity. Located on the doorstep of the city centre, the reservoir serves a wide range of communities and acts as a visitor destination. The reservoir and its surrounding environment is an underutilised resource that could benefit from significant investment.

The City Council has produced this masterplan to establish the future vision for the reservoir, and define how the unique recreation, heritage, and natural capital value can be maximised.

The masterplan has been brought forward in the context of the plans for the city centre and the Greater Icknield area. Both are seeing major growth, delivering new homes, jobs and infrastructure, and attracting greater numbers of visitors.

It is vital that the future of the reservoir is defined so that it can evolve to meet the needs of the city's growing population, whilst conserving and enhancing the important assets that exist there today.

This masterplan has been produced in partnership with The Canal and Rivers Trust and Sport England. It defines the Big Moves and development principles that will maximise the important role of the reservoir, and deliver the highest-quality environment for the future.

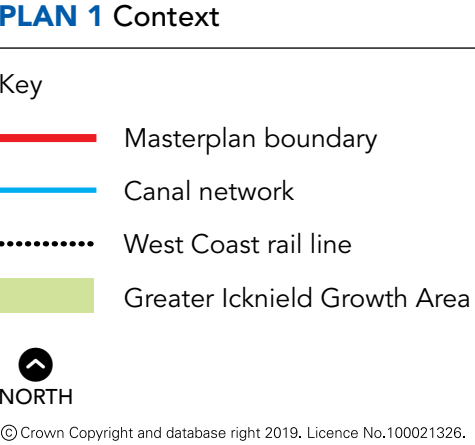
Investment in the reservoir will conserve the unique character, maintain viability of existing uses, and improve facilities to meet future demand.

**Purpose**  
The masterplan is being prepared as a formal Supplementary Planning Document (SPD) to ensure the vision of a vibrant reservoir, supports a thriving community.

In line with the National Planning Policy Framework, this SPD will add detail and guidance to the statutory Birmingham Development Plan (BDP). It will expand on core policies (including BDP Policy Growth Area 2), to ensure the coordinated and comprehensive development and management of Edgbaston Reservoir.

This draft SPD sets out clear principles of what is expected from future development. It provides flexibility to ensure detailed approaches are established through the planning application process. Alongside other policies and guidance, this document will be a material consideration when determining planning applications on this site.

Following consultation on this draft SPD, comments will be taken into consideration, and necessary changes made, prior to its adoption.



Observation platform  
Promenade Samuel-De Champlain, Quebec, Canada.  
Daoust Lestage inc.  
Image © Marc Cramer





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1 Coots resident at the reservoir

2 Boats stored at the Midland Sailing Club

3 View towards the city centre skyline



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# Context 2

“Edgbaston Reservoir is an important part of Birmingham’s industrial heritage”



Completed in 1829, Edgbaston Reservoir is an important part of Birmingham’s industrial heritage, having been designed by Thomas Telford. It is a key open space that serves a wide community with a range of opportunities for leisure and recreational activity.

Covering approximately 32 hectares, with 24 hectares of open water, the reservoir is regarded as a haven for wildlife and an unrivalled natural asset. The reservoir is designated as a Local Nature Reserve and a Site of Importance for Nature Conservation. A variety of woodland, grassland and wetland habitats surround the open water supporting bird, bat and newt species.

The reservoir’s original purpose was to refill Birmingham’s canals, and their important function continues today. Historically it also performed cultural and public health functions. In the Victorian era, illnesses such as tuberculosis, and increased levels of pollution in the city, led to great importance placed on access to fresh air and open space.

The growing popularity of Victorian seaside resorts influenced development at the reservoir. During the early part of the twentieth century, a masterplan was produced by Architect William Haywood, for an extensive Pleasure and Zoological Garden (see image 4). It proposed a grand boulevard connecting the reservoir to a redesigned Centenary Square. Although never realised, these plans indicate the value placed on the reservoir over a century ago as a key recreational asset for health, sport and entertainment.

The reservoir’s heritage is reflected in the range of historic assets across the site including the Grade II Listed Reservoir Lodge and depot buildings, as well as the locally listed dam, reservoir, and ancillary structures.

Timeline

First record of the Anglo Saxon area name ‘rot tun’ meaning ‘cheerful farm’

Construction of the Icknield Port Loop, part of James Brindley’s canal from Birmingham to Wolverhampton

Roach Pool transforms into Edgbaston Reservoir to feed the new canal

Joseph Gillott purchases a large area of John Perrott’s estate to develop a middle class suburb

Construction of Edgbaston Waterworks

The reservoir evolves into a pleasure resort with a roller-skating rink, jetty for boat hire, and small steam ship

William Haywood and Neville Chamberlain develop visionary plans for a Pleasure and Zoological Gardens at Edgbaston Reservoir (never realised)

Plans explored for the development of an inland lido (never realised)

Edgbaston Reservoir Masterplan launched



Timeline compiled from sources including Midland Sailing Club, Birmingham Rowing Club, Birmingham Forum, Birmingham History Forum, William Dargue’s ‘A history of Birmingham places and place names’, the Birmingham Mail and the Birmingham Gazette.

Images courtesy of Mac Joseph: [www.oldladywood.co.uk](http://www.oldladywood.co.uk)  
Plans sourced with the assistance of Stephen Hartland, Birmingham and West Midlands Victorian Society.

1 Flyer advertising ‘Blackpool Week’

2 Haywood’s 1917 masterplan for the central area of Birmingham

3 An event at the reservoir towards the end of the 19th century

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4 Haywood’s 1918 scheme for the Pleasure and Zoological Gardens

5 The original Victorian entrance to the reservoir

6 The Birmingham All Year Round Swimming Club in 1908

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Today, one of the reservoir’s additional functions is as an established centre for water-based activities, including the Midland Sailing Club, Birmingham Rowing Club, Birmingham Canoe Club, and the TS Vernon Sea Cadets.

Surrounded by existing communities, the reservoir serves as an important resource for local people, with several active community groups. The reservoir’s location within the Greater Icknield Growth Area, and to the west of the city centre, reflects its important role in the city’s future growth plans. With the development plans for the city centre well underway, and a further 3,000 new homes and 1,000 new jobs being delivered over the next ten years across the Greater Icknield area, the reservoir will provide a valuable resource for the expanding population.

The planned new urban neighbourhood at Icknield Port Loop, consisting of 1,150 homes, will sit directly adjacent to the reservoir. The first 207 homes and public open space of this development, started on site in 2018, and a new swimming pool is due to open on site in 2019.

The masterplan sets out the potential for the reservoir to become a destination for existing and new communities, providing a high-quality open space and a variety of activities.

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1 Birmingham Canoe Club

2 View of the city centre skyline across the reservoir



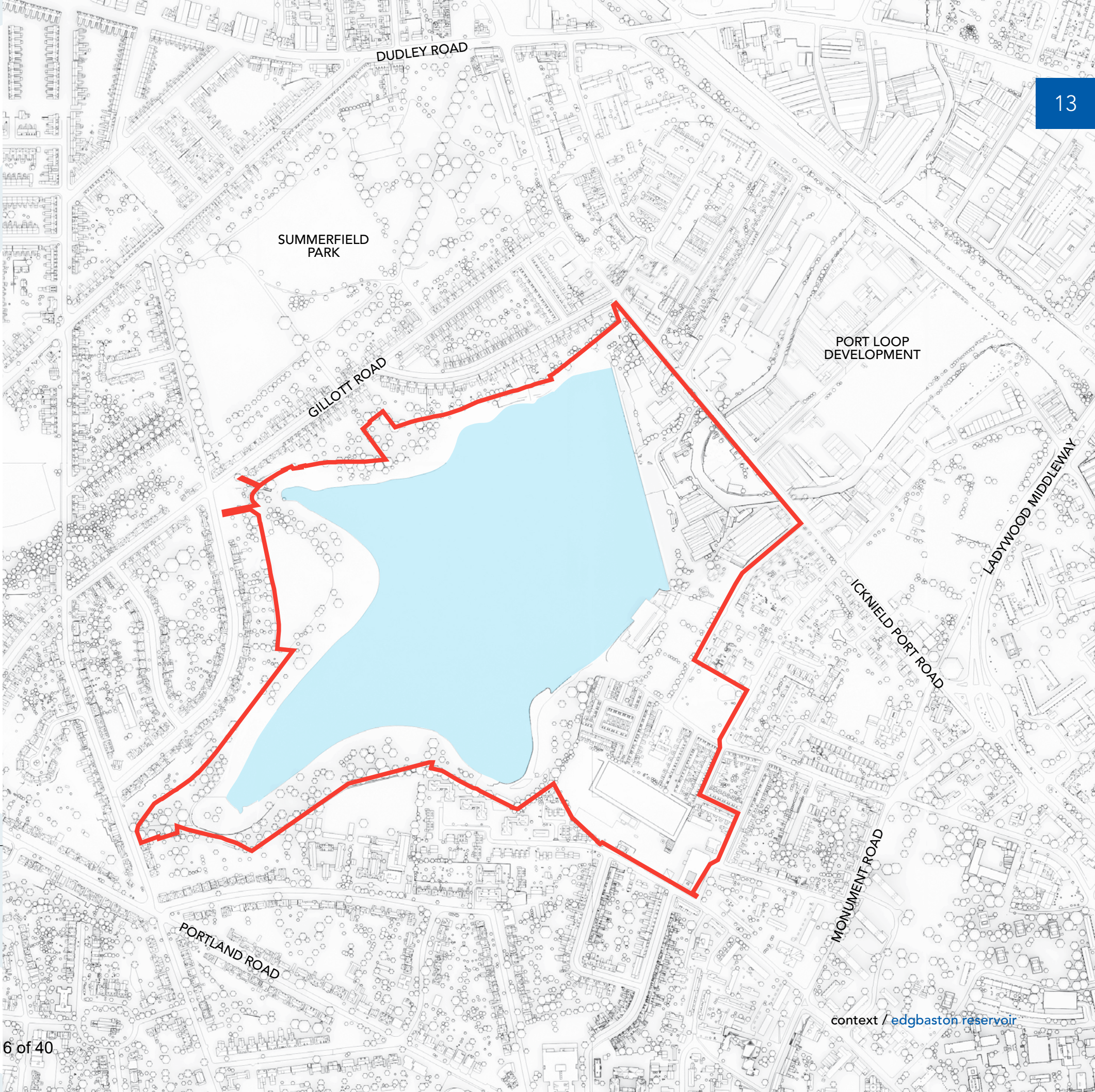
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PLAN 2 Masterplan boundary

- Key
- Masterplan boundary
  - Edgbaston Reservoir



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- 1 High-quality architecture providing panoramic views  
Welsh Water Centre, Llandegfedd Reservoir, Wales.  
Hall and Bednarczyk Architects.  
Image © James Morris
- 2 Image © Sea Cadets
- 3 Waterside promenade  
Paprocany Lake Waterfront, Tychy, Poland.  
RS+ Robert Skitek Architects.  
Image © Tomasz Zakrzewski



“Biodiversity and heritage  
will be celebrated”

# 3 vision





Edgbaston Reservoir will become one of the city's most valuable open spaces, set within an ecologically rich natural environment. It will provide a regional destination where local residents and visitors can enjoy a unique mix of land and water-based leisure and recreation activities. The natural landscape, biodiversity, and heritage, will be celebrated to create a safe distinctive place that supports the improved health and well-being of residents.

The transformation of key development sites around the reservoir will introduce new life and activity. It will enhance the visitor experience and quality of place, and provide the opportunity for new and existing residents to come together.

This vision will be secured through the delivery of the following Big Moves:

## BIG MOVES

### Thomas Telford Place

The creation of a landmark development will bring new life and activity to the reservoir, activate the waterfront, and deliver a range of uses with improved public realm. Through a comprehensive approach to the former Tower Ballroom and Osler Street Park, the development will provide a mix of residential, community and leisure uses to enhance the reservoir. Development will integrate built form with the creation of a new promenade. This will provide a unique focal point and optimise use of the water.

### Reservoir View

This gateway location will deliver a diverse mix of uses that will utilise the existing heritage buildings and respond to the canal setting and view across the reservoir. The introduction of new forms of development will enhance the arrival experience, and open up connections between the Icknield Port Loop development, canal and reservoir.

### Natural parkland

The parkland area will enhance the natural environment by creating a tranquil setting for the local community and visitors. This family-friendly environment will broaden the reservoir offer, and ensure that the valuable

biodiversity is protected. The integration of education and recreation uses will promote interaction with the natural environment.

### Promenade Loop



A transformed pedestrian and cycling route will provide a unique experience creating a continuous high-quality environment along the water's edge. The loop will connect to the city's wider walking and cycling networks, encouraging more people to access the reservoir, and enjoy the health and well-being benefits.

### Tolkien Walk

A signposted walking trail will celebrate the rich heritage and culture at the reservoir, and provide a key visitor attraction. The route will connect the reservoir to the historic Roundhouse in the city centre along the canal network. It will encourage movement between buildings such as Perrott's Folly and Edgbaston Waterworks Tower. These towers are thought to have influenced J R R Tolkien to write 'The Two Towers' in the Lord of the Rings series. There is also the opportunity to create a new entrance to the reservoir as part of development of the Waterworks site.

## PLAN 3 Big moves

### Key

-  Thomas Telford Place
-  Reservoir View
-  Natural parkland
-  Promenade Loop
-  Tolkien Walk



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Jock Marshall Reserve Nature Walk, Melbourne, Australia.  
Urban Initiatives  
Image © Vantage Drones



vision / edgbaston reservoir







DEVELOPMENT PRINCIPLES

Alongside the big moves, the following development principles will be at the forefront of delivering the vision for the reservoir and will guide future development:

Connectivity

Development will significantly enhance accessibility and reconnect the reservoir to new developments and the wider city. The improvement of walking and cycling routes, alongside the creation of a high-quality public realm, and managed vehicular access, will be central to the transformation of the area.

Activity

Edgbaston Reservoir will incorporate a major recreational offer for visitors and

local residents to enjoy. A dynamic mix of sporting and leisure uses will diversify the offer, alongside residential use. This will fully maximise the opportunity and ensure vibrancy, whilst maintaining places for quiet enjoyment of the reservoir landscape.

Design

Future development will be of a high quality, respond to surrounding context, complement the reservoir's character, and conserve and enhance important natural and historic environment assets.

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- 1 Zip wire activity
- 2 Watersport facility with purpose built wet area, integrated storage and viewing platform  
Floating Kayak Club, Vejle Fjord, Denmark  
FORCE4 Architects  
Image © Søren Aagaard
- 3 Junior sailing session at the Midlands Sailing Club  
Image © Midlands Sailing Club
- 4 Waterside promenade  
Paprocany Lake Waterfront, Tychy, Poland.  
RS+ Robert Skitek Architects.  
Image © Tomasz Zakrzewski
- 5 Boathouse featuring imaginative use of materials and high-quality architecture  
University College Boathouse, Oxford, England.  
Belsize Architects  
Image © Belsize Architects
- 6 High-quality glazing design providing panoramic views  
The Hide, Tophill Low Nature Reserve, Yorkshire.  
Group Ginger Architects  
Image © Jim Stephenson
- 7 Bird hide using sustainable materials  
The Hide, Tophill Low Nature Reserve, Yorkshire.  
Group Ginger Architects  
Image © Jim Stephenson



# Connectivity

Development will deliver improvements to connectivity and permeability. The reservoir will be better integrated into the fabric of the city, and more easily accessible from key transport hubs, such as the planned Metro and Sprint stops on Hagley Road, and existing bus connections on local roads. Walking and cycling will be encouraged from the city centre along the canal network and other sign-posted routes (BDP Policy TP39 and TP40).

The promenade loop around the reservoir will build on the existing pedestrian network. The 2.5km perimeter path is already popular with dog walkers, runners, and cyclists. An upgraded path with an all-weather surface, bespoke signage, and additional seating, will significantly improve waterside access, and encourage people to complete the circular route. The paths will be designed to accommodate growth in walking and cycling and minimise conflict between users. It is vital that routes are attractive and useable by people of all ages and abilities, therefore accessible, step-free routes will be prioritised.

Existing pedestrian and cycling connections will be strengthened and enhanced. This will include links to the Harborne Walkway and canal network via the Icknield Port Loop development. Improved walking, cycling, and public transport routes will also connect the reservoir with nearby neighbourhoods.

The reservoir provides a unique opportunity to encourage movement along the canal network directly from the city centre. In addition to walking and cycling, innovative transport solutions such as water taxis could capitalise on the canal infrastructure. Reservoir View will create a gateway from the canal network, increasing the importance of, and footfall to the reservoir.

Improved connections to the reservoir will be complemented by enhanced entrance points around the perimeter. New and existing entrances will encourage movement from surrounding communities. These will prioritise people on foot and by bike, be clearly marked, and create a safe, welcoming environment for visitors and local residents. Cycle parking facilities should be provided at appropriate entrance points, and cycle hire facilities would be supported at a suitable location at the reservoir.

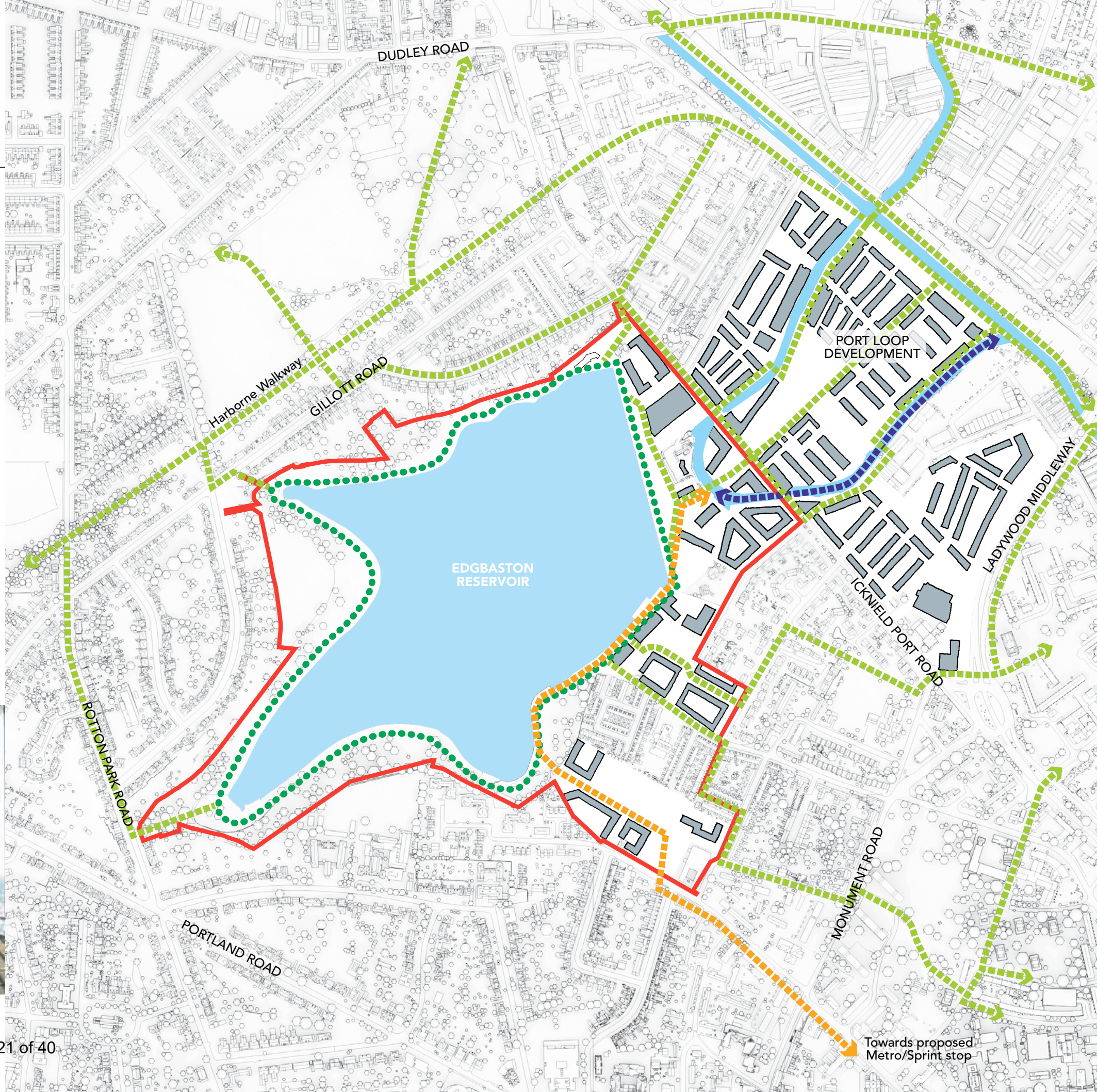
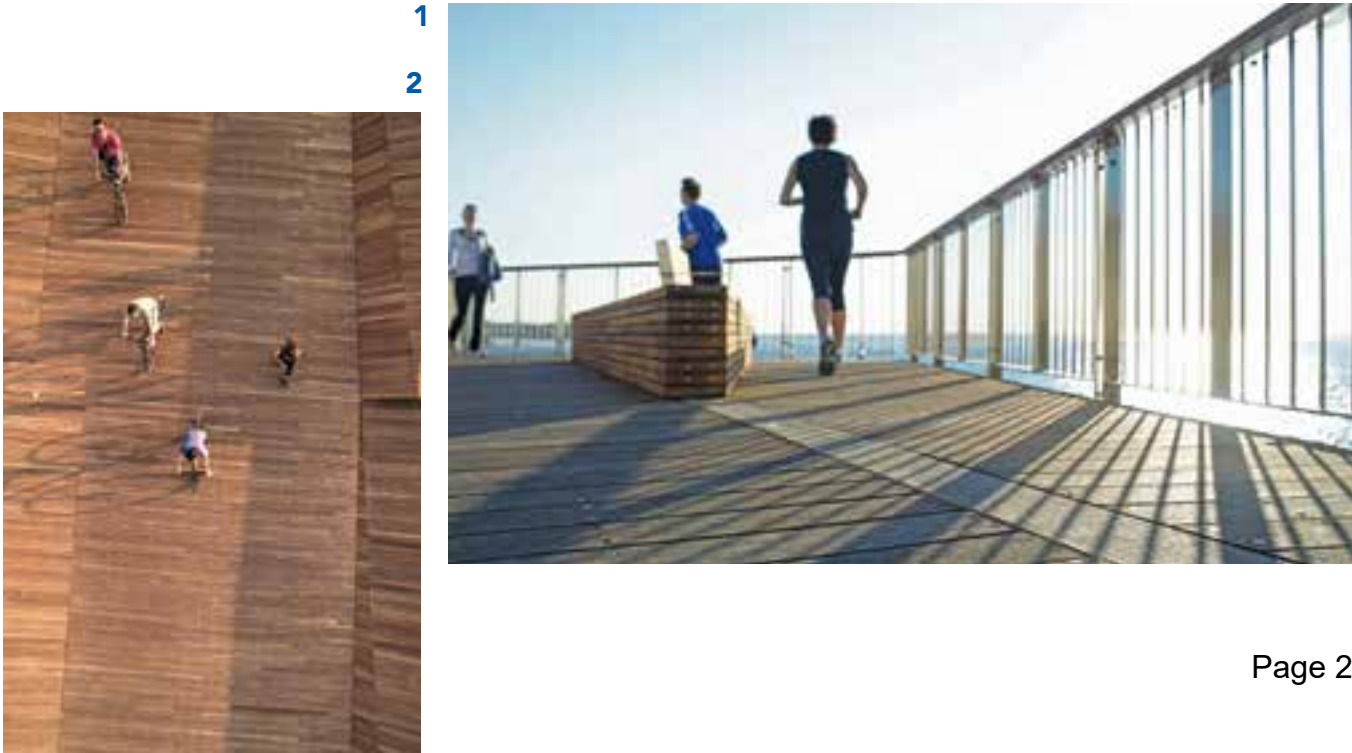
Although visitors will be encouraged to use sustainable modes of transport, safe and secure car parking provision is required. This will need to be coordinated across the entire site. Parking and servicing should make efficient use of land, be located away from the waterside, and be well managed. Provision for boat, trailer, minibus and coach parking facilities will need to be delivered to meet the needs of activity providers. An updated city-wide Car Parking Supplementary Planning Document is currently being prepared. This will set out the city's parking strategy and revised parking standards.

## PLAN 4 Connectivity

- Key
- Masterplan boundary
  - Promenade Loop
  - Tolkien Walk
  - Walking and cycling route
  - Canal link
  - New development blocks
  - Canal



- 1 Waterside walk with regular vantage points  
Bondi to Bronte Coast Walk Extension, Sydney, Australia.  
Aspect Studios  
Image © Florian Groehn
- 2 Waterside promenade with integrated seating  
Bostanlı Footbridge and Sunset Lounge, Bostanlı Mahallesi, Turkey.  
Studio Evren Basbug Architects  
Image © ZM Yasa Architecture Photography





Edgbaston Reservoir will develop a dynamic mix of land and water based activities to create a green leisure destination for Birmingham's residents and visitors.

A range of water based activities will be supported where they contribute to the overall vision for the reservoir. Existing water based clubs will be supported to consolidate in one area to create a hub of activity. There are national and international examples of activities that have been successfully introduced at large water recreation areas. This includes cafés, viewing and wildlife watching areas, public art installations, education uses, lidos and saunas.

Appropriate activity will be encouraged in suitable locations on the site to build on the existing offer, enliven the area, and attract visitors to spend time at the reservoir. Activity will complement surrounding land uses, and provide a unique offer. New residential development needs to provide a suitable housing mix that integrates into the local community.

#### Reservoir View

A vibrant mix of uses will create an exciting visitor destination, with uses that support planned activity at Icknield Port Loop. A well-defined street frontage and entrance will improve connections to the reservoir and encourage footfall. An enhanced role for existing heritage assets will be encouraged, and uses should build on the industrial waterside character. Activities could include restaurants, cafés, community facilities, public toilets, educational training spaces, and residential dwellings.

#### Thomas Telford Place

Development of the Tower Ballroom Site and Osler Street Park will provide a focal point for the reservoir, and incorporate a variety of uses and attractive public spaces. These will complement and diversify existing activity. Proposals could include development on existing open space to help deliver the vision for the reservoir. Compensation for the open space, including multi-use games area, would need to be agreed (BDP Policy TP9). This could include incorporating facilities within the new development.

A suitable mix of housing types and tenures (including affordable housing), will provide high-quality housing that maximises the waterside location (BDP Policy TP30 and TP31). Residential, community, and commercial uses will provide natural surveillance, and generate activity that contributes to a safe and welcoming environment.

This site is the preferred location for a leisure and recreation hub that includes a potential new regional facility for the Marine Society and Sea Cadets Birmingham (Vernon). Enhanced facilities will encourage participation, and maximise the reservoir's potential as a regional water sports destination (BDP Policy TP11).

A leisure and recreation hub also has benefits for securing safe and efficient boat storage, and removing the potential conflict between vehicles, walkers, and cyclists around the reservoir. The hub will support existing water sports clubs to thrive.

The leisure and recreation hub will successfully integrate with the redevelopment of the site and could incorporate a number of buildings. It will be a high-quality development, neighbouring the promenade, with active frontages and an integrated solution to storage and access.

Existing water sports clubs could remain in their existing locations where they contribute to the overall vision of the reservoir. However, they would have the opportunity to relocate to the leisure and recreation hub to create a focus of activity and footfall. The water sport offer could be widened to incorporate a greater variety of activities including more extreme sports such as zip lines and cable tows. This would encourage more people to use the reservoir facilities. Measures to improve the reliability of the water levels will be supported where they contribute to the overall masterplan.

The nearby former Hermetic Rubber Factory and Seven Trent Waterworks site offer the opportunity for further residential-led schemes. Developments would complement the Icknield Port Loop development and utilise the historic built form.

#### The wider reservoir

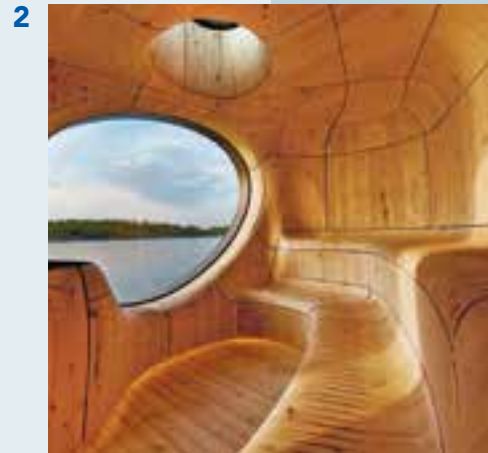
As well as water sports, a variety of activity will be integrated within the surrounding landscape to provide a broad recreational and leisure offer that appeals to a diverse mix of visitors. The promenade around the reservoir will connect activities on the site, which will be carefully integrated with the reservoir landscape.

The masterplan supports the provision of uses, such as boardwalks, picnic areas, play facilities, and a zip line where they enhance the reservoir and do not negatively impact on identified assets. Uses will protect the site's rich biodiversity and its designation as a Local Nature Reserve (BDP Policy TP8). Activity will encourage interaction with nature through sensitive development of nature walks, bird hides, and a wildlife education centre.

The rich heritage of the reservoir and surrounding area lends itself to the creation of a heritage trail. This would encourage movement between key historic buildings of interest. Temporary uses such as sporting events and leisure attractions, including event space, will be supported to bring life and create further activity.

1 High-quality public realm with a vibrant mix of uses  
Gaol Ferry Steps at Wapping Wharf, Bristol, England.  
Gillespies/Umberslade and Muse Developments  
Image © Jim Stephenson

2 Sauna with view of the water  
Grotto Sauna, Georgian Bay, Canada.  
PARTISANS Architects  
Image © Jonathan Friedman



3 Midlands Sailing Club at the reservoir  
Image © Midlands Sailing Club

4 Nature activity walk

5 Sea Cadets exercise  
Image © Sea Cadets

6 Enclosed wildlife hide  
Loch Leven Bird Hide, Fife, Scotland.  
Icosis Architects  
Image © Icosis Architects





Development at Edgbaston Reservoir will be high-quality, sustainable, and reinforce the reservoir’s character and distinct identity. The unique built and natural heritage of the area will inform the future design approach. Proposals will ensure the reservoir’s heritage is celebrated. Historic features and listed buildings, such as Reservoir Lodge and the dam, are integral features of its landscape, and will therefore be protected (BDP policy TP12). Development should take opportunities to deliver biodiversity gains.

Exceptional and innovative design will address the waterside setting. Building height, scale, form and density will be appropriate and respond to the topography, surrounding built form, and views to the city centre. Taller buildings will capitalise on views overlooking the reservoir, mark key arrival points and create landmarks. Development should be welcoming and suitable for all. Activity at ground level will provide natural surveillance and bring life and vibrancy to the public realm.

Thomas Telford Place and Reservoir View will be designed in a comprehensive manner to create successful and distinctive places. The Tower Ballroom site will deliver well-defined blocks and a high-quality public realm with attractive pedestrian spaces, opportunities for outdoor play, and safe and secure parking.

Viewing platforms around the perimeter of the water will exploit views, particularly to the city centre skyline, as well as Perrott’s Folly and Edgbaston Waterworks Tower. A public art strategy will contribute to a clear identity for the reservoir and bring different uses together. Opportunities should be taken to develop clearly marked entrances, site signage and temporary and permanent artwork across the site.

Development will be based on sustainable building design and construction, creating a consistent high-quality environment (BDP policies TP1 to TP5). It will complement neighbouring developments such as the Icknield Port Loop and the former Hermetic Rubber site in terms of built form, design, connectivity and activity.

PLAN 5 Design

Key

Masterplan boundary

Opportunity site - Thomas Telford Place

1

Birmingham Buddhist Vihara

2

Reservoir Lodge

3

Waterworks Tower

4

Perrott’s Folly

1



1 Installation designed to frame a view  
Promenade Samuel-De Champlain, Quebec, Canada.  
Consortium Daoust Lestage/Williams Asselin Ackaoui/  
OPTION aménagement  
Image © Marc Cramer

2 High-quality design utilising site topography  
The Hide, Tophill Low Nature Reserve, Yorkshire.  
Group Ginger Architects  
Image © Jim Stephenson

2



edgbaston reservoir / vision



vision / edgbaston reservoir





# Delivery 4

*The Council will actively work with stakeholders to deliver the vision for the reservoir*



Delivering the vision and principles of this masterplan will require a comprehensive, partnership-based approach.

#### Partnerships

The long-term success of the site will be dependent upon continuing engagement with stakeholders and the community, and partnership working with the Canal and Rivers Trust and Sport England.

The development of an updated site-wide management and maintenance plan of the water and land, will require on-going involvement from key stakeholders. It will need to ensure long term stewardship, to safeguard the interests of new and existing users.

#### Funding

The masterplan will provide a tool to leverage financial contributions from Section 106 agreements to fund improvements to the reservoir. To date, Birmingham City Council has secured substantial Section 106 funds which are ring-fenced for capital investment at the reservoir.

These funds will be prioritised to support infrastructure investment, including pathway improvements, due to start in Spring 2019. Other public sector funding will also be explored to deliver the vision for the reservoir.

#### Developments

The City Council will actively work with stakeholders in the area to deliver the vision for the reservoir and secure high-quality development. Early engagement will be essential throughout the planning process.

The City Council will utilise its land assets to maximise regeneration benefits and secure the overall vision. In particular, a partner(s) will be secured to bring forward a comprehensive redevelopment of Thomas Telford Place, incorporating both the Tower Ballroom Site and Osler Street Park. The development partner(s) will need to work closely with the community and demonstrate how the vision, Big Moves, and development principles of the masterplan, can be achieved in order to deliver a high-quality place.

Integrating space and buildings to support the local water-based organisations and sporting clubs will be explored, including future management and maintenance arrangements. The redevelopment will need to integrate the proposals for the Sea Cadets' site, and the creation of the promenade within the overall scheme.

#### Waheed Nazir

Director of Inclusive Growth  
Birmingham City Council

Waterside promenade  
Paprocany Lake Waterfront, Tychy, Poland.  
RS+ Robert Skitek Architects.  
Image © Tomasz Zakrzewski





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**Links to relevant planning documents referenced in this document:**  
**Birmingham Development Plan:**  
[birmingham.gov.uk/downloads/file/5433/adopted\\_birmingham\\_development\\_plan\\_2013](http://birmingham.gov.uk/downloads/file/5433/adopted_birmingham_development_plan_2013)

**Greater Icknied Masterplan:**  
[birmingham.gov.uk/downloads/file/748/greater\\_icknied\\_masterplan](http://birmingham.gov.uk/downloads/file/748/greater_icknied_masterplan)

The City Council will communicate this document in a suitable way to all audiences. In addition to the online and printed documents, requests for the document in alternative formats will be considered on a case by case basis including large print, another language and typetalk.

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**The Edgbaston Reservoir Masterplan produced by**  
Birmingham City Council, Planning and Development, Inclusive Growth Directorate.

The images included in this document are taken from other projects in the UK and abroad to illustrate relevant exemplar developments, where activities have been introduced at large water recreation areas. They highlight the quality that can be achieved on the basis of good design principles. The design of the place and buildings at Edgbaston Reservoir will have its own site-specific response, and the introduction of new activities would need to meet the overall vision of the masterplan.







**Appendix 2 – Consultation with Councillors and Community Representatives  
on the emerging draft Edgbaston Reservoir SPD**

<b>Date:</b>	<b>Stakeholder:</b>	<b>Engagement on emerging draft SPD:</b>
8 <sup>th</sup> October 2018	Representatives from Neighbourhoods Directorate	Development Principles and Masterplan
29 <sup>th</sup> November 2018	Rowing and Canoe Club	Vision and Leisure and Recreation Hub
29 <sup>th</sup> November 2018	TS Vernon Sea Cadets	Vision and Leisure and Recreation Hub
5 <sup>th</sup> December 2018	Birmingham Settlement	Vision, Masterplan and land assets
6 <sup>th</sup> December 2018	Midlands Sailing Club	Vision and Leisure and Recreation Hub
11 <sup>th</sup> December 2018	Friends of Edgbaston Reservoir	Vision, Development Principles and Masterplan
14 <sup>th</sup> December 2018	Sport England	Masterplan and delivery of projects
7 <sup>th</sup> January 2019	Canal and Rivers Trust	Masterplan and delivery of projects
14 <sup>th</sup> January 2019	Unlocking Social and Economic Innovation Together	Engagement Strategy Preparation
18 <sup>th</sup> February 2019	Ward Members	Vision, Masterplan and Delivery



**Statement of Reasons - SEA screening for the Edgbaston Reservoir Masterplan Draft  
Supplementary Planning Document (SPD)**

<b>Criteria (from Annex II of SEA Directive and Schedule I of Regulations)</b>	<b>Birmingham City Councils Response</b>
<b>Characteristics of the plan or programme</b>	
(a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	<p>The draft SPD will amplify the existing policies of the Birmingham Development Plan (BDP), with particular reference to policy GA2. This policy has been subject to a detailed Sustainability Appraisal, incorporating the Strategic Environmental Assessment (SEA) regulation requirements.</p> <p>The draft SPD will provide further guidance, and will therefore supplement existing policies rather than setting the framework.</p>
(b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.	The draft SPD will supplement policies contained within the BDP. As such, it is influenced by higher level plans.
(c) The relevance of the plan or programme for the integration of environmental considerations, in particular with a view to promoting sustainable development.	Some relevance. The draft SPD will promote sustainable development at Edgbaston Reservoir. This will be done in line with adopted policies in the BDP, where environmental considerations on the sites were subject to Sustainability Appraisal (see a) above). It will provide guidance rather than specific policy, and will therefore not have a significant effect on environmental considerations which have not already been considered.
(d) Environmental problems relevant to the plan or programme.	None.
(e) The relevance of the plan or programme for the implementation of Community (EU) legislation on the environment (for example, plans and programmes linked to waste management or water protection).	None.
<b>Characteristics of the effects and of the area likely to be affected</b>	
(a) The probability, duration, frequency and reversibility of the effects.	<p>The draft SPD will provide further guidance for future uses and development in the area. Future development will be required to go through a separate approval process (i.e, planning applications subject to Environmental Impact Assessments).</p> <p>The guidance set out in the draft SPD will promote sustainable development. As such, there is no mechanism for significant environmental effects to arise from the draft SPD which have not already been considered as part of the production of the BDP, which met the requirements of the SEA.</p> <p>Developments may have potential to generate significant</p>

	environmental impacts. However, individual planning applications will address this matter. It is also likely that could lead to environmental improvements, and therefore mitigate negative effects.
(b) The cumulative nature of the effects	As noted above, there is no mechanism for significant environmental effects to arise from the draft SPD. It is therefore unlikely that any cumulative impacts will arise. Where these effects are likely to arise, the City Council will, through the determination of planning applications, ensure such issues are appropriately addressed.
(c) The trans-boundary nature of the effects	As noted above, there is no mechanism for significant environmental effects to arise from the draft SPD. It is therefore unlikely that any trans-boundary impacts will arise. Where these effects are likely to arise, the City Council will, through the determination of planning applications, ensure such issues are appropriately addressed.
(d) The risks to human health or the environment (for example, due to accidents)	As noted above, there is no mechanism for significant environmental effects to arise from the draft SPD. It is therefore unlikely that any risks to human health or the environment impacts will arise. If these effects were likely to arise, the City Council will, through the planning process, ensure such issues are appropriately addressed, including ecology, water quality, and flood risk assessments.
(e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	<p>The draft SPD applies to the Edgbaston Reservoir, and covers 32 hectares, including 24 hectares of open water. It sits within two wards: Ladywood and North Edgbaston. The reservoir is located within the Greater Icknield Growth Area (GA2), identified in the BDP. It is also adjacent to Icknield Port Loop, which will deliver approximately 1,150 houses. This application was subject to an Environmental Impact Assessment.</p> <p>The draft SPD sets out a vision and development principles (design, activity and connectivity) for future development of the reservoir. These are in line with policies in the BDP. It is considered that any effects not previously considered as part of the BDP will be limited in magnitude.</p>
(f) The value and vulnerability of the area likely to be affected due to: i) Special natural characteristics or cultural heritage; ii) Exceeded environmental quality standards or limit values; iii) Intensive land-use.	<p>Given the nature of the document:</p> <ul style="list-style-type: none"> <li>i) National and locally listed heritage assets;</li> <li>ii) Local Nature Reserve and Site of Importance for Nature Conservation;</li> <li>iii) None</li> </ul> <p>Impact on important habitats and locally listed buildings are considered in the SPD, in line with the policies contained within BDP. The draft SPD does not replace other statutory considerations in this regard, such as the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>
(g) The effects on areas or landscapes which have recognised national, Community or international protection status.	No significant effects are considered to arise on the adoption of the SPD in line with BDP policies.





Title of proposed EIA	Assessment of equalities issues relating to Edgbaston Reservoir Masterplan Draft SPD
Reference No	EQUA291
EA is in support of	New Policy
Review Frequency	Six Months
Date of first review	30/10/2019
Directorate	Economy
Division	Planning and Development
Service Area	North West Development Planning
Responsible Officer(s)	<input type="checkbox"/> Alice X Jones
Quality Control Officer(s)	<input type="checkbox"/> Richard Woodland
Accountable Officer(s)	<input type="checkbox"/> Richard Cowell
Purpose of proposal	To seek approval for public consultation on the Edgbaston Reservoir Masterplan Draft Supplementary Planning Document
Data sources	
Please include any other sources of data	
ASSESS THE POTENTIAL IMPACT AGAINST THE PROTECTED CHARACTERISTICS	
Protected characteristic: Age	Service Users / Stakeholders; Wider Community
Age details:	<p>A mix of housing is required to be provided on the site, with potential for housing that would be suitable for families with young children. It is for the developer to propose a mix of homes, rather than the SPD to prescribe. The mix of housing will have to be in accordance to BDP policies TP30 and TP31.</p> <p>Educational uses focusing around nature conservation are encouraged in the SPD, however this is not specific to one particular age group and would be for the provider to determine the service offered.</p>
Protected characteristic: Disability	Service Users / Stakeholders; Wider Community
Disability details:	The design of development is referenced in the SPD; however

referenced in the SPD, however technical guidance matters are addressed in other SPDs for example 'Access for People with Disabilities SPD'.

Protected characteristic: Gender

Service Users / Stakeholders; Wider Community

Gender details:

See consulted people or groups section.

Protected characteristics: Gender Reassignment

Service Users / Stakeholders; Wider Community

Gender reassignment details:

The need for publically accessible toilets has been identified in the masterplan. In regard to gender neutral toilets, the onus is on the provider to make sure the appropriate provision is made.

Protected characteristics: Marriage and Civil Partnership

Not Applicable

Marriage and civil partnership details:

Protected characteristics: Pregnancy and Maternity

Not Applicable

Pregnancy and maternity details:

Protected characteristics: Race

Service Users / Stakeholders; Wider Community

Race details:

See consulted people or groups.

Protected characteristics: Religion or Beliefs

Not Applicable

Religion or beliefs details:

Protected characteristics: Sexual Orientation

Not Applicable

Sexual orientation details:

Please indicate any actions arising from completing this screening exercise.

Please indicate whether a full impact assessment is recommended

NO

What data has been collected to facilitate the assessment of this policy/proposal?

Consultation analysis

Adverse impact on any people with protected characteristics.

Could the policy/proposal be modified to reduce or eliminate any adverse impact?



How will the effect(s) of this policy/proposal on equality be monitored?

What data is required in the future?

Are there any adverse impacts on any particular group(s)

No

If yes, please explain your reasons for going ahead.

Initial equality impact assessment of your proposal

The decision of the Cabinet Members at this stage is to approve the public consultation on the draft SPD. This consultation will be carried out in accordance with the Statement of Community Involvement, an adopted City Council policy. The approach to public consultation will be informed by the community profile of the two wards the site is located within, (ensuring protected characteristics inform the approach such as Age, Gender and Race). Relevant organisations with an interest in equalities will also be consulted.

An engagement strategy has been developed to set out how the public consultation will be carried out on the draft SPD. This will meet the requirements of the relevant regulations and guidance. The broad range of specific and general stakeholders will be informed about the draft SPD through letters, emails, a press release, and an online presence. Drop-in sessions are proposed during the consultation. More detailed engagement work such as meetings and workshops will also be offered / carried out with key stakeholders.

Consultation methods will consider the demographic profile of the area. In particular consideration has been given to consultees with potentially limited or no English language (6.5% of the population live in a household where no one has English as their main language).

## Informed People or Groups

## Summary and evidence of findings from your EIA

A full assessment is not required at the stage, however the results of the public consultation on the draft documents will be used to update the Equalities Analysis and inform the final SPD when it is adopted by the City Council (programmed for September 2019). The preparation of the SPD is progressing to the following milestones:

- Public consultation on the draft documents (six weeks) – April to May 2019
- Review comments and prepare final SPD – June –August 2019
- Adoption of final SPD by Cabinet – Autumn 2019

## QUALITY CONTORL SECTION

Submit to the Quality Control Officer for reviewing?

No

Quality Control Officer comments

Decision by Quality Control Officer

Proceed for final approval

Submit draft to Accountable Officer?

No

Decision by Accountable Officer

Approve

Date approved / rejected by the Accountable Officer

18/04/2019

Reasons for approval or rejection

Please print and save a PDF copy for your records

Yes

Content Type: Item

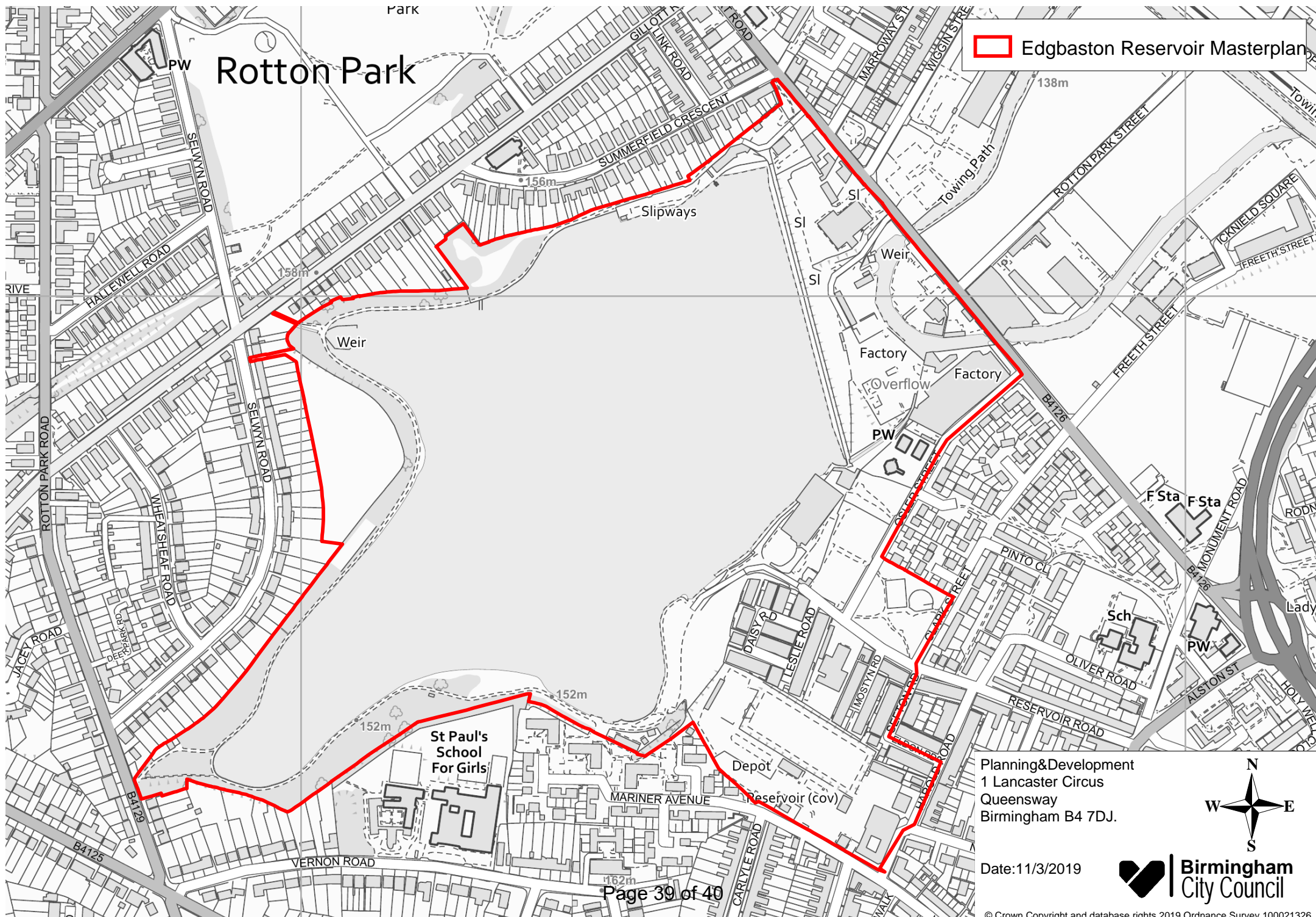
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Created at 10/04/2019 02:58 PM by ☐ Alice X JonesLast modified at 18/04/2019 10:44 AM by Workflow on behalf of ☐ Louise Cavanagh

Close

# Rotton Park

Edgbaston Reservoir Masterplan



Planning & Development  
1 Lancaster Circus  
Queensway  
Birmingham B4 7DJ.

Date: 11/3/2019



