

Birmingham City Council

City Council

14th January 2020



Subject: BORDESLEY PARK AREA ACTION PLAN: ADOPTION

Report of: Councillor Ian Ward, Leader of the Council

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Does the report contain confidential or exempt information? ☐ Yes ☒ No

If relevant, state which appendix is exempt, and provide exempt information paragraph number or reason if confidential :

1 Executive Summary

- 1.1 To seek approval to adopt the Bordesley Park Area Action Plan.

2 Motion

- 2.1 That the City Council adopts the Bordesley Park Area Action Plan.

3 Background

- 3.1 The Bordesley Park Area Action Plan (AAP) has been prepared to guide development and regeneration across a significant area to the east of Birmingham city centre, including parts of the Nechells, Alum Rock, Bordesley and Highgate, Bordesley Green and Small Heath wards. The AAP will cover the period up to 2031 and will complement and support policies and proposals within the Birmingham Development Plan (BDP) (adopted January 2017) which identifies the area as one of the city's ten priority growth areas. Policy GA7 "Bordesley Park" of the BDP – sets out the key aims of delivering 750 new homes and up to 3,000 new jobs within the area.
- 3.2 Cabinet and Full Council approved the 'Submission' version of the AAP in July and September 2018 for submission to the Secretary of State. The AAP was subsequently submitted and was subject to Public Examination on the 30th May 2019. The Inspector's Report has been received and the AAP is now recommended for adoption. Once adopted, the AAP will be a Development Plan

Document (DPD) forming part of the City Council's Local Development Framework.

3.3 The key proposals in the AAP focus on:

- **Growth** – Attracting and retaining high quality local employment opportunities with a target of up to 3,000 new jobs and apprenticeships across a range of skills and types and accommodating demand for new housing with a target of 750 homes with supporting community and education facilities to meet the requirements of the growing population.
- **Connectivity** – improving linkages across the area and with the city centre and other centres of activity including the promotion of Metro between the city centre and the Airport/NEC/HS2 Interchange and other public transport initiatives and walkability.
- **Local Character** – Enhancing environmental quality within the area including making the most of existing assets; promoting high quality design and community safety in new development; and improving the network of green infrastructure.
- **Sustainability** – Supporting proposals that contribute to the city's sustainability targets.

3.4 Detailed land use proposals are set out in the AAPs five key opportunity areas for change, which comprise:

- **The Wheels Site & Environs** - the promotion of new industrial and employment opportunities, creating a high-quality employment site of up to 24 ha in an improved environment. Proposals will be subject to significant land remediation works and the successful relocation of a number of existing occupiers. Adjoining industrial premises provide significant opportunities for improvement as well as further employment-led development linked to the proposed Metro route through the area.
- **Cherrywood Road** – the creation of a new residential environment with improved community facilities and local environment, with opportunity for an improved local centre and transport infrastructure including a rapid transit route (Metro) along Bordesley Green.
- **Adderley Park** - an improved residential environment and supporting employment and community uses, focussed around the park.
- **Alum Rock Road Local Centre** - investment encouraged within the centre and expansion to accommodate the growth of local centre uses to the east.
- **Coventry Road, Small Heath Local Centre** - support for investment in the centre, and the creation of a gateway including new development to define the western end of the centre.

- 3.5 A number of smaller scale developments and opportunities for change relating to mainly smaller sites were included in the AAP's Neighbourhoods Section which included smaller housing sites, public realm enhancement, extension to school sites and improvement of connectivity.
- 3.6 A number of transportation improvements are suggested or proposed across and adjacent to the area including improvements to local rail services, stations and the Camp Hill Chords; improved walking and cycling routes; works to ring road junctions; and the implementation of HS2. In particular, rapid transit routes are proposed comprising Metro between the city centre and the Airport/NEC with onward connection to the proposed HS2 Interchange Station, which could run along Cattell Road and Bordesley Green and SPRINT which could run along the A45.
- 3.7 The production of the AAP has included the following stages:
- 3.7.1 Approval of an Options Report which set out the vision for Bordesley Park as a revitalised neighbourhood, delivering growth in a high quality urban environment. At the heart of this vision is the promotion of sustainable growth in terms of economic activity, jobs, housing numbers and community infrastructure. The report set out a range of possible options for a number of key areas of potential change and was the subject of wide-ranging consultation which generated a large number of comments, broad support for the plan making process and significant interest in the options produced and issues identified. The consultation process also raised additional issues which were taken forward into the Preferred Options stage.
- 3.7.2 Approval of the Preferred Options Report, which set out proposals for the development of the Wheels site as a major new employment area, the promotion of a new residential neighbourhood at Cherrywood Road, the extension of both the Alum Rock and Coventry Road local centres and the promotion of development opportunities within each. Consultation on this took place between July and October 2013.
- 3.7.3 The Pre-Submission Report was published for a statutory 6-week period of public consultation between March and May 2017 which enabled further formal representations to be made. Following that consultation and further minor amendments the Submission Report was submitted to the Secretary of State on 9 November 2018.

- 3.7.4 Throughout the preparation of the plan, full consideration has been given to a range of sustainability issues and the preparation of a Sustainability Appraisal (SA) alongside the AAP, has been an integral part of the plan making process.

3.8 Examination in Public (EIP) May 2019

- 3.8.1 An Examination in Public was held on 30 May 2019. Although over twenty individuals and organisations had made final representations on the AAP, only a small number of these attended the Examination (including representatives of the Wheels occupiers).
- 3.8.2 The Planning Inspector's report was received on 20 August 2019 which concluded that the AAP provided an appropriate basis for the planning of Bordesley Park. The Inspector found it to have been justified by a sound evidence base and positively prepared with a high degree of engagement with stakeholders. The AAP was found to be sound as submitted, with no Main Modifications necessary before the plan could be adopted. A small number of additional minor text amendments were made to the AAP to update factual information to become the final adoption version of the Bordesley Park AAP.
- 3.8.3 The Inspector's Report is attached as Appendix 1. The final Bordesley Park AAP is attached as Appendix 2 for adoption by the City Council.
- 3.8.4 The Planning and Compulsory Purchase Act 2004 requires adoption of Local Development Documents by resolution of the local authority. As such, adoption of Development Plan Documents, such as Area Action Plans, is a non-executive function and therefore has to be approved by the Full Council.

3.9 Next Steps

- 3.9.1 Following adoption by the City Council an Adoption Statement will be published in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 3.9.2 The next steps in implementing the AAP will then be to progress the development of the AAP's major sites and development proposals (including

the Wheels site), the ongoing promotion of Metro and transportation improvements (including the Camp Hill Chords) and securing investment in housing sites, education and community facilities and the enhancement of the environment.

3.9.3 The AAP will also be used to raise the profile of the area and the development opportunities within it. This will assist landowners and potential developers and help with attracting and bidding for resources. It will also provide further detailed local guidance to assist the Development Management function in determining planning applications.

3.9.4 On the basis of the work done with respect to the AAP, Bordesley Green has been selected as one of the West Midlands Combined Authority's pilot local centres which provides the opportunity to access funding to assist delivery of short and longer-term projects that will help meet and deliver the aspirations of the plan.

4 Appendices

- 4.1 Appendix 1 The Planning Inspectorate Report to Birmingham City Council on the Examination of the Bordesley Park Area Action Plan (20 August 2019)
- 4.2 Appendix 2 Bordesley Park Area Action Plan Adoption Document January 2020.
- 4.3 Appendix 3 Bordesley Park Area Action Plan Equalities Analysis

5 Background Documents

- 5.1 Report to Cabinet – Bordesley Park Area Action Plan: Adoption 17 December 2019.
- 5.2 Bordesley Park Area Action Plan – Adoption Document January 2020.
- 5.3 Bordesley Park Area Action Plan Sustainability Appraisal (February 2017).
- 5.4 Bordesley Park Area Action Plan Sustainability Appraisal Addendum (July 2018).
- 5.5 Bordesley Park Area Action Plan Consultation Statement (July 2018).