

REPORT OF THE LEADER

BORDESLEY PARK AREA ACTION PLAN – PROPOSED SUBMISSION TO THE SECRETARY OF STATE

1. Purpose of report:

- 1.1 To seek approval of the Bordesley Park Area Action Plan (BPAAP) and accompanying Sustainability Appraisal and Consultation Statement – the Proposed Submission Documents prior to submission of the Plan to the Secretary of State.

2. Background.

- 2.1 The Bordesley Park Area Action Plan is being 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 (adopted January 2017) which identifies the area as a focus for growth. Policy GA7 “Bordesley Park” of the BDP – sets out the key aims of delivering 750 new homes and up to 3000 new jobs within the area.
- 2.2 The Area Action Plan, once adopted, will be a Development Plan Document forming part of the Council’s Local Development Framework. Planning legislation requires that the plan is published for a six week consultation (publication period), during which time formal representations can be made on the Plan. The Pre-Submission version of the plan was approved for this purpose jointly by the then Deputy Leader and Strategic Director Economy and consultation took place between March and May last year. Cabinet noted the AAP and supporting documents on 31 July 2018 and referred it to City Council for approval prior to submission to the Secretary of State for Housing, Communities and Local Government which will enable its Examination in Public.
- 2.3 The production of the AAP has included the following:

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 between August and October 2011. This 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.

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.

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, it will now be submitted to the Secretary of State.

Throughout the preparation of the plan, full consideration has been given to a range of sustainability issues and the Sustainability Appraisal (SA) has been an integral part of the plan making process. The SA is attached as Appendices 2A and 2B.

2.4 This Proposed AAP **Submission Report**– Appendix 1- responds further to the consultation undertaken to date. It continues to emphasise the vision for a revitalised neighbourhood, and sets out four overarching development principles which will guide new development across the area. These comprise:

- **Growth** – accommodating demand for new housing with a target of 750 homes and community and education facilities to meet the requirements of the growing population. 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.
- **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 developing a network of green infrastructure.
- **Sustainability** – creating a low carbon green economy as part of Birmingham's overall ambition for a 60% reduction in carbon emissions by 2027.

2.5 A set of preferred land use proposals has been developed for the areas which present the greatest opportunity for change. These are outlined below and are covered in more detail in The AAP Submission Report attached at Appendix 1.

- **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 or 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 rapid transit 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.
- **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.

2.6 The Neighbourhoods section of the document divides the plan area into six neighbourhoods and considers the opportunity for smaller scale changes including the development of smaller sites (particularly for housing), public realm enhancements, extensions to school sites and wider consideration of education needs and connectivity improvements.

- 2.7 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 including Metro between the City Centre and the Airport/NEC/HS2 Interchange Station, which could run along Cattell Road and Bordesley Green and SPRINT which could run along the A45. As the AAP is progressed there will be issues with the relocation of a number of existing occupiers and operators that will need to be satisfactorily addressed to enable proposals to be taken forward. This particularly relates to the Wheels site where a number of existing leisure uses will require relocation in order that the site is brought forward for employment purposes.
- 2.8 There has been significant consultation undertaken on the emerging plan over a number of years and this is summarised in the Consultation Statement attached as Appendix 3. The last stage of consultation was that on the Pre-Submission Report, with the current Submission Report resulting from a review of the comments received. A wide range of submissions were received from both statutory and general consultation bodies and organisations and individuals from within and beyond the plan area.
- 2.9 Highways England, Transport for West Midlands, the Environment Agency and West Midlands Police made a number of supportive comments, whilst Sport England referred to the need for further assessment of the plan's proposals for the Wheels site within the context of the National Planning Policy Framework. A number of additional comments, including objections, related to the Wheels site – including from the Licensees and a number of occupiers and site users. The AAP continues to propose employment development of this site and refers to the land being designated as Core Employment Area and the replacement provision elsewhere and/or consolidation of facilities which mirrors the policies of the adopted BDP. A large number of comments were received from the general public – mainly through the consultation exhibitions. These included general support for the plan, job creation and delivery of new housing, although the resolution of traffic and environmental issues and the safeguarding of existing businesses were also raised.
- 2.10 The preparation of Local Development Plan Documents – such as Area Action Plans – is a non-executive function and therefore has to be approved by Full Council. Approval is now sought to the AAP, Sustainability Appraisal and Consultation Statement prior to submission to the Secretary of State.
- 2.11 Following submission of the plan, an Inspector will be appointed to hold an Examination in Public and issue a “binding report”. The Plan will then take into account any recommendations and it will be brought back to Full Council for formal adoption.

3. Motion

- 3.1 That the City Council approves the Bordesley Park Area Action Plan and accompanying Sustainability Appraisal and Consultation Statement for submission to the Secretary of State for Housing, Communities and Local Government in accordance with this report.

Appendices

- Appendix 1 Bordesley Park Area Action Plan Submission Report July 2018.
- Appendix 2A BPAAP Sustainability Appraisal (2017).
- Appendix 2B BPAAP Sustainability Appraisal Addendum (2018)
- Appendix 3 BPAAP Consultation Statement.
- Appendix 4 BPAAP Equalities Assessment.

Background papers

- The National Planning policy Framework (2018)
- The Birmingham Development Plan (2017)
- Bordesley Park Area Action Plan Options Report (August 2011),
- Bordesley Park Area Action Plan Preferred Options Report (July 2013)
- Bordesley Park Area Action Plan Pre-Submission Report (February 2017).