

BIRMINGHAM CITY COUNCIL

**ECONOMY, SKILLS & TRANSPORT O&S COMMITTEE –
PUBLIC MEETING**

**16.30 hours on 10th July 2019, Committee Room 6, Council House – Action
Notes**

Present:

Councillor Tahir Ali (Chair)

Councillors Chaman Lal, Simon Morrall, Julien Pritchard and Lou Robson.

Also Present:

Councillor Ian Ward, Leader

Waheed Nazir, Strategic Director, Inclusive Growth, BCC

Peter Culley, Architect, Spatial Affairs Bureau

James Tucker, CityPark4Brum

Baseema Begum, Research & Policy Officer

Rose Kiely, Group Overview & Scrutiny Manager

1. NOTICE OF RECORDING/WEBCAST

The Chairman advised the meeting to note that members of the press/public may record and take photographs.

2. DECLARATIONS OF INTEREST

None.

3. APOLOGIES

Councillors John Clancy and Ken Wood.

4. ACTION NOTES

The Committee agreed the action notes for the meeting held on the 19th June 2019.

5. SMITHFIELD MASTERPLAN DISCUSSION

Cllr Ali outlined the purpose of the discussion and asked the Leader, Cllr Ian Ward and the Strategic Director for Inclusive Growth, Waheed Nazir to address concerns raised at the last meeting concerning partnership working and engagement with stakeholders in relation to the Smithfield development and future proposals in relation to this area.

Cllr Ward explained how the current proposals were arrived at and why they are being taken forward and made the following points:-

- The current proposals will deliver a wide range of economic, social and environmental benefits including public space, green infrastructure networks across the city centre and housing. The process has taken almost 10 years of work and will enable the city to secure funding based on the proposals that have been put forward as part of the consultation process.
- There have been numerous opportunities for individuals, institutions and other stakeholders to take part in the consultations held by the City Council and put forward other proposals for consideration. There have also been opportunities to raise issues and concerns through other Council planning policies that have been brought forward including the Birmingham Development Plan.
- Furthermore the Smithfield Masterplan has met all the Council approval processes and any changes at this late stage would not only incur slippage in the timescale for implementation but the Council would also suffer reputational damage. There would also be at risk of legal challenge for the delivery aspect.
- The points made within the petition put forward by the citypark4brum campaign have been recognised and a response has been provided. It is both positive and encouraging that so many people are engaged in future plans for the city around green spaces
- The Smithfield development proposals include a wider network of public spaces and of green space.
- The Smithfield development would see a new retail market area that the current venue doesn't allow for and is needed by the traders. Priority is also been given to walking and cycling to encourage cleaner air as part of the Council's aim to improve the health and wellbeing of citizens. The development is being delivered to the 'Zero Emissions Cities' programme in the design and future management of the site.
- Lendlease are the approved partner (subject to final legal terms being agreed) to deliver the scheme and will be required to sign up to the social value commitments set out by the Council. Following final terms being signed Lendlease will carry out a consultation with the public on their proposals in early in 2020.

The following concerns were raised by Members and other attendees on the proposals:-

- Much of the current green space identified in the current plans is private land.
- How much engagement has there been with the citypark4brum campaign? What specific changes in respect of their campaign have been made? Why can't changes be made before the bidding process?
- Citypark4Brum stated that their campaign to get a large green open space in the city centre started in 2015 before the masterplan was released in 2016. Following release of the proposals within the masterplan a petition was generated that has amassed over 10,000 signatures. Moving forward citypark4brum wish to work with Lendlease and make the park the centre of the site to promote mental wellbeing.

In response it was clarified that:

- The Smithfield development notes the history of markets in the city and therefore is at the heart of the proposals.
- There has been engagement with citypark4brum. Furthermore Lendlease will be consulting in 2020 with a range of stakeholders and this is noted in the Masterplan.
- There has been a lot of engagement and consultation with developers on an international scale to get key input into the largest mixed development in Europe. The Official Journal of the European Union (OJEU) process has been adhered to and a number of consultations have taken place. Connectivity and accessibility have been the key driving factors for example to the HS2 retail offer that will bring new and different options to the city to trade. The need for space for independent businesses within the development has also been noted and that ties in with the wider plans for the Digbeth area.
- Further input and consultation and engagement will take place in due course by Lendlease once officially appointed and moving forward will be a joint venture partner (with the Council). Further details of the scheme will be shared and Lendlease will engage with a range of stakeholders including the schools network and young people as it is their future. A detailed future engagement plan will come forward in due course. This is a legal requirement. There are also plans for the local community to benefit from the proposals and get involved including residents and a variety of stakeholders across the region.

In summary Councillor Ali confirmed that consultation on the Smithfield Masterplan had taken part in his former ward and the community of Highgate were engaged as part of this. Furthermore the Digbeth Traders Association were also involved as local stakeholders. The OJEU process has been followed however there is a risk of legal challenge to the Council if changes are made at this stage as the Masterplan has been agreed. In addition if changes were made then the Council would be obliged to compensate Lendlease. By going through the OJEU process the Council has ensured that it tests interest and options available that resulted in 15 bids from across the world. The current option allows for city living to return to the city centre.

He added that it was also worth noting that any changes now to the agreed Smithfield Masterplan would impact the Birmingham Development Plan (BDP) which has set targets for housing growth. The knock-on effect on stalling development on the housing target would also make the BDP defunct.

Cllr Ali suggested that Lendlease should be invited to the Committee in due course once formally appointed and will ask that CityPark4Brum are included as part of further engagement and consultation activity.

RESOLVED:-

1. Councillor Ali requested that the suite of Smithfield Masterplan documents and a timeframe are circulated to the Committee.

6. WORK PROGRAMME DISCUSSION – JULY 2019

(See document No. 1)

Councillor Ali stated that further work on the Smithfield Consultation with Lendlease originally scheduled for October is postponed until they are formally appointed and in a position to start engagement and consultation with stakeholders. The Committee will then invite Lendlease to a future meeting.

Items scheduled for the November and/or December meetings can be brought forward for discussion in October.

Councillor Robson raised the issue of tracking apprenticeships in the city including looking at good examples of businesses (including the Council) that have offered apprenticeships and looking at what has happened to those people subsequently.

The impact of the night time economy was suggested by Cllr Robson and the Chair agreed that this could be discussed at the February meeting where Business Improvement Districts including those in the city centre will be invited.

Cllr Morrall added that the impact of housing development in the city centre should also be considered specifically the impact that this has on leisure facilities as part of the wider discussion on the night time economy.

RESOLVED:-

The work programme to be amended to reflect the discussions held.

7. REQUEST(S) FOR CALL-IN/COUNCILLOR CALL FOR ACTION/PETITIONS RECEIVED (IF ANY)

None.

8. OTHER URGENT BUSINESS

None.

9. AUTHORITY TO CHAIRMAN AND OFFICERS

Agreed.

RESOLVED:-

That in an urgent situation between meetings the Chair, jointly with the relevant Chief Officer, has authority to act on behalf of the Committee.

The meeting finished at 18:12 hours.