

Information Briefing

Report from: Uyen-Phan Han, Strategic Planning Manager
Report to: Economy, Skills and Transport OSC

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The Birmingham Development Plan 2031

1. SUMMARY

- 1.1 The Inspector examining the Birmingham Development Plan (BDP) published his final report earlier this year. The report concluded that, subject to his recommended modifications being made, the Plan is sound.
- 1.2 The Minister of State for Housing and Planning issued a holding direction to the City Council on the 26th May 2016, preventing the Council from taking steps in connection with the adoption of the Plan. The direction does not relate to the merits or otherwise of the soundness of the Plan and the Council has been assured that the matter will be resolved as quickly as possible.
- 1.3 On this basis, the purpose of this briefing is to provide an update to the Committee on the BDP and to provide a summary of the Inspector's findings and recommendations. In accordance with the holding direction, we are unable to progress with adopting the Plan at this stage. The briefing note also sets out the next steps in regard to the adoption of the Plan, assuming the holding direction is lifted.

2. BACKGROUND

- 2.1 The BDP is a statutory requirement and has been prepared in line with the Planning and Compulsory Purchase Act 2004 and accompanying regulations. The BDP cannot be adopted unless the City Council accepts the Inspector's modifications.
- 2.2 The Plan was submitted for examination in July 2014. Hearings were held in October /November 2014 and the Inspector published his final report and modifications to the Plan in April 2016. There have been several public consultations during the preparation of the BDP including consultations on the pre submission (draft) version of the Plan, the Inspector's proposed modifications and revised Sustainability Appraisal, which was reported to Cabinet on 27th July 2015.
- 2.3 The Inspector concluded that, subject to the modifications being made, the plan is sound, it satisfies the requirements of Section 20(5) of the 2004 Act and it provides an appropriate basis for the planning of the city. The Inspector has found that:
 - Consultations on the BDP met all the relevant legal requirements
 - All relevant legal requirements in respect of their duty to co-operate were complied with
 - The BDP appropriately identifies housing needs and sets out effective measures to meet them (including the needs of Gypsies and Travellers)
 - The BDP makes appropriate provision to meet employment development needs
 - Exceptional circumstances to justify alterations to the Green Belt boundary in order to allocate the Sustainable Urban Extensions at Langley, land for housing at the former

Yardley sewage works and the strategic employment site at Peddimore have been demonstrated

- No further green belt / green field releases are justified (calls for additional / larger green belt and green field land releases from developers and land owners were dismissed)
- Other policies relating to growth areas, centres, minerals and waste, climate change and flood risk, transport and communications, the natural and historic environment, green belt, open space, sports and recreational facilities, education and health are justified and effective
- Implementation of the BDP is economically viable
- The Sustainability Appraisal provides adequate explanations for the Council's decisions in respect of the green belt releases.

2.4 The Inspector has recommended a significant number of modifications, but the majority of these relate to matters of detailed wording. None of the modifications are fundamental to the BDP's strategy. The most significant modifications are:

- The overall housing requirement is 89,000 dwellings (an increase of 4,000), but there is no change to the target of 51,100 to be delivered in Birmingham
- The developable area of Peddimore is reduced from 80 hectares to 71 hectares
- Two sites are allocated for gypsy and traveller use
- An early review of the Longbridge Area Action Plan should be undertaken
- A new minerals policy is included to ensure that viable workable mineral reserves are extracted before development takes place
- Key elements of existing Supplementary Planning Document's (the Protection of Industrial Land, Shopping and Local Centres and Open Space in New Residential Development) are included within the BDP
- Revisions to monitoring criteria and to the measures which will trigger a review of the BDP in the event of under performance against targets

2.6 A Plan can only be adopted by a full meeting of the local planning authority and adoption is immediate upon resolution. The Plan will be reported to Full Council at the earliest opportunity once the holding direction is lifted.

3.0 CONSULTATION

3.1 Consultation has been undertaken during the preparation of the BDP including with Planning Committee, District Committees and the Executive Management Team Economy Sub Group.

3.2 The BDP has been subject to extensive public consultation over a period of several years during the course of its preparation. Many of those making comments were able to present their views directly to the Inspector during the examination hearing. All the comments made on the submission plan and on the Inspector's proposed modifications to the Plan have been taken into account by the Inspector in reaching his conclusions.

3.3 The submission plan was accompanied by an Equalities Analysis (ref DE 1207 BP) and reviewed for the adoption of the Plan (ref EA 001298).

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