

**QUESTION 1: How regeneration is being spread across the city and what are the main regeneration programmes (not just those areas covered by the OFCP).**

The Our Future City Framework (OFC) covers an area of approximately 1,800 hectares across central Birmingham extending from Newtown in the North to Edgbaston in the South and Hockley in the West to Small Heath in the East. This represents a relatively small part of the city and there are many regeneration initiatives being delivered across the city outside of the OFC area. Appendix 2 is a plan which shows the boundaries of all the statutory and non-statutory planning documents which are the foundation of many regeneration programmes being led by the Council. The key ones are listed below.

**1. East Birmingham Inclusive Growth Programme**

This programme brings together Council services, partner organisations and stakeholders to develop project that will deliver inclusive growth in East Birmingham. This area is equivalent in population terms with the city of Swansea but contains many of the city's poorest neighbourhoods. This programme, led by the East Birmingham Partnership Board is focussed on reducing the gap across many social and economic challenges affecting these communities and the rest of Birmingham. The area has been put forward to become a Levelling Up Zone

**2. Langley Sustainable Urban Extension**

Langley sustainable urban extension (Langley SUE) is one of the largest residential growth initiatives within the UK. The Council released the land to respond to the demand for new communities and supportive infrastructure improvements. The proposals put forward will form a key part of Birmingham's ambition to provide over 51,000 new homes by 2031. The outline masterplan depicts a series of community, education and leisure uses, as well as mixed use centres in conjunction with the large-scale housing provision.

**3. Peddimore**

Peddimore is a high-quality development that will be a best-in-class employment location for national and international manufacturing and logistics businesses.

Occupying a strategic position on the edge of Birmingham and close to key transport routes, it will be one of the Midlands' most important economic assets and provide excellent employment opportunities for local people from all backgrounds.

IM Properties is Birmingham City Council's development partner for the first phase of Peddimore. They will develop buildings for employment on 37 hectares of the 71-hectare site, as well as building the infrastructure needed for the whole Peddimore development. With planning permission secured in September 2019, IM are delivering strategic infrastructure to open up the site, including roads, landscaping, utilities, footpaths and cycle routes. Amazon will be the first occupier opening a new distribution centre in 2023.

**4. Aston, Newtown and Lozells Area Action Plan**

The purpose of the plan is to provide a clear vision and strategy for regeneration and development in the Aston, Newtown and Lozells area over the period 2012-2026. The AAP sets out a comprehensive and co-ordinated approach to shaping housing, employment, local centres, community facilities, infrastructure, transport and the environment.

A key initiative delivered as a result of the plan is the Advanced Manufacturing Hub in Aston, which is a joint venture between the Council and Homes England and has delivered 150,000 sqft of new employment space and many new jobs.

## **5. Perry Barr Regeneration**

Perry Barr has seen notable changes since 2020 due to a significant investment of more than £700 million into the area. These changes include the delivery of new homes, improvements to public transport, walking and cycling routes, new community facilities and lively public spaces. Several improvements to the transport network have been made. These improvements include enhancements to the Perry Barr rail station and bus interchange, and the introduction of the Sprint bus rapid transit network, all complemented by a range of high-quality new developments in the local centre.

Perry Barr's Alexander Stadium, already a focal point for international and regional athletics, has been transformed to host the Birmingham 2022 Commonwealth Games. It has increased seating capacity, new running tracks and improved open spaces - attracting more investment and commercial opportunities to the area.

The council and its partners have invested significantly in Perry Barr to deliver the transport, highways and phase one residential scheme. The council has also made a compulsory purchase order to unlock future growth in the area that supports key land acquisition and assembly.

The wider regeneration programme has other long-term opportunities, including further housing to be built over the next 20 years and ongoing infrastructure improvements, which have been captured in the 'Perry Barr: A Vision for Legacy' master plan.

## **6. Longbridge**

Longbridge has seen an incredible transformation over recent years with the creation of a new town centre, business park and homes. On completion of the regeneration works, St. Modwen will have created over 3,000 new homes, 2 million sq ft of commercial floorspace and up to 10,000 jobs at Longbridge.

## **7. Edgbaston Reservoir**

Edgbaston Reservoir and Icknield Port Loop' is one of the largest redevelopment sites in Birmingham and presents a huge opportunity to create a high-quality destination of regional significance. Because of its size (32 ha / 80 acres), its locational advantage and its unique waterfront attributes, the 'Loop' offers great potential to meet the aspirational goals of the City Council and the major landowners (British Waterways, AWM, English Partnerships and BCC). The Port Loop masterplan has already delivered South Loop Park; central Birmingham's first new public green spaces in over a decade, Ladywood Leisure Centre; a new state of the art gym and swimming pool, YARD, the city's first Art House for residents and local community, plus over 100 new homes.

**QUESTION 2: As the consultation of the OFCP is underway Members would like to input into this and would welcome this at their July meeting also.**

Consultation on The Our Future City: Draft Central Birmingham Framework 2040 (DCBF2040) was launched on 18<sup>th</sup> May 2023 for an 8-week period. Due to high-level of interest, this is to be extended by 1 month ending on the 17<sup>th</sup> of August 2023.

All BCC Members have been emailed on 3 with details of the consultation – how and where to comment, and numerous public events and online meetings to publicise DCBF2040. The emails provide an outline of the consultation response so far and updates to new events as they have been organised. An additional email will be sent to all Members by 5<sup>th</sup> July to update on the extended consultation period and other details around events and publicity.

Members of Planning Committee were briefed on 15<sup>th</sup> June and comments and questions taken, the minutes of the meeting will feed into the consultation responses.

If Members would like an additional on-line Q&A meeting with officers, this can be arranged.

The following sets out consultation events so far, and those still to come:

Date	Time	Venue
Tuesday 30 May	10:00am to 12:30pm	Sparkbrook Health and Community Centre, Grantham Road, B11 1LU
Wednesday 7 June	10:00am to 3:00pm	The Custard Factory reception, Gibb Street, Digbeth, B9 4AA
Thursday 8 June	1:00pm to 5:00pm	Handsworth Library, Soho Road, B21 9DP
Friday 9 June	9:30am to 11:30am	Nechells Pod Place of Welcome, 28 Oliver Street, Nechells B7 4NX
Friday 9 June	2:00pm to 5:00pm	Colmore BID Community Games Cathedral Grounds, Colmore Row, B3 22B
Saturday 10 June	11:00am to 3:00pm	NSPCC Charity Day, Centenary Square,
Saturday 10 June	11:00am to 4:00pm	Balsall Heath Mini Festival, The Old Print Works, 498-506 Moseley Road, Balsall Heath 9AH
Tuesday 13 June	10:00am to 3:00pm	The Old Print Works, 498-506 Moseley Road, Balsall Heath, B12 9AH
Thursday 15 June	11:00am to 3:00pm	Stanhope Community Centre, Ketley Croft, Highgate, B12 0XG
Wednesday 21 June	10:00am to 3:00pm	The Custard Factory Reception, Gibb Street, Digbeth, B9 4AA
Wednesday 21 June	3:30pm to 7:00pm	Ladywood Health and Community Centre, Vincent Street West, B16 8RP
Thursday 22 June	1:00pm to 3:00pm	Nechells Pod Windrush Celebration, 28 Oliver Street, Nechells B7 4NX
Saturday 24 June	11:00am to 3:00pm	Morrisons Supermarket St Andrews Shopping Park, 280 Coventry Road, B10 0JG
Wednesday 28 June	3:00pm to 6:30pm	Aldi Store, Newtown Shopping Centre, High Street, B19 2SS
Thursday 29 June	10:00am to 2:00pm	Nechells Wellbeing Centre, Rupert Street, B7 4AR
Monday 3 July	6:00pm to 7:00pm	Online webinar – <a href="#">register here</a>
Tuesday 4 July	11:00am to 4:00pm	Library of Birmingham, Centenary Square, Broad Street, B1 2ND
Thursday 6 July	4:00pm to 7:00pm	Small Heath Wellbeing Centre, Muntz Street, B10 9RX
Saturday 8 July	10:00am to 3:00pm	Edgbaston Artisan Market, Greenfield Crescent, Edgbaston, B15 3AU
Monday 10 July	2:00pm to 6:00pm	Birmingham Springhill Superstore, Camden Street, B18 7BH
Tuesday 11 July	6:00pm to 7:00pm	Online webinar – <a href="#">register here</a>

### **QUESTION 3: Further information on the Birmingham Development Plan 2031 and plans for renewing – process and timescale would be helpful.**

#### **The role of Local Plans**

Local Plans are the key documents through which local planning authorities can set out a vision and framework for the future development of the area, engaging with their communities in doing so. They are a critically important document with a requirement set in law that planning decisions must be taken in line with the development plan unless material considerations indicate otherwise. The new Birmingham Plan will cover the period 2022-2042 and will address the needs and opportunities in the city in relation to housing, the economy, community facilities and infrastructure, as well as set policies to conserve and enhance the natural and historic environment, work towards becoming a zero-carbon city and achieve well designed places.

### **Why we need a new Plan.**

The Birmingham Development Plan (BDP) (adopted January 2017) is now 5 years old and requires updating due to changes to national planning policy and local circumstances and priorities since the BDP was adopted. In accordance with planning regulations, a review of the BDP was undertaken to ascertain if it required updating. The results of the review were reported to Cabinet in June 2021 with the recommendation to undertake a full update of the BDP.

Birmingham is facing and will need to adapt to many challenges and pressures over the next twenty years. A new plan will be an important tool to help ensure we have enough land for new homes, workplaces, and services such as schools, respond to the climate emergency, support sustainable transport systems and protect and enhance environmental features and heritage assets.

Without an up-to-date plan and enough land to meet our housing requirement for a rolling 5-year timeframe, the city would be vulnerable to speculative planning applications and poor or piecemeal development.

### **Timetable for the Birmingham Plan**

The preparation of a Birmingham Plan is set out in the Local Development Scheme, it will be updated annually to reflect any necessary changes. Work commenced on the new plan in June 2021, and we undertook an Issues and Options consultation in late 2022.

The Local Plan will undergo a Preferred Options consultation, following that, a draft plan will be prepared and published for consultation – this is known as the publication plan and is the plan the Council wish to adopt. Following the Publication stage, the plan together with the evidence base, and the representations made at publication stage, are submitted to The Planning Inspectorate (PINS) to undergo Examination in Public (EiP). In October Cabinet will be asked to approve a revised timetable as follows:

<b>Stage</b>	<b>Date</b>
Issues and Options consultation (This stage)	October/November 2022
Preferred Options consultation	February-April 2024 (February 2024 Cabinet)
Publication document consultation	January 2025 (January 2025 Cabinet)
Submission of the plan for examination	June 2025
Examination	Autumn 2025
Adoption	Autumn 2026

It should be noted that this is still an ambitious timetable, particularly post submission to PINS where we have limited control over the duration of the examination.

It should also be noted that as part of planning reform (further details below), the Government have set out a transitional timetable for plan-making under the current system. The deadline for submission is 30<sup>th</sup> June 2025, and the deadline for receipt of an Inspector's Report is 31<sup>st</sup> December 2026. Whilst we cannot be sure that these will not change, we need to assume that we have to work towards these deadlines at this stage.

### **Planning Reform**

In August 2020 the Government issued a White Paper, which set out proposed changes to the plan making system as well as wider reforms to planning.

The Levelling Up and Regeneration Bill, which once enacted will make significant changes to the planning system, is currently working its way through the parliamentary process. This is a comprehensive Bill, and it will change the plan-making system, aiming to streamline Local Plans, set

out a statutory 30-month timeframe for their preparation, and make them digital. Mandatory design codes will be introduced as part of the Local Plan. There will be significant changes in terms of the evidence base required, the process for assessing the soundness of plans (changes to the tests of soundness and the introduction of 'gateway' assessments to check compliance and take remedial action earlier in the process. There will also be changes to the Sustainability Appraisal process as it is replaced by Environmental Outcomes Reporting. Significant changes are also proposed to the Community Infrastructure Levy, replacing it with a new Infrastructure Levy.

Officers continue to keep up to date with planning reform, and respond to consultations where appropriate, as well as taking opportunities to engage with DLUHC to help to shape the reforms. However, implementing the changes will require the Bill to be enacted and then a raft of secondary legislation, this will all take time. Therefore, it is important that BCC continues to prepare a Local Plan under the current planning system to get a plan in place as quickly as possible and provide certainty for the city.

### **Evidence to inform the Birmingham Local Plan**

The Local Plan must be supported by a robust evidence base which will be tested at examination. We are currently gathering and updating evidence which assesses future development (housing and employment) needs and opportunities in the city and will be exploring and identifying options to address these by setting out a preferred approach. This involves carrying out a Sustainability Appraisal to inform the preparation of the plan and effective engagement and consultation with local communities, businesses and other interested parties.

The following Evidence Base documents are being prepared to support the Local Plan:

- Housing and Employment Land viability Assessment (HELAA)
- Housing and Economic Development Needs Assessment (HEDNA)
- Sustainability Appraisal
- Open Space Assessment
- Playing Pitch Assessment
- Waste Study
- Gypsy and Traveller Accommodation Assessment
- Transport study
- Strategic Flood Risk Assessment and Water Cycle Study
- Retail and Leisure Needs Assessment
- Zero carbon Study
- Viability Assessment
- Infrastructure Delivery Plan

### **Our Future City: Central Area Framework**

Our Future City Plan: Birmingham Central Area Framework (OFCF) is a non-statutory planning document which sets a vision for the future of Birmingham city centre and inner-city suburbs beyond the ring road.

It is important to note that document does not have statutory planning status and only covers part of the city whilst the Birmingham Local Plan will be the statutory planning document for the entire city and is starting point for all planning and development decisions. However, the evidence gathered for OFC will be used to inform policies and allocations in the Birmingham Plan.

### **The Issues and Options Document**

The Issues and Options Document is the first stage in the preparation of the Birmingham Plan. It set out the key planning issues facing the city and ask whether these are the right issues for the plan to

tackle. It will also set out a draft vision and objectives which address the issues identified and seeks views on this. The document also presents alternative options and approaches for comment.

The key issues to address are:

- Housing Need – the standard methodology output is 7,136 dpa – there is uncertainty around further changes to the methodology and the 35% uplift but the Birmingham Plan will be capacity led with the shortfall being delivered by neighbouring LPAs. The City's 5-year average deliver is 3,347 homes per annum.
- The Green Belt – whether we undertake a further review of the Green Belt
- How we ensure the Birmingham Plan is aligned to the City's Climate Change commitment.
- How we meet the full range of housing need across the city, including boosting the supply of affordable homes.
- Protecting green and blue infrastructure and planning for the forthcoming legal requirements for biodiversity net gain.
- Protecting the City's historic assets.
- Meeting employment growth needs and responding to the changing use classes order/updating our policies accordingly.
- Supporting the network of urban centres, particularly responding to changes brought about by the pandemic and setting policies within the new Use Classes Order.
- Promoting sustainable transport – managing the conflict between the need to reduce the miles travelled within the city, encourage modal shift and decarbonise transport whilst delivering growth.
- Improving access to digital infrastructure.