

**Members are reminded that they must declare all relevant pecuniary and non-pecuniary interests relating to any items of business to be discussed at this meeting**

**BIRMINGHAM CITY COUNCIL**

**JOINT CABINET MEMBER AND CHIEF OFFICER**

**THURSDAY, 03 NOVEMBER 2016 AT 00:00 HOURS**  
**IN CABINET MEMBERS OFFICE, COUNCIL HOUSE, VICTORIA**  
**SQUARE, BIRMINGHAM, B1 1BB**

**A G E N D A**

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- 1 **ASTON ADVANCED MANUFACTURING HUB: LANDSCAPED BUFFER**  
Report of Strategic Director of Economy



# BIRMINGHAM CITY COUNCIL

# PUBLIC REPORT

<b>Report to:</b>	<b>THE LEADER AND CABINET MEMBER, VALUE FOR MONEY AND EFFICIENCY, JOINTLY WITH THE STRATEGIC DIRECTOR FOR ECONOMY</b>
<b>Report of:</b>	<b>Assistant Director - Regeneration</b>
<b>Date of Decision:</b>	<b>3 November 2016</b>
<b>SUBJECT:</b>	<b>ASTON ADVANCED MANUFACTURING HUB: LANDSCAPED BUFFER</b>
<b>Key Decision:</b> No	<b>Relevant Forward Plan Ref:</b>
<b>If not in the Forward Plan: (please "X" box)</b>	<b>Chief Executive approved</b> <input type="checkbox"/> <b>O&amp;S Chairman approved</b> <input type="checkbox"/>
<b>Relevant Cabinet Members:</b>	<b>Councillor John Clancy, Leader</b> <b>Councillor Majid Mahmood, Value For Money and Efficiency</b>
<b>Relevant O&amp;S Chairman:</b>	<b>Councillor Mohammed Aikhlaq, Corporate Resources and Governance</b> <b>Councillor Zafar Iqbal, Economy, Skills and Transport</b>
<b>Wards affected:</b>	<b>Perry Barr</b>

<b>1. Purpose of report:</b>	
1.1	To seek approval of the Full Business Case (attached at Appendix 1) for the Aston Advanced Manufacturing Hub (AMH) landscaped buffer scheme, which is outlined in Appendix 2. The scheme comprises a green buffer between Aston Parish Church and new industrial development to the east, as part of the AMH.
1.2	To provide details of the design and construction works for the buffer scheme, and seek approval to award a contract and implement the scheme via the Council's Landscape Construction Framework 2015-19.
1.3	To seek approval to transfer land (to which the buffer relates) from the Economy Directorate to Place Directorate ownership, who will be responsible for its future maintenance through the allocation of a commuted sum.

<b>2. Decision(s) recommended:</b>	
	That the Leader and Cabinet Member for Value for Money and Efficiency jointly with the Strategic Director of Economy:
2.1	Approves the Full Business Case for £311,113 (attached as Appendix 1) for the Aston Advanced Manufacturing Hub landscaped buffer scheme (Appendix 2).
2.2	Authorises the Head of Landscape and Development to award a contract and place an order with the preferred contractor for a value not exceeding £240,623 using the Landscape Construction Framework 2015-19 to deliver the landscape buffer scheme and to appoint Landscape Practice Group to project manage its implementation at a total cost not exceeding £39,551.
2.3	Delegates authority to the Director of Property Services to transfer the land allocated for the buffer (identified in Appendix 3) from the Economy Directorate to Place Directorate at nil cost to enable the Parks Management service to assume responsibility for its future maintenance (through the provision of a commuted sum of £30,939).
2.4	Authorises the Interim City Solicitor to negotiate, seal, execute and complete all legal documentation to give effect to the above recommendations.
<b>Lead Contact Officer(s):</b>	Kelly Whitehouse- North West Planning and Regeneration Team
<b>Telephone No:</b>	0121 464 9871
<b>E-mail address:</b>	kelly.whitehouse@birmingham.gov.uk

<b>3. Consultation</b>	
3.1 <u>Internal</u>	<p>The buffer proposal has been developed in consultation with officers from a number of Council services, including Planning and Regeneration, Strategic Transportation and Partnerships, Birmingham Property Services, Leisure, Legal and Finance and Procurement. This consultation has ensured that the proposal is well designed and sufficient funding has been identified to deliver and maintain the scheme. The local Ward Members for Perry Barr, Aston and Nechells have been briefed on the proposal, who are supportive of the scheme. In addition, the chairs of the relevant Overview and Scrutiny Committees have been briefed (Corporate Resources and Governance/ Economy, Skills and Transport), alongside the MPs for Perry Barr, Ladywood and Erdington. The Strategic Director for Place has been consulted on the project, as the land allocated for the scheme currently falls within the Economy Directorate and will be appropriated by the Place Directorate, who will be responsible for its maintenance.</p>
3.2 <u>External</u>	<p>Planning consent for the scheme was obtained on 15<sup>th</sup> September 2016. Consultation was undertaken on the planning application in accordance with the Council's normal procedures consisting of letters to adjacent occupiers and a press notice. The scheme provides a buffer between industrial and adjacent land uses, and has been developed in consultation with Aston Parish Church. It seeks to enhance the setting of the Conservation Area, through a new boundary treatment, which will open up views to the churchyard. The AMH is being brought forward in partnership with the Homes and Communities Agency (HCA), who have been consulted on the buffer scheme.</p>
<b>4. Compliance Issues:</b>	
4.1 <u>Are the recommended decisions consistent with the Council's policies, plans and strategies?</u>	
4.1.1	<p>The buffer scheme has been prepared in the context of the adopted Aston, Newtown and Lozells Area Action Plan (AAP, July 2012) and Aston Advanced Manufacturing Hub Local Development Order (LDO, January 2014). It contributes to the key strategic objective of the Council Business Plan and Budget 2016+ for 'A Strong Economy' as the scheme is located within the AMH, which is a 20 ha employment site in Aston, adjacent to Spaghetti Junction. The scheme will improve the environmental quality of the area, thereby helping to attract major industrial occupiers, creating new employment opportunities for local people.</p>
4.1.2	<p>Birmingham Business Charter for Social Responsibility (BBC4SR)</p>
	<p>As the value of the proposed contract is below the threshold of £1m for works, there is no requirement for a BBC4SR action plan to be produced. However, the payment of the Living Wage is a mandatory requirement for tenderers.</p>
4.2	<p><u>Financial Implications</u></p>
	<p><u>(Will decisions be carried out within existing finance and resources?)</u></p>
4.2.1	<p>In order to facilitate the delivery of the project, it is necessary to appropriate the area of land marked in Appendix 3 from the Economy to Place Directorate. This will enable Parks Management to undertake regular landscape maintenance. A valuation has been undertaken by BPS, who have confirmed that the value of the land to which the buffer relates is negligible and can therefore be transferred at nil cost.</p>

- 4.2.2 The capital cost of the scheme is £280,174 and the project will be funded from the Growing Places Fund repayable grant identified and approved by Cabinet on 30<sup>th</sup> July 2012 in the report "East Aston Regional Investment Site – Growing Places Funding". In the event that capital receipts from the sale of plots of land within the RIS exceed the costs of land assembly, demolition and remediation etc then this will need to be used towards repayment of the grant. The profile of spend is shown within the Full Business Case, which is attached as Appendix 1.
- 4.2.3 The annual cost of horticultural maintenance for the buffer strip has been calculated by Parks Management at £1,545 per annum amounting to a commuted sum of £30,939 for 15 years. This element of the scheme will be funded through Section 106 monies (2015/00027/LA Spring Road), in accordance with the Town and Country Planning Act 1980. The spend identified is consistent with what is stated in the agreement, which seeks to provide for improvements to access and infrastructure serving employment land within the area. The buffer scheme is located within the geographical area identified in the section 106 agreement.
- 4.3 Legal Implications
- 4.3.1 Investment in economic development is made pursuant to the general power of competence contained in Section 1 of the Localism Act 2011.
- 4.3.2 The area of land allocated for the landscaped buffer predominantly falls within Council ownership, however, a proportion is in unknown ownership. The Council has attempted to determine ownership, but without success. Contact has been made with adjoining landowners, and a notice has been placed in the Birmingham Post, as part of the planning application which has recently been approved for the scheme. Officers in Legal Services have been consulted on the proposal, and it has been advised that when the scheme is delivered and maintained by the Council, it could apply to register the land with possessory title in the future. The unregistered plot is being included as it is poorly maintained at present, and as such, would detract from the effectiveness of the scheme when implemented. Including this plot also provides an opportunity to open up views into the churchyard, thereby enhancing the setting of the Conservation Area.
- 4.3.2 As the buffer proposal borders Aston Parish Church, the Diocese Advisory Committee (DAC) has been briefed on the landscaped buffer scheme, and it has been concluded that the works do not require Faculty approval. In addition to the buffer proposal, the Council is proposing to erect a small stretch of railings along part of the historic churchyard wall. These railings are complementary to the buffer scheme and will improve safety in the area for users. As the railings fall within the boundary of the churchyard, final approval from the church is required for this small element of the project and does not affect overall deliverability. LPG will ensure that this work is delivered in accordance with the report recommendations.
- 4.4 Public Sector Equality Duty (see separate guidance note)
- 4.4.1 An Equalities Assessment has been undertaken for the landscaped buffer scheme and is attached as Appendix 4 and concluded that it does not adversely impact on any of the protected characteristics and is user friendly for all potential users, including those with disabilities. The Council's Landscape Practice Group (LPG) has designed the proposal, and there has been in continuous dialogue with various Council services, the future occupiers of the AMH and Aston Parish Church (as an adjacent landowner). This dialogue has ensured that the buffer scheme is well designed with the Council's consideration of protected characteristics. The buffer will be fully accessible to pedestrians and cyclists, with no steps or ramps creating restrictions for those with mobility issues. Entry points from adjacent footpaths will be level and wide enough to accommodate wheelchairs and pushchairs.

## **5.0 Relevant background/chronology of key events:**

- 5.1. The AMH is one of six economic zones in Birmingham, which form part of the City Council's overall strategy for economic growth. The site captures the importance of the advanced manufacturing sector to the wider West Midlands and seeks to provide opportunities for the growing automotive supply chain as well as other advanced manufacturing activity. The AMH is best placed to accommodate growth in this sector, given its size of 20 hectares and accessibility at the heart of the motorway network adjacent to the M6 at Spaghetti Junction. The AMH is being brought forward by the Council, in partnership with the Homes and Communities Agency (HCA).
- 5.2. The AMH is formally designated as a Regional Investment Site in the adopted Aston, Newtown and Lozells Area Action Plan (AAP, 2012), which provides a planning framework for regeneration and housing renewal up to 2031. To expand on policy within the AAP, a Local Development Order (LDO) has been adopted for part of the AMH (January, 2014) to support the delivery of growth. The LDO grants planning permission for B1(b), B1(c) and B2 uses on a number of key sites, and is currently being amended to include an additional development plot. In addition to the adopted AAP and LDO, a Development Framework has recently been prepared, which seeks to ensure a comprehensive and coordinated approach to new development. It highlights the importance of high quality design and place making, to create an attractive business environment for both new companies locating at the AMH and the wider community.
- 5.3. As part of the LDO, a number of landscaped buffers have been designated to ensure that new development does not adversely impact on adjacent land uses, one of which is being delivered by the Council (this approval). The land allocated for the buffer is located between Aston Parish Church (which falls within Aston Hall and Church Conservation Area) and new industrial development, which forms part of the AMH. The scheme has been developed in consultation with the Church, and seeks to enhance the setting of the Conservation Area through a new boundary treatment, which will open up views to the churchyard. The benefits of the buffer are recognised, which will not only provide set back from the Conservation Area, but will provide a pedestrian and cycle route linking Aston Hall Road with Serpentine Road. The scheme will improve the environmental image of the area, through the provision of an attractive green space which is multi-functional, benefiting both wildlife and local communities. A number of buffers are designated within the boundary of the AMH to protect the amenity of residential occupiers, safeguard heritage assets and mitigate flood risk. All of the buffers within the LDO are being delivered by developers/ occupiers as part of new development, with the exception of the buffer that is the subject of this report.
- 5.4. The AMH is a major success story for Birmingham; the majority of the first phase is underway with the first occupier operational (Hydraforce), and two further developments under construction, due for completion in early 2017. Hydraforce has built a new 11,000 sqm facility, which will create and safeguard 500 jobs by 2018. The Council, with its partner, the HCA are committed to continuing to bring new development forward, and a significant amount of public sector investment has already taken place to enable site assembly and access improvements. A key output of the AMH is creating new employment opportunities for local people, and the Council will continue to work in partnership with education and training providers to ensure that future employees are equipped with the necessary knowledge and skills to secure employment in the advanced manufacturing sector.

### **5.5 Scheme procurement**

- 5.5.1 The proposed works have been designed by the City Council's Landscape Practice Group who will project manage the delivery of the scheme. The contract for the works will be awarded by direct award on a 'taxi rank' basis in line with the protocol of the Landscape Construction Framework 2015-19, which was approved by the Cabinet Member for Commissioning, Contracting and Improvement on 13th April 2015. The work is being awarded to the 3rd ranked contractor; Jack Moody Group plc, the opportunity having previously been offered to and declined by the first and second ranked respectively due to not having the capacity at the time. The value of the contract at £240,623 reflects the pricing per the schedule of rates in the Landscape Construction Framework 2015-19.

## 5.6 Service Delivery Management

5.6.1 The City Council's Landscape Practice Group has been commissioned as the project manager for the procurement and delivery of the contract, with the overall accountability of the contract sitting with the Assistant Director for Regeneration, who chairs the AMH Project Board. The contract will be managed operationally by the Principal Development Planning Officer – Planning and Regeneration who will report monthly on progress to the Board and will raise any issues arising relating to actual forecast costs. The actual roles and responsibilities between the Project Manager and the Contract Manager will be agreed prior to the commencement of the contract. To ensure the successful delivery of the contract within the available budget, an up to date scope for each stage of the commission will be agreed by the Project Board, with amendments agreed only in reasonable circumstances. Any changes to scope will be managed through formal change control procedures, as required by the contract. The FBC (Appendix 1) expands on contract management and performance management roles in more detail.

5.7 Currently, the scheme implementation is programmed as follows:

Activity	Timescales
Delegated approval	October 2016
Contract Award	October 2016
Start on site	November 2016
Contract completion	February 2017

## 6. Evaluation of alternative option(s):

- 6.1 Do Nothing- The landscaped buffers within the AMH are a requirement of the adopted LDO, which are necessary to mitigate the effects of new development. Failure to deliver the buffer would mean that that one of the key conditions within the LDO would not be met, and the benefits of the scheme would not be realised.
- 6.2 Reduced Scheme- A reduced scheme, in terms of land take and vegetation, would not be as effective and would fail to open up views to the churchyard, which is a key output of the project.

## 7. Reasons for Decision(s):

- 7.1 To enable the delivery of a landscaped buffer, as required by the adopted LDO for the AMH, which will mitigate the effects of new industrial development and enhance the setting of Aston Parish Church.

## Signatures

## Date

Cllr John Clancy  
Leader

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Cllr Majid Mahmood  
Cabinet Member, Value for Money  
and Efficiency

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Waheed Nazir  
Strategic Director, Economy

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**List of Background Documents used to compile this Report:**

1. Aston, Newtown and Lozells Area Action Plan (AAP, 2012)
2. Aston AMH Local Development Order (LDO, 2014)
3. Aston AMH Draft Extended Local Development Order (LDO, 2016)
4. EINA for the Aston, Newtown and Lozells Area Action Plan
5. Cabinet report 30<sup>th</sup> July 2012: East Aston Regional Investment site: Growing Places Funding
6. Cabinet report 18<sup>th</sup> November 2012: Advanced Manufacturing Hub: Phases 2 & 3 – Full Business Case

**List of Appendices accompanying this Report (if any):**

1. Aston AMH Landscaped Buffer Scheme- Full Business Case
2. Landscaped buffer scheme
3. Land allocated for buffer to be transferred from Economy Directorate to Place Directorate
4. Aston AMH Landscaped Buffer- Equalities Assessment



## PROTOCOL

### PUBLIC SECTOR EQUALITY DUTY

- 1 The public sector equality duty drives the need for equality assessments (Initial and Full). An initial assessment should, be prepared from the outset based upon available knowledge and information.
- 2 If there is no adverse impact then that fact should be stated within the Report at section 4.4 and the initial assessment document appended to the Report duly signed and dated. A summary of the statutory duty is annexed to this Protocol and should be referred to in the standard section (4.4) of executive reports for decision and then attached in an appendix; the term 'adverse impact' refers to any decision-making by the Council which can be judged as likely to be contrary in whole or in part to the equality duty.
- 3 A full assessment should be prepared where necessary and consultation should then take place.
- 4 Consultation should address any possible adverse impact upon service users, providers and those within the scope of the report; questions need to assist to identify adverse impact which might be contrary to the equality duty and engage all such persons in a dialogue which might identify ways in which any adverse impact might be avoided or, if avoidance is not possible, reduced.
- 5 Responses to the consultation should be analysed in order to identify:
  - (a) whether there is adverse impact upon persons within the protected categories
  - (b) what is the nature of this adverse impact
  - (c) whether the adverse impact can be avoided and at what cost – and if not –
  - (d) what mitigating actions can be taken and at what cost
- 6 The impact assessment carried out at the outset will need to be amended to have due regard to the matters in (4) above.
- 7 Where there is adverse impact the final Report should contain:
  - a summary of the adverse impact and any possible mitigating actions (in section 4.4 or an appendix if necessary)
  - the full equality impact assessment (as an appendix)
  - the equality duty – see page 9 (as an appendix).

## Equality Act 2010

The Executive must have due regard to the public sector equality duty when considering Council reports for decision.

The public sector equality duty is as follows:

1	<p>The Council must, in the exercise of its functions, have due regard to the need to:</p> <ul style="list-style-type: none"> <li>(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by the Equality Act;</li> <li>(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;</li> <li>(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.</li> </ul>
2	<p>Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:</p> <ul style="list-style-type: none"> <li>(a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;</li> <li>(b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;</li> <li>(c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.</li> </ul>
3	<p>The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.</p>
4	<p>Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:</p> <ul style="list-style-type: none"> <li>(a) tackle prejudice, and</li> <li>(b) promote understanding.</li> </ul>
5	<p>The relevant protected characteristics are:</p> <ul style="list-style-type: none"> <li>(a) age</li> <li>(b) disability</li> <li>(c) gender reassignment</li> <li>(d) pregnancy and maternity</li> <li>(e) race</li> <li>(f) religion or belief</li> <li>(g) sex</li> <li>(h) sexual orientation</li> </ul>

## Appendix 1: Full Business Case (FBC)

### 1. General Information

<b>Directorate</b>	Economy	<b>Portfolio/Committee</b>	Economy
<b>Project Title</b>	Advanced Manufacturing Hub (AMH)- Landscaped Buffer	<b>Project Code</b>	CA-02882-03
<b>Project Description</b>	<p>The Aston Advanced Manufacturing Hub (AMH) is one of six economic zones in Birmingham, which form part of the City Council's overall strategy for economic growth. The site captures the importance of the advanced manufacturing sector to the wider West Midlands and seeks to provide opportunities for the growing automotive supply chain as well as other advanced manufacturing activity. The AMH is best placed to accommodate growth in this sector, given its size of 20 hectares and accessibility at the heart of the motorway network adjacent to the M6 at Spaghetti Junction. The AMH is being brought forward by the Council, in partnership with the Homes and Communities Agency (HCA).</p> <p>The AMH is formally designated as a Regional Investment Site in the adopted Aston, Newtown and Lozells Area Action Plan (AAP, 2012), which provides a planning framework for regeneration and housing renewal up to 2031. To expand on policy within the AAP, a Local Development Order has been adopted for part of the AMH (January, 2014) to support the delivery of growth. The LDO grants planning permission for B1(b), B1(c) and B2 uses on a number of key sites, and seeks to expedite new development by providing certainty to the market.</p> <p>As part of the LDO, a number of landscaped buffers have been designated to ensure that new development does not adversely impact on adjacent land uses, one of which is being delivered by the Council and is the subject of this FBC. The land allocated for the buffer is located between Aston Parish Church and new industrial development, which forms part of the AMH. The scheme has been developed in consultation with the Church, and seeks to enhance the setting of the Conservation Area through a new boundary treatment, which will open up views to the churchyard. The benefits of the buffer are recognised, which will not only provide set back from the Conservation Area, but will provide a pedestrian and cycle route linking Aston Hall Road with Serpentine Road. The scheme will improve the environmental image of the area, through the provision of an attractive green space which is multi-functional, benefiting both wildlife and local communities.</p> <p>The regeneration horizon of the AMH is 15 years and by which time it is anticipated that over £130 million investment will have taken place, up to 3,000 jobs will be created and safeguarded and new development will be accompanied by new and improved infrastructure, including highway improvements and public realm enhancements. The landscaped buffer scheme is an integral part of the latter, and will result in an improved physical environment and will enhance the setting of Aston Parish Church, helping to stimulate further economic development at the AMH.</p>		

<b>Links to Corporate and Service Outcomes</b>	The buffer scheme has been prepared in the context of the adopted Aston, Newtown and Lozells Area Action Plan (AAP, 2012) and Aston Advanced Manufacturing Hub Local Development Order (LDO, 2014). It contributes to the key strategic objective of the Council Business Plan and Budget 2016+ for 'A Strong Economy' as the scheme is located within the AMH, which is a 20 ha employment site in Aston, adjacent to Spaghetti Junction. The scheme will improve the environmental quality of the area, thereby helping to attract major industrial occupiers, creating new employment opportunities for local people.		
<b>Project Definition Document Approved by</b>	East Aston RIS Cabinet	<b>Date of Approval</b>	30 <sup>th</sup> July 2012
<b>Benefits Quantification- Impact on Outcomes</b>	<b>Measure</b>		<b>Impact</b>
	Helping to unlock growth through the provision of green infrastructure/ public realm enhancements		<ul style="list-style-type: none"><li>Bring 20 hectares of underutilised land back into productive use, with the first phase of the AMH well underway (11,000 sqm industrial unit is operational). The land allocated for the buffer totals 0.55 ha.</li></ul>
	Enhancing connectivity for sustainable modes		<ul style="list-style-type: none"><li>The buffer will improve safety for pedestrians and cyclists, as it incorporates a route from Aston Hall Road to Serpentine Road.</li></ul>
	Positively impacting on the streetscene		<ul style="list-style-type: none"><li>The buffer will open up views to the churchyard, thereby enhancing the setting of Aston Parish Church and the Conservation Area.</li></ul>
<b>Project Deliverables</b>	As part of the LDO, a number of landscaped buffers have been designated to ensure that new development does not adversely impact on adjacent land uses, one of which is being delivered by the Council. The land allocated for the buffer is located between Aston Parish Church and new industrial development representing Phase 1 of the AMH. The scheme has been developed in consultation with the Church, and seeks to enhance the setting of the Conservation Area through a new boundary treatment, which will open up views to the churchyard. The scheme will improve the environmental image of the area, through the provision of an attractive green space which is multi-functional, benefiting both wildlife and local communities.		
<b>Scope</b>	The Council is delivering a landscaped buffer between Aston Parish Church and new industrial premises to the east, to lessen the impact of new development. The buffer is a requirement of the adopted LDO and will also address Policy R6 in the adopted AAP, which states that the Council will deliver 'enhancements to Aston Churchyard' as part of the AMH (referred to as the Aston Regional Investment Site in the AAP).		

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<b>Scope exclusions</b>	<p>The project expenditure relates to the buffer scheme as referred to in the scope. It needs to be noted that the AMH contains a number of landscaped buffers, however, the Council is only delivering one of them; the remainder will be delivered by the private sector as part of new development.</p> <p>The budget summary contains the cost breakdown for the scheme.</p>		
<b>Dependencies on other projects or activities</b>	<p>The buffer scheme is being funded through approved City Council Growing Places Fund repayable grant (Cabinet approval secured in July 2012), and TCPA Section 106 monies will provide a commuted sum for Parks Management to maintain it. The project is not dependent on any other funding sources or activities.</p>		
<b>Achievability</b>	<p>The Project Manager (Landscape Practice Group) will coordinate the work of external and internal stakeholders, and will monitor spend and progress through the regular AMH Project Board meetings. The project features in individual work plans to ensure timely delivery and achievement of outputs. Monthly review meetings will be held between the Project Manager, Framework Contract Manager and the appointed contractor to ensure effective delivery against KPIs, project milestones, objectives and financial targets.</p> <p><b>Performance management</b></p> <p>The following Key Performance Indicators (KPIs) will be included to ensure sufficient performance management of the contract:</p> <ul style="list-style-type: none"> <li>• Performance against the agreed Target Cost under the terms of the contract.</li> <li>• Performance against industry standards of KPIs for Time, Cost, Quality, Client Satisfaction and Health and Safety as per CWM terms and conditions.</li> <li>• Performance of delivery against Social Value commitments.</li> </ul>		
<b>Project Manager</b>	<p>Kelly Whitehouse, Principal Planning Officer, North West Area Planning &amp; Regeneration Team Tel: 0121- 464-9871 Email: <a href="mailto:kelly.whitehouse@birmingham.gov.uk">kelly.whitehouse@birmingham.gov.uk</a></p>		
<b>Budget Holder</b>	<p>Ghaz Hussain, North West Area Planning &amp; Regeneration Team Manager Tel: 0121- 464-7738 Email: <a href="mailto:ghaz.hussain@birmingham.gov.uk">ghaz.hussain@birmingham.gov.uk</a></p>		
<b>Sponsor</b>	<p>Waheed Nazir, Strategic Director for Economy Tel: 0121-303-7735 Email: <a href="mailto:waheed.nazir@birmingham.gov.uk">waheed.nazir@birmingham.gov.uk</a></p>		
<b>Project Accountant</b>	<p>Rob Pace, Finance Manager Tel: 0121-303-2777 Email: <a href="mailto:rob.pace@birmingham.gov.uk">rob.pace@birmingham.gov.uk</a></p>		
<b>Project Board Members</b>	<p>Aston Advanced Manufacturing Hub Project Board</p>		
<b>Head of City Finance (HoCF)</b>	<i>Alison Jarrett</i>	<b>Date of HoCF Approval:</b>	18/10/2016

<b>2. Budget Summary (Detailed workings should also be supplied)</b>			
	<i>Voyager Code</i>	<i>2016/17</i>	<i>Totals</i>
<b>Capital Costs &amp; Funding</b>		<b>£</b>	<b>£</b>
<b><u>Expenditure:</u></b> Construction of landscape buffer	CA-02882-03	240,623	<b>240,623</b>
Landscape Practise Group management costs		39,551	<b>39,551</b>
<b>Total Capital Expenditure</b>		<b>280,174</b>	<b>280,174</b>
<b><u>Funding</u></b> <i>Growing Places Fund repayable grant</i>		280,174	<b>280,174</b>
<b>Total Capital Funding</b>		<b>280,174</b>	<b>280,174</b>
<b>Revenue Consequences</b>			
Parks Management maintenance costs		30,939	<b>30,939</b>
<b>Total Revenue Expenditure</b>		<b>30,939</b>	<b>30,939</b>
<b>Funded By:</b> Town & Country Planning Act 1980 S106 (2015/00027/LA, relating to Spring Road)		<b>30,939</b>	<b>30,939</b>
<b>Total Revenue Funding</b>		<b>30,939</b>	<b>30,939</b>
<b>Total Project Expenditure</b>		<b>311,113</b>	<b>311,113</b>
<b>Planned Start date for delivery of the project</b>	<i>November 2016</i>	<b>Planned Date of Technical completion</b>	<i>February 2017</i>

<b>3. Checklist of Documents Supporting the FBC</b>		
<b>Item</b>	<b>Mandatory attachment</b>	<b>Number attached</b>
<b>Financial Case and Plan</b>		
<ul style="list-style-type: none"> <li>Detailed workings in support of the above Budget Summary (as necessary)</li> </ul>	Costs provided by Landscape Practice Group based on Landscape Construction Framework 2015-19	N/A
<ul style="list-style-type: none"> <li>Statement of required resource (people, equipment, accommodation) – append a spreadsheet or other document</li> </ul>	Mandatory	Existing Planning & Regeneration staff
<ul style="list-style-type: none"> <li>Whole Lifecycle Costing analysis ( as necessary)</li> </ul>	Mandatory	N/A
<ul style="list-style-type: none"> <li>Milestone Dates/ Project Critical Path (set up in Voyager or attached in a spreadsheet)</li> </ul>	Mandatory	See report section 5.2
<ul style="list-style-type: none"> <li>Partnership Funding Proposal</li> </ul>	n/a	n/a
<ul style="list-style-type: none"> <li>Specific Funding (Grant) outline</li> </ul>	n/a	n/a
<b>Project Development products</b>		
<ul style="list-style-type: none"> <li>Populated Issues and Risks register</li> </ul>	Mandatory	Annex 1
<ul style="list-style-type: none"> <li>Stakeholder Analysis</li> </ul>	Mandatory	Annex 2
<ul style="list-style-type: none"> <li>Technical Feasibility Assessments</li> </ul>	n/a	n/a
<ul style="list-style-type: none"> <li>Partnership Agreement</li> </ul>	n/a	n/a
<b>Other Attachments (list as appropriate)</b>		

## Annex 1: Landscaped Buffer Risk Register

Serial	Description	Likelihood	Impact	Grade	Action	Managed by:
	<b>DELIVERY STAGE</b>					
1	Risk of project delay due to issues with contractor capacity	Low	Medium	Low	The construction partner will be procured through the Landscape Construction Framework 2015-19. 10 companies feature on the Framework, and it's anticipated that capacity will be available to deliver the project.	Planning and Regeneration/ LPG
2	Delays in gaining approvals	Low	Medium	Low	Colleagues from other disciplines (Planning Management / Planning and Regeneration/ BPS) recognise the importance of the scheme, The buffer scheme was granted planning approval on 15 <sup>th</sup> September 2016. In addition to the buffer, a small stretch of railings is proposed along part of the historic churchyard wall. As this area falls within the churchyard boundary, approval from the church is necessary, which will need to be obtained before this element is delivered on site.	Planning and Regeneration
3	Land in unknown ownership threatening the delivery of the scheme	Low	Medium	Low	As highlighted in the Cabinet Member Report, a proportion of the land allocated for the buffer is in unknown ownership. This plot of land has been incorporated at the request of Aston Parish Church and will maximise the effectiveness of the scheme by opening up views to the churchyard. The Council has used its best endeavours to determine ownership, without success. Including this plot is regarded as low risk given the nature of the scheme (landscaping).	Planning and Regeneration
4	Increased costs to deliver the scheme	Low	High	Low	It is envisaged that the figure identified within this FBC is sufficient to deliver the scheme, which is based on contractor costs within the Landscape Construction Framework 2015-19.	LPG / Planning and Regeneration



## **Annex 2: Stakeholder Analysis**

### Consultation

The landscaped buffer scheme has been informed by consultation with:

- Former Cabinet Member for Development, Transport and the Economy
- Strategic Director for Economy
- Ward Councillors for Perry Barr, Aston and Nechells
- MP for Perry Barr, Erdington and Ladywood
- District Chairs for Perry Barr and Ladywood
- Aston Parish Church and the Diocese Advisory Committee (DAC)
- Attendees of the Aston Advanced Manufacturing Hub (AMH) Project Board
- West Midlands Police
- Representatives of Guhring and Trebor Developments, who will occupy industrial plots adjacent to the landscaped buffer in 2017

The project has been informed by the adopted Area Action Plan for Aston, Newtown and Lozells (2012) and Aston AMH Local Development Order (LDO 2014). These documents have been subject to consultation and contain specific policies which relate to the Aston AMH. The AAP policies focus on the regeneration potential of the area, through the delivery of a key employment site (to be accompanied by public realm enhancements) and the LDO specifically requires the provision of a landscaped buffer between Aston Parish Church and new industrial development.

The Aston AMH Project Board meets on a regular basis, and is attended by a number of officers from various Council departments, including Transportation, BPS and Planning and Regeneration. The finalised scheme reflects the comments received from officers in attendance at this group.

The stakeholder analysis above clearly demonstrates that a wide range of stakeholders, both internal and external, have inputted into and helped shape the scheme, to ensure it meets the requirements of both the LDO and AAP.





**SERPENTINE ROAD**

2.45m anti-climb fencing along property boundaries to prevent trespass from buffer route

feature paving

12m decorative railings at entrance with removable bollards to prevent unauthorized vehicular access

bulb planting

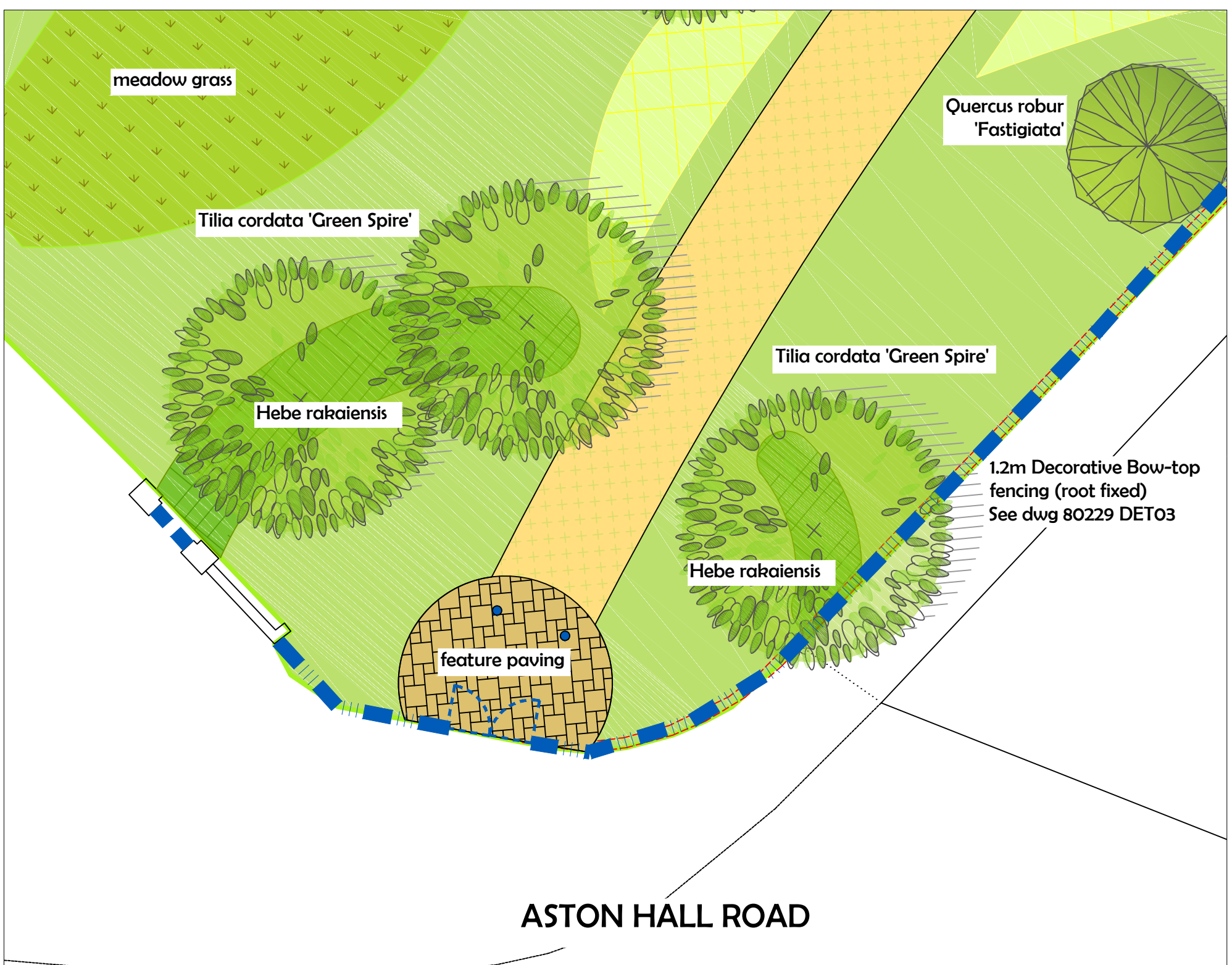
evergreen climbers

Sorbus aucuparia 'Fastigiata'

bulb planting

evergreen climbers

2.45m anti-climb fencing along property boundaries to prevent trespass from buffer route



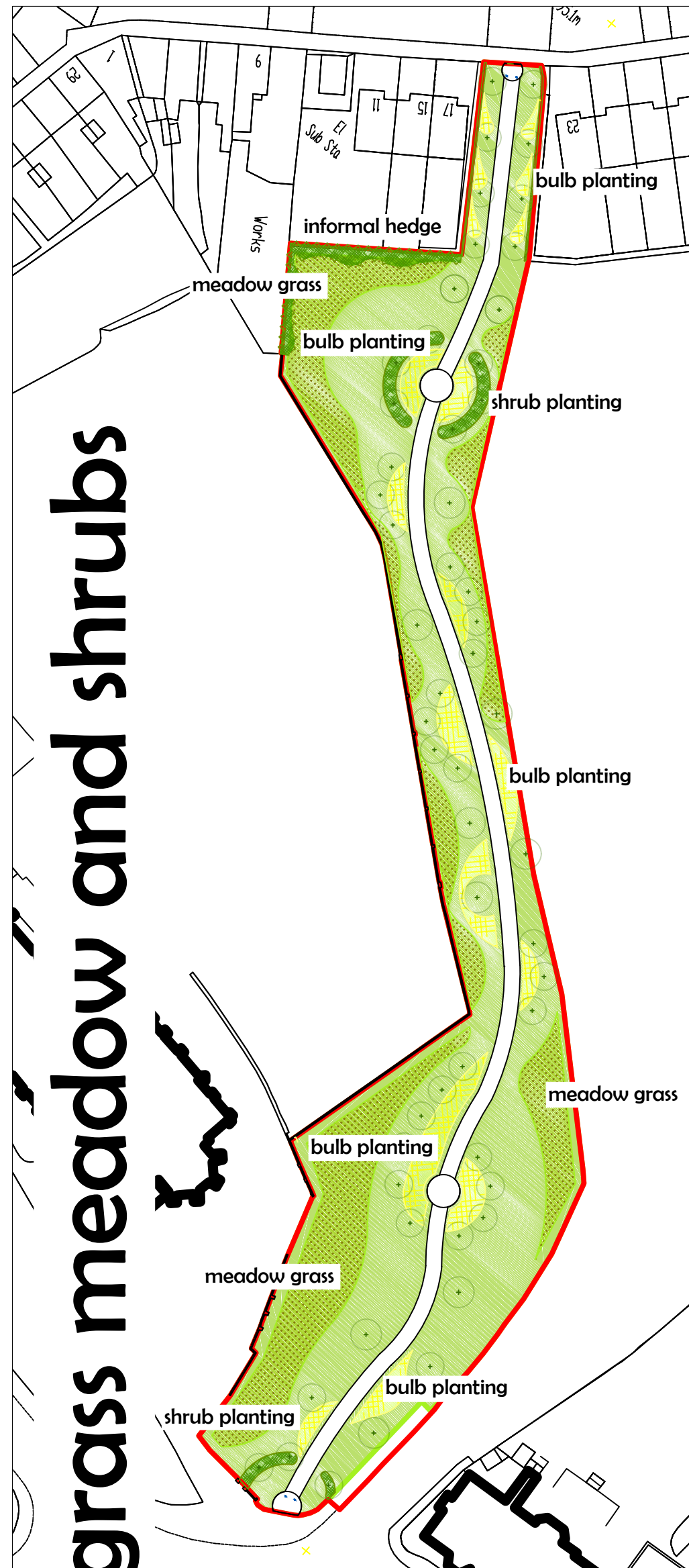
**tree planting**

**TREE PLANTING SCHEDULE**

SPECIES	No.
Prunus 'Kanzan'	24
20% MATURE (20-30cm girth) 100-100cm / 100-100cm clear diam. 180	
Quercus robur 'Fastigiata'	18
20% MATURE (20-30cm girth) 100-100cm / 100-100cm clear diam. 180	
Quercus rubra	6
20% MATURE (20-30cm girth) 100-100cm / 100-100cm clear diam. 180	
Sorbus aucuparia 'Fastigiata'	6
20% MATURE (20-30cm girth) 100-100cm / 100-100cm clear diam. 180	
Tilia cordata 'Green Spire'	5
20% MATURE (20-30cm girth) 100-100cm / 100-100cm clear diam. 180	

Labels on plan:

- Sorbus aucuparia 'Fastigiata'
- Quercus rubra
- Prunus 'Kanzan'
- Quercus robur 'Fastigiata'
- Quercus robur 'Fastigiata'
- Prunus 'Kanzan'
- Quercus robur 'Fastigiata'
- Tilia cordata 'Green Spire'



**KEY**

- Path (Buff aggregate)
- Feature Paving
- 1.5m Decorative Bow-top fencing
- 1.8m Decorative Bow-top fencing

**THE LANDSCAPE PRACTICE GROUP**

The Landscape Practice  
Birmingham City Council  
1 Lancaster Circus  
Queensway, Birmingham

T 0121 303 3555  
E [lp@birmingham.gov.uk](mailto:lp@birmingham.gov.uk)

Shrub Planting  
 Drought Tolerant  
 DETAILED DESIGN LAYOUT

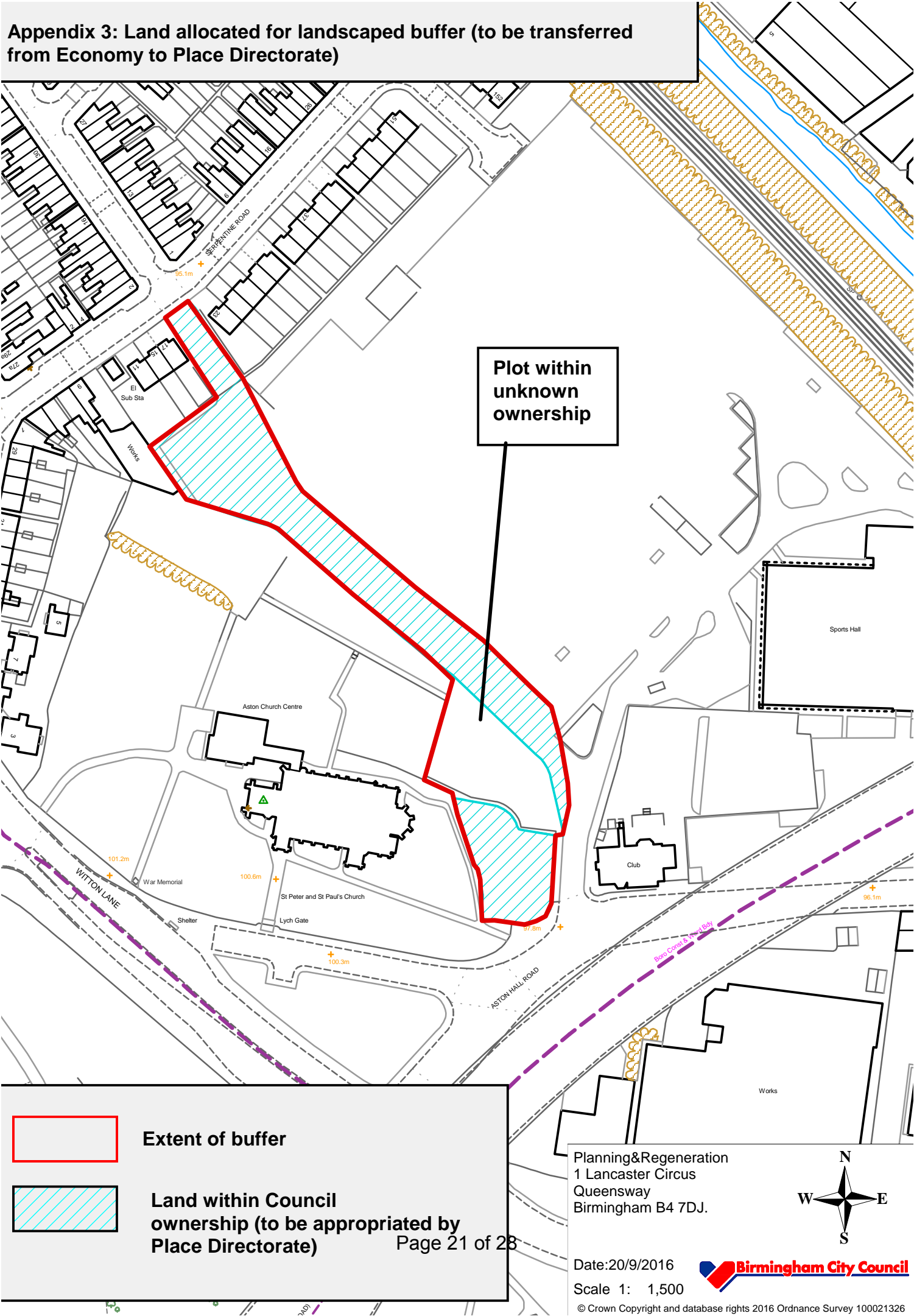
	Quercus rubra
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Appendix 3: Land allocated for landscaped buffer (to be transferred from Economy to Place Directorate)





# Equality Analysis

## Birmingham City Council Analysis Report

<b>EA Name</b>	Aston Advanced Manufacturing Hub (AMH)- Landscape Buffer
<b>Directorate</b>	Economy
<b>Service Area</b>	P&R Planning And Development
<b>Type</b>	New/Proposed Policy
<b>EA Summary</b>	A landscaped buffer is proposed as part of the Aston Advanced Manufacturing Hub (AMH), which is one of six economic zones in Birmingham to promote economic growth. A number of buffers are proposed to mitigate the effects of new development, one of which is being delivered by the City Council. The buffer that is subject to this EA will be delivered between Aston Parish Church and new industrial development, and will enhance the setting of the churchyard as well as providing a pedestrian link between Aston Hall Road and Serpentine Road.
<b>Reference Number</b>	EA001449
<b>Task Group Manager</b>	Kelly.Whitehouse@birmingham.gov.uk
<b>Task Group Member</b>	
<b>Date Approved</b>	2016-10-04 01:00:00 +0100
<b>Senior Officer</b>	craig.rowbottom@birmingham.gov.uk
<b>Quality Control Officer</b>	Richard.Woodland@birmingham.gov.uk

### Introduction

The report records the information that has been submitted for this equality analysis in the following format.

#### **Overall Purpose**

This section identifies the purpose of the Policy and which types of individual it affects. It also identifies which equality strands are affected by either a positive or negative differential impact.

#### **Relevant Protected Characteristics**

For each of the identified relevant protected characteristics there are three sections which will have been completed.

- Impact
- Consultation
- Additional Work

If the assessment has raised any issues to be addressed there will also be an action planning section.

The following pages record the answers to the assessment questions with optional comments included by the assessor to clarify or explain any of the answers given or relevant issues.

## 1 Activity Type

The activity has been identified as a New/Proposed Policy.

## 2 Overall Purpose

### 2.1 What the Activity is for

What is the purpose of this Policy and expected outcomes?	<p>The Council is currently working with its partners to progress the delivery of the Aston Advanced Manufacturing Hub (AMH), which is one of six economic zones in Birmingham to promote economic growth.</p> <p>To help stimulate development, a Local Development Order has been adopted for part of the AMH, which grants planning permission for B1 (b), B1 (c) and B2 uses on a number of key sites. As part of the LDO, a number of landscaped buffers have been designated to ensure that new development does not adversely impact on adjacent land uses, one of which is being delivered by the Council. The buffer scheme subject to this EA will be delivered between Aston Parish Church and new industrial development, and has been developed in consultation with the Church (as landowner). The scheme consists of a new boundary treatment along the churchyard boundary and a pedestrian and cycle link between Aston Hall Road and Serpentine Road.</p>
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For each strategy, please decide whether it is going to be significantly aided by the Function.

Public Service Excellence	No
A Fair City	No
A Prosperous City	Yes
A Democratic City	No

### 2.2 Individuals affected by the policy

Will the policy have an impact on service users/stakeholders?	No
Will the policy have an impact on employees?	No
Will the policy have an impact on wider community?	Yes

### 2.3 Analysis on Initial Assessment

The Councils Landscape Practice Group (LPG) has designed the buffer scheme, and there has been a continuous dialogue of consultation with Planning and Regeneration, the future occupiers of the AMH and Aston Parish Church. This dialogue has ensured that the buffer strip is user friendly for all potential users, including those with mobility issues. Discussions with the Church, which were necessary as the proposed buffer is immediately adjacent to the churchyard boundary, have informed the finalised scheme. As the church is located within a Conservation Area, it needed to be ensured that the buffer and associated boundary treatment would be in-keeping with the historic setting.

The LPG is well experienced with designing and project managing the delivery of landscape schemes across Birmingham, and as such, have designed the buffer scheme with the relevant protected characteristics in mind. They've ensured that the proposal will not have an adverse impact on people with restricted mobility and the design will have overall benefits for movement. The site will be fully accessible to pedestrians and cyclists with no steps or ramps creating restrictions for those with mobility problems. Entry points from adjacent footpaths will be level and wide enough to accommodate wheelchairs and pushchairs. The site will be kept secure from vehicular ingress through the careful design of the entrances and the inclusion of fixed and removable bollards.

The AMH is a major success story for Birmingham, the majority of the first phase is underway with the first occupier operational (Hydraforce), and two further developments under construction, due for completion in early 2017. New



development is being accompanied by highway improvements and enhancements to the public realm; the landscape buffer relates to the latter and will help to improve the physical environment and enhance the setting of Aston Parish Church as well as providing a useful link for local communities.

### 3.1 Disability

#### 3.1.1 Disability - Differential Impact

Disability	Relevant
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#### 3.1.2 Disability - Impact

Describe how the Policy meets the needs of Individuals with a disability?	<p>The buffer scheme has been designed with all potential users in mind. The site will be fully accessible to pedestrians, cyclists and wheelchair users with no steps or ramps which would impede those with restricted mobility. Entry points from adjacent footpaths will be level and wide enough to accommodate wheelchairs and pushchairs.</p> <p>Given the professional advice and experience of the LPG in designing and delivering landscape schemes across the City, it has not been necessary to obtain feedback on the scheme from individuals with a disability. The preferred design for the scheme has incorporated industry standards and best practice and will be accessible for all.</p>
Do you have evidence to support the assessment?	Yes
Please record the type of evidence and where it is from?	The buffer scheme requires planning approval, which was granted on 15th September 2016. A Design and Access Statement accompanied the planning application, and contains an 'Access and Security' section, which states that the buffer is accessible for all users. The planning application was consulted upon, and no objections were received in relation to the design of the scheme.
Have you received any other feedback about the Policy in meeting the needs of Individuals with a disability?	No
You may have evidence from more than one source. If so, does it present a consistent view?	Not applicable
Is there anything about the Policy and the way it affects Individuals with a disability which needs highlighting?	No

#### 3.1.3 Disability - Consultation

Have you obtained the views of Individuals with a disability on the impact of the Policy?	No
If not, why not?	There are no plans to consult relevant individuals
Have you obtained the views of relevant stakeholders on the impact of the Policy on Individuals with a disability?	Yes

If so, how did you obtain these views?	The City Council's Landscape Practice Group have designed the buffer scheme, and have applied industry standards/ best practice to ensure that the scheme will be accessible for all, including wheelchair users and those with mobility issues. The LPG have extensive experience in the design and delivery of landscape schemes and the buffer proposal will not adversely impact on any of the protected characteristics.
Is there anything about the Policy and the way it affects Individuals with a disability which needs highlighting?	No

### 3.1.4 **Disability - Additional Work**

Do you need any more information to complete the assessment?	No
Is there any more work you feel is necessary to complete the assessment?	No
Do you think that the Policy has a role in preventing Individuals with a disability being treated differently, in an unfair or inappropriate way, just because of their disability?	No
Do you think that the Policy could help foster good relations between persons who share the relevant protected characteristic and persons who do not share it?	No
Do you think that the Policy will take account of disabilities even if it means treating Individuals with a disability more favourably?	No
Do you think that the Policy could assist Individuals with a disability to participate more?	Yes
Do you think that the Policy could assist in promoting positive attitudes to Individuals with a disability?	Yes

### **3.2 Concluding Statement on Full Assessment**

A Full Assessment has been undertaken and it's concluded that the buffer scheme does not adversely impact on the relevant protected characteristics.

The cycle/ pedestrian link which forms part of the buffer is suitable for those with restricted mobility. The scheme therefore meets the City Council's responsibility in relation to equality.

### **4 Review Date**

20/09/16

### **5 Action Plan**

There are no relevant issues, so no action plans are currently required.