

Appendix 2 - Alexander Stadium Brief – Skeleton Planning Brief

The [Birmingham Development Plan](#) (BDP) sets out the strategy to achieve the sustainable growth of the City for the period up to 2031. It will form part of the statutory Development Plan for the City, and is likely to be adopted by the time a planning application could be made on the Alexander Stadium site.

Planning for Growth

Policy PG1 of the BDP sets out significant levels of housing, employment, office and retail development will be planned for and provided along with supporting infrastructure and environmental enhancements. This includes proposals for 51,100 additional homes.

Delivering the City's growth, there is a focus on key areas in the BDP. This includes the Aston, Newtown and Lozells Growth Area (policy PG3) which covers the area to the south of the Stadium (supported by an adopted Area Action Plan). This contains proposals for over 700 new homes, a Regional Investment Site, up to 10,000 sqm gross office space and up to 20,000 sqm gross comparison retail.

The BDP contains proposals to deliver infrastructure throughout the City, and this is set out in the [Infrastructure Delivery Plan](#) and [Birmingham Connected](#). This includes proposals for the development of SPRINT / Rapid Transit Routes to facilitate improvement/enhancement in the public transport offer on key corridors, including the A34 near to the Stadium (policy TP40).

Development at Alexander Stadium

A number of policies in the BDP apply to Alexander Stadium, and these influence the types of development that are acceptable on the site. In summary, of particular importance will be:

- Policy TP11 Sports facilities – Supports the provision and availability of facilities for people to take part in formal and informal activity, that contributes to healthier lifestyles and can provide a 'stepping stone' into more formal sport. Proposals for new facilities or the expansion and/or enhancement of existing facilities will be supported subject to compliance with other relevant planning policies.
- Policy TP24 Tourism and cultural facilities – Supports proposals which reinforce and promote Birmingham's role as a centre for tourism, culture and events and as a key destination for business tourism. This will include supporting the City's existing tourist and cultural facilities and enabling new or expanded provision where it contributes to the City's continued success as a destination for visitors. The provision of supporting facilities such as hotels will be important and proposals for well-designed and accessible accommodation will be supported.

- Policy PG2 Birmingham as an international city - Birmingham will be promoted as an international city supporting development, investment and other initiatives that raise the City's profile and strengthen its position nationally and internationally.
- Policy TP9 Open space, playing fields and allotments - Planning permission will not normally be granted for development on open space except where criteria are met, including:
 - It can be shown by an up to date assessment of need that the open space is surplus taking account of a minimum standard of 2 ha per 1,000 population and the accessibility and quality criteria.
 - The development is for alternative sport or recreational provision, the benefits of which clearly outweigh the loss.

On this basis the types of development which are considered appropriate are sports and leisure uses and supporting facilities. Forms of ancillary or enabling development will be considered provided polices of the BDP are met.

A more detailed Planning Brief will be provided prior to the procurement activity.