

Appendix 4: Schedule of proposed changes to the Development Management in Birmingham Publication Document

This schedule details the minor changes to Development Management in Birmingham (Development Plan Document) that the Council proposes to make.

All of the changes identified relate to points of consistency, clarification, and factual updates. Text proposed to be deleted is struck through; text proposed to be added is in bold.

The changes are minor and do not materially change the policies or strategic direction of the Plan. The reasons for making each of the changes are clearly set out in the schedule.

The schedule of proposed changes should be read in conjunction with the Publication document. The page/paragraph numbers in the table refer to this document.

Ref	Policy/ para	Proposed change Deleted text is struck through ; new text is in bold .	Reason
Policy DM1 Air quality			
1	Para. 2.7	“Unacceptable deterioration’ and ‘unacceptable levels’ is are defined as where the development, in isolation or cumulatively , would result in exposure to pollutant concentrations close to the limit values within 5% of the nationally or locally set objectives at the development site and/ or other relevant receptors; and where development would result in further exceedances where pollutant concentrations are already over the limit values.”	Clarification in response to representors
2	Policy DM1, Part 1	“1. Development proposals will need to contribute to the management of air quality and support the objectives of the local Air Quality Action Plan and Clean Air Zone, particularly for nitrogen dioxide and particulate matter . Development that would, in isolation or cumulatively, lead to an unacceptable deterioration* in air quality, result in exceedances of nationally or locally set objectives for air quality, particularly for nitrogen dioxide and particulate matter , or increase exposure at the development site or other relevant receptors to unacceptable levels of air pollution will not be considered favourably.”	Clarification in response to representors
Policy DM3 Land affected by contamination, instability and hazardous substances			
3	Policy DM3, Part 2	“2. All proposals for new development on land which is known to be, or potentially, contaminated or unstable, will be required to submit a preliminary risk assessment, and where appropriate, a risk management and remediation strategy based on detailed site investigation to minimise and mitigate remove unacceptable risks to both the development and the surrounding area and/ or groundwater.”	Consistency in response to representors
Policy DM4 Landscaping and Trees			
4	Policy DM4, Part 3	“3. Development proposals must seek to avoid the loss of, and minimise the risk of harm to, existing trees of quality , woodland, and/or hedgerows of visual or nature conservation value, including but not limited to trees or woodland which are subject to a Tree Preservation Order, or which are designated as Ancient Woodland or Ancient/ Veteran Trees. Where trees and/ or woodlands are proposed to be lost as a part of development, this loss must be justified as a part of an Arboricultural Impact Assessment (AIA) submitted with the application.”	Clarification in response to representors
5	Para	“Trees classified in line with BS5837 as being of categories A or B in	Clarification in

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	2.37	value quality and woodland and/ or hedgerows of visual or nature conservation value should be considered as worthy of protection and development proposals should seek to avoid their loss and minimise risk of harm.”	response to representor
6	Policy DM5, last sentence Part 5	“Where on-site replacement is not achievable, contributions to off-site tree planting will be sought through a Section 106 Agreement. The method of calculating these contributions will be contained within the city’s Tree Strategy. ”	Clarification in response to representor
7	Para. 2.39	“Where development would result in the loss of a tree(s) and/ or other landscaping , adequate replacement planting will be assessed against the existing value of the tree(s) removed, calculated using the Capital Asset Value for Amenity Trees (CAVAT) methodology (or other future equivalent). pre-development canopy cover and biodiversity considerations. ”	Correction
Policy DM5 Light pollution			
8	Para 2.45	“Proposals involving or adjacent to designated and un-designated historic assets non-designated heritage assets... ”	Correction in response to representor
Policy DM6 Noise and vibration			
9	Para. 2.52	“In all cases, the assessment will be based on an understanding of the existing and predicted planned levels of environmental noise at both the development site and nearby receptors and the measures needed to bring noise down to acceptable levels for the existing or proposed noise-sensitive development.”	Clarification in response to representor
Policy DM8 Places of worship and faith related community uses			
10	Policy DM8	“1. Except for any specific allocation in the Local Plan , the Council’s preferred locations for the development of places of worship and faith related community uses are in the network of centres as defined in Policy TP21 of the Birmingham Development Plan. Proposals for development outside of the network of centres these locations will be considered favourably where...”	Consistency in response to representor
11	Para. 3.10	“The preferred most appropriate locations for places of worship and faith related community uses is in the network of centres as is defined in Policy TP21 of the BDP and as part of any specific allocations in the Local Plan . These are the most sustainable locations in terms of transport accessibility and parking. Other locations outside of the network of town centres will be considered favourably where the criteria outlined in the policy can be satisfactorily met. Proposals for places of worship and faith related community uses should also comply with other relevant local plan policies and guidance”.	Consistency in response to representor
Policy DM9 Day nurseries and early years provision			
12	Para 3.20	“...sufficient safe parking is provided, following the guidance set out in the council’s Parking Guidelines and Car Par Design Guide Supplementary Planning Documents and any subsequent revision in a location that will not endanger other road users or pedestrians. ”	Clarification in response to representor
13	Policy	“1. Except for any specific allocation in the Local Plan , the Council’s	Consistency in

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	DM9	preferred locations for the development of day nurseries and facilities for the care, recreation and education of children are in the network of centres as defined in Policy TP21 of the Birmingham Development Plan. Proposals for development outside of the network of centres these locations will only be considered favourably where..."	response to representor
14	Para. 3.18	"...The network of centres as defined by Policy TP21 of the Birmingham Development Plan and as part of any specific allocations in the Local Plan are is considered the most appropriate preferred locations for such uses , but other locations outside of centres will be considered appropriate where the policy criteria are met..."	Consistency in response to representor
Policy DM10 Standards for residential development			
15	Policy DM10, Part 6	"6. Exceptions to all of the above will only be considered where it can be robustly demonstrated with appropriate evidence that to deliver innovative high quality design, deal with exceptional-site specific issues or respond to local character, adhering to the standards is not feasible due to physical constraints or financial viability issues. Any reduction in standards as a result must and where it can be demonstrated that residential amenity will not be significantly diminished."	Clarification in response to representors
Policy DM11 Houses in multiple occupation			
16	Policy DM11, Part 1.d.	1.d. "... it would not result in the loss of an existing use that makes an important contribution to other Council objectives, strategies and policies" It does not conflict with any other policies in the Local Plan ".	Clarification in response to representor
Policy DM12 Residential conversions and specialist accommodation			
17	Policy DM12, Part 1.e.	e. It will not result in the loss of an existing use that makes an important contribution to the Council's objectives, strategies and policies It does not conflict with any other policies in the Local Plan ".	Clarification in response to representor
Policy DM13 Self and custom build housing			
18	Policy DM13, Part 3	"3. Affordable self-build plots will be considered and encouraged as a suitable product within the affordable housing requirement mix provided on larger sites (200 dwellings or more) where it is demonstrated to meet an identified need and is not substituted for needed social rented and affordable rented housing. "	Clarification in response to representor
Policy DM14 Highway safety and access			
19	Policy DM14, Part 1	"1. Development must ensure that the safety of highway users is properly taken into consideration and that any new development would not have an unacceptable adverse impact on highway safety."	Consistency in response to representor
20	Policy DM14, Part 5	"5. On Birmingham's strategic highway network, and other principle and main distributor routes , development must seek opportunities to remove unnecessary access points. New direct vehicular accesses will be supported where specified in a local plan or where there are no practical alternatives (including consideration of impacts on public transport, walking and cycling routes and road safety).	Consistency in response to representor
21	DM14, Part 6.e.	"e) the prevention or restriction of the implementation of necessary or future transport improvements, unless there are no practical viable	Consistency in response to

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		alternatives.”	representor
Policy DM15 Parking and servicing			
22	Policy DM15, Part 2	“2. New development will need be required to ensure that the operational needs of the development are met and parking provision, including parking for people with disabilities, cycle parking and infrastructure to support the use of low emission vehicles and car clubs aims to meet the guidance contained in is in accordance with the Council’s Parking Supplementary Planning Document.” ”	Clarification and consistency in response to representors
23	Para 5.14	“The Council will support and promote the provision of on-street and off-street charging points for ultra-low emission vehicles and car clubs.”	Clarification in response to representor
24	Para. 5.13	“The Council’s parking standards currently set out in the is currently consulting on a new Parking Supplementary Planning Document (SPD) which will replace the existing Car Parking Guidelines Supplementary Planning Document (2012) will be replaced by updated standards in the Parking Supplementary Planning Document and elements of the Birmingham Parking Policy (2010) . It provides revised parking standards for all new developments in the city to reflect the National Planning Policy Framework. The approach to the provision of parking aims to promote sustainable transport, reduce congestion, improve road safety and reduce pollution. The City Council will take account of whether there are any circumstances, related either to the site or the operation of the development, which may support an alternative level of parking provision. The Parking SPD will also set out how the city will manage on-street (public highway) and off-street parking provision across the city.”	Clarification and consistency in response to representors
25	Para 5.15	“Garages will only be accepted as contributing towards parking provision for development if they have adequate functional space as defined within the Parking SPD. ”	Clarification in response to representor
26	Policy DM15, Part 3	“3. Proposals for parking and servicing shall avoid highway safety problems and protect the local amenity and character of the area. Parking and servicing should be designed to be secure and fully accessible to its all users and adhere to the principles of relevant Supplementary Planning Documents.”	Consistency in response to representor