

Birmingham Development Plan
DUTY TO CO-OPERATE STATEMENT

APPENDIX 13

Staffordshire County Council - Package of documentation relating to the Duty to Co-operate

Contents

Documents are reproduced in the order set out below. There is no page numbering of this appendix.

- Action note of meeting held under the Duty to Co-operate on 04/03/14
- Staffordshire County Council response to the Birmingham Development Plan Pre Submission Consultation signed by Councillor Winnington dated 03/03/14
- Letter from Councillor Eagland in response to the Birmingham Development Plan Pre Submission Consultation dated 03/03/14
- Comment forms (x2) on Pre-Submission version of the Birmingham Development Plan submitted by N Dawson on behalf of Staffordshire County Council
- Comment forms (x4) on Pre-Submission version of the Birmingham Development Plan submitted by M Griffin on behalf of Staffordshire County Council
- Comment form on Pre-Submission version of the Birmingham Development Plan submitted by M Parkinson on behalf of Staffordshire County Council
- Comment form on Pre-Submission version of the Birmingham Development Plan submitted by Councillor Eagland on behalf of Staffordshire County Council and Lichfield District Council
- Comment form on Pre-Submission version of the Birmingham Development Plan submitted by Councillor Sheriff on behalf of Staffordshire County Council
- Comment form on Pre-Submission version of the Birmingham Development Plan submitted by Councillor Smith on behalf of Staffordshire County Council and Lichfield District Council
- Comment form on Pre-Submission version of the Birmingham Development Plan submitted by Councillor Tittley on behalf of Staffordshire County Council and Lichfield District Council
- Comment form on Pre-Submission version of the Birmingham Development Plan submitted by Councillor Wood on behalf of Staffordshire County Council
- Comment form on Pre-Submission version of the Birmingham Development Plan submitted by Councillor Woodward on behalf of Staffordshire County Council and Lichfield District

**Birmingham Development Plan
DUTY TO CO-OPERATE STATEMENT**

Council

- Staffordshire County Council letter to Birmingham City Council regarding Birmingham's Future Growth Requirements dated 20/09/13
- Birmingham City Council letter to Staffordshire County Council regarding Birmingham's Future Growth Requirements dated 06/09/13
- Staffordshire County Council letter to Birmingham City Council regarding Birmingham's Future Growth Requirements dated 15/08/13
- Birmingham City Council letter to Staffordshire County Council regarding Birmingham's Future Growth Requirements dated 29/07/13
- Staffordshire County Council letter to Birmingham City Council regarding the Birmingham Development Plan Option Consultation dated 14/01/13

Birmingham Development Plan – Duty to Co-operate

Action Notes of Meeting held:

1000, Thursday 20 February 2014, Staffordshire County Council Offices

Present:

Mark Parkinson – Staffordshire County Council
Matthew Griffin – Staffordshire County Council
Nick Dawson – Staffordshire County Council
Phil Edwards – Birmingham City Council
David Carter – Birmingham City Council

Discussion

MP commenced the meeting by suggesting that the proposed joint DtC document was not appropriate in view of the representations that have been submitted on the BDP. DC indicated that he had not yet seen these. MP gave a copy of the covering letter and seven accompanying forms that had been submitted including forms indicating that in Staffordshire County Council's (SCC) view the Duty to Co-operate had not been met.

SCC's concerns concentrated on the impact of new development on highways and in relation to minerals.

MP made reference to earlier correspondence and meetings and expressed the view that in relation to minerals the City Council had not responded positively to the issues being raised as part of that process. He also referred to the letter of response that SCC had made in relation to the GBSLEP Spatial Plan for Recovery & Growth.

Langley SUE and Peddimore development proposals

MP indicated that these proposals did not affect sand and gravel reserves and therefore did not require prior extraction. He suggested, however, that SCC still considered that Area B did have sand and gravel reserves that should be identified for prior extraction. Area C was not affected.

DC suggested that the work we had done had responded to SCC's representations and he wondered if the changes that SCC sought on the BDP were already included in development plans in the Staffordshire area. MP responded by saying that consultations on site allocations and work on SA's enabled these concerns to be addressed coupled with policies built into the existing Staffordshire Minerals Plan. MP referred as an example to East Staffordshire on the requirements for prior extraction on a site in their area.

In response to the concerns DC suggested a way forward might be for the City Council to give an undertaking to consider the inclusion of a policy covering prior extraction as part of its proposed Development Management DPD. This way was not accepted by MP who went on to indicate that the extent of the sand and gravel reserves in Area B should be identified on the Proposals Map and a policy covering prior extraction included in the plan. This could be achieved by way of modifications and would be required to satisfy the expectations of Members in Lichfield.

DC responded that in his view the identification of a site for mineral extraction at this stage was not appropriate since there was no history of past mineral extraction (save for the borrow pit for the construction of the M6(T)) and there was no requirement through regional and county apportionment for capacity to be identified in Birmingham. In the absence of such strategic consideration there was little merit to identifying the site in the plan. DC stressed that he did not accept MP's assertions over the lack of engagement.

MP also indicated that in the event Area B had been chosen for development then both prior extraction and development aspirations could have been achieved.

The Housing Shortfall

MP referred to the housing shortfall and the 30,000 dwelling shortfall suggesting that, "it is not going to happen".

DC responded by summarising the joint working on the GBSLEP Housing Study, the involvement of the Black Country and the identification of areas outside the Birmingham and Black Country HMAs.

MP suggested that strategic collaborative working was required on these issues to resolve them. DC responded by saying that is exactly what the work within the GBSLEP is trying to achieve and asked why SCC, despite being invited to the GBSLEP Spatial Planning Group chose not to turn up to the meetings?

MP responded to say that SCC had participated at Member and officer level at recent consultation events and had responded to the Spatial Plan. DC indicated this was correct but SCC did not appear to be participating positive and pro-active manner as required by the Duty to Co-Operate

Infrastructure

The discussion turned onto infrastructure matters where NG indicated that ongoing discussions between SCC, Warwickshire CC and Birmingham CC were proceeding well. Holding objections had been submitted to the plan but the information and assurances requested are supplied then it is likely that a MOU can be prepared and the objections withdrawn.

MP indicated that SCC needed assurances that the impacts across the network, including junctions on the A5 at Tamworth were taken into account and remedial actions carried through into the SEP process.

SCC Asks

Some form of letter of understanding to resolve transport issues BEFORE the plan is submitted.

The risk remained that DtC matters can't be sorted retrospectively. Will the City Council include modifications to overcome the concerns on minerals issues.

If not, then the minerals issues will remain to be considered by the Inspector.

Mineral Local Plan

DC enquired about the position on the Staffordshire Mineral Local Plan. The strategic process to determine mineral requirements and apportionments had not yet been carried out although the AWP had met quite recently and authorities – including Birmingham – were working on their Local Aggregates Assessments (LAA).

MG recalled that the proposals for apportionment in the dying days of the region were agreed by Members but these had not been accepted by the RAWP (NB: These suggested a shift in the balance of the appointment away from Staffordshire).

MG indicated that it was proposed to publish a draft review of the Minerals Local Plan for consultation in April 2014.

Waheed Nazir
Director of Regeneration
Development Directorate
Birmingham City Council
PO Box 28
Birmingham
B1 1TU

My Ref: MW / RF 68

Your Ref:

3 March 2014

Dear Mr Nazir

Re: Birmingham Development Plan – Pre-submission consultation

Thank you for consulting Staffordshire County Council in respect of the Birmingham Development Plan: Pre-submission version (the Plan).

You may recall that previous representations made by Staffordshire County Council in response to the emerging Plan highlighted our concerns that it should be informed by an appropriate evidence base. This would enable our communities to fully consider the implications of minerals, waste, transport & connectivity and infrastructure needs to support the entire Plan, but with particular reference to strategic housing and employment land allocations proposed within the Greenbelt close to the Staffordshire administrative border. These previous representations are attached for ease of reference.

We also made it clear in our consultation response that we were concerned that the Local Planning Authority at Birmingham City Council were at risk of not fulfilling the Duty to Cooperate and potentially the Soundness of the Plan would also be called into question in respect of it being Positively Prepared, Justified and Effective.

I understand that the pre-submission version of the Birmingham Development Plan (the Plan) proposes to amend the green belt in order to facilitate the development of 5,750 homes and 80 hectares of employment land.

The Sustainability Appraisal that sits alongside the Plan indicates that the environmental impacts from mining and quarrying operations are likely to be felt outside of Birmingham itself (where there are no active mineral workings) into neighbouring areas, with reference made to Staffordshire.



The current version of the Birmingham Local Plan does not contain policy in relation to mineral extraction or safeguarding. It does not appear that the mineral deposits adjacent to the land proposed for new housing and employment land have been subjected to feasibility assessments and considered for prior extraction.

Furthermore, there is a risk that these mineral deposits may become sterilised as Birmingham considers its future housing options by reacting to five year housing supply pressures rather than forming a more proactive policy position. Sterilisation of these minerals would place further pressure on the neighbouring areas in the wider region and the communities living within Staffordshire would find this unacceptable knowing that the Birmingham area is able to contribute to meeting their own need yet failed to address a matter of strategic importance in their Local Plan.

In addition, we still have outstanding concerns that need to be addressed in relation to the potential transport impacts associated with the strategic housing and employment allocations proposed for the Greenbelt. Should investment be required to upgrade the road network then we would expect this to be reflected in the infrastructure delivery plan and viability assessments to provide the necessary comfort that the development can be brought forward with the support of the both the Highways Agency and Staffordshire County Councils Highways Authority.

It might be necessary to enter into some form of memorandum of understanding around deliverability, phasing and principles around any supplementary public funding that may be required in addition to the developer contributions. This may include Local Enterprise Partnership(s) or Department for Transport endorsement to confirm that these organisations would prioritise funding for this scheme.

I have been advised that the technical officers from Birmingham City Council have now agreed with counterparts at Staffordshire County Council and Warwickshire County Council to commission a technical study to model and assess the traffic impacts on the relevant roads and junctions.

Depending on the findings of the study, we may be able to reconsider this particular representation made to the Plan in due course. However, I am minded that this would be better done before you submit the Plan for examination. I am conscious that the Duty to Cooperate can only logically apply to plans while in preparation and should not be applied retrospectively.

Attached our representation forms.

We trust this matter will be given appropriate attention and the Plan amended before it is submitted for examination.

Yours sincerely



Mr Mark Winnington
Cabinet Member for Economy & Infrastructure

Cont...

Enc:

- Representation Form SCC1.1 – Minerals. Paragraph 3.1 (The Vision)
 - Representation Form SCC1.2 – Minerals. Paragraph 3.2 (Objectives)
 - Representation Form SCC1.3 – Minerals. TP3 Sustainable Construction
 - Representation Form SCC1.4 – Minerals. Whole Plan
 - Representation Form SCC2.1 – Waste. TP14 New and existing waste facilities
 - Representation Form SCC3.1 – Transport GA5 (Langley SUE) and GA6 (Peddimore)
 - Representation Form SCC3.2 – Transport & Connectivity. TP37 Sustainable Transport
-
- 14 January 2013. Consultation response letter from Staffordshire County Council to Birmingham's Development Plan – Planning for Birmingham's Growth: Options Consultation - October 2012.
 - 15 August 2013. Consultation response letter from Staffordshire County Council to Birmingham's Future Growth Requirement.

Waheed Nazir
Director of Planning and Regeneration
Development and Culture Directorate
Birmingham City Council
PO Box 28
Birmingham
B1 1TU

Ref: MW-311 /MP

Your ref:

Date: 3 March 2014

Dear Mr Nazir

Re: Birmingham Development Plan (Pre-Submission Version) Consultation Response

I am writing in respect of the consultation to the Birmingham Development Plan (Pre-Submission Version) 2012 to 2031 (published in January 2014) as Division Member of Staffordshire County Council (Lichfield Rural North) and Ward Member of Lichfield District Council (Boley Park).

I understand that the Birmingham Development Plan (the Plan) proposes to amend the green belt in order to facilitate the development of 5,750 homes and 80 hectares of employment land.

The Sustainability Appraisal that sits alongside the Plan indicates that the environmental impacts from mining and quarrying operations are likely to be felt outside of Birmingham itself (where there are no active mineral workings) into neighbouring areas, with reference made to Staffordshire.

However, the Green Belt Assessment report that underpins the plan suggests that part of the Birmingham Green Belt land contains 'significant' sand & gravel mineral deposits and provides explanatory commentary that the Minerals Products Association expects provision for these to be extracted before development takes place.

The National Planning Policy Framework requires the need to identify polices for new sites of national importance and the definition of Mineral Safeguarding Area so that locations of mineral sources are not sterilised by other developments.

The current version of the Birmingham Local Plan does not contain policy in relation to mineral extraction or safeguarding. It does not appear that the mineral deposits adjacent to the land proposed for new housing and employment land have been subjected to feasibility assessments and considered for extraction. Furthermore, there is a risk that these mineral deposits may become sterilised as Birmingham considers its future housing options by reacting to five year housing supply pressures rather than forming a more proactive policy position. Sterilisation of these minerals would place further pressure on the neighbouring areas in the wider region and the communities living within my Division and Ward would find further mineral extraction in the



Lichfield District unacceptable knowing that the Birmingham area is able to contribute to meeting their own need yet failed to address a matter of strategic importance in their Local Plan.

Clearly, from a sustainability perspective it would be far more sensible to use the mineral reserves sourced locally in Birmingham to support your housing and employment land development proposals and properly plan in order to avoid unnecessary Heavy Goods Vehicle movements transporting sand & gravel from Lichfield to Birmingham.

A number of concerned Division and Ward Council Members have discussed this matter with the Cabinet Member for Economy and Infrastructure at Staffordshire County Council (Cllr Mark Winnington) and the Cabinet Member for Economic Growth & Development at Lichfield District Council (Cllr Ian Pritchard) and they have both indicated that they share our concerns. The Cabinet Members have advised that this matter will be addressed in each of their respective representations that will be submitted to the consultation by both the District and County Councils. They also supported our views that Division and Ward Members should be encouraged to make individual representations to the Plan to add further weight to the council responses.

As such, please find attached seven representation forms from Councillors Finn, Sherriff, Smith, Tittley, Wood, Woodward and myself. We trust this matter will be given appropriate attention and the Plan amended before it is submitted for examination.

Yours sincerely,

Cllr Janet Eagland
Division Member for Lichfield Rural North and Ward Member for Boley

cc

Cllr Ian Pritchard, Cabinet Member for Economic Growth & Development, Lichfield District Council
Cllr Mark Winnington, Cabinet Member for Economy & Infrastructure, Staffordshire County Council

Enc: Consultation response forms:

- Cllr Susan Woodward, Burntwood North (Division) and Chase Terrace (Ward)
- Cllr Jeff Sherriff, Burntwood South (Division)
- Cllr Caroline Wood, Lichfield City North (Division)
- Cllr Terry Finn, Lichfield City South (Division)
- Cllr Janet Eagland, Lichfield Rural North (Division) and Boley Park (Ward)
- Cllr David Smith, Lichfield Rural South (Division) and Stonnall (Ward)
- Cllr Martyn Tittley, Lichfield Rural West (Division) and Armitage with Handsacre (Ward)

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation

Comments Form - Guidance

December 2013



**BIRMINGHAM
PLAN
2031**

The consultation period

The consultation will last for eight weeks from 6th January until 12 noon on 3rd March, 2014.

Submitting your comments

Comments may be submitted:

- Online at:
www.birmingham.gov.uk/plan2031
- By e-mail to:
planningstrategy@birmingham.gov.uk

The comment form can be downloaded from the above website if you wish to use this option.

- By post, using this form, to:
Director of Planning
and Regeneration,
Development and
Culture Directorate,
Birmingham City Council,
PO Box 28,
Birmingham,
B1 1TU.

Please note that comments must be submitted in writing. Telephone comments cannot be accepted.

Filling in the form

This form has three parts.

- You must complete one copy of Part A, which asks for your personal details.
- You should complete a separate copy of Part B for each section of the Plan that you wish to comment on - you can complete as many Part B forms as you like.
- You only need to complete one copy of Part C. However, if you don't wish to comment on the duty to co-operate or the legal compliance of the Plan then there is no need to complete Part C.

Your comments

All comments will be considered by the planning inspector as part of the examination of the Plan. The inspector may wish to contact you to discuss your comments and concerns prior to the formal examination into the Plan.

The personal information in Part A will only be used for purposes related to the consultation and the Birmingham Development

Plan examination. It will not be published, but it will be shared with the Government-appointed planning inspector who will examine the Plan. The information on Parts B and C will be published on the Council's website.

Purpose of the consultation

The purpose of the BDP examination is to enable the inspector to decide whether the Plan is 'sound', legally compliant and whether the 'duty to co-operate' has been met in accordance with national planning policy and the relevant legislation. A more detailed explanation of this is set out on Parts B and C of the form. It will assist the inspector if you are able to bear in mind the purpose of the examination when you are completing the form and relate your comments to these points whenever possible.

Comments should be submitted by no later than 12 noon on Monday 3rd March, 2014.

BIRMINGHAM DEVELOPMENT PLAN
Pre-submission consultation



Comments Form - Part A
Personal details

Title: **Mr**

First name: **Nick**

Last name: **Dawson**

Job title (where relevant): **Connectivity Strategy Manager**

Organisation (where relevant): **Staffordshire County Council**

Address: **Wedgewood Building**

Block A

Tipping Street

Stafford

Postcode: **ST16 2DH**

Telephone number: **01785 27 6629**

E-mail address: **nick.dawson@staffordshire.gov.uk**

Preferred contact method: **email**

If you are an agent, please indicate below the name of the client that you represent:

.....

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part B

Comments on soundness

Please use a separate sheet for each section of the Plan that you wish to comment on. Please ensure that you complete section B5, which asks for your name or the name of your organisation.

All comments will be considered by the planning inspector as part of the examination of the Plan. The purpose of the examination is to enable the inspector to decide whether the Plan is 'sound'. For a Plan to be sound, it must be:

- Positively prepared. This means that it should seek to meet objectively assessed development and infrastructure requirements where it is reasonable to do so and where this is consistent with achieving sustainable development.
- Justified. This means that it should be the most appropriate strategy, considered against reasonable alternatives.
- Effective. This means that it should be deliverable over the plan period and based on effective joint working on cross-boundary priorities.
- Consistent with national policy. This means that it should enable the delivery of sustainable development in accordance with the National Planning Policy Framework.

You should bear these considerations in mind when making your comments.

B1. Which part of the Plan does this comment relate to? (If possible please specify the paragraph or policy number. You may also comment on the Policies Map).

GA5 Langley SUE

B2. What is your comment?

Birmingham City Council have commissioned a technical study to inform the Local Plan strategic housing and employment sites (GA5 and GA6) in relation to predicted impacts on SCC Highway and Transportation Networks. The results of the study are not yet available or published in the public domain. Staffordshire County Council cannot support the Local Plan until the impacts are assessed and supported by an appropriate level of detail within the policy and infrastructure delivery plan.

B3. What changes (if any) do you think should be made to the Plan to address your concerns?

Staffordshire County Council require that the impacts are assessed and supported by an appropriate level of detail within the policy and infrastructure delivery plan. Should investment be required to upgrade the transport network then we would expect this to be reflected in the infrastructure delivery plan and viability assessments to provide the necessary comfort that the development can be brought forward with the support of the both the Highways Agency and Staffordshire County Councils Highways Authority. It might be necessary to enter into some form of memorandum of understanding around deliverability, phasing and principles around any supplementary public funding that may be required in addition to the developer contributions. This may include Local Enterprise Partnership(s) or Department for Transport endorsement to confirm that these organisations would prioritise funding for this scheme. Depending on the findings of the study, we may be able to reconsider this particular representation made to the Plan in due course. However, I am minded that this would be better done before you submit the Plan for examination. I am conscious that the Duty to Cooperate can only logically apply to plans while in preparation and should not be applied retrospectively.

B4. Do you wish to speak on this issue at the examination in public? (Note that a decision on who will have the opportunity to speak at the examination will rest with the Planning Inspector).

YES

NO

Please tick one box

B5. Name

Nick Dawson

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part B

Comments on soundness

Please use a separate sheet for each section of the Plan that you wish to comment on. Please ensure that you complete section B5, which asks for your name or the name of your organisation.

All comments will be considered by the planning inspector as part of the examination of the Plan. The purpose of the examination is to enable the inspector to decide whether the Plan is 'sound'. For a Plan to be sound, it must be:

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- Consistent with national policy. This means that it should enable the delivery of sustainable development in accordance with the National Planning Policy Framework.

You should bear these considerations in mind when making your comments.

B1. Which part of the Plan does this comment relate to? (If possible please specify the paragraph or policy number. You may also comment on the Policies Map).

GA6 Peddimore

B2. What is your comment?

Birmingham City Council have commissioned a technical study to inform the Local Plan strategic housing and employment sites (GA5 and GA6) in relation to predicted impacts on SCC Highway and Transportation Networks. The results of the study are not yet available or published in the public domain. Staffordshire County Council cannot support the Local Plan until the impacts are assessed and supported by an appropriate level of detail within the policy and infrastructure delivery plan.

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part C

Comments on the duty to co-operate and legal compliance

This section of the form only needs to be completed if you wish to comment on the duty to co-operate or the legal compliance of the Plan. Please ensure that you complete section C6, which asks for your name or the name of your organisation.

The inspector will consider:

- Whether the Council has complied with the 'duty to co-operate' in preparing the Plan. Under this requirement, the Council is required to work together with other local authorities and public bodies to address strategic issues.
- Whether the Plan is 'legally compliant', and in particular whether it has been prepared in line with the Town and Country Planning (Local Planning)(England) Regulations 2012, the Council's Statement of Community Involvement and the Council's latest Local Development Scheme and whether it is supported by an appropriate Sustainability Appraisal.

C1. Do you consider that the City Council has complied with the duty to co-operate in preparing the Plan?

No.

C2. What are the reasons for your view on the duty to co-operate?

Previous consultation responses made by Staffordshire County Council have not been addressed in relation to strategic issues relating to highways in time to inform this version of the Plan. Depending on the findings of the study, we may be able to reconsider this particular representation made to the Plan in due course. However, I am minded that this would be better done before you submit the Plan for examination. I am conscious that the Duty to Cooperate can only logically apply to plans while in preparation and should not be applied retrospectively.

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation

Comments Form - Guidance

December 2013



**BIRMINGHAM
PLAN
2031**

The consultation period

The consultation will last for eight weeks from 6th January until 12 noon on 3rd March, 2014.

Submitting your comments

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- Online at:
www.birmingham.gov.uk/plan2031
- By e-mail to:
planningstrategy@birmingham.gov.uk

The comment form can be downloaded from the above website if you wish to use this option.

- By post, using this form, to:
Director of Planning and Regeneration,
Development and Culture Directorate,
Birmingham City Council,
PO Box 28,
Birmingham,
B1 1TU.

Please note that comments must be submitted in writing. Telephone comments cannot be accepted.

Filling in the form

This form has three parts.

- You must complete one copy of Part A, which asks for your personal details.
- You should complete a separate copy of Part B for each section of the Plan that you wish to comment on - you can complete as many Part B forms as you like.
- You only need to complete one copy of Part C. However, if you don't wish to comment on the duty to co-operate or the legal compliance of the Plan then there is no need to complete Part C.

Your comments

All comments will be considered by the planning inspector as part of the examination of the Plan. The inspector may wish to contact you to discuss your comments and concerns prior to the formal examination into the Plan.

The personal information in Part A will only be used for purposes related to the consultation and the Birmingham Development

Plan examination. It will not be published, but it will be shared with the Government-appointed planning inspector who will examine the Plan. The information on Parts B and C will be published on the Council's website.

Purpose of the consultation

The purpose of the BDP examination is to enable the inspector to decide whether the Plan is 'sound', legally compliant and whether the 'duty to co-operate' has been met in accordance with national planning policy and the relevant legislation. A more detailed explanation of this is set out on Parts B and C of the form. It will assist the inspector if you are able to bear in mind the purpose of the examination when you are completing the form and relate your comments to these points whenever possible.

Comments should be submitted by no later than 12 noon on Monday 3rd March, 2014.

BIRMINGHAM DEVELOPMENT PLAN
Pre-submission consultation



Comments Form - Part A
Personal details

Title: **Mr**

First name: **Nick**

Last name: **Dawson**

Job title (where relevant): **Connectivity Strategy Manager**

Organisation (where relevant): **Staffordshire County Council**

Address: **Wedgewood Building**

Block A

Tipping Street

Stafford

Postcode: **ST16 2DH**

Telephone number: **01785 27 6629**

E-mail address: **nick.dawson@staffordshire.gov.uk**

Preferred contact method: **email**

If you are an agent, please indicate below the name of the client that you represent:

.....

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part B

Comments on soundness

Please use a separate sheet for each section of the Plan that you wish to comment on. Please ensure that you complete section B5, which asks for your name or the name of your organisation.

All comments will be considered by the planning inspector as part of the examination of the Plan. The purpose of the examination is to enable the inspector to decide whether the Plan is 'sound'. For a Plan to be sound, it must be:

- Positively prepared. This means that it should seek to meet objectively assessed development and infrastructure requirements where it is reasonable to do so and where this is consistent with achieving sustainable development.
- Justified. This means that it should be the most appropriate strategy, considered against reasonable alternatives.
- Effective. This means that it should be deliverable over the plan period and based on effective joint working on cross-boundary priorities.
- Consistent with national policy. This means that it should enable the delivery of sustainable development in accordance with the National Planning Policy Framework.

You should bear these considerations in mind when making your comments.

B1. Which part of the Plan does this comment relate to? (If possible please specify the paragraph or policy number. You may also comment on the Policies Map).

TP37 A Sustainable Transport Network

B2. What is your comment?

Birmingham City Council have commissioned a technical study to inform the Local Plan strategic housing and employment sites (GA5 and GA6) in relation to predicted impacts on SCC Highway and Transportation Networks. The results of the study are not yet available or published in the public domain. Staffordshire County Council cannot support the Local Plan until the impacts are assessed and supported by an appropriate level of detail within the policy and infrastructure delivery plan.

B3. What changes (if any) do you think should be made to the Plan to address your concerns?

Staffordshire County Council require that the impacts are assessed and supported by an appropriate level of detail within the policy and infrastructure delivery plan. Should investment be required to upgrade the transport network then we would expect this to be reflected in the infrastructure delivery plan and viability assessments to provide the necessary comfort that the development can be brought forward with the support of the both the Highways Agency and Staffordshire County Councils Highways Authority. It might be necessary to enter into some form of memorandum of understanding around deliverability, phasing and principles around any supplementary public funding that may be required in addition to the developer contributions. This may include Local Enterprise Partnership(s) or Department for Transport endorsement to confirm that these organisations would prioritise funding for this scheme. Depending on the findings of the study, we may be able to reconsider this particular representation made to the Plan in due course. However, I am minded that this would be better done before you submit the Plan for examination. I am conscious that the Duty to Cooperate can only logically apply to plans while in preparation and should not be applied retrospectively.

B4. Do you wish to speak on this issue at the examination in public? (Note that a decision on who will have the opportunity to speak at the examination will rest with the Planning Inspector).

YES

NO

Please tick one box

B5. Name

Nick Dawson

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part C

Comments on the duty to co-operate and legal compliance

This section of the form only needs to be completed if you wish to comment on the duty to co-operate or the legal compliance of the Plan. Please ensure that you complete section C6, which asks for your name or the name of your organisation.

The inspector will consider:

- Whether the Council has complied with the 'duty to co-operate' in preparing the Plan. Under this requirement, the Council is required to work together with other local authorities and public bodies to address strategic issues.
- Whether the Plan is 'legally compliant', and in particular whether it has been prepared in line with the Town and Country Planning (Local Planning)(England) Regulations 2012, the Council's Statement of Community Involvement and the Council's latest Local Development Scheme and whether it is supported by an appropriate Sustainability Appraisal.

C1. Do you consider that the City Council has complied with the duty to co-operate in preparing the Plan?

No.

C2. What are the reasons for your view on the duty to co-operate?

Previous consultation responses made by Staffordshire County Council have not been addressed in relation to strategic issues relating to highways in time to inform this version of the Plan. Depending on the findings of the study, we may be able to reconsider this particular representation made to the Plan in due course. However, I am minded that this would be better done before you submit the Plan for examination. I am conscious that the Duty to Cooperate can only logically apply to plans while in preparation and should not be applied retrospectively.

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PLAN
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PO Box 28,
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Please note that comments must be submitted in writing. Telephone comments cannot be accepted.

Filling in the form

This form has three parts.

- You must complete one copy of Part A, which asks for your personal details.
- You should complete a separate copy of Part B for each section of the Plan that you wish to comment on - you can complete as many Part B forms as you like.
- You only need to complete one copy of Part C. However, if you don't wish to comment on the duty to co-operate or the legal compliance of the Plan then there is no need to complete Part C.

Your comments

All comments will be considered by the planning inspector as part of the examination of the Plan. The inspector may wish to contact you to discuss your comments and concerns prior to the formal examination into the Plan.

The personal information in Part A will only be used for purposes related to the consultation and the Birmingham Development

Plan examination. It will not be published, but it will be shared with the Government-appointed planning inspector who will examine the Plan. The information on Parts B and C will be published on the Council's website.

Purpose of the consultation

The purpose of the BDP examination is to enable the inspector to decide whether the Plan is 'sound', legally compliant and whether the 'duty to co-operate' has been met in accordance with national planning policy and the relevant legislation. A more detailed explanation of this is set out on Parts B and C of the form. It will assist the inspector if you are able to bear in mind the purpose of the examination when you are completing the form and relate your comments to these points whenever possible.

Comments should be submitted by no later than 12 noon on Monday 3rd March, 2014.

BIRMINGHAM DEVELOPMENT PLAN
Pre-submission consultation



Comments Form - Part A
Personal details

Title: **Mr**

First name: **Matthew**

Last name: **Griffin**

Job title (where relevant): **Team Leader (Minerals Planning Policy)**

Organisation (where relevant): **Staffordshire County Council**

Address: **Wedgwood Building**

Block A

Tipping Street

Stafford

Postcode: **ST16 2DH**

Telephone number: **01785 27 7275**

E-mail address: **mat.griffin@staffordshire.gov.uk**

Preferred contact method: **email**

If you are an agent, please indicate below the name of the client that you represent:

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part B

Comments on soundness

Please use a separate sheet for each section of the Plan that you wish to comment on. Please ensure that you complete section B5, which asks for your name or the name of your organisation.

All comments will be considered by the planning inspector as part of the examination of the Plan. The purpose of the examination is to enable the inspector to decide whether the Plan is 'sound'. For a Plan to be sound, it must be:

- Positively prepared. This means that it should seek to meet objectively assessed development and infrastructure requirements where it is reasonable to do so and where this is consistent with achieving sustainable development.
- Justified. This means that it should be the most appropriate strategy, considered against reasonable alternatives.
- Effective. This means that it should be deliverable over the plan period and based on effective joint working on cross-boundary priorities.
- Consistent with national policy. This means that it should enable the delivery of sustainable development in accordance with the National Planning Policy Framework.

You should bear these considerations in mind when making your comments.

B1. Which part of the Plan does this comment relate to? (If possible please specify the paragraph or policy number. You may also comment on the Policies Map).

Paragraph 3.2 (Objectives)

B2. What is your comment?

The Plan's vision relates to achieving a green City that has delivered sustainable growth. A key objective for the Plan is that the City has the infrastructure in place to support its future growth. The National Planning Policy Framework recognises that minerals are essential to support sustainable economic growth and sufficient supply is required to provide infrastructure and buildings. It is acknowledged that Birmingham is not a production area for primary aggregate minerals but it is important that the Birmingham Plan demonstrates how the area will address its reliance on other areas for the supply of aggregate minerals and provides for the sustainable use of minerals consistent with national policy. The objectives of the Plan should be also consistent with national policy for sustainable waste management by using waste as a resource particularly where there are opportunities to use treated waste materials as a substitute for primary minerals.

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation

Comments Form - Part C

Comments on the duty to co-operate and legal compliance



This section of the form only needs to be completed if you wish to comment on the duty to co-operate or the legal compliance of the Plan. Please ensure that you complete section C6, which asks for your name or the name of your organisation.

The inspector will consider:

- Whether the Council has complied with the 'duty to co-operate' in preparing the Plan. Under this requirement, the Council is required to work together with other local authorities and public bodies to address strategic issues.
- Whether the Plan is 'legally compliant', and in particular whether it has been prepared in line with the Town and Country Planning (Local Planning)(England) Regulations 2012, the Council's Statement of Community Involvement and the Council's latest Local Development Scheme and whether it is supported by an appropriate Sustainability Appraisal.

C1. Do you consider that the City Council has complied with the duty to co-operate in preparing the Plan?

No. There is a need to engage with those affected by proposals in the Plan and as part of this requirement to engage with those authorities responsible for planning for the provision of minerals to be used within the City and waste management capacity relied upon to manage waste generated within the City.

C2. What are the reasons for your view on the duty to co-operate?

The sustainability appraisal accompanying the Plan highlights that the City's requirements for aggregate minerals will have an impact on areas outside the City including Staffordshire. This requirement needs to be determined to be able to be able to assess whether the demand can be met from planned levels of provision and without unacceptable adverse impact. A Local Aggregate Assessment should be produced for the City and submitted to the West Midlands Aggregates Working Party for consideration as part of the duty to co-operate. Similarly, an updated waste capacity assessment should be discussed with other waste planning authorities and the Regional Technical Advisory Body to assess strategic requirements for waste management including options for waste disposal.

C3. Do you consider that the Plan is legally compliant?

No.

C4. What are the reasons for your view on legal compliance?

The Sustainability Appraisal does not adequately reflect mineral issues.

C5. Do you wish to speak on this issue at the examination in public? (Note that a decision on who will have the opportunity to speak at the examination will rest with the Planning Inspector).

YES

NO

Please tick one box

C6. Name

Matthew Griffin

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation

Comments Form - Guidance

December 2013



**BIRMINGHAM
PLAN
2031**

The consultation period

The consultation will last for eight weeks from 6th January until 12 noon on 3rd March, 2014.

Submitting your comments

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- Online at:
www.birmingham.gov.uk/plan2031
- By e-mail to:
planningstrategy@birmingham.gov.uk

The comment form can be downloaded from the above website if you wish to use this option.

- By post, using this form, to:
Director of Planning and Regeneration,
Development and Culture Directorate,
Birmingham City Council,
PO Box 28,
Birmingham,
B1 1TU.

Please note that comments must be submitted in writing. Telephone comments cannot be accepted.

Filling in the form

This form has three parts.

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- You only need to complete one copy of Part C. However, if you don't wish to comment on the duty to co-operate or the legal compliance of the Plan then there is no need to complete Part C.

Your comments

All comments will be considered by the planning inspector as part of the examination of the Plan. The inspector may wish to contact you to discuss your comments and concerns prior to the formal examination into the Plan.

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Plan examination. It will not be published, but it will be shared with the Government-appointed planning inspector who will examine the Plan. The information on Parts B and C will be published on the Council's website.

Purpose of the consultation

The purpose of the BDP examination is to enable the inspector to decide whether the Plan is 'sound', legally compliant and whether the 'duty to co-operate' has been met in accordance with national planning policy and the relevant legislation. A more detailed explanation of this is set out on Parts B and C of the form. It will assist the inspector if you are able to bear in mind the purpose of the examination when you are completing the form and relate your comments to these points whenever possible.

Comments should be submitted by no later than 12 noon on Monday 3rd March, 2014.

BIRMINGHAM DEVELOPMENT PLAN
Pre-submission consultation



Comments Form - Part A
Personal details

Title: **Mr**

First name: **Matthew**

Last name: **Griffin**

Job title (where relevant): **Team Leader (Minerals Planning Policy)**

Organisation (where relevant): **Staffordshire County Council**

Address: **Wedgwood Building**

Block A

Tipping Street

Stafford

Postcode: **ST16 2DH**

Telephone number: **01785 27 7275**

E-mail address: **mat.griffin@staffordshire.gov.uk**

Preferred contact method: **email**

If you are an agent, please indicate below the name of the client that you represent:

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part B

Comments on soundness

Please use a separate sheet for each section of the Plan that you wish to comment on. Please ensure that you complete section B5, which asks for your name or the name of your organisation.

All comments will be considered by the planning inspector as part of the examination of the Plan. The purpose of the examination is to enable the inspector to decide whether the Plan is 'sound'. For a Plan to be sound, it must be:

- Positively prepared. This means that it should seek to meet objectively assessed development and infrastructure requirements where it is reasonable to do so and where this is consistent with achieving sustainable development.
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- Effective. This means that it should be deliverable over the plan period and based on effective joint working on cross-boundary priorities.
- Consistent with national policy. This means that it should enable the delivery of sustainable development in accordance with the National Planning Policy Framework.

You should bear these considerations in mind when making your comments.

B1. Which part of the Plan does this comment relate to? (If possible please specify the paragraph or policy number. You may also comment on the Policies Map).

Paragraph 3.1 (the Vision)

B2. What is your comment?

The Plan's vision relates to achieving a green City that has delivered sustainable growth. A key objective for the Plan is that the City has the infrastructure in place to support its future growth. The National Planning Policy Framework recognises that minerals are essential to support sustainable economic growth and sufficient supply is required to provide infrastructure and buildings. It is acknowledged that Birmingham is not a production area for primary aggregate minerals but it is important that the Birmingham Plan demonstrates how the area will address its reliance on other areas for the supply of aggregate minerals and provides for the sustainable use of minerals consistent with national policy. The objectives of the Plan should be also consistent with national policy for sustainable waste management by using waste as a resource particularly where there are opportunities to use treated waste materials as a substitute for primary minerals.

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation

Comments Form - Part C

Comments on the duty to co-operate and legal compliance



This section of the form only needs to be completed if you wish to comment on the duty to co-operate or the legal compliance of the Plan. Please ensure that you complete section C6, which asks for your name or the name of your organisation.

The inspector will consider:

- Whether the Council has complied with the 'duty to co-operate' in preparing the Plan. Under this requirement, the Council is required to work together with other local authorities and public bodies to address strategic issues.
- Whether the Plan is 'legally compliant', and in particular whether it has been prepared in line with the Town and Country Planning (Local Planning)(England) Regulations 2012, the Council's Statement of Community Involvement and the Council's latest Local Development Scheme and whether it is supported by an appropriate Sustainability Appraisal.

C1. Do you consider that the City Council has complied with the duty to co-operate in preparing the Plan?

No. There is a need to engage with those affected by proposals in the Plan and as part of this requirement to engage with those authorities responsible for planning for the provision of minerals to be used within the City and waste management capacity relied upon to manage waste generated within the City.

C2. What are the reasons for your view on the duty to co-operate?

The sustainability appraisal accompanying the Plan highlights that the City's requirements for aggregate minerals will have an impact on areas outside the City including Staffordshire. This requirement needs to be determined to be able to be able to assess whether the demand can be met from planned levels of provision and without unacceptable adverse impact. A Local Aggregate Assessment should be produced for the City and submitted to the West Midlands Aggregates Working Party for consideration as part of the duty to co-operate. Similarly, an updated waste capacity assessment should be discussed with other waste planning authorities and the Regional Technical Advisory Body to assess strategic requirements for waste management including options for waste disposal.

C3. Do you consider that the Plan is legally compliant?

No.

C4. What are the reasons for your view on legal compliance?

The Sustainability Appraisal does not adequately reflect mineral issues.

C5. Do you wish to speak on this issue at the examination in public? (Note that a decision on who will have the opportunity to speak at the examination will rest with the Planning Inspector).

YES

NO

Please tick one box

C6. Name

Matthew Griffin

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation

Comments Form - Guidance

December 2013

**BIRMINGHAM
PLAN
2031**

The consultation period

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planningstrategy@birmingham.gov.uk

The comment form can be downloaded from the above website if you wish to use this option.

- By post, using this form, to:
Director of Planning and Regeneration,
Development and Culture Directorate,
Birmingham City Council,
PO Box 28,
Birmingham,
B1 1TU.

Please note that comments must be submitted in writing. Telephone comments cannot be accepted.

Filling in the form

This form has three parts.

- You must complete one copy of Part A, which asks for your personal details.
- You should complete a separate copy of Part B for each section of the Plan that you wish to comment on - you can complete as many Part B forms as you like.
- You only need to complete one copy of Part C. However, if you don't wish to comment on the duty to co-operate or the legal compliance of the Plan then there is no need to complete Part C.

Your comments

All comments will be considered by the planning inspector as part of the examination of the Plan. The inspector may wish to contact you to discuss your comments and concerns prior to the formal examination into the Plan.

The personal information in Part A will only be used for purposes related to the consultation and the Birmingham Development

Plan examination. It will not be published, but it will be shared with the Government-appointed planning inspector who will examine the Plan. The information on Parts B and C will be published on the Council's website.

Purpose of the consultation

The purpose of the BDP examination is to enable the inspector to decide whether the Plan is 'sound', legally compliant and whether the 'duty to co-operate' has been met in accordance with national planning policy and the relevant legislation. A more detailed explanation of this is set out on Parts B and C of the form. It will assist the inspector if you are able to bear in mind the purpose of the examination when you are completing the form and relate your comments to these points whenever possible.

Comments should be submitted by no later than 12 noon on Monday 3rd March, 2014.

BIRMINGHAM DEVELOPMENT PLAN
Pre-submission consultation



Comments Form - Part A
Personal details

Title: **Mr**

First name: **Matthew**

Last name: **Griffin**

Job title (where relevant): **Team Leader (Minerals Planning Policy)**

Organisation (where relevant): **Staffordshire County Council**

Address: **Wedgwood Building**

Block A

Tipping Street

Stafford

Postcode: **ST16 2DH**

Telephone number: **01785 27 7275**

E-mail address: **mat.griffin@staffordshire.gov.uk**

Preferred contact method: **email**

If you are an agent, please indicate below the name of the client that you represent:

.....

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part B

Comments on soundness

Please use a separate sheet for each section of the Plan that you wish to comment on. Please ensure that you complete section B5, which asks for your name or the name of your organisation.

All comments will be considered by the planning inspector as part of the examination of the Plan. The purpose of the examination is to enable the inspector to decide whether the Plan is 'sound'. For a Plan to be sound, it must be:

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- Justified. This means that it should be the most appropriate strategy, considered against reasonable alternatives.
- Effective. This means that it should be deliverable over the plan period and based on effective joint working on cross-boundary priorities.
- Consistent with national policy. This means that it should enable the delivery of sustainable development in accordance with the National Planning Policy Framework.

You should bear these considerations in mind when making your comments.

B1. Which part of the Plan does this comment relate to? (If possible please specify the paragraph or policy number. You may also comment on the Policies Map).

TP14 New and existing waste facilities

B2. What is your comment?

Policy TP14 seeks to provide additional waste management capacity to reduce the proportion of waste sent to landfill and to meet the requirements of Policy TP13. The policy relies on evidence produced in a waste capacity study that was produced in 2010 but it is indicated that this study is to be reviewed to provide up to date assessments of capacity requirements.

In relation to the management of construction, demolition and excavation wastes it is indicated in the 2010 study that around 1.4 million tonnes of recycling capacity is required by 2025/26 but no target is set for the Plan in terms of the number of additional facilities and additional capacity required. The management of this waste stream offers an opportunity to produce recycled aggregate and the study indicates that in Birmingham there could be a potential 250,000 tonnes of waste material suitable for use as aggregate in construction.

B3. What changes (if any) do you think should be made to the Plan to address your concerns?

Policy TP14 provides support for recycling proposals for aggregate materials but given that Birmingham is reliant on other areas for aggregate supply, the Plan needs to be effective in deriving aggregate materials from alternative sources such as from recycling waste. The Plan needs to consider targets for additional capacity and whether sites can be allocated for recycling. The benefits of local recycling should be recognised in terms of reducing carbon emissions associated with the supply of building materials.

The Plan indicates that there is no landfill disposal capacity within the City and therefore, in spite of policy aims to reduce the proportion of waste sent for landfill disposal, there will be a reliance on landfill facilities outside the city. To be effective, the Plan needs to identify whether there is sufficient landfill capacity in other areas to meet the requirements for disposal.

B4. Do you wish to speak on this issue at the examination in public? (Note that a decision on who will have the opportunity to speak at the examination will rest with the Planning Inspector).

YES

NO

Please tick one box

B5. Name

Matthew Griffin

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part C

Comments on the duty to co-operate and legal compliance

This section of the form only needs to be completed if you wish to comment on the duty to co-operate or the legal compliance of the Plan. Please ensure that you complete section C6, which asks for your name or the name of your organisation.

The inspector will consider:

- Whether the Council has complied with the 'duty to co-operate' in preparing the Plan. Under this requirement, the Council is required to work together with other local authorities and public bodies to address strategic issues.
- Whether the Plan is 'legally compliant', and in particular whether it has been prepared in line with the Town and Country Planning (Local Planning)(England) Regulations 2012, the Council's Statement of Community Involvement and the Council's latest Local Development Scheme and whether it is supported by an appropriate Sustainability Appraisal.

C1. Do you consider that the City Council has complied with the duty to co-operate in preparing the Plan?

No. There is a need to engage with those affected by proposals in the Plan and as part of this requirement to engage with those authorities responsible for planning for the provision of minerals to be used within the City and waste management capacity relied upon to manage waste generated within the City.

C2. What are the reasons for your view on the duty to co-operate?

An updated waste capacity assessment should be discussed with other waste planning authorities and the Regional Technical Advisory Body to assess strategic requirements for waste management including options for waste disposal.

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation

Comments Form - Guidance

December 2013

**BIRMINGHAM
PLAN
2031**

The consultation period

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planningstrategy@birmingham.gov.uk

The comment form can be downloaded from the above website if you wish to use this option.

- By post, using this form, to:
Director of Planning and Regeneration,
Development and Culture Directorate,
Birmingham City Council,
PO Box 28,
Birmingham,
B1 1TU.

Please note that comments must be submitted in writing. Telephone comments cannot be accepted.

Filling in the form

This form has three parts.

- You must complete one copy of Part A, which asks for your personal details.
- You should complete a separate copy of Part B for each section of the Plan that you wish to comment on - you can complete as many Part B forms as you like.
- You only need to complete one copy of Part C. However, if you don't wish to comment on the duty to co-operate or the legal compliance of the Plan then there is no need to complete Part C.

Your comments

All comments will be considered by the planning inspector as part of the examination of the Plan. The inspector may wish to contact you to discuss your comments and concerns prior to the formal examination into the Plan.

The personal information in Part A will only be used for purposes related to the consultation and the Birmingham Development

Plan examination. It will not be published, but it will be shared with the Government-appointed planning inspector who will examine the Plan. The information on Parts B and C will be published on the Council's website.

Purpose of the consultation

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Comments should be submitted by no later than 12 noon on Monday 3rd March, 2014.

BIRMINGHAM DEVELOPMENT PLAN
Pre-submission consultation



Comments Form - Part A
Personal details

Title: **Mr**

First name: **Matthew**

Last name: **Griffin**

Job title (where relevant): **Team Leader (Minerals Planning Policy)**

Organisation (where relevant): **Staffordshire County Council**

Address: **Wedgwood Building**

Block A

Tipping Street

Stafford

Postcode: **ST16 2DH**

Telephone number: **01785 27 7275**

E-mail address: **mat.griffin@staffordshire.gov.uk**

Preferred contact method: **email**

If you are an agent, please indicate below the name of the client that you represent:

.....

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part B

Comments on soundness

Please use a separate sheet for each section of the Plan that you wish to comment on. Please ensure that you complete section B5, which asks for your name or the name of your organisation.

All comments will be considered by the planning inspector as part of the examination of the Plan. The purpose of the examination is to enable the inspector to decide whether the Plan is 'sound'. For a Plan to be sound, it must be:

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- Consistent with national policy. This means that it should enable the delivery of sustainable development in accordance with the National Planning Policy Framework.

You should bear these considerations in mind when making your comments.

B1. Which part of the Plan does this comment relate to? (If possible please specify the paragraph or policy number. You may also comment on the Policies Map).

TP3 Sustainable Construction

B2. What is your comment?

The Plan's vision relates to achieving a green City that has delivered sustainable growth. A key objective for the Plan is that the City has the infrastructure in place to support its future growth. The National Planning Policy Framework recognises that minerals are essential to support sustainable economic growth and sufficient supply is required to provide infrastructure and buildings. It is acknowledged that Birmingham is not a production area for primary aggregate minerals but it is important that the Birmingham Plan demonstrates how the area will address its reliance on other areas for the supply of aggregate minerals and provides for the sustainable use of minerals consistent with national policy. The objectives of the Plan should be also consistent with national policy for sustainable waste management by using waste as a resource particularly where there are opportunities to use treated waste materials as a substitute for primary minerals.

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation

Comments Form - Part C

Comments on the duty to co-operate and legal compliance



This section of the form only needs to be completed if you wish to comment on the duty to co-operate or the legal compliance of the Plan. Please ensure that you complete section C6, which asks for your name or the name of your organisation.

The inspector will consider:

- Whether the Council has complied with the 'duty to co-operate' in preparing the Plan. Under this requirement, the Council is required to work together with other local authorities and public bodies to address strategic issues.
- Whether the Plan is 'legally compliant', and in particular whether it has been prepared in line with the Town and Country Planning (Local Planning)(England) Regulations 2012, the Council's Statement of Community Involvement and the Council's latest Local Development Scheme and whether it is supported by an appropriate Sustainability Appraisal.

C1. Do you consider that the City Council has complied with the duty to co-operate in preparing the Plan?

No. There is a need to engage with those affected by proposals in the Plan and as part of this requirement to engage with those authorities responsible for planning for the provision of minerals to be used within the City and waste management capacity relied upon to manage waste generated within the City.

C2. What are the reasons for your view on the duty to co-operate?

The sustainability appraisal accompanying the Plan highlights that the City's requirements for aggregate minerals will have an impact on areas outside the City including Staffordshire. This requirement needs to be determined to be able to be able to assess whether the demand can be met from planned levels of provision and without unacceptable adverse impact. A Local Aggregate Assessment should be produced for the City and submitted to the West Midlands Aggregates Working Party for consideration as part of the duty to co-operate. Similarly, an updated waste capacity assessment should be discussed with other waste planning authorities and the Regional Technical Advisory Body to assess strategic requirements for waste management including options for waste disposal.

C3. Do you consider that the Plan is legally compliant?

No.

C4. What are the reasons for your view on legal compliance?

The Sustainability Appraisal does not adequately reflect mineral issues.

C5. Do you wish to speak on this issue at the examination in public? (Note that a decision on who will have the opportunity to speak at the examination will rest with the Planning Inspector).

YES

NO

Please tick one box

C6. Name

Matthew Griffin

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation

Comments Form - Guidance

December 2013



**BIRMINGHAM
PLAN
2031**

The consultation period

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- By e-mail to:
planningstrategy@birmingham.gov.uk

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Director of Planning
and Regeneration,
Development and
Culture Directorate,
Birmingham City Council,
PO Box 28,
Birmingham,
B1 1TU.

Please note that comments must be submitted in writing. Telephone comments cannot be accepted.

Filling in the form

This form has three parts.

- You must complete one copy of Part A, which asks for your personal details.
- You should complete a separate copy of Part B for each section of the Plan that you wish to comment on - you can complete as many Part B forms as you like.
- You only need to complete one copy of Part C. However, if you don't wish to comment on the duty to co-operate or the legal compliance of the Plan then there is no need to complete Part C.

Your comments

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Plan examination. It will not be published, but it will be shared with the Government-appointed planning inspector who will examine the Plan. The information on Parts B and C will be published on the Council's website.

Purpose of the consultation

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Comments should be submitted by no later than 12 noon on Monday 3rd March, 2014.

BIRMINGHAM DEVELOPMENT PLAN
Pre-submission consultation



Comments Form - Part A
Personal details

Title: **Mr**

First name: **Mark**

Last name: **Parkinson**

Job title (where relevant): **Economic Development and Planning Policy Manager**

Organisation (where relevant): **Staffordshire County Council**

Address: **Staffordshire Place 1**

Wedgwood Building

Tipping Street

Stafford

Postcode: **ST16 2DH**

Telephone number: **01785 27 6807**

E-mail address: **mark.parkinson@staffordshire.gov.uk**

Preferred contact method: **email**

If you are an agent, please indicate below the name of the client that you represent:

.....

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part B

Comments on soundness

Please use a separate sheet for each section of the Plan that you wish to comment on. Please ensure that you complete section B5, which asks for your name or the name of your organisation.

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- Justified. This means that it should be the most appropriate strategy, considered against reasonable alternatives.
- Effective. This means that it should be deliverable over the plan period and based on effective joint working on cross-boundary priorities.
- Consistent with national policy. This means that it should enable the delivery of sustainable development in accordance with the National Planning Policy Framework.

You should bear these considerations in mind when making your comments.

B1. Which part of the Plan does this comment relate to? (If possible please specify the paragraph or policy number. You may also comment on the Policies Map).

The plan is silent in relation to mineral policy and it is considered to be of strategic importance that needs to be addressed in this plan.

B2. What is your comment?

Previous consultation responses made by Staffordshire County Council highlighted areas of the emerging local plan that have not been addressed in relation to strategic issues relating to the supply of minerals (sand & gravel) with respect to the cumulative growth for Birmingham including the proposed greenbelt amendment to facilitate a new Sustainable Urban Extension (SUE) of 5,750 homes and 80 hectare Strategic Employment Site referred to as Peddimore.

The Greenbelt Assessment (October 2013) forms part of the Council's own evidence base and states that 'Area B' of the greenbelt has significant mineral resources and that consultation with the Mineral Products Association (pg 21) indicated that they expect provision for these to be extracted before development takes place. Area C (SUE) and Area D (Peddimore Employment Site) is also reported to have 'elements' and 'small areas' of mineral deposits. However, mineral supply aspects do not appear to score very highly (if at all) in the subsequent scoring mechanism for the sites.

Furthermore, the Sustainability Appraisal (SA) (October 2013) suggests there will be significant demand for minerals to derive building materials to support their growth ambitions in addition to the supply of secondary aggregates. The SA goes on to suggest that the impact of mineral extraction will be felt outside of Birmingham by neighbouring areas (pg 18). The SA refers to the need to avoid piecemeal development which could miss the opportunities associated with improving sustainability and all major development being strategy and masterplan-led, with clear references to the wider context (pg 31). Should the implications of the Birmingham Housing Target Technical Paper (September 2013) and Housing delivery on greenbelt options report (January 2013) come under challenge in terms of supply trajectory this may raise further questions about prior extraction and/or mineral safeguarding intent and the policy vacuum within the local plan.

B3. What changes (if any) do you think should be made to the Plan to address your concerns?

The Local Plan should address mineral policy as part of this plan, in particular, with respect to the sand & gravel resource. It is considered that the Local Plan should have a clear policy position in relation to prior extraction and safeguarding. In particular, the local plan should provide policy where known mineral reserves will also be protected from sterilisation by other forms of development, particularly in the event that a housing supply trajectory indicates that a five year housing supply may not be achieved and further pressure is placed on the Birmingham greenbelt. Given the demand for minerals there will be a need to access the necessary mineral resources in a way that is sustainable and recognises combined factors such as sourcing, costs of extraction, transportation, environmental and social impact. The local plan should consider allocating a defined mineral area for extraction of sand and gravel and include robust criteria in specific site policy for the strategic development allocations. It may be that if the mineral extraction policy was to more fully influence the local plan strategy, it might be considered by a wider range of stakeholders, that the Greenbelt Assessment might have selected Option B for housing (with prior extraction of minerals) instead of Option C. Furthermore, the mineral potential should be assessed and published to determine their significance and a feasibility study completed to ascertain if prior extraction would impact on the housing supply trajectory.

B4. Do you wish to speak on this issue at the examination in public? (Note that a decision on who will have the opportunity to speak at the examination will rest with the Planning Inspector).

YES

NO

Please tick one box

B5. Name

Mark Parkinson

BIRMINGHAM DEVELOPMENT PLAN
Pre-submission consultation

Comments Form - Part C
**Comments on the duty to co-operate
and legal compliance**



This section of the form only needs to be completed if you wish to comment on the duty to co-operate or the legal compliance of the Plan. Please ensure that you complete section C6, which asks for your name or the name of your organisation.

The inspector will consider:

- Whether the Council has complied with the 'duty to co-operate' in preparing the Plan. Under this requirement, the Council is required to work together with other local authorities and public bodies to address strategic issues.
- Whether the Plan is 'legally compliant', and in particular whether it has been prepared in line with the Town and Country Planning (Local Planning)(England) Regulations 2012, the Council's Statement of Community Involvement and the Council's latest Local Development Scheme and whether it is supported by an appropriate Sustainability Appraisal.

C1. Do you consider that the City Council has complied with the duty to co-operate in preparing the Plan?

No.

C2. What are the reasons for your view on the duty to co-operate?

Previous consultation responses made by Staffordshire County Council have not been addressed in relation to strategic issues relating to the supply of minerals (sand & gravel).

C3. Do you consider that the Plan is legally compliant?

No.

C4. What are the reasons for your view on legal compliance?

The Sustainability Appraisal does not adequately reflect mineral issues.

C5. Do you wish to speak on this issue at the examination in public? (Note that a decision on who will have the opportunity to speak at the examination will rest with the Planning Inspector).

YES

NO

Please tick one box

C6. Name

Mark Parkinson

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation

Comments Form - Guidance

December 2013



**BIRMINGHAM
PLAN
2031**

The consultation period

The consultation will last for eight weeks from 6th January until 12 noon on 3rd March, 2014.

Submitting your comments

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- Online at:
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- By e-mail to:
planningstrategy@birmingham.gov.uk

The comment form can be downloaded from the above website if you wish to use this option.

- By post, using this form, to:
Director of Planning
and Regeneration,
Development and
Culture Directorate,
Birmingham City Council,
PO Box 28,
Birmingham,
B1 1TU.

Please note that comments must be submitted in writing. Telephone comments cannot be accepted.

Filling in the form

This form has three parts.

- You must complete one copy of Part A, which asks for your personal details.
- You should complete a separate copy of Part B for each section of the Plan that you wish to comment on - you can complete as many Part B forms as you like.
- You only need to complete one copy of Part C. However, if you don't wish to comment on the duty to co-operate or the legal compliance of the Plan then there is no need to complete Part C.

Your comments

All comments will be considered by the planning inspector as part of the examination of the Plan. The inspector may wish to contact you to discuss your comments and concerns prior to the formal examination into the Plan.

The personal information in Part A will only be used for purposes related to the consultation and the Birmingham Development

Plan examination. It will not be published, but it will be shared with the Government-appointed planning inspector who will examine the Plan. The information on Parts B and C will be published on the Council's website.

Purpose of the consultation

The purpose of the BDP examination is to enable the inspector to decide whether the Plan is 'sound', legally compliant and whether the 'duty to co-operate' has been met in accordance with national planning policy and the relevant legislation. A more detailed explanation of this is set out on Parts B and C of the form. It will assist the inspector if you are able to bear in mind the purpose of the examination when you are completing the form and relate your comments to these points whenever possible.

Comments should be submitted by no later than 12 noon on Monday 3rd March, 2014.

BIRMINGHAM DEVELOPMENT PLAN
Pre-submission consultation



Comments Form - Part A
Personal details

Title: **Cllr**

First name: **Janet**

Last name: **Eagland**

Job title (where relevant): **Lichfield Rural North (Division) and Boley Park (Ward)**

Organisation (where relevant): **Staffordshire County Council and Lichfield District Council**

Address: **3 Alder Close**

Lichfield

Postcode: **WS14 9UT**

Telephone number: **01543 25 7102**

E-mail address: **janet.eagland@staffordshire.gov.uk**

Preferred contact method: **email**

If you are an agent, please indicate below the name of the client that you represent:

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part B

Comments on soundness

Please use a separate sheet for each section of the Plan that you wish to comment on. Please ensure that you complete section B5, which asks for your name or the name of your organisation.

All comments will be considered by the planning inspector as part of the examination of the Plan. The purpose of the examination is to enable the inspector to decide whether the Plan is 'sound'. For a Plan to be sound, it must be:

- Positively prepared. This means that it should seek to meet objectively assessed development and infrastructure requirements where it is reasonable to do so and where this is consistent with achieving sustainable development.
- Justified. This means that it should be the most appropriate strategy, considered against reasonable alternatives.
- Effective. This means that it should be deliverable over the plan period and based on effective joint working on cross-boundary priorities.
- Consistent with national policy. This means that it should enable the delivery of sustainable development in accordance with the National Planning Policy Framework.

You should bear these considerations in mind when making your comments.

B1. Which part of the Plan does this comment relate to? (If possible please specify the paragraph or policy number. You may also comment on the Policies Map).

The plan is silent in relation to mineral policy and it is considered to be of strategic importance that needs to be addressed in this plan.

B2. What is your comment?

Previous consultation responses made by Staffordshire County Council highlighted areas of the emerging local plan that have not been addressed in relation to strategic issues relating to the supply of minerals (sand & gravel) with respect to the cumulative growth for Birmingham including the proposed greenbelt amendment to facilitate a new Sustainable Urban Extension (SUE) of 5,750 homes and 80 hectare Strategic Employment Site referred to as Peddimore.

The Greenbelt Assessment (October 2013) forms part of the Council's own evidence base and states that 'Area B' of the greenbelt has significant mineral resources and that consultation with the Mineral Products Association (pg 21) indicated that they expect provision for these to be extracted before development takes place. Area C (SUE) and Area D (Peddimore Employment Site) is also reported to have 'elements' and 'small areas' of mineral deposits. However, mineral supply aspects do not appear to score very highly (if at all) in the subsequent scoring mechanism for the sites.

Furthermore, the Sustainability Appraisal (SA) (October 2013) suggests there will be significant demand for minerals to derive building materials to support their growth ambitions in addition to the supply of secondary aggregates. The SA goes on to suggest that the impact of mineral extraction will be felt outside of Birmingham by neighbouring areas (pg 18). The SA refers to the need to avoid piecemeal development which could miss the opportunities associated with improving sustainability and all major development being strategy and masterplan-led, with clear references to the wider context (pg 31). Should the implications of the Birmingham Housing Target Technical Paper (September 2013) and Housing delivery on greenbelt options report (January 2013) come under challenge in terms of supply trajectory this may raise further questions about prior extraction and/or mineral safeguarding intent and the policy vacuum within the local plan.

B3. What changes (if any) do you think should be made to the Plan to address your concerns?

The Local Plan should address mineral policy as part of this plan, in particular, with respect to the sand & gravel resource. It is considered that the Local Plan should have a clear policy position in relation to prior extraction and safeguarding. In particular, the local plan should provide policy where known mineral reserves will also be protected from sterilisation by other forms of development, particularly in the event that a housing supply trajectory indicates that a five year housing supply may not be achieved and further pressure is placed on the Birmingham greenbelt. Given the demand for minerals there will be a need to access the necessary mineral resources in a way that is sustainable and recognises combined factors such as sourcing, costs of extraction, transportation, environmental and social impact. The local plan should consider allocating a defined mineral area for extraction of sand and gravel and include robust criteria in specific site policy for the strategic development allocations. It may be that if the mineral extraction policy was to more fully influence the local plan strategy, it might be considered by a wider range of stakeholders, that the Greenbelt Assessment might have selected Option B for housing (with prior extraction of minerals) instead of Option C. Furthermore, the mineral potential should be assessed and published to determine their significance and a feasibility study completed to ascertain if prior extraction would impact on the housing supply trajectory.

B4. Do you wish to speak on this issue at the examination in public? (Note that a decision on who will have the opportunity to speak at the examination will rest with the Planning Inspector).

YES

NO

Please tick one box

B5. Name

Cllr Janet Eagland

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part B

Comments on soundness

Please use a separate sheet for each section of the Plan that you wish to comment on. Please ensure that you complete section B5, which asks for your name or the name of your organisation.

All comments will be considered by the planning inspector as part of the examination of the Plan. The purpose of the examination is to enable the inspector to decide whether the Plan is 'sound'. For a Plan to be sound, it must be:

- Positively prepared. This means that it should seek to meet objectively assessed development and infrastructure requirements where it is reasonable to do so and where this is consistent with achieving sustainable development.
- Justified. This means that it should be the most appropriate strategy, considered against reasonable alternatives.
- Effective. This means that it should be deliverable over the plan period and based on effective joint working on cross-boundary priorities.
- Consistent with national policy. This means that it should enable the delivery of sustainable development in accordance with the National Planning Policy Framework.

You should bear these considerations in mind when making your comments.

B1. Which part of the Plan does this comment relate to? (If possible please specify the paragraph or policy number. You may also comment on the Policies Map).

Paragraph 3.1 (the Vision), Paragraph 3.2 (Objectives) and TP3 Sustainable construction

B2. What is your comment?

The Plan's vision relates to achieving a green City that has delivered sustainable growth. A key objective for the Plan is that the City has the infrastructure in place to support its future growth. The National Planning Policy Framework recognises that minerals are essential to support sustainable economic growth and sufficient supply is required to provide infrastructure and buildings. It is acknowledged that Birmingham is not a production area for primary aggregate minerals but it is important that the Birmingham Plan demonstrates how the area will address its reliance on other areas for the supply of aggregate minerals and provides for the sustainable use of minerals consistent with national policy. The Birmingham Local Plan needs to clearly demonstrate how it has considered the mineral issue within its own administrative boundary as a matter of strategic importance for this plan.

B3. What changes (if any) do you think should be made to the Plan to address your concerns?

In accordance with paragraphs 145 and 163 of the National Planning Policy Framework, the Plan should be based on information to assess the projected demand for minerals during the Plan period. National Planning Practice Guidance confirms that even if there is no aggregate extraction in a minerals planning authority area, a Local Aggregate Assessment is required. The Plan should be justified on a thorough assessment of the options for supply that will sustain the demand associated with growth addressing issues that may arise from the depletion of existing resource areas. The Local Aggregate Assessment should take account of the contribution that secondary and recycled materials would make to the supply of overall aggregates as well as the extent of imports required to sustain growth in the City. The Plan should consider the extent to which its policy for sustainable construction can reduce the requirement for primary aggregates. In addition the Plan should consider the extent of mineral resources within the Plan area particularly in view of proposals for extension beyond the existing urban area and define mineral safeguarding areas and adopt appropriate policies to ensure that mineral resources are not needlessly sterilised by built development. The Plan should also include a safeguarding policy for minerals infrastructure as defined under paragraph 143 of the National Planning Policy Framework taking into account the way in which minerals can be sustainably brought into the City over the Plan period based on an assessment of where mineral sources over the next 15 years.

B4. Do you wish to speak on this issue at the examination in public? (Note that a decision on who will have the opportunity to speak at the examination will rest with the Planning Inspector).

YES

NO

Please tick one box

B5. Name

Cllr Janet Eagland

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation

Comments Form - Part C

Comments on the duty to co-operate and legal compliance



This section of the form only needs to be completed if you wish to comment on the duty to co-operate or the legal compliance of the Plan. Please ensure that you complete section C6, which asks for your name or the name of your organisation.

The inspector will consider:

- Whether the Council has complied with the 'duty to co-operate' in preparing the Plan. Under this requirement, the Council is required to work together with other local authorities and public bodies to address strategic issues.
- Whether the Plan is 'legally compliant', and in particular whether it has been prepared in line with the Town and Country Planning (Local Planning)(England) Regulations 2012, the Council's Statement of Community Involvement and the Council's latest Local Development Scheme and whether it is supported by an appropriate Sustainability Appraisal.

C1. Do you consider that the City Council has complied with the duty to co-operate in preparing the Plan?

No.

C2. What are the reasons for your view on the duty to co-operate?

Previous consultation responses made by Staffordshire County Council have not been addressed in relation to strategic issues relating to the supply of minerals (sand & gravel).

C3. Do you consider that the Plan is legally compliant?

No.

C4. What are the reasons for your view on legal compliance?

The Sustainability Appraisal does not adequately reflect mineral issues.

C5. Do you wish to speak on this issue at the examination in public? (Note that a decision on who will have the opportunity to speak at the examination will rest with the Planning Inspector).

YES

NO

Please tick one box

C6. Name

Cllr Janet Eagland

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation

Comments Form - Guidance

December 2013



**BIRMINGHAM
PLAN
2031**

The consultation period

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The comment form can be downloaded from the above website if you wish to use this option.

- By post, using this form, to:
Director of Planning and Regeneration,
Development and Culture Directorate,
Birmingham City Council,
PO Box 28,
Birmingham,
B1 1TU.

Please note that comments must be submitted in writing. Telephone comments cannot be accepted.

Filling in the form

This form has three parts.

- You must complete one copy of Part A, which asks for your personal details.
- You should complete a separate copy of Part B for each section of the Plan that you wish to comment on - you can complete as many Part B forms as you like.
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Your comments

All comments will be considered by the planning inspector as part of the examination of the Plan. The inspector may wish to contact you to discuss your comments and concerns prior to the formal examination into the Plan.

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Plan examination. It will not be published, but it will be shared with the Government-appointed planning inspector who will examine the Plan. The information on Parts B and C will be published on the Council's website.

Purpose of the consultation

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Comments should be submitted by no later than 12 noon on Monday 3rd March, 2014.

BIRMINGHAM DEVELOPMENT PLAN
Pre-submission consultation



Comments Form - Part A
Personal details

Title: **Cllr**

First name: **Jeff**

Last name: **Sheriff**

Job title (where relevant): **Burntwood South (Division)**

Organisation (where relevant): **Staffordshire County Council**

Address: **10 Wheatcroft Close**

Burntwood

Staffs

Postcode: **WS7 4SX**

Telephone number: **01543 672172**

E-mail address: **jeffrey.sheriff@staffordshire.gov.uk**

Preferred contact method: **email**

If you are an agent, please indicate below the name of the client that you represent:

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part B

Comments on soundness

Please use a separate sheet for each section of the Plan that you wish to comment on. Please ensure that you complete section B5, which asks for your name or the name of your organisation.

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- Positively prepared. This means that it should seek to meet objectively assessed development and infrastructure requirements where it is reasonable to do so and where this is consistent with achieving sustainable development.
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- Consistent with national policy. This means that it should enable the delivery of sustainable development in accordance with the National Planning Policy Framework.

You should bear these considerations in mind when making your comments.

B1. Which part of the Plan does this comment relate to? (If possible please specify the paragraph or policy number. You may also comment on the Policies Map).

The plan is silent in relation to mineral policy and it is considered to be of strategic importance that needs to be addressed in this plan.

B2. What is your comment?

Previous consultation responses made by Staffordshire County Council highlighted areas of the emerging local plan that have not been addressed in relation to strategic issues relating to the supply of minerals (sand & gravel) with respect to the cumulative growth for Birmingham including the proposed greenbelt amendment to facilitate a new Sustainable Urban Extension (SUE) of 5,750 homes and 80 hectare Strategic Employment Site referred to as Peddimore.

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B3. What changes (if any) do you think should be made to the Plan to address your concerns?

The Local Plan should address mineral policy as part of this plan, in particular, with respect to the sand & gravel resource. It is considered that the Local Plan should have a clear policy position in relation to prior extraction and safeguarding. In particular, the local plan should provide policy where known mineral reserves will also be protected from sterilisation by other forms of development, particularly in the event that a housing supply trajectory indicates that a five year housing supply may not be achieved and further pressure is placed on the Birmingham greenbelt. Given the demand for minerals there will be a need to access the necessary mineral resources in a way that is sustainable and recognises combined factors such as sourcing, costs of extraction, transportation, environmental and social impact. The local plan should consider allocating a defined mineral area for extraction of sand and gravel and include robust criteria in specific site policy for the strategic development allocations. It may be that if the mineral extraction policy was to more fully influence the local plan strategy, it might be considered by a wider range of stakeholders, that the Greenbelt Assessment might have selected Option B for housing (with prior extraction of minerals) instead of Option C. Furthermore, the mineral potential should be assessed and published to determine their significance and a feasibility study completed to ascertain if prior extraction would impact on the housing supply trajectory.

B4. Do you wish to speak on this issue at the examination in public? (Note that a decision on who will have the opportunity to speak at the examination will rest with the Planning Inspector).

YES

NO

Please tick one box

B5. Name

Cllr Jeff Sheriff

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part B

Comments on soundness

Please use a separate sheet for each section of the Plan that you wish to comment on. Please ensure that you complete section B5, which asks for your name or the name of your organisation.

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You should bear these considerations in mind when making your comments.

B1. Which part of the Plan does this comment relate to? (If possible please specify the paragraph or policy number. You may also comment on the Policies Map).

Paragraph 3.1 (the Vision), Paragraph 3.2 (Objectives) and TP3 Sustainable construction

B2. What is your comment?

The Plan's vision relates to achieving a green City that has delivered sustainable growth. A key objective for the Plan is that the City has the infrastructure in place to support its future growth. The National Planning Policy Framework recognises that minerals are essential to support sustainable economic growth and sufficient supply is required to provide infrastructure and buildings. It is acknowledged that Birmingham is not a production area for primary aggregate minerals but it is important that the Birmingham Plan demonstrates how the area will address its reliance on other areas for the supply of aggregate minerals and provides for the sustainable use of minerals consistent with national policy. The Birmingham Local Plan needs to clearly demonstrate how it has considered the mineral issue within its own administrative boundary as a matter of strategic importance for this plan.

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part C

Comments on the duty to co-operate and legal compliance

This section of the form only needs to be completed if you wish to comment on the duty to co-operate or the legal compliance of the Plan. Please ensure that you complete section C6, which asks for your name or the name of your organisation.

The inspector will consider:

- Whether the Council has complied with the 'duty to co-operate' in preparing the Plan. Under this requirement, the Council is required to work together with other local authorities and public bodies to address strategic issues.
- Whether the Plan is 'legally compliant', and in particular whether it has been prepared in line with the Town and Country Planning (Local Planning)(England) Regulations 2012, the Council's Statement of Community Involvement and the Council's latest Local Development Scheme and whether it is supported by an appropriate Sustainability Appraisal.

C1. Do you consider that the City Council has complied with the duty to co-operate in preparing the Plan?

No.

C2. What are the reasons for your view on the duty to co-operate?

Previous consultation responses made by Staffordshire County Council have not been addressed in relation to strategic issues relating to the supply of minerals (sand & gravel).

C3. Do you consider that the Plan is legally compliant?

No.

C4. What are the reasons for your view on legal compliance?

The Sustainability Appraisal does not adequately reflect mineral issues.

C5. Do you wish to speak on this issue at the examination in public? (Note that a decision on who will have the opportunity to speak at the examination will rest with the Planning Inspector).

YES

NO

Please tick one box

C6. Name

Cllr Jeff Sheriff

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation

Comments Form - Guidance

December 2013



**BIRMINGHAM
PLAN
2031**

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planningstrategy@birmingham.gov.uk

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Director of Planning and Regeneration,
Development and Culture Directorate,
Birmingham City Council,
PO Box 28,
Birmingham,
B1 1TU.

Please note that comments must be submitted in writing. Telephone comments cannot be accepted.

Filling in the form

This form has three parts.

- You must complete one copy of Part A, which asks for your personal details.
- You should complete a separate copy of Part B for each section of the Plan that you wish to comment on - you can complete as many Part B forms as you like.
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Comments should be submitted by no later than 12 noon on Monday 3rd March, 2014.

BIRMINGHAM DEVELOPMENT PLAN
Pre-submission consultation



Comments Form - Part A
Personal details

Title: **Cllr**

First name: **David**

Last name: **Smith**

Job title (where relevant): **Lichfield Rural South (Division) and Stonnall (Ward)**

Organisation (where relevant): **Staffordshire County Council and Lichfield District Council**

Address: **Ormside House**

Church Road

Stonnall

Staffordshire

Postcode: **WS9 9HL**

Telephone number: **01543 374690**

E-mail address: **david.smith1@staffordshire.gov.uk**

Preferred contact method: **email**

If you are an agent, please indicate below the name of the client that you represent:

.....

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part B

Comments on soundness

Please use a separate sheet for each section of the Plan that you wish to comment on. Please ensure that you complete section B5, which asks for your name or the name of your organisation.

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You should bear these considerations in mind when making your comments.

B1. Which part of the Plan does this comment relate to? (If possible please specify the paragraph or policy number. You may also comment on the Policies Map).

The plan is silent in relation to mineral policy and it is considered to be of strategic importance that needs to be addressed in this plan.

B2. What is your comment?

Previous consultation responses made by Staffordshire County Council highlighted areas of the emerging local plan that have not been addressed in relation to strategic issues relating to the supply of minerals (sand & gravel) with respect to the cumulative growth for Birmingham including the proposed greenbelt amendment to facilitate a new Sustainable Urban Extension (SUE) of 5,750 homes and 80 hectare Strategic Employment Site referred to as Peddimore.

The Greenbelt Assessment (October 2013) forms part of the Council's own evidence base and states that 'Area B' of the greenbelt has significant mineral resources and that consultation with the Mineral Products Association (pg 21) indicated that they expect provision for these to be extracted before development takes place. Area C (SUE) and Area D (Peddimore Employment Site) is also reported to have 'elements' and 'small areas' of mineral deposits. However, mineral supply aspects do not appear to score very highly (if at all) in the subsequent scoring mechanism for the sites.

Furthermore, the Sustainability Appraisal (SA) (October 2013) suggests there will be significant demand for minerals to derive building materials to support their growth ambitions in addition to the supply of secondary aggregates. The SA goes on to suggest that the impact of mineral extraction will be felt outside of Birmingham by neighbouring areas (pg 18). The SA refers to the need to avoid piecemeal development which could miss the opportunities associated with improving sustainability and all major development being strategy and masterplan-led, with clear references to the wider context (pg 31). Should the implications of the Birmingham Housing Target Technical Paper (September 2013) and Housing delivery on greenbelt options report (January 2013) come under challenge in terms of supply trajectory this may raise further questions about prior extraction and/or mineral safeguarding intent and the policy vacuum within the local plan.

B3. What changes (if any) do you think should be made to the Plan to address your concerns?

The Local Plan should address mineral policy as part of this plan, in particular, with respect to the sand & gravel resource. It is considered that the Local Plan should have a clear policy position in relation to prior extraction and safeguarding. In particular, the local plan should provide policy where known mineral reserves will also be protected from sterilisation by other forms of development, particularly in the event that a housing supply trajectory indicates that a five year housing supply may not be achieved and further pressure is placed on the Birmingham greenbelt. Given the demand for minerals there will be a need to access the necessary mineral resources in a way that is sustainable and recognises combined factors such as sourcing, costs of extraction, transportation, environmental and social impact. The local plan should consider allocating a defined mineral area for extraction of sand and gravel and include robust criteria in specific site policy for the strategic development allocations. It may be that if the mineral extraction policy was to more fully influence the local plan strategy, it might be considered by a wider range of stakeholders, that the Greenbelt Assessment might have selected Option B for housing (with prior extraction of minerals) instead of Option C. Furthermore, the mineral potential should be assessed and published to determine their significance and a feasibility study completed to ascertain if prior extraction would impact on the housing supply trajectory.

B4. Do you wish to speak on this issue at the examination in public? (Note that a decision on who will have the opportunity to speak at the examination will rest with the Planning Inspector).

YES

NO

Please tick one box

B5. Name

Cllr David Smith

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part B

Comments on soundness

Please use a separate sheet for each section of the Plan that you wish to comment on. Please ensure that you complete section B5, which asks for your name or the name of your organisation.

All comments will be considered by the planning inspector as part of the examination of the Plan. The purpose of the examination is to enable the inspector to decide whether the Plan is 'sound'. For a Plan to be sound, it must be:

- Positively prepared. This means that it should seek to meet objectively assessed development and infrastructure requirements where it is reasonable to do so and where this is consistent with achieving sustainable development.
- Justified. This means that it should be the most appropriate strategy, considered against reasonable alternatives.
- Effective. This means that it should be deliverable over the plan period and based on effective joint working on cross-boundary priorities.
- Consistent with national policy. This means that it should enable the delivery of sustainable development in accordance with the National Planning Policy Framework.

You should bear these considerations in mind when making your comments.

B1. Which part of the Plan does this comment relate to? (If possible please specify the paragraph or policy number. You may also comment on the Policies Map).

Paragraph 3.1 (the Vision), Paragraph 3.2 (Objectives) and TP3 Sustainable construction

B2. What is your comment?

The Plan's vision relates to achieving a green City that has delivered sustainable growth. A key objective for the Plan is that the City has the infrastructure in place to support its future growth. The National Planning Policy Framework recognises that minerals are essential to support sustainable economic growth and sufficient supply is required to provide infrastructure and buildings. It is acknowledged that Birmingham is not a production area for primary aggregate minerals but it is important that the Birmingham Plan demonstrates how the area will address its reliance on other areas for the supply of aggregate minerals and provides for the sustainable use of minerals consistent with national policy. The Birmingham Local Plan needs to clearly demonstrate how it has considered the mineral issue within its own administrative boundary as a matter of strategic importance for this plan.

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part C

Comments on the duty to co-operate and legal compliance

This section of the form only needs to be completed if you wish to comment on the duty to co-operate or the legal compliance of the Plan. Please ensure that you complete section C6, which asks for your name or the name of your organisation.

The inspector will consider:

- Whether the Council has complied with the 'duty to co-operate' in preparing the Plan. Under this requirement, the Council is required to work together with other local authorities and public bodies to address strategic issues.
- Whether the Plan is 'legally compliant', and in particular whether it has been prepared in line with the Town and Country Planning (Local Planning)(England) Regulations 2012, the Council's Statement of Community Involvement and the Council's latest Local Development Scheme and whether it is supported by an appropriate Sustainability Appraisal.

C1. Do you consider that the City Council has complied with the duty to co-operate in preparing the Plan?

No.

C2. What are the reasons for your view on the duty to co-operate?

Previous consultation responses made by Staffordshire County Council have not been addressed in relation to strategic issues relating to the supply of minerals (sand & gravel).

C3. Do you consider that the Plan is legally compliant?

No.

C4. What are the reasons for your view on legal compliance?

The Sustainability Appraisal does not adequately reflect mineral issues.

C5. Do you wish to speak on this issue at the examination in public? (Note that a decision on who will have the opportunity to speak at the examination will rest with the Planning Inspector).

YES

NO

Please tick one box

C6. Name

Cllr David Smith

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation

Comments Form - Guidance

December 2013



**BIRMINGHAM
PLAN
2031**

The consultation period

The consultation will last for eight weeks from 6th January until 12 noon on 3rd March, 2014.

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Director of Planning
and Regeneration,
Development and
Culture Directorate,
Birmingham City Council,
PO Box 28,
Birmingham,
B1 1TU.

Please note that comments must be submitted in writing. Telephone comments cannot be accepted.

Filling in the form

This form has three parts.

- You must complete one copy of Part A, which asks for your personal details.
- You should complete a separate copy of Part B for each section of the Plan that you wish to comment on - you can complete as many Part B forms as you like.
- You only need to complete one copy of Part C. However, if you don't wish to comment on the duty to co-operate or the legal compliance of the Plan then there is no need to complete Part C.

Your comments

All comments will be considered by the planning inspector as part of the examination of the Plan. The inspector may wish to contact you to discuss your comments and concerns prior to the formal examination into the Plan.

The personal information in Part A will only be used for purposes related to the consultation and the Birmingham Development

Plan examination. It will not be published, but it will be shared with the Government-appointed planning inspector who will examine the Plan. The information on Parts B and C will be published on the Council's website.

Purpose of the consultation

The purpose of the BDP examination is to enable the inspector to decide whether the Plan is 'sound', legally compliant and whether the 'duty to co-operate' has been met in accordance with national planning policy and the relevant legislation. A more detailed explanation of this is set out on Parts B and C of the form. It will assist the inspector if you are able to bear in mind the purpose of the examination when you are completing the form and relate your comments to these points whenever possible.

Comments should be submitted by no later than 12 noon on Monday 3rd March, 2014.

BIRMINGHAM DEVELOPMENT PLAN
Pre-submission consultation



Comments Form - Part A
Personal details

Title: **Cllr**

First name: **Martyn**

Last name: **Tittley**

Job title (where relevant): **Lichfield Rural West (Division) and Armitage with Handsacre (Ward)**

Organisation (where relevant): **Staffordshire County Council and Lichfield District Council**

Address: **34 Shropshire Brook Road**

Handsacre

Rugeley

Staffordshire

Postcode: **WS15 4UZ**

Telephone number: **01543 490758**

E-mail address: **martyn.tittley@staffordshire.gov.uk**

Preferred contact method: **email**

If you are an agent, please indicate below the name of the client that you represent:

.....

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part B

Comments on soundness

Please use a separate sheet for each section of the Plan that you wish to comment on. Please ensure that you complete section B5, which asks for your name or the name of your organisation.

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B1. Which part of the Plan does this comment relate to? (If possible please specify the paragraph or policy number. You may also comment on the Policies Map).

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B2. What is your comment?

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The Greenbelt Assessment (October 2013) forms part of the Council's own evidence base and states that 'Area B' of the greenbelt has significant mineral resources and that consultation with the Mineral Products Association (pg 21) indicated that they expect provision for these to be extracted before development takes place. Area C (SUE) and Area D (Peddimore Employment Site) is also reported to have 'elements' and 'small areas' of mineral deposits. However, mineral supply aspects do not appear to score very highly (if at all) in the subsequent scoring mechanism for the sites.

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B3. What changes (if any) do you think should be made to the Plan to address your concerns?

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B4. Do you wish to speak on this issue at the examination in public? (Note that a decision on who will have the opportunity to speak at the examination will rest with the Planning Inspector).

YES

NO

Please tick one box

B5. Name

Cllr Martyn Tittley

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part B

Comments on soundness

Please use a separate sheet for each section of the Plan that you wish to comment on. Please ensure that you complete section B5, which asks for your name or the name of your organisation.

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You should bear these considerations in mind when making your comments.

B1. Which part of the Plan does this comment relate to? (If possible please specify the paragraph or policy number. You may also comment on the Policies Map).

Paragraph 3.1 (the Vision), Paragraph 3.2 (Objectives) and TP3 Sustainable construction

B2. What is your comment?

The Plan's vision relates to achieving a green City that has delivered sustainable growth. A key objective for the Plan is that the City has the infrastructure in place to support its future growth. The National Planning Policy Framework recognises that minerals are essential to support sustainable economic growth and sufficient supply is required to provide infrastructure and buildings. It is acknowledged that Birmingham is not a production area for primary aggregate minerals but it is important that the Birmingham Plan demonstrates how the area will address its reliance on other areas for the supply of aggregate minerals and provides for the sustainable use of minerals consistent with national policy. The Birmingham Local Plan needs to clearly demonstrate how it has considered the mineral issue within its own administrative boundary as a matter of strategic importance for this plan.

B3. What changes (if any) do you think should be made to the Plan to address your concerns?

In accordance with paragraphs 145 and 163 of the National Planning Policy Framework, the Plan should be based on information to assess the projected demand for minerals during the Plan period. National Planning Practice Guidance confirms that even if there is no aggregate extraction in a minerals planning authority area, a Local Aggregate Assessment is required. The Plan should be justified on a thorough assessment of the options for supply that will sustain the demand associated with growth addressing issues that may arise from the depletion of existing resource areas. The Local Aggregate Assessment should take account of the contribution that secondary and recycled materials would make to the supply of overall aggregates as well as the extent of imports required to sustain growth in the City. The Plan should consider the extent to which its policy for sustainable construction can reduce the requirement for primary aggregates. In addition the Plan should consider the extent of mineral resources within the Plan area particularly in view of proposals for extension beyond the existing urban area and define mineral safeguarding areas and adopt appropriate policies to ensure that mineral resources are not needlessly sterilised by built development. The Plan should also include a safeguarding policy for minerals infrastructure as defined under paragraph 143 of the National Planning Policy Framework taking into account the way in which minerals can be sustainably brought into the City over the Plan period based on an assessment of where mineral sources over the next 15 years.

B4. Do you wish to speak on this issue at the examination in public? (Note that a decision on who will have the opportunity to speak at the examination will rest with the Planning Inspector).

YES

NO

Please tick one box

B5. Name

Cllr Martyn Tittley

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part C

Comments on the duty to co-operate and legal compliance

This section of the form only needs to be completed if you wish to comment on the duty to co-operate or the legal compliance of the Plan. Please ensure that you complete section C6, which asks for your name or the name of your organisation.

The inspector will consider:

- Whether the Council has complied with the 'duty to co-operate' in preparing the Plan. Under this requirement, the Council is required to work together with other local authorities and public bodies to address strategic issues.
- Whether the Plan is 'legally compliant', and in particular whether it has been prepared in line with the Town and Country Planning (Local Planning)(England) Regulations 2012, the Council's Statement of Community Involvement and the Council's latest Local Development Scheme and whether it is supported by an appropriate Sustainability Appraisal.

C1. Do you consider that the City Council has complied with the duty to co-operate in preparing the Plan?

No.

C2. What are the reasons for your view on the duty to co-operate?

Previous consultation responses made by Staffordshire County Council have not been addressed in relation to strategic issues relating to the supply of minerals (sand & gravel).

C3. Do you consider that the Plan is legally compliant?

No.

C4. What are the reasons for your view on legal compliance?

The Sustainability Appraisal does not adequately reflect mineral issues.

C5. Do you wish to speak on this issue at the examination in public? (Note that a decision on who will have the opportunity to speak at the examination will rest with the Planning Inspector).

YES

NO

Please tick one box

C6. Name

Cllr Martyn Tittley

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation

Comments Form - Guidance

December 2013



**BIRMINGHAM
PLAN
2031**

The consultation period

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Director of Planning and Regeneration,
Development and Culture Directorate,
Birmingham City Council,
PO Box 28,
Birmingham,
B1 1TU.

Please note that comments must be submitted in writing. Telephone comments cannot be accepted.

Filling in the form

This form has three parts.

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Your comments

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Plan examination. It will not be published, but it will be shared with the Government-appointed planning inspector who will examine the Plan. The information on Parts B and C will be published on the Council's website.

Purpose of the consultation

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BIRMINGHAM DEVELOPMENT PLAN
Pre-submission consultation



Comments Form - Part A
Personal details

Title: **Cllr**

First name: **Caroline**

Last name: **Wood**

Job title (where relevant): **Lichfield City North (Division)**

Organisation (where relevant): **Staffordshire County Council**

Address: **59 St Michael Road**

Lichfield

Staffs

Postcode: **WS13 6SN**

Telephone number: **01543 410998**

E-mail address: **caroline.wood@staffordshire.gov.uk**

Preferred contact method: **email**

If you are an agent, please indicate below the name of the client that you represent:

.....

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part B

Comments on soundness

Please use a separate sheet for each section of the Plan that you wish to comment on. Please ensure that you complete section B5, which asks for your name or the name of your organisation.

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B1. Which part of the Plan does this comment relate to? (If possible please specify the paragraph or policy number. You may also comment on the Policies Map).

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B2. What is your comment?

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B4. Do you wish to speak on this issue at the examination in public? (Note that a decision on who will have the opportunity to speak at the examination will rest with the Planning Inspector).

YES

NO

Please tick one box

B5. Name

Cllr Caroline Wood

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part B

Comments on soundness

Please use a separate sheet for each section of the Plan that you wish to comment on. Please ensure that you complete section B5, which asks for your name or the name of your organisation.

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B1. Which part of the Plan does this comment relate to? (If possible please specify the paragraph or policy number. You may also comment on the Policies Map).

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B2. What is your comment?

The Plan's vision relates to achieving a green City that has delivered sustainable growth. A key objective for the Plan is that the City has the infrastructure in place to support its future growth. The National Planning Policy Framework recognises that minerals are essential to support sustainable economic growth and sufficient supply is required to provide infrastructure and buildings. It is acknowledged that Birmingham is not a production area for primary aggregate minerals but it is important that the Birmingham Plan demonstrates how the area will address its reliance on other areas for the supply of aggregate minerals and provides for the sustainable use of minerals consistent with national policy. The Birmingham Local Plan needs to clearly demonstrate how it has considered the mineral issue within its own administrative boundary as a matter of strategic importance for this plan.

BIRMINGHAM DEVELOPMENT PLAN
Pre-submission consultation

Comments Form - Part C
**Comments on the duty to co-operate
and legal compliance**



This section of the form only needs to be completed if you wish to comment on the duty to co-operate or the legal compliance of the Plan. Please ensure that you complete section C6, which asks for your name or the name of your organisation.

The inspector will consider:

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C1. Do you consider that the City Council has complied with the duty to co-operate in preparing the Plan?

No.

C2. What are the reasons for your view on the duty to co-operate?

Previous consultation responses made by Staffordshire County Council have not been addressed in relation to strategic issues relating to the supply of minerals (sand & gravel).

C3. Do you consider that the Plan is legally compliant?

No.

C4. What are the reasons for your view on legal compliance?

The Sustainability Appraisal does not adequately reflect mineral issues.

C5. Do you wish to speak on this issue at the examination in public? (Note that a decision on who will have the opportunity to speak at the examination will rest with the Planning Inspector).

YES

NO

Please tick one box

C6. Name

Cllr Caroline Wood

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation

Comments Form - Guidance

December 2013

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PLAN
2031**

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The purpose of the BDP examination is to enable the inspector to decide whether the Plan is 'sound', legally compliant and whether the 'duty to co-operate' has been met in accordance with national planning policy and the relevant legislation. A more detailed explanation of this is set out on Parts B and C of the form. It will assist the inspector if you are able to bear in mind the purpose of the examination when you are completing the form and relate your comments to these points whenever possible.

Comments should be submitted by no later than 12 noon on Monday 3rd March, 2014.

BIRMINGHAM DEVELOPMENT PLAN
Pre-submission consultation



Comments Form - Part A
Personal details

Title: **Cllr**

First name: **Susan**

Last name: **Woodward**

Job title (where relevant): **Burntwood North (Division) and Chase Terrace (Ward)**

Organisation (where relevant): **Staffordshire County Council and Lichfield District Council**

Address: **3120 Ironstone Road**

Chase Terrace

Burntwood

Postcode: **WS7 1LY**

Telephone number: **07814 144047**

E-mail address: **susan.woodward@staffordshire.gov.uk**

Preferred contact method: **email**

If you are an agent, please indicate below the name of the client that you represent:

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part B

Comments on soundness

Please use a separate sheet for each section of the Plan that you wish to comment on. Please ensure that you complete section B5, which asks for your name or the name of your organisation.

All comments will be considered by the planning inspector as part of the examination of the Plan. The purpose of the examination is to enable the inspector to decide whether the Plan is 'sound'. For a Plan to be sound, it must be:

- Positively prepared. This means that it should seek to meet objectively assessed development and infrastructure requirements where it is reasonable to do so and where this is consistent with achieving sustainable development.
- Justified. This means that it should be the most appropriate strategy, considered against reasonable alternatives.
- Effective. This means that it should be deliverable over the plan period and based on effective joint working on cross-boundary priorities.
- Consistent with national policy. This means that it should enable the delivery of sustainable development in accordance with the National Planning Policy Framework.

You should bear these considerations in mind when making your comments.

B1. Which part of the Plan does this comment relate to? (If possible please specify the paragraph or policy number. You may also comment on the Policies Map).

The plan is silent in relation to mineral policy and it is considered to be of strategic importance that needs to be addressed in this plan.

B2. What is your comment?

Previous consultation responses made by Staffordshire County Council highlighted areas of the emerging local plan that have not been addressed in relation to strategic issues relating to the supply of minerals (sand & gravel) with respect to the cumulative growth for Birmingham including the proposed greenbelt amendment to facilitate a new Sustainable Urban Extension (SUE) of 5,750 homes and 80 hectare Strategic Employment Site referred to as Peddimore.

The Greenbelt Assessment (October 2013) forms part of the Council's own evidence base and states that 'Area B' of the greenbelt has significant mineral resources and that consultation with the Mineral Products Association (pg 21) indicated that they expect provision for these to be extracted before development takes place. Area C (SUE) and Area D (Peddimore Employment Site) is also reported to have 'elements' and 'small areas' of mineral deposits. However, mineral supply aspects do not appear to score very highly (if at all) in the subsequent scoring mechanism for the sites.

Furthermore, the Sustainability Appraisal (SA) (October 2013) suggests there will be significant demand for minerals to derive building materials to support their growth ambitions in addition to the supply of secondary aggregates. The SA goes on to suggest that the impact of mineral extraction will be felt outside of Birmingham by neighbouring areas (pg 18). The SA refers to the need to avoid piecemeal development which could miss the opportunities associated with improving sustainability and all major development being strategy and masterplan-led, with clear references to the wider context (pg 31). Should the implications of the Birmingham Housing Target Technical Paper (September 2013) and Housing delivery on greenbelt options report (January 2013) come under challenge in terms of supply trajectory this may raise further questions about prior extraction and/or mineral safeguarding intent and the policy vacuum within the local plan.

B3. What changes (if any) do you think should be made to the Plan to address your concerns?

The Local Plan should address mineral policy as part of this plan, in particular, with respect to the sand & gravel resource. It is considered that the Local Plan should have a clear policy position in relation to prior extraction and safeguarding. In particular, the local plan should provide policy where known mineral reserves will also be protected from sterilisation by other forms of development, particularly in the event that a housing supply trajectory indicates that a five year housing supply may not be achieved and further pressure is placed on the Birmingham greenbelt. Given the demand for minerals there will be a need to access the necessary mineral resources in a way that is sustainable and recognises combined factors such as sourcing, costs of extraction, transportation, environmental and social impact. The local plan should consider allocating a defined mineral area for extraction of sand and gravel and include robust criteria in specific site policy for the strategic development allocations. It may be that if the mineral extraction policy was to more fully influence the local plan strategy, it might be considered by a wider range of stakeholders, that the Greenbelt Assessment might have selected Option B for housing (with prior extraction of minerals) instead of Option C. Furthermore, the mineral potential should be assessed and published to determine their significance and a feasibility study completed to ascertain if prior extraction would impact on the housing supply trajectory.

B4. Do you wish to speak on this issue at the examination in public? (Note that a decision on who will have the opportunity to speak at the examination will rest with the Planning Inspector).

YES

NO

Please tick one box

B5. Name

Cllr Susan Woodward

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part B

Comments on soundness

Please use a separate sheet for each section of the Plan that you wish to comment on. Please ensure that you complete section B5, which asks for your name or the name of your organisation.

All comments will be considered by the planning inspector as part of the examination of the Plan. The purpose of the examination is to enable the inspector to decide whether the Plan is 'sound'. For a Plan to be sound, it must be:

- Positively prepared. This means that it should seek to meet objectively assessed development and infrastructure requirements where it is reasonable to do so and where this is consistent with achieving sustainable development.
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- Consistent with national policy. This means that it should enable the delivery of sustainable development in accordance with the National Planning Policy Framework.

You should bear these considerations in mind when making your comments.

B1. Which part of the Plan does this comment relate to? (If possible please specify the paragraph or policy number. You may also comment on the Policies Map).

Paragraph 3.1 (the Vision), Paragraph 3.2 (Objectives) and TP3 Sustainable construction

B2. What is your comment?

The Plan's vision relates to achieving a green City that has delivered sustainable growth. A key objective for the Plan is that the City has the infrastructure in place to support its future growth. The National Planning Policy Framework recognises that minerals are essential to support sustainable economic growth and sufficient supply is required to provide infrastructure and buildings. It is acknowledged that Birmingham is not a production area for primary aggregate minerals but it is important that the Birmingham Plan demonstrates how the area will address its reliance on other areas for the supply of aggregate minerals and provides for the sustainable use of minerals consistent with national policy. The Birmingham Local Plan needs to clearly demonstrate how it has considered the mineral issue within its own administrative boundary as a matter of strategic importance for this plan.

BIRMINGHAM DEVELOPMENT PLAN

Pre-submission consultation



Comments Form - Part C

Comments on the duty to co-operate and legal compliance

This section of the form only needs to be completed if you wish to comment on the duty to co-operate or the legal compliance of the Plan. Please ensure that you complete section C6, which asks for your name or the name of your organisation.

The inspector will consider:

- Whether the Council has complied with the 'duty to co-operate' in preparing the Plan. Under this requirement, the Council is required to work together with other local authorities and public bodies to address strategic issues.
- Whether the Plan is 'legally compliant', and in particular whether it has been prepared in line with the Town and Country Planning (Local Planning)(England) Regulations 2012, the Council's Statement of Community Involvement and the Council's latest Local Development Scheme and whether it is supported by an appropriate Sustainability Appraisal.

C1. Do you consider that the City Council has complied with the duty to co-operate in preparing the Plan?

No.

C2. What are the reasons for your view on the duty to co-operate?

Previous consultation responses made by Staffordshire County Council have not been addressed in relation to strategic issues relating to the supply of minerals (sand & gravel).

C3. Do you consider that the Plan is legally compliant?

No.

C4. What are the reasons for your view on legal compliance?

The Sustainability Appraisal does not adequately reflect mineral issues.

C5. Do you wish to speak on this issue at the examination in public? (Note that a decision on who will have the opportunity to speak at the examination will rest with the Planning Inspector).

YES

NO

Please tick one box

C6. Name

Cllr Susan Woodward

Planning, Policy & Development Control

No. 1 Staffordshire Place (Floor 2)
Stafford
ST16 2LP

Mr B. Dore,
Planning and Regeneration,
P.O.Box 28,
Birmingham
B1 1TU

*Postal Address: Planning, Policy & Development Control (Floor 2)
Staffordshire County Council
Block A, Wedgwood Building
Tipping Street
Stafford
ST16 2DH*

Telephone: (01785) 277275
Email: mat.griffin@staffordshire.gov.uk
Web site: www.staffordshire.gov.uk/planning
Please ask for: Matthew Griffin

Our Ref: BDP/ MSG

Your Ref

20 September 2013

Sent by email

Dear Mr Dore,

BIRMINGHAM'S FUTURE GROWTH REQUIREMENTS

Further to our meeting on 17 September 2013, I write to confirm my comments on mineral issues that should be addressed in developing the Birmingham Development Plan.

Our discussion focussed on options for development within Birmingham's Green Belt and in accordance with paragraph 143 of the NPPF, there is a requirement to consider safeguarding mineral resources within and adjoining this area of Birmingham. There are significant bedrock deposits of sand and gravel immediately to the north of Birmingham which are shown on resource maps (produced by the British Geological Survey) extending into Birmingham. Preparation of your Plan should consider how options have been assessed in terms of their impact on underlying mineral resources and whether there are opportunities for extraction prior to development.

As part of the overall strategy, the Plan should consider strategic issues of aggregate supply in Birmingham and take into account the contribution that can be made to meet the need for aggregate minerals from secondary and recycled materials. As highlighted in an "Interim Policy Statement" produced by the former West Midlands Regional Assembly in March 2010, delivery of an increase in the use of alternative aggregates will require greater emphasis being placed on the reuse and recycling of on-site materials particularly in the Major Urban Areas. Therefore, it would be appropriate to review projections for waste derived from construction and demolition sources and the capacity of facilities to manage this waste. The 2010 RAWP report indicates that there were seven recycling sites in Birmingham capable of producing aggregates and local policy should safeguard these sites as well as encourage additional capacity.

In accordance with paragraph 143 of the NPPF, the Plan also needs to safeguard rail heads used for the import of aggregate and safeguard sites used for concrete production

and coating roadstone. The Plan should consider where “imports” of aggregate minerals are mainly derived and assess whether facilities are adequate for handling imports (anticipating any changes in the pattern of supply). In this matter, the Plan also needs to address prudent use of construction materials in the context of local policy for sustainable construction.

Yours sincerely,

Matthew Griffin
Team Leader – Minerals Planning Policy



Date 06.09.13

Darryl Evers
Deputy Director (Place) and Head of Economic Planning
Staffordshire County Council
Wedgewood Building
Tipping St
Stafford
ST16 2DH

Dear Mr Evers

Birmingham's Future Growth Requirements

Thank you for your letter of 15th August.

I note that you have potential concerns in terms of:

- The environmental impact of any green belt development proposals in Birmingham on communities in Staffordshire
- Transport impacts – and the need for any necessary infrastructure improvements to be included in the Infrastructure Delivery Plan
- The evidence for a 'market' limit on new housing in the Birmingham green belt

I confirm that these are all issues where further work has been undertaken and we are happy to discuss this with you.

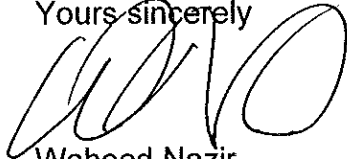
In relation to transport impacts, Philip Edwards from our Growth and Transportation section is already in the process of contacting Nick Dawson in your authority, and I can confirm that we are happy to work with you on the transport issues that you have identified.

I note that you have not to date raised any specific issues in relation either to waste or to minerals, but we are arranging to meet with Mike Grundy and Mark Parkinson to ensure that there are no outstanding concerns. This will also allow us to explain the additional work that we have undertaken in relation to the green belt area and the likely way forward in terms of green belt development within the Birmingham Development Plan.

You will appreciate that at this stage the City Council has made no decisions in relation to these matters and so it is not possible for us to 'present' our plans to members or officers of your Council at this stage. We continue to work to a timescale which would see the Pre-submission plan approved for

consultation in December, and we would be happy to meet with you after that date if you feel that this would be helpful.

Yours sincerely

A handwritten signature in black ink, appearing to read 'W. Nazir', written over the printed name.

Waheed Nazir

Director of Planning and Regeneration

Waheed Nazir
Director of Regeneration
Development Directorate
Birmingham City Council
PO Box 28
Birmingham
B1 1TU

My Ref: MW / MP

Date: 15 August 2013

Dear Mr Nazir

Re: Birmingham's Future Growth Requirement

Thank you for your letter dated 27 July 2013 (received 2 August 2013) updating us on the progress Birmingham City Council have made since the recent consultation (January 2013) on the Birmingham Development Plan: Planning for Birmingham's Growing Population, October 2012.

Your letter indicates that Birmingham City Council have commissioned additional technical work in response to the consultation response and that work is near completion, with an ambition to publish a pre-submission version of the Birmingham Development Plan in Autumn 2013. Your letter goes on to say that you are taking into account comments that we have made and that you wish to provide us with a further opportunity to raise any issues that we feel are of importance that you also need to consider.

In particular, you wish us to confirm that there are no issues in relation to minerals, waste management and transportation, and that you would be happy to meet with us to discuss any issues or concerns that we have.

With reference to our consultation response (dated 14 January 2013 and is enclosed for ease of reference), you will note that we raised issues over the lack of information to support any consideration of an options appraisal and concerns over environmental impacts to communities in Staffordshire by your proposals to build over the green belt that was designed to (i) check the unrestricted sprawl of large built-up areas and to prevent neighbouring towns from merging into one another, (ii) to assist in safeguarding the countryside from encroachment and, (iii) to preserve the setting and special character of historic towns.

In particular, we raised traffic concerns over the potential impact on nearby settlements, for example along the A5127 to Shenstone and A453 to Mile Oak and Bonehill. We recommended that you:

- Update the 'access/infrastructure' section to demonstrate that potential impacts to Staffordshire communities have been considered and what mitigation measures are required to make the proposals acceptable;



- Link the 'access/infrastructure' section to the CIL evidence and produce an up to date Infrastructure Delivery Plan to demonstrate viability; and
- Evidence policies for what constitutes a reasonable limit for any potential new housing on the identified Green Belt land in Birmingham and include an analysis of potential market interventions that might be required to enable the market to respond in line with policy choices.

Furthermore we advised that you liaise directly with our various planning departments (e.g. transport, minerals, waste, education, flooding, etc) when commissioning the necessary infrastructure studies and options appraisal to underpin the next stage of the Development Plan process. We emphasised that this will be important in order to demonstrate to an inspector during an examination in public that both of our authorities have fulfilled the Duty to Cooperate.

I would also like to draw your attention to the consultation in January 2013, where you stipulated that the views expressed during the consultation will be used to help define "*which option or combination of options should be selected. In this respect it is also recognised that there may be variations on these options, or different options, and any such suggestions will be welcomed.*"

To date, you have not engaged or co-operated with Staffordshire County Council on the matters raised during the consultation process. I would advise that should you publish the pre-submission version of the Birmingham Development Plan without doing so, then the authority is likely to make representations that you have not fulfilled the Duty to Cooperate and potentially the Soundness of the Plan would also be called into question in respect of it being Positively prepared, Justified and Effective.

I would invite you to present your plans to officers and members at Staffordshire County Council at the earliest opportunity. Please can you contact Jenny Greer (jenny.greer@staffordshire.gov.uk) who will make the appropriate arrangements.

Yours sincerely



Cllr Mark Winnington
Cabinet Member for Assets & Environment
Staffordshire County Council

Darryl Evers
Deputy Director (Place) & Head of Economic
Planning, Staffordshire County Council

Enc: Consultation response from Staffordshire County Council, 14 January 2013

My Ref: CR/MP/gb

Date: 14 January 2013

Waheed Nazir
Director of Regeneration
Development Directorate
Birmingham City Council
PO Box 28
Birmingham
B1 1TU

Dear Mr Nazir

Re: Consultation Response: Birmingham Development Plan – Planning for Birmingham’s Growing Population: Options Consultation, October 2012

Thank you for consulting Staffordshire County Council for the Birmingham Development Plan: Planning for Birmingham’s Growing Population, October 2012. We appreciate that the outcomes of this consultation, along with previous work will inform the final version of the Birmingham Development Plan which will be consulted upon in 2013 prior to its submission to the Secretary of State for a formal examination in 2014.

We understand from the documents provided to support this consultation, is that Birmingham’s Strategic Housing Market Assessment indicates that the number of new households required to meet the needs of the City is around 80,000, of which 50,000 will be provided in the urban area leaving a shortfall of land to accommodate in the region of 30,000 new dwellings.



In response to this shortfall, we understand that Birmingham City Council is exploring the release of Green Belt land (outside the urban area but within Birmingham's administrative boundary), for housing development and working with neighbouring authorities through the Duty to Cooperate to share some of the housing requirements.

This consultation is focussed on exploring opportunities on land currently designated as Green Belt.

The consultation identifies four preferred areas of search along the northern administrative boundary of Birmingham City Council, of which two (Hill Wood, East of Watford Gap, and West of the M6 Toll referred to as Area A and Area B respectively on the plan) are located adjacent to the administrative boundary of Staffordshire County Council.

The site appraisal(s) set out in the consultation documents (the Green Belt Options Appendix) includes a number of high level summary notes under various thematic headings.

The theoretical residential development and capacity and employment site data suggests a minimum of 18,200 dwellings plus potential for 50 to 150 hectares of employment land:

- Area A: Hill Wood, East of Watford Gap: 8,700 dwellings + one 50 hectare employment site
- Area B: West of the M6 Toll: 9,500 dwellings + upto two 50 hectare employment sites

The heading of 'Access/infrastructure' provides indicative impacts and mitigation measures relating to Sutton Coldfield but with little reference to Staffordshire. Although, the access to the Basset Pole island is noted, there is no further commentary on the capacity of A Roads and local roads in these areas and the potential impact on nearby settlements, for example the A5127 to Shenstone and A453 to Mile Oak and Bonehill.

It is also noted that the other two preferred areas of search (West of Sutton Coldfield Bypass and East of Sutton Coldfield Bypass, both near Walmley referred to as Area C and Areas D respectively on the plan) are located adjacent to the administrative boundary of Warwickshire County Council.

The theoretical residential development and capacity and employment site data suggests a minimum of 22,900 dwellings plus potential for 50 to 100 hectares of employment land:

- Area C: West of Sutton Coldfield bypass: 13,400 dwellings + one 50 hectare employment site
- Area D: East of Sutton Coldfield bypass: 9,500 dwellings or one 50 hectare employment site



As before, the heading of 'Access/infrastructure' provides indicative impacts and mitigation measures relating to Sutton Coldfield but with little reference to Staffordshire. The roads in this area will link through North Warwickshire to the south of Tamworth and the potential impacts need to be considered.

Also of interest is the reference made in the consultation documents that there are limits to the number of houses that could be built and sold in a particular location, and based on your knowledge of urban extensions in other parts of the country, a reasonable limit for any new housing on land currently designated Green Belt in North and North East Birmingham would be between the range of 5,000 to 10,000 dwellings over the plan period (upto 2031).

However, it is not clear if there is any detailed technical information available to understand the nuances of this market behaviour, and whether or not a different policy decision could be made with appropriate market interventions that might be applicable to creating new garden city suburbs.

With regards to the Infrastructure Delivery Plan, we appreciate that this will continue to evolve over time and you will need to ensure that the Development Plan is affordable and deliverable so that both our organisations can give it the endorsement that the Central Government Department for Communities and Local Government is expecting. We note that a separate consultation for a Community Infrastructure Levy (CIL) is running parallel to this consultation and that the potential viability looks positive, but until more detailed infrastructure requirements and costings are assigned to each of the options, it is difficult to comment on which of the options (if any) are suitable for development. Likewise, how would these compare to alternative options should any emerge.

With regards to the next stage of the Development Plan production process, we note that the consultation documents state that the views expressed during this consultation will be used to help define "*which option or combination of options should be selected. In this respect it is also recognised that there may be a variations on these options, or different options, and any such suggestions will be welcomed.*"

In summary, the consultation would benefit from the following:

- Update the 'access/infrastructure' section to demonstrate that potential impacts to Staffordshire communities have been considered and what mitigation measures are required to make the proposals acceptable;
- Link the 'access/infrastructure' section to the CIL evidence and produce an up to date Infrastructure Delivery Plan to demonstrate viability; and
- Evidence policies for what constitutes a reasonable limit for any potential new housing on the identified Green Belt land in Birmingham and include an analysis of potential market interventions that might be required to enable the market to respond in line with policy choices.



Given the issues raised in this letter in response to your consultation, I would advise that you liaise directly with our various planning departments (e.g. transport, minerals, waste, education, flooding, etc) when commissioning the necessary infrastructure studies and options appraisal to underpin the next stage of the Development Plan process. This will be important in order to demonstrate to an inspector during an examination in public that both of our authorities have fulfilled the Duty to Cooperate.

Should you need any further feedback from Staffordshire County Council, please do not hesitate to contact either myself or Wayne Mortiboys, the District Commissioning Lead for Lichfield (wayne.mortiboys@staffordshire.gov.uk).

Yours sincerely



Catherine Raines BPharm, PhD, FRSA
Deputy Chief Executive & Director of Place





Mike Grundy
Manager
Planning Policy and Development Control
Staffordshire County Council
c/o Wedgwood Building (Block A)
Tipping St
Stafford
ST16 2DH

02 AUG 2013

Date: 29.07.13

Dear Mike,

Birmingham's Future Growth Requirements

As you will be aware, over the past year the City Council has been engaged in a dialogue with neighbouring Councils in relation to the challenge that Birmingham faces in meeting its future requirements for new housing.

I believe that we have made significant progress over the past 12 months in developing an approach which will enable this challenge to be addressed in a planned way.

You will recall that at the end of last year the City Council undertook a further round of consultation on options for increasing the supply of land for housing and employment development within the city boundary, including a consideration of green belt options. This consultation generated a substantial number of comments, and we have subsequently commissioned additional technical work in response to this.

This work is now nearing completion, and the next step in the process will be the publication of the pre-submission version of the Birmingham Development Plan. We expect to secure Council authorisation for this in the autumn.

We are, of course, already taking into account any comments that your Council made at earlier stages in the process – but I would like to provide you with a further opportunity to raise with us any issues that you feel that we need to take into consideration in finalising the Plan. In this respect I am conscious that our focus over the past 12 months has been very much on the housing challenge, and that there may be other issues of importance that we also need to consider.

In particular, I would welcome your confirmation that there are no issues in relation to minerals, waste management and transportation that you feel we should be addressing.

I would, of course, be happy to meet with you to discuss any issues or concerns that you may have.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Waheed Nazir'. The signature is fluid and cursive, with the first name 'Waheed' and the last name 'Nazir' clearly distinguishable.

Waheed Nazir
Director of Planning & Regeneration



Mike Grundy
Manager
Planning Policy and Development Control
Staffordshire County Council
c/o Wedgwood Building (Block A)
Tipping St
Stafford
ST16 2DH

Date: 29.07.13

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Waheed Nazir
Director of Planning & Regeneration

My Ref: CR/MP/gb

Date: 14 January 2013

Waheed Nazir
Director of Regeneration
Development Directorate
Birmingham City Council
PO Box 28
Birmingham
B1 1TU

Dear Mr Nazir

Re: Consultation Response: Birmingham Development Plan – Planning for Birmingham’s Growing Population: Options Consultation, October 2012

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In response to this shortfall, we understand that Birmingham City Council is exploring the release of Green Belt land (outside the urban area but within Birmingham's administrative boundary), for housing development and working with neighbouring authorities through the Duty to Cooperate to share some of the housing requirements.

This consultation is focussed on exploring opportunities on land currently designated as Green Belt.

The consultation identifies four preferred areas of search along the northern administrative boundary of Birmingham City Council, of which two (Hill Wood, East of Watford Gap, and West of the M6 Toll referred to as Area A and Area B respectively on the plan) are located adjacent to the administrative boundary of Staffordshire County Council.

The site appraisal(s) set out in the consultation documents (the Green Belt Options Appendix) includes a number of high level summary notes under various thematic headings.

The theoretical residential development and capacity and employment site data suggests a minimum of 18,200 dwellings plus potential for 50 to 150 hectares of employment land:

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As before, the heading of 'Access/infrastructure' provides indicative impacts and mitigation measures relating to Sutton Coldfield but with little reference to Staffordshire. The roads in this area will link through North Warwickshire to the south of Tamworth and the potential impacts need to be considered.

Also of interest is the reference made in the consultation documents that there are limits to the number of houses that could be built and sold in a particular location, and based on your knowledge of urban extensions in other parts of the country, a reasonable limit for any new housing on land currently designated Green Belt in North and North East Birmingham would be between the range of 5,000 to 10,000 dwellings over the plan period (upto 2031).

However, it is not clear if there is any detailed technical information available to understand the nuances of this market behaviour, and whether or not a different policy decision could be made with appropriate market interventions that might be applicable to creating new garden city suburbs.

With regards to the Infrastructure Delivery Plan, we appreciate that this will continue to evolve over time and you will need to ensure that the Development Plan is affordable and deliverable so that both our organisations can give it the endorsement that the Central Government Department for Communities and Local Government is expecting. We note that a separate consultation for a Community Infrastructure Levy (CIL) is running parallel to this consultation and that the potential viability looks positive, but until more detailed infrastructure requirements and costings are assigned to each of the options, it is difficult to comment on which of the options (if any) are suitable for development. Likewise, how would these compare to alternative options should any emerge.

With regards to the next stage of the Development Plan production process, we note that the consultation documents state that the views expressed during this consultation will be used to help define *"which option or combination of options should be selected. In this respect it is also recognised that there may be a variations on these options, or different options, and any such suggestions will be welcomed."*

In summary, the consultation would benefit from the following:

- Update the 'access/infrastructure' section to demonstrate that potential impacts to Staffordshire communities have been considered and what mitigation measures are required to make the proposals acceptable;
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- Evidence policies for what constitutes a reasonable limit for any potential new housing on the identified Green Belt land in Birmingham and include an analysis of potential market interventions that might be required to enable the market to respond in line with policy choices.



Given the issues raised in this letter in response to your consultation, I would advise that you liaise directly with our various planning departments (e.g. transport, minerals, waste, education, flooding, etc) when commissioning the necessary infrastructure studies and options appraisal to underpin the next stage of the Development Plan process. This will be important in order to demonstrate to an inspector during an examination in public that both of our authorities have fulfilled the Duty to Cooperate.

Should you need any further feedback from Staffordshire County Council, please do not hesitate to contact either myself or Wayne Mortiboys, the District Commissioning Lead for Lichfield (wayne.mortiboys@staffordshire.gov.uk).

Yours sincerely



Catherine Raines BPharm, PhD, FRSA
Deputy Chief Executive & Director of Place



**Birmingham Development Plan
DUTY TO CO-OPERATE STATEMENT**

APPENDIX 14

Stratford upon Avon - Package of documentation relating to the Duty to Co-operate

Contents

Documents are reproduced in the order set out below. There is no page numbering of this appendix.

- Duty to Co-operate Agreement between Birmingham City Council and Stratford Upon Avon District Council
- Birmingham City Council response to CSWAPO re Birmingham Development Plan dated 20/03/14
- CSWAPO letter re the Birmingham Development Plan dated 20/03/14
- Birmingham City Council response to Stratford-on-Avon District Council – Core Strategy Focused Consultation - 2011-2031 Housing Requirement and Strategic Site Options dated 20/03/14
- Action note of meeting held under the Duty to Co-operate on 21/02/14
- CSWAPO response to Birmingham Core Strategy 2026 – Consultation Draft dated 17/03/11

BIRMINGHAM DEVELOPMENT PLAN

Duty to Co-operate

Local Planning Authorities and other bodies party to this agreement/ understanding:
A. Birmingham City Council (BCC)
B. Stratford-on-Avon District Council (SDC)

Development Plan Document(s) covered by this agreement / understanding:
Birmingham Development Plan (as at March 2014)

Stage in the process forming part of this agreement:
Pre-Submission*
*NB: In the event of any changes to the plan prior to submission and/or as part of modifications proposed during the Examination process then updated versions of this document may be prepared.

Checklist criteria NB: this is a starting point, list to be mutually agreed between the parties to this agreement. Checklist discussed and agreed: Yes/ No	Summary status E.g.: Full or partial agreement, / Shared understanding on area(s) of disagreement, or/ Not applicable Delete as appropriate	1. Summary of the approach in the plan 2. Summary of agreed position and any outstanding concerns or other comments NB: Refer to attachments and appendices if required
a) Overall approach incl. relationship to urban and rural renaissance	Agreed	<p>1. The vision, strategic objectives and approach set out in the BDP envisages that by 2031 Birmingham will be renowned as an enterprising, innovative and green city that has delivered sustainable growth meeting the needs of its population and strengthening its global competitiveness.</p> <p>Following around half a century of decline in the latter half of the C20 the city's population is expected to grow rapidly extending and building on the success of the strategy for urban renaissance that has been the hallmark of planning in the city since the 1980's.</p> <p>2. Following abolition of the Regional Spatial Strategy the City Council has worked and continues to work with adjoining authorities in the GBSLEP and West Midlands Metropolitan Area and beyond not only to ensure the continuing success of urban renaissance but also, through the GBSLEP Strategic Spatial</p>

		<p>framework Plan, the Strategic Policy Framework for the West Midlands Metropolitan Area and local plans, to ensure that there remains an appropriate balance between growth and development to meet needs in both urban and rural areas. There are no outstanding issues in relation to the strategy set out in the BDP between the parties signatory to this document.</p>
<p>b) Estimation of housing requirements and the level and distribution of housing provision</p>	<p>Agreed</p>	<p>1. The Birmingham SHMA which underpins the BDP estimates a housing requirement of c80,000 net new dwellings in the period up to 2031. The 2012 SHLAA's best estimate of likely capacity without incursion into Green Belt (except at the site of the former Yardley Sewage Works) and including an allowance for c700 on land at Longbridge within Bromsgrove District is c45,000 dwellings, including allowance for windfalls. The Pre-submission version of the BDP proposes that 51,100 net new dwellings - should be provided including the removal of land from the Green Belt to increase capacity within Birmingham leaving a balance to be found outside the city's boundary of c29,000 dwellings.</p> <p>2. The major issues concern the scale of the housing requirement, the extent to which capacity exists or can be identified within Birmingham's boundary and then the scale and distribution of any resultant shortfall. The BDP sets out Birmingham City Council's position in respect of these matters and it is envisaged by the parties signatory to this document that the satisfactory resolution of these issues will be achieved through (1) completion of the GBSLEP Strategic Housing Needs Study (2) Distribution of the overall housing need and the resultant 'overspill' housing through the Second Iteration of the GBSLEP Strategic Spatial Framework Plan and, if necessary, through arrangements negotiated with other identified strategic housing market areas beyond the GBSLEP as justified by the evidence and (3) Subsequent accommodation of the 'overspill' growth in the review of Local Plans in relevant areas, reflecting both the urban and rural renaissance agendas. This approach is accepted by the parties signatory to this document.</p>
<p>c) Appropriate provision made for migration</p>	<p>Agreed</p>	<p>1. The Birmingham SHMA takes account of migration in establishing the overall housing requirement and, broadly speaking, the effects of migration trends are then taken into account in the estimation of housing requirements in adjoining areas through the preparation of local</p>

		<p>plans.</p> <p>2. The identification of a housing shortfall or 'overspill' requirement refers to potential additional housing over and above that included in population and household projections that is needed outside Birmingham's boundary in order that housing needs can be met. The process for resolution of this matter is as set out in b)2 above. This approach is accepted by the parties signatory to this document.</p>
d) Level and distribution of employment land provision	Agreed	<p>1. The BDP identifies a serious emerging shortfall of land to accommodate future employment growth and investment. The plan addresses this issue by protecting the city's core employment areas from competing uses so they offer a continuing supply of recycled land supplemented by the release of a major new employment site (80ha) at Peddimore. Proposals for six economic zones are primarily focussed within the existing employment areas and include two Regional Investment Sites. The possible longer-term need for further strategic employment sites is to be addressed by the GBSLEP Spatial Plan for Recovery and Growth and associated technical work with adjoining LEPs.</p> <p>2. This approach is accepted by the parties signatory to this document.</p>
e) Hierarchy of centres and the level and distribution of retail provision	Agreed	<p>1. The BDP defines a retail hierarchy of centres in Birmingham. The approach in the BDP is to make provision for a net increase of 270,000 m² in comparison retail floorspace concentrated in the City Centre, Sutton Coldfield town centre and three District Growth Points. Growth elsewhere will be small scale.</p> <p>2. This approach is accepted by the parties signatory to this document.</p>
f) Level and distribution of office provision	Agreed	<p>1. The approach in the BDP is to encourage 745,000 m² gross of new office development in the network of centres primarily focussed in the city centre including a substantial proportion of the new office floorspace expected to be provided within the Enterprise Zone.</p> <p>2. This approach is accepted by the parties signatory to this document.</p>
g) Appropriate	Agreed	<p>1. The BDP incorporates a range of transport</p>

<p>provision made for public and private transport including Park & Ride and commuting patterns</p>		<p>polices and proposals across all modes. These are consistent with the extant Local Transport Plan and emerging Birmingham Mobility Action Plan (BMAP). There are proposals to improve networks both within and beyond the boundary which will impact, for example, on modal choice for commuters. Major development proposals close to the city boundary have impacts that can extend across the administrative boundary. Close cross-boundary co-operation on transportation matters continues through both West Midlands Shadow ITA and the associated Local Transport Boards (LTB).</p> <p>2. There is no desire to increase the levels of in-commuting across the city boundary so there is an expectation that, wherever possible and having regard to local circumstances, there will be a broad balance between the levels of housing and employment growth taking place in areas beyond the city boundary which is a matter to be addressed in the relevant local plans. This approach is accepted by the parties signatory to this document.</p>
<p>h) Consistency of planning policy and proposals across common boundaries such as transport links and green infrastructure</p>	<p>Agreed</p>	<p>1. To be identified and discussed as appropriate across common boundaries but would include matters such as landscape, designations of natural areas, river basin management and transport networks.</p>
<p>i) Green Belt matters</p>	<p>Agreed</p>	<p>1. Significant changes to the Green Belt are proposed in association with major development proposals at Langley and Peddimore to the north-east of Birmingham and at the site of the former Yardley sewage works. The changes to the Green Belt boundary have been made in such a way as to identify new boundaries that will endure in the long-term and allow for development to be accommodated that will not undermine the essential purposes or integrity of the wider West Midlands Green Belt. The City Council acknowledge that additional land which is currently designated as Green Belt in adjoining areas may need to be considered for development – as a consequence of the process to the determine the level and distribution of future growth set out under b)2 above - but the responsibility for those proposals, should they arise, will lie with the respective local planning authority (working collaboratively with other relevant authorities) to</p>

		<p>be determined through a review of the relevant local plan(s) and in accordance with the SDC Core Strategy principles.</p> <p>2. This approach is accepted by the parties signatory to this document.</p>
j) Minerals, waste and water resources including flooding	Not Applicable	<p>1. As a major city Birmingham is reliant on minerals predominantly produced in adjoining shire areas to help facilitate its growth and development. The City Council recognises that it can reduce the demand for mineral extraction through effective recycling and reuse of building materials and aggregates. Similarly the City Council recognises that its 'footprint' can be reduced through self-sufficiency and vigorous adoption of the waste hierarchy. The City Council is an active member of both the West Midlands Aggregates Working Party (AWP) and the Regional Technical Advisory Body (RTAB) covering waste. Both groupings help ensure discharge of the DtC. In respect of water resources and flooding the City Council is fully aware of its responsibilities and will vigorously pursue the principles of sustainable drainage to reduce the risks of flooding both within the city and beyond its boundaries.</p> <p>2. Warwickshire County Council is the minerals and waste authority covering Stratford-on-Avon District. There are no known water resource or flooding issues common to the two areas.</p>
k) Air quality matters	Agreed	<p>1. The City Council is committed to the improvement of air quality for its residents and those in surrounding areas. It is, and will remain an active participant in initiatives to address these matters jointly with adjoining authorities and other agencies subject to the nature of actions being consistent with the city's aspirations for growth. Detailed policies on air quality and noise matters will be set out in a separate Development Management DPD.</p> <p>2. This approach is accepted by the parties signatory to this document.</p>
l) Any other matters that might reasonably be identified under the Duty to Co-operate	Agreed	No other matters identified.

Log of meetings, reports and other records to substantiate the collaborative working:

	Details:
Meetings	Meetings on the Birmingham Development Plan (and Stratford Core Strategy) held on 09/10/13 and 20/02/14 Both Councils in attendance of a meeting of CWSAPO on 03/05/13. BCC present at inception meeting of the Coventry & Warwickshire SHMA held in Rugby Borough Council offices on 28/02/13. Both Councils in attendance of a meeting of CWS Duty to Co-operate meeting on 06/05/14.
Groups	Regular meetings: (1) West Midlands Planning Officers Group – Both BCC and Warwickshire authorities are represented on this group. Feedback to Districts not attending meetings via CSWAPO.
Responses to consultation and correspondence	20/03/14 – BCC response to CSWAPO re Birmingham Development Plan 19/03/14 – CSWAPO letter re the Birmingham Development Plan 20/03/14 - Stratford-on-Avon District Council – Core Strategy Focused Consultation - 2011-2031 Housing Requirement and Strategic Site Options 17/03/11 – CSWAPO response to Birmingham Core Strategy 2026 – Consultation Draft 17/03/11 – CSWAPO response to Birmingham Core Strategy 2026 – Consultation Draft
Additional points	

We, the undersigned, agree that the above statements and information truly represent the joint working that has and will continue to take place under the 'Duty to Co-operate'.



 Waheed Nazir
 Director of Planning and Regeneration
 Birmingham City Council*

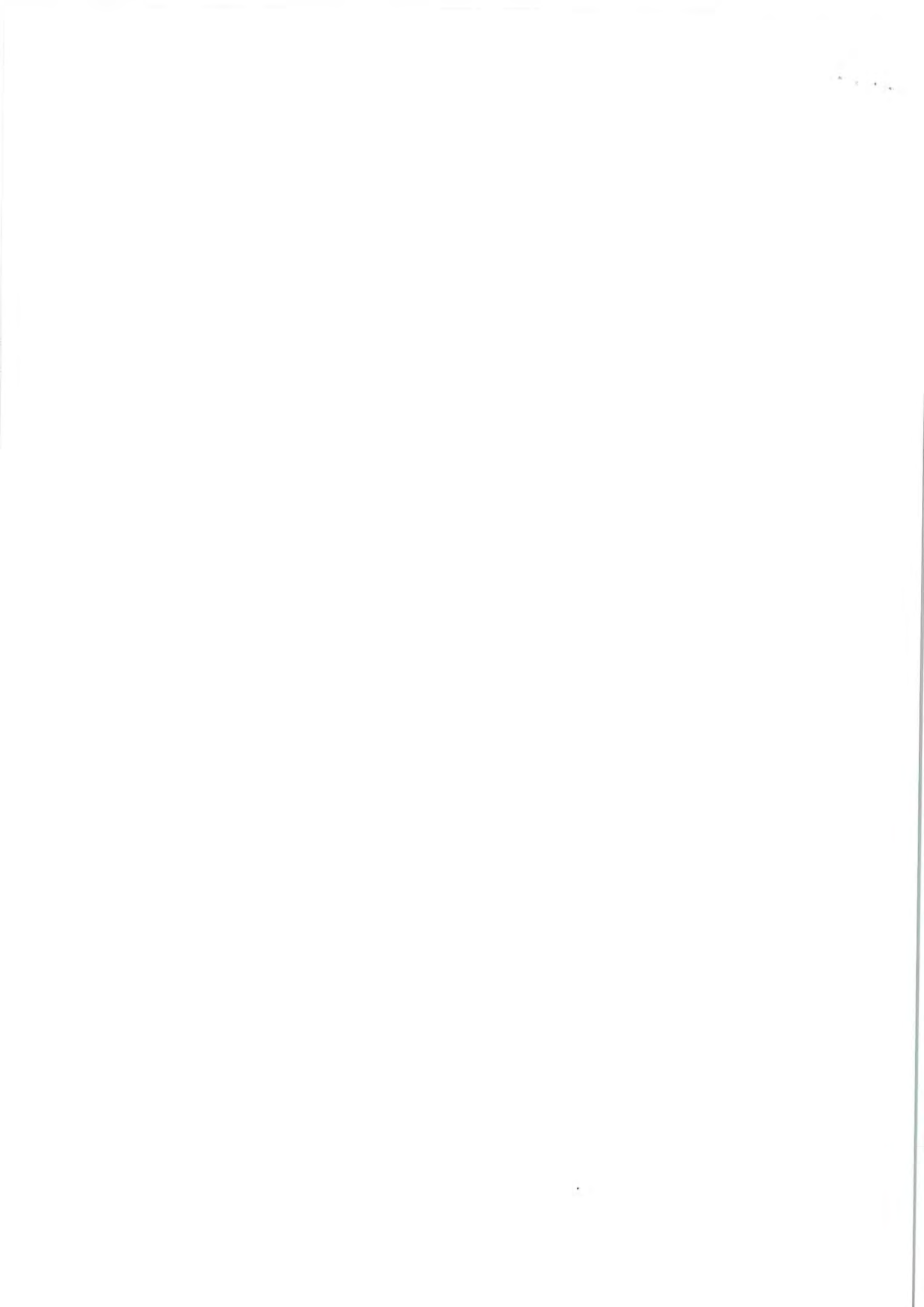


 Paul Lankester
 Chief Executive
 Stratford on Avon District Council

Date:

Date: 25 June 2014

* Must be signed by either Council Leader or responsible Cabinet Member or responsible Chief Executive or Chief Officer only. For non-local authority organisations signatory should be at equivalent level.



20 March 2014

Tracy Darke
Chair of the Coventry, Solihull and Warwickshire Association of Planning Officers
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5HZ

Via email to:
tracy.darke@warwickdc.gov.uk
evaneale@warwickshire.gov.uk

Dear Tracy

Birmingham Development Plan - Pre-Submission Draft Document

Thank you for your letter dated 19 March re the above.

I thought it would be helpful to respond explaining the City Council's approach. A meeting with Coventry under the Duty to Co-operate was held since Coventry alongside Birmingham forms part of the West Midlands Metropolitan Area (WMMA) and migration data shows that there are large flows between both cities although the gross flows are significant the net flow is much smaller.

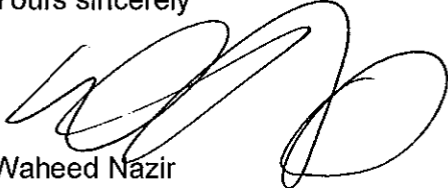
Meetings have been held with North Warwickshire and Stratford Districts since the early work on the GBSLEP Strategic Housing Needs Study has confirmed these Districts as falling within the Birmingham Housing Market Area. It is also important to recognise that this reflects CLG work on the silver standard definition of Housing Market areas and also the conclusions of the Coventry Inspector last year. Given that these two Districts are covered by the Coventry and Warwickshire SHMA this reinforces the view that housing markets overlap. It is the implications for these over-lapping areas that the discussions have been focussed upon.

In relation to Warwick District Dave Barber recently attended the WMMA's Duty to Co-operate Group meeting to provide an update on the Warwick Local Plan and this facilitated a discussion on whether Warwick District should be included amongst the authorities where the City Council would seek a separate meeting. In a telephone conversation between Dave Barber and David Carter on 16 February 2014 it was agreed there was no need for the time being and to await the outcome GBSLEP housing study and also reflecting that Warwick and Birmingham are not so closely linked as Birmingham is with North Warwickshire and Stratford. It was agreed to continue liaison and that there was no need for a document summarising the position under the Duty to Co-operate with Warwick to be pursued at this time.

In relation to Nuneaton and Bedworth and Rugby my view would be that our authorities are not so closely related and that there is no need to hold separate Duty to Co-operate meetings. If those Districts have a different perspective on this then the City Council would be happy to meet them at any time.

If you feel it might be helpful for the City Council to attend a future meeting of CWSAPO for a round-table discussion on these matters please let me know.

Yours sincerely



Waheed Nazir
Director of Planning & Regeneration

Contact officer: David Carter
Head of Planning & Growth Strategy
Birmingham City Council
T: 0121 675 4078
E: david.r.carter@birmingham.gov.uk

Coventry, Solihull & Warwickshire Association of Planning Officers



Planning Strategy
Development Directorate
Birmingham City Council
1 Lancaster Circus
Birmingham
B4 7DQ

19th March 2014

Dear Sir/Madam

Birmingham Development Plan – Pre-Submission Draft Document

Further to the recent meeting of the Coventry, Solihull, and Warwickshire Area Planning Officers Group, the consultation on the Birmingham Development Plan was discussed with particular reference to the requirements to fulfil the Duty to Co-operate. It was understood that whilst there had been discussions between Coventry, North Warwickshire Borough Council and Stratford District Council, these authorities are within the same housing market area as Warwick, Rugby and Nuneaton, and as such the impact on the HMA should be considered as a whole.

The above is the view of officers of the group and has not been formally agreed by Members of each authority.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Tracy Darke'.

Tracy Darke
Chair of Coventry Solihull & Warwickshire Association of Planning Officers

PP

20 March 2014

Mr D. Nash
Planning Policy Team
Stratford-on-Avon District Council
Elizabeth House,
Church Street,
Stratford-upon-Avon,
Warwickshire
CV37 6HX

Dear Mr Nash

Stratford-on-Avon District Council – Core Strategy

Focused Consultation - 2011-2031 Housing Requirement and Strategic Site Options

I am writing in relation to the Stratford location in the context of a recent meeting on 21 February with David Carter where a range of matters falling under the Duty to Co-operate were discussed. At that meeting David Carter agreed that the City Council would write to you on your local plan. These comments should be taken as more general comments in relation to the Stratford-on-Avon Local Plan rather than specific observations on the Focussed Consultation.

As you will be aware from our meeting Birmingham City Council is facing a significant shortfall in housing provision and our approach is to address this on a collaborative basis both in terms of the commissioning of a new Strategic Housing Needs Study focussed on the GBSLEP area (this also covers the Black Country) and in the preparation of a Strategic Plan for Recovery and Growth for the GBSLEP which will tackle the broad scale and distribution of growth, including any Birmingham shortfall.

The early advice from the consultants undertaking the GBSLEP Strategic Housing Study is that Stratford is a District which may be considered to form part of Birmingham wider Housing Market Area. This advice is consistent with a recent CLG study. There will be a further meeting set up with you to discuss this study involving the consultants but in the light of this it is appropriate for the City Council to comment on your emerging local plan in a similar vein to the approach already taken into a number of local plans being prepared by the authorities in the GBSLEP area and elsewhere.

At this stage the City Council would not wish to comment on the scale of housing growth proposed in Stratford, noting that the level proposed emerges from the recently completed Coventry & Warwickshire SHMA. The two points we would wish to make are to recognise first that the level of housing provision proposed does not take account of the emerging Birmingham shortfall and that in the context of past trends it is possible that some provision to help meet this might be appropriate in Stratford District. It is proposed that further liaison between our authorities should seek to establish if such provision is appropriate in the context of the assessment of housing needs and realistic sustainable development options for accommodating future growth including the potential for growth on the Birmingham to Stratford rail corridor. Second, whatever the level of housing provision in the local plan the City Council consider that it is appropriate to seek an appropriate balance between the levels of housing and employment growth to help deliver sustainable communities and to help reduce pressures for commuting. The importance of this is illustrated by the ongoing South Worcestershire Examination.

In the context of the above Birmingham will not be able to accommodate the whole of its new housing requirement for 2011 – 31 within its administrative boundary and that some provision will need to be made in adjoining areas to help meet Birmingham's needs. The City Council would like to request an acknowledgement of this position in the Stratford Local Plan to:

- Include a commitment to work collaboratively with Birmingham and other authorities to establish objectively the level of long term growth and work to establish the scale and distribution of any emerging housing shortfall.

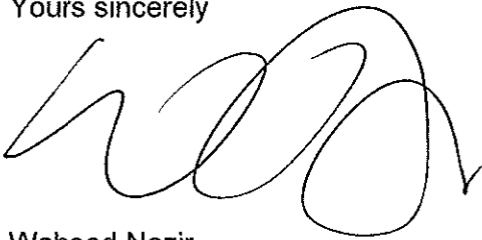
planningportal.gov.uk | Check if you need planning permission | make planning applications online

birmingham.gov.uk/planning | Comment on planning applications | search for planning applications and appeals | submit a pre application enquiry | policy information | Regeneration in Birmingham

• Recognise that in the event that it is demonstrated that there is a need for further housing provision in your area arising from the collaborative working then this will be addressed in the Stratford Development Plan, if necessary through an early review of the plan if the timing of the collaborative work does not permit it to be included in the short run.

This pragmatic approach has been recently considered and accepted by Inspectors in relation to Local Plans in the GBSLEP area.

Yours sincerely



Waheed Nazir
Director of Planning & Regeneration

Birmingham Development Plan – Duty to Co-operate

Action Notes of Meeting held:

1500, Thursday 20 February 2014, Stratford on Avon District Council Offices

Present:

Dave Nash – Stratford on Avon DC

Andy Donnelly – West Midlands Joint Committee

David Carter – Birmingham City Council

Discussion

The meeting focussed around three matters, the current position on Strategic Housing Studies in both the GBSLEP and Warwickshire, (2) The Birmingham Development Plan and the DtC and (3) the current consultation on the Stratford Local Plan covering the housing requirement and strategic site options. These were discussed in-turn.

Housing Studies

DC explained to current position on the GBSLEP Strategic Housing Study and the inclusion of the Black Country in the work which would lead to two reports with a lot of common content. DC also explained that three other Districts had been identified as being part of the Birmingham and Black Country HMAs and these included North Warwickshire and Stratford. A separate meeting with Stratford in relation to this was proposed in about one month's time with the consultants (PBA) and other interested parties, such as Solihull MBC. DC agreed to diary this meeting as soon as practicable.

DN explained the position on the Warwickshire Study and how it was anticipated that Coventry's growth would be resolved with Warwick and Nuneaton and Bedworth. It was not anticipated there would be a need to accommodate any of that growth in Stratford.

Birmingham Development Plan

DC explained the background to and purpose of this part of the meeting. He explained that the WMPOG had initially suggested a DtC checklist and agreement to record discussions and the level of agreement and difference around two years ago. This had been taken up by Stafford BC on their Local Plan and a similar activity had taken place in Leeds.

In devising the criteria these other examples had been drawn upon as had the requirements in the NPPF. The draft document was not fixed and if Stratford have any changes or additions to the criteria then this would not be an issue. DC also explained how the first paragraph under each criteria set out the City Council's position and it was likely that most discussion would focus on the second paragraph.

The section at the end of the document was to enable a record of all relevant correspondence, groups and meetings held to be recorded.

DC mentioned that at an earlier meeting with Emma Baker at Redditch he had agreed several changes which he would like to raise to establish if they would also be agreeable to Stratford.

Each of the criteria were discussed in-turn. The criteria and wording were agreed subject to the following change and for DN to consider if any further notes might be appropriate particularly under point g) such as a reference to the Stratford railway line.

Under item h) it was agreed that this was not applicable since there were no common boundaries.

It was agreed that DC would provide an amended version of the document adding the detail on correspondence etc. This would be sent to DN so additions could be made for checking and subsequent signature by both authorities.

In the event that the City Council were to make changes to the BDP prior to submission then the opportunity would be given to enable the DtC document to be updated as appropriate.

Stratford Local Plan

DN summarised the basis of the current consultation including reference to the overall scale of housing growth, the options for development and general aspirations for growth of JLR.

DC noted that it would be appropriate for BCC to make a response on the current consultation on similar lines to those made in relation to the other local plans within Birmingham HMA.

Coventry, Solihull & Warwickshire Association of Planning Officers



Planning Strategy
Development Directorate
Birmingham City Council
1 Lancaster Circus
Birmingham
B4 7DQ

17th March 2011

Dear Sir/Madam

Birmingham Core Strategy 2026 – Consultation Draft

Please find below comments in respect of the Birmingham Core Strategy – Consultation Draft, sent on behalf of CSWAPO.

Policy SP2 – Overall Levels of Growth

Prioritising land within the urban area, including as a first priority previously developed land, for housing is consistent with PPS3 (paragraphs 36 and 38) and conforms to the general approach of the extant Spatial Strategy of the adopted Regional Spatial Strategy (RSS) and its emphasis on an urban renaissance of the MUAs, such as Birmingham, within policies UR1, CF1, CF3, CF4 and CF6.

It is noted, however, that the number of additional dwellings proposed within the Consultation Draft is some 36,400 dwellings short of the latest ONS projections of 87,000 newly forming households. Moreover, it is noted that the number of additional dwellings is some 6,900 dwellings less than the figure recommended by the RSS Phase Two Revision Panel Report of 57,500 dwellings minima which the Panel noted could be accommodated without recourse to urban extensions (consistent with Consultation Draft Policy SP25). Whilst recognising that the City has a finite capacity in terms of land for housing, the implications for the region of a failure to adequately meet housing needs in Birmingham will be the continued net out-migration to adjoining areas, such as Coventry, Solihull and Warwickshire, putting pressure on these areas to accommodate further growth and contribute to potentially 'unsustainable patterns of development' in a regional context.

It is acknowledged that the forthcoming Localism Bill intends to abolish the RSS in due course and from that point Councils will be allowed to set their own levels of growth. However, the Bill's proposed 'duty to cooperate' implies

a requirement on Councils to work together to resolve issues which may have impacts over a much wider area than the boundary of the Council. CSWAPO (excluding Coventry City Council) therefore consider that it is imperative that your authority demonstrate through the examination process that the Core Strategy has maximised the potential for new housing development within the City Council's boundary (including consideration of the potential use of greenfield land) to minimise the potential overspill of newly forming households, in accordance with the extant regional policy approach.

Should you require any additional information/clarification, please contact Gary Stevens at Warwick District Council - Gary.Stevens@warwickdc.gov.uk (01926 456502).

Your faithfully

P. Neal

Pam Neal
Chair of Coventry Solihull & Warwickshire Association of Planning Officers

**Birmingham Development Plan
DUTY TO CO-OPERATE STATEMENT**

APPENDIX 15

Tamworth - Package of documentation relating to the Duty to Co-operate

Contents

Documents are reproduced in the order set out below. There is no page numbering of this appendix.

- Birmingham City Council response to Tamworth Borough Council – Draft Local Plan 2006-2031 For Public Consultation sent 20/05/14
- Tamworth Borough Council response to the Birmingham Development Plan 2031 Pre Submission version dated 03/03/14
- Action note of meeting held under the Duty to Co-operate on 25/02/14
- Tamworth Borough Council letter to Birmingham City Council re Birmingham’s Future Growth requirements dated 16/10/13
- Birmingham City Council letter to TBC re Birmingham’s Future Growth requirements dated 29/07/13
- Birmingham City Council letter to Tamworth Borough Council re Birmingham’s Future Growth requirements dated 12/05/13
- Tamworth Borough Council response to Birmingham City Council letter on Birmingham’s Future Growth requirements dated 01/05/13
- Birmingham City Council submitted a short statement to the Exploratory Meeting into the Tamworth Local Plan dated 12/02/13
- Birmingham City Council letter to Tamworth Borough Council on Birmingham’s Future Growth requirements dated 18/01/13
- Tamworth Borough Council response to Birmingham Development Plan – Options Consultation and Green Belt Options Appendix dated 12/12/12
- Birmingham City Council letter to Tamworth Borough Council on Birmingham’s Future Growth requirements dated 08/08/12

BIRMINGHAM DEVELOPMENT PLAN

Duty to Co-operate

Local Planning Authorities and other bodies party to this agreement/ understanding:
A. Birmingham City Council (BCC) B. Tamworth Borough Council (TBC)

Development Plan Document(s) covered by this agreement / understanding:
Birmingham Development Plan

Stage in the process forming part of this agreement:
Pre-Submission* *NB: In the event of any changes to the plan prior to submission and/or as part of modifications proposed during the Examination process then updated versions of this document may be prepared.

Checklist criteria NB: this is a starting point, list to be mutually agreed between the parties to this agreement. Checklist discussed and agreed: Yes/ No	Summary status E.g.: Full or partial agreement, / Shared understanding on area(s) of disagreement, or/ Not applicable Delete as appropriate	1. Summary of the approach in the plan 2. Summary of agreed position and any outstanding concerns or other comments NB: Refer to attachments and appendices if required
a) Overall approach incl. relationship to urban and rural renaissance	Agreed/ Shared Understanding/ Not Applicable	<p>1. The vision, strategic objectives and approach set out in the BDP envisages that by 2031 Birmingham will be renowned as an enterprising, innovative and green city that has delivered sustainable growth meeting the needs of its population and strengthening its global competitiveness.</p> <p>Following around half a century of decline in the latter half of the C20 the city's population is expected to grow rapidly extending and building on the success of the strategy for urban renaissance that has been the hallmark of planning in the city since the 1980's.</p> <p>2. Following abolition of the Regional Spatial Strategy the City Council has worked and continues to work with adjoining authorities in the GBSLEP and West Midlands Metropolitan Area and beyond not only to ensure the continuing success of urban renaissance but also, through the GBSLEP</p>

		<p>Strategic Spatial framework Plan, the Strategic Policy Framework for the West Midlands Metropolitan Area and local plans, to ensure that there remains an appropriate balance between growth and development to meet needs in both urban and rural areas. There are no outstanding issues in relation to the strategy set out in the BDP between the parties signatory to this document.</p>
<p>b) Estimation of housing requirements and the level and distribution of housing provision</p>	<p>Agreed/ Shared Understanding/ Not Applicable</p>	<p>1. The Birmingham SHMA which underpins the BDP estimates a housing requirement of c80,000 net new dwellings in the period up to 2031. The 2012 SHLAA's best estimate of likely capacity without incursion into Green Belt (except at the site of the former Yardley Sewage Works) and including an allowance for c700 on land at Longbridge within Bromsgrove District is c45,000 dwellings, including allowance for windfalls. The Pre-submission version of the BDP proposes that 51,100 net new dwellings - should be provided including the removal of land from the Green Belt to increase capacity within Birmingham leaving a balance to be found outside the city's boundary of c29,000 dwellings.</p> <p>2. The major issues concern the scale of the housing requirement, the extent to which capacity exists or can be identified within Birmingham's boundary and then the scale and distribution of any resultant shortfall. The BDP sets out Birmingham City Council's position in respect of these matters and it is envisaged by the parties signatory to this document that the satisfactory resolution of these issues will be achieved through (1) completion of the GBSLEP Strategic Housing Needs Study (2) Distribution of the overall housing need and the resultant 'overspill' housing through the Second Iteration of the GBSLEP Strategic Spatial Framework Plan and through arrangements negotiated with other authorities beyond the GBSLEP as justified by the evidence and (3) Subsequent accommodation of the 'overspill' growth in the review of Local Plans in adjoining areas. This approach is accepted by the parties signatory to this document.</p> <p>Tamworth Borough Council shares a similar major issue to Birmingham City Council, in that it faces a shortfall in supply of suitable land to meet it's own objectively assessed</p>

		housing needs up to 2031. Tamworth is part of the GBSLEP and is working with the LEP to achieve items 1 and 2 as detailed above.
c) Appropriate provision made for migration	Agreed/ Shared Understanding/ Not-Applicable	<p>1. The Birmingham SHMA takes account of migration in establishing the overall housing requirement and, broadly speaking, the effects of migration trends are then taken into account in the estimation of housing requirements in adjoining areas through the preparation of local plans.</p> <p>2. The identification of a housing shortfall or 'overspill' requirement refers to potential additional housing over and above that included in population and household projections that is needed outside Birmingham's boundary in order that housing needs can be met. The process for resolution of this matter is as set out in b)2 above. This approach is accepted by the parties signatory to this document.</p>
d) Level and distribution of employment land provision	Agreed/ Shared Understanding/ Not-Applicable	<p>1. The BDP identifies a serious emerging shortfall of land to accommodate future employment growth and investment. The plan addresses this issue by protecting the city's core employment areas from competing uses so they offer a continuing supply of recycled land supplemented by the release of a major new employment site (80ha) at Peddimore. Proposals for six economic zones are primarily focussed within the existing employment areas and include two Regional Investment Sites. The possible longer-term need for further strategic employment sites is to be addressed by the GBSLEP Spatial Plan for Recovery and Growth and associated technical work with adjoining LEPs. This will be informed by the joint commissioning of a Review into the West Midlands-wide need and provision of very large employment development opportunities.</p> <p>2. Tamworth's draft Local Plan also identifies a shortfall in land to meet the borough's future employment needs. This shortfall is 14 hectares. Tamworth is working directly with adjoining and nearby local authorities to address this shortfall. As detailed in our representations on the BDP pre-submission consultation the site at Peddimore could meet some or all of this need.</p>

		<p>3. This respective employment land shortfalls are noted by the parties signatory to this document. Journey-to-work patterns are complex and it is likely that some of the employees at Peddimore would commute from Tamworth.</p>
<p>e) Hierarchy of centres and the level and distribution of retail provision</p>	<p>Agreed/ Shared Understanding/ Not-Applicable</p>	<p>1. The BDP defines a retail hierarchy of centres in Birmingham. The approach in the BDP is to make provision for a net increase of 270,000 m² in comparison retail floorspace concentrated in the City Centre, Sutton Coldfield town centre and three District Growth Points. Growth elsewhere will be small scale.</p> <p>2. This approach is accepted by the parties signatory to this document.</p>
<p>f) Level and distribution of office provision</p>	<p>Agreed/ Shared Understanding/ Not-Applicable</p>	<p>1. The approach in the BDP is to encourage 745,000 m² gross of new office development in the network of centres primarily focussed in the city centre including a substantial proportion of the new office floorspace expected to be provided within the Enterprise Zone.</p> <p>2. This approach is accepted by the parties signatory to this document.</p>
<p>g) Appropriate provision made for public and private transport including Park & Ride and commuting patterns</p>	<p>Agreed/ Shared Understanding/ Not-Applicable</p>	<p>1. The BDP incorporates a range of transport polices and proposals across all modes. These are consistent with the extant Local Transport Plan and emerging Birmingham Mobility Action Plan (BMAP). There are proposals to improve networks both within and beyond the boundary which will impact, for example, on modal choice for commuters. Major development proposals close to the city boundary have impacts that can extend across the administrative boundary. Close cross-boundary co-operation on transportation matters continues through both West Midlands Shadow ITA and the associated Local Transport Boards (LTB).</p> <p>A joint meeting with Warwickshire, Staffordshire and the Highways Agency is currently operating on a three week cycle to discuss traffic and transport impacts of the BDP, review analysis, accommodate data requests from adjoining authorities and</p>

		<p>provide input into modelling exercises..</p> <p>2. There is no desire to increase the levels of in-commuting across the city boundary so there is an expectation that there will be a broad balance between the levels of housing and employment growth taking place in areas beyond the city boundary which is a matter to be addressed in the relevant local plans. High levels of commuting do currently exist particularly on the local and strategic highway networks and there is a need to ensure appropriate opportunities are taken to encourage modal shift towards more sustainable transport modes. There is significant scope to improve rail links between Tamworth and Birmingham.</p> <p>This approach is accepted by the parties signatory to this document.</p>
<p>h) Consistency of planning policy and proposals across common boundaries such as transport links and green infrastructure</p>	<p>Agreed/ Shared Understanding/ Not Applicable</p>	<p>1. There are no common boundaries between Birmingham and Tamworth.</p> <p>2. Whilst the two authorities do not share an administrative boundary, the River Tame passes through North Birmingham, through Perry Barr, Witton and Gravelly Hill before flowing into North Warwickshire then into Tamworth. It is important that development within Birmingham does not have adverse impacts on the ecology of the river, this can be achieved through avoidance or the mitigation of development. Both Councils have and will continue to work closely with the Environment Agency to ensure that any potential impacts will be mitigated.</p>
<p>i) Green Belt matters</p>	<p>Agreed/ Shared Understanding/ Not Applicable</p>	<p>1. Significant changes to Birmingham City Council's portion of the West Midlands Green Belt are proposed in association with major development proposals at Langley and Peddimore to the north-east of Birmingham and at the site of the former Yardley sewage works. The changes to the Green Belt boundary have been made in such a way as to identify new boundaries that will endure in the long-term and allow for development to be accommodated that will not undermine the essential purposes or integrity of the wider Green Belt. The City Council acknowledge that additional land which is currently designated as Green Belt in adjoining areas may need to be identified for</p>

		<p>development – as a consequence of the process to the determine the level and distribution of future growth set out under b)2 above - but the responsibility for those proposals, should they arise, will lie with the respective local planning authority (working collaboratively with other relevant authorities) to be determined through a review of the relevant local plan(s). Any potential impact upon Green Belt would need to take full account of the potential impact on the objectives of Green Belt including any effects on the strategic gap separating Birmingham and Tamworth.</p> <p>2. This approach is accepted by the parties signatory to this document.</p>
j) Minerals, waste and water resources including flooding	Agreed/ Shared Understanding/ Not-Applicable	<p>1. As a major city Birmingham is reliant on minerals predominantly produced in adjoining shire areas to help facilitate its growth and development. The City Council recognises that it can reduce the demand for mineral extraction through effective recycling and reuse of building materials and aggregates. Similarly the City Council recognises that its 'footprint' can be reduced through self-sufficiency and vigorous adoption of the waste hierarchy. The City Council is an active member of both the West Midlands Aggregates Working Party (AWP) and the Regional Technical Advisory Body (RTAB) covering waste. Both groupings help ensure discharge of the DtC. In respect of water resources and flooding the City Council is fully aware of its responsibilities and will vigorously pursue the principles of sustainable drainage to reduce the risks of flooding both within the city and beyond it boundaries.</p> <p>2. This approach is accepted by the parties signatory to this document.</p>
k) Air quality matters	Agreed/ Shared Understanding/ Not-Applicable	<p>1. The City Council is committed to the improvement of air quality for its residents and those in surrounding areas. It is, and will remain an active participant in initiatives to address these matters jointly with adjoining authorities and other agencies subject to the nature of actions being consistent with the city's aspirations for growth. Detailed policies on air quality and noise matters will be set out in a separate Development Management DPD.</p>

		2. This approach is accepted by the parties signatory to this document.
I) Any other matters that might reasonably be identified under the Duty to Co-operate	Agreed/ Shared Understanding/ Not Applicable	1. No other matters identified. 2.

Log of meetings, reports and other records to substantiate the collaborative working:

	Details:
Meetings	Meetings on the Birmingham Development Plan held on 17/09/12 and 25/02/14.
Groups	Regular meetings: (1) GBSLEP Planning Sub-Group (2) GBSLEP Spatial Planning Group (3) Development Management Group (4) West Midlands Planning Officers Group – Staffordshire LPAs connect to the group through the Staffordshire Planning Officers Group (5) Both authorities are represented on the Steering Group for the GBSLEP Strategic Housing Needs Study
Responses to consultation and correspondence	03/03/14 – TBC response to the Birmingham Development Plan 2031 Pre Submission version 16/10/13 – TBC letter to BCC re Birmingham’s Future Growth requirements 29/07/13 – BCC letter to TBC re Birmingham’s Future Growth requirements 12/05/13 – BCC letter to TBC re Birmingham’s Future Growth requirements 01/05/13 – TBC response to BBC letter on Birmingham’s Future Growth requirements 03/03/13 – TBC response the Birmingham Development Plan – Planning for Birmingham’s Growing Population Options Consultation 12/02/13 – BCC submitted a short statement to the Exploratory Meeting into the Tamworth Local Plan 18/01/13 – BCC letter to TBC on Birmingham’s Future Growth requirements 12/12/12 – TBC response to Birmingham Development Plan – Options Consultation and Green Belt Options Appendix 08/08/12 – BCC letter to TBC on Birmingham’s Future Growth requirements

Additional points	
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We, the undersigned, agree that the above statements and information truly represent the joint working that has and will continue to take place under the 'Duty to Co-operate'.



Waheed Nazir
Director of Planning & Regeneration
Birmingham City Council*



Robert Mitchell
Director Communities Planning & Partnerships
Tamworth Borough Council

Date:

Date:

* Must be signed by either Council Leader or responsible Cabinet Member or responsible Chief Executive or Chief Officer only. For non-local authority organisations signatory should be at equivalent level.

E-mail: developmentplan@tamworth.gov.uk.

Robert Mitchell
Director (Communities, Planning and Partnerships)
Tamworth Borough Council
Marmion House
Lichfield Street
Tamworth
Staffs
B79 7BZ

FAO: Matthew Bowers

Dear Mr Mitchell,

Tamworth Borough Council – Draft Local Plan 2006-2031 For Public Consultation

I apologise for being a little late with this response to the Tamworth Draft Local Plan 2006-31 but note that a further iteration will be prepared for consultation in late summer and would be grateful if these views could be taken into account as part of this process. These comments are intended to be both constructive and supportive building on the continuing fruitful liaison between our authorities under the Duty to Co-operate and working as part of the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP).

It is welcome that the Plan makes reference to the Borough's historic role in accommodating overspill growth from Birmingham and that migration into the Borough continues due to good road and rail links which also continue to support commuting.

The draft plan also makes reference to Tamworth being part of the GBSLEP. It would, however, be welcome if the subsequent iteration of the plan were to make reference to the emerging shortfall in housing capacity in Birmingham and the GBSLEP Spatial plan for Recovery and Growth as a means of addressing this and that Tamworth is a full and active participant in this.

I would suggest the inclusion in the plan to reflect this position on the following lines possibly at paragraph 1.6, which is adapted from the position set out in the Lichfield Local Plan Main Modifications.

“Following discussions falling under the Duty to Cooperate Tamworth Borough Council recognises that evidence is emerging to indicate that Birmingham will not be able to accommodate the whole of its new housing requirement for 2011-31 within its administrative boundary and that some provision will need to be made in adjoining areas to help meet Birmingham’s needs. Tamworth Borough Council will work collaboratively with Birmingham and other authorities and with GBSLEP to establish, objectively, the level of long term growth through a joint commissioning of a further housing assessment and work to establish the scale and distribution of any emerging housing shortfall. In the event that the work identifies that further provision is needed in Tamworth, an early review of the Tamworth Borough Local Plan will be brought forward to address this.”

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The City Council acknowledges that Tamworth has capacity issues of its own yet this approach has been supported by PINS in both the neighbouring Lichfield and Cannock Chase Examinations and commits all LPAs within the wider Housing Market Area to working together in future. I recognise that you might wish to propose some changes to above to reflect the particular circumstances of Tamworth and would be happy to discuss these with you.

Yours sincerely,



Waheed Nazir
Director of Planning & Regeneration

Robert Mitchell

Director (Communities, Planning & Partnerships)

Please ask for: Matthew Bowers

Direct dial: 01827 709 279 Fax: 01827 709 310

E-mail: matthew-bowers@tamworth.gov.uk

Sent by email

3rd March 2014

Dear Sir/Madam

I refer to the consultation sent to Tamworth Borough Council received on 24th December 2013 in respect of the Birmingham Development Plan.

Having had regard to the relevant documentation Tamworth Borough Council has a number of representations to make, and these are as follows:

1. The plan proposes to release land from the Green Belt to the North East edge of the city to provide for some 6000 homes and 80ha of employment land (Langley SUE and Peddimore Core Employment Area). Having read through the Plan and the supporting evidence, including the SA and SA Scoping Report and the Green Belt Assessment, whilst it has been acknowledged that the areas of Green Belt in question have links with Tamworth, there are a number of questions that the release of this land raises for Tamworth:
 - The implications for transport capacity show potential problems with Bassets Pole Island and there is no mention of impact on traffic congestion on the already busy M42 to Tamworth. Have the implications on roads with links to Tamworth, including the M42, A51, A453 and A4091, been considered in choosing the areas of green belt to release for development?
 - As you know CLG recognise us as being within the same housing market area and you will recall that we have produced work with Lichfield District Council and Solihull Council in 2008 concerning housing needs and delivery in the area. The housing evidence work does not appear to have taken proper account of the implications of the proposed Sustainable Urban Extension on the nearby housing markets, including Tamworth. The SHMA only includes certain surrounding authorities and excludes others (Tamworth being one of those excluded). It would be useful to see how this has been defined as the relevant geographically area for assessment. We have concerns that as the evidence base recognises links between Tamworth and Birmingham (such as the travel to work area) regard should have been given as to the implications of Birmingham's distribution of new development on Tamworth's housing market and impact on Tamworth's ability to meet projected future housing needs.
 - The proposed new employment area at Peddimore could meet some of Tamworth's unmet employment needs over the Plan period given that Tamworth is within Birmingham's travel to work area (as detailed in point 2 below). However, there are concerns regarding the implications of a large new employment site in this location

which has close links to the A38/A453 and M42. We would want to ensure that the proposed employment sites in Birmingham would not affect the deliverability of employment sites in Tamworth. This is particularly taking into account the links between living and working that the delivery of employment land in Tamworth will support the delivery of the housing requirement. Without new employment uses within Tamworth there may be more out commuting as well as having the obvious adverse impact on the local economy.

2. There is mention in the SA of the need to consider sustainable transport links. In particular, on page 22 under SA Theme 6: Economic Development, it states *“there is a significant amount of in-commuting to Birmingham from adjoining areas, and in particular South East Staffordshire (Lichfield and Tamworth), etc. Providing high quality public transport links, in particular by rail between these areas and Birmingham is important....The city’s (TTWA) extends as far north as Tamworth and south towards Redditch, but ensuring a suitable balance and match between employment and housing supply (affordable and range of types and sizes) within the City is important in terms of ‘self-containment’ and reducing people’s need to travel larger distances between home and work”*. Tamworth currently benefits from a fast rail service to Birmingham, and we have the following comments to make:
 - Policy TP40 includes support towards proposals for rail schemes with links to Tamworth. Paragraph 6.5.8 of the Green Belt Assessment looking at the employment area to be created states that *“the possibility of new stations on the Tamworth line should be investigated”*. Has exploratory work on this been carried out and if so what are the future proposals? What impacts will this have on Tamworth? Have these impacts been considered in allocating the sites?
 - There is no dedicated local service between Birmingham and Tamworth and the overcrowding on through services is a disincentive to travel by train. A reduction in journey time is therefore not desired as it would not necessarily provide any benefit to the existing situation. However, more regular services and more passenger capacity are needed in order to improve rail links between Birmingham and Tamworth. We would wish for these aspirations to be taken into account in any work carried out with the rail companies in improving the rail links in the area.
3. The Sustainability Appraisal identifies that the proposal to provide 30000 houses of the recognised need for Birmingham within surrounding authorities involves a number of uncertainties due to an absence of detail which, when produced, could provide conclusions that could either support or involve major modification of the aspirations of the BDP. We would be concerned about how any changes could impact on Tamworth (taking into account that Tamworth is also unable to meet its own needs) and also ensure that surrounding authorities linked with Birmingham and Tamworth would work with both authorities to meet both deficits.

You know from previous discussions and correspondence that Tamworth Borough Council is unable to meet projected future housing and employment needs. There is concern that the GBSLEP spatial framework timescales are slipping and as such a solution to addressing the unmet needs for Tamworth (and for Birmingham) may take some time. We will continue to work with surrounding authorities but given that Tamworth is within the

travel-to-work area for Birmingham, we would request that Birmingham City Council work with us towards a mutually agreeable solution.

Whilst this response has not been considered by any formal committee of the Council, the issues raised have been discussed with the cross party Local Plan Members sub group and my Portfolio Holder has seen this response.

Yours Sincerely

Matthew Bowers
Head of Planning and Regeneration

Birmingham Development Plan – Duty to Co-operate

Action Notes of Meeting held:

1000, Tuesday 25 February 2014, North Warwickshire Borough Council Offices

Present:

Matthew Bowers – Tamworth Borough Council (BW)

Alex Roberts – Tamworth Borough Council (AR)

David Carter – Birmingham City Council (DC)

Discussion

DC explained the background to and purpose of the meeting. He explained that the WMPOG had initially suggested a DtC checklist and agreement to record discussions and the level of agreement and difference around two years ago. This had been taken up by Stafford BC on their Local Plan and a similar activity had taken place in Leeds.

In devising the criteria these other examples had been drawn upon as had the requirements in the NPPF. The draft document was not fixed and if Tamworth wanted any changes or additions to the criteria then this would not be an issue. DC also explained how the first paragraph under each criteria set out the City Council's position and it was likely that most discussion would focus on the second paragraph.

The section at the end of the document was to enable a record of all relevant correspondence, groups and meetings held to be recorded.

Each of the criteria were discussed in-turn.

In relation to point a) MB suggested that they could add a note about the position of Tamworth being similar, albeit at a smaller scale to Birmingham where they were unable to meet all of the town's growth requirements within the administrative boundary.

On point b) MB to add a note on the housing market position of Tamworth especially in relation to North Warwickshire. At this point DC also explained the intention to hold a meeting with N Warks BC on the GBSLEP Strategic Housing Needs Study and agreed to ensure that Tamworth were invited to that meeting.

Under point d) Tamworth also noted they had a 14ha shortfall in employment land. It was noted that given its proximity Peddimore would almost certainly attract some workers from Tamworth.

On point g) MB wished to consider adding some text on the rail corridor between Tamworth and Birmingham.

In relation to Point h) it was generally agreed this did not apply but MB to check if there were any implications arising from the River Tame Flood management strategy.

It was agreed that DC would provide an amended version of the document adding the detail on correspondence etc. This would be sent to MB for checking and amendment and subsequent signature by both authorities.

In the event that the City Council were to make changes to the BDP prior to submission then the opportunity would be given to enable the DtC document to be updated as appropriate.

Robert Mitchell

Director (Communities, Planning & Partnerships)

Please ask for: Mr Matthew Bowers
Direct dial: 01827 709276 Fax: 01827 709310
E-mail: matthew-bowers@tamworth.gov.uk



Waheed Nazir
Director of Planning & Regeneration
Birmingham City Council
PO Box 28
Birmingham
B1 1TU

16 October 2013

Dear Waheed

Re: Birmingham's Future Growth Requirements

Thank you for your letter dated 29 August and the opportunity to raise any issues which we think you ought to consider in finalising your plan.

Firstly, it is worth noting the work being undertaken by the Greater Birmingham and Solihull Local Enterprise Partnership to support the creation of a future spatial framework for the LEP could be a significant piece of evidence to support plan production for individual authorities in the LEP area. However, given the role of Birmingham City in the region it is important that the City Council explores the relationship it has with other places beyond the GBSLEP area as well. This in turn may impact on Local Authorities within the GBSLEP such as Tamworth.

Tamworth Borough Council would like to take this opportunity to formally notify Birmingham City Council that due to the lack of suitable and available land in the Borough, Tamworth Borough Council is not able to accommodate all of its development needs.

We are currently preparing our replacement Local Plan and have reached agreement with North Warwickshire and Lichfield Councils for them to provide 500 homes each to meet Tamworth needs. There is evidence beginning to emerge that suggests there may be an additional housing number shortfall beyond these agreements. At present the remainder of our development needs can be met within the Borough (housing, employment, gypsy and travellers, retail, leisure etc). However, given the close proximity to Birmingham and that Birmingham City Council are seeking a solution outside its boundaries to meet some of its development needs, we see an opportunity to explore how any of Tamworth needs could also be accommodated if it was needed in the same location. To that end I would also expect Birmingham's plan to reference this link and opportunity.

Marmion House,
Lichfield Street,
Tamworth,
Staffs B79 7BZ.

Enquiries: 01827 709709
Facsimile: 01827 709271



We have considered the checklist you provided and have identified outstanding concerns or issues as requested below under the headings you provided:-

1. Overall approach including the relationship to urban and rural renaissance

The now revoked Regional Spatial Strategy and the phase 2 review preferred option continued an agreed strategy on the urban and rural renaissance. The West Midlands Joint Committee, which only covers the metropolitan authorities, has agreed to continue with these principles.

Given the scale of the increase in growth required in Birmingham and other places to that envisaged in the RSS it is not clear where Birmingham now stand on this agreed strategy. It is not clear from the Option consultation how the City will function in respect of its surrounding network of settlements nor its relationship with its rural hinterland. Understanding and defining these future relationships will be key to any further work on the spatial distribution of accommodating any of Birmingham needs which it is unable to meet itself.

2. Estimation of housing requirements and the level and distribution of housing provision

The SHMA only considered a "business as usual" approach; it did not look at alternative forecasts given changes in policy or the economic climate. Also, the SHMA considers a sub-region approach which is based on "those authorities which are most closely linked to Birmingham by migration flows". It is not clear what the cut-off for this area is, but only focusing on a small number of neighbouring authorities and using a "business as usual" approach it is not considered that the full housing market has been considered nor has sufficient consideration been given to the impact of alternative scenarios to inform policy making.

As previously acknowledged work with GBSLEP will go some way to addressing this but given the scale of Birmingham's housing market and the scale of housing growth that Birmingham is unable to accommodate, I would expect full consideration of a range of options which consider the distribution of housing provision. Furthermore as identified earlier in my letter, consideration needs to be given to the scenario of accommodating any future housing need that Tamworth could not accommodate.

Our response to the previous consultation expressed concern that the impact on Tamworth of development new to Sutton Coldfield had not been fully explored and I am not aware of any new evidence that would address our concern.

3. Appropriate provision made for migration

This should be considered as part of any scenarios that involve change to current policy.

4. Level of distribution of employment land provision

Similar to housing, this should be considered as part of a wider view of the regions employment land provision. It is recognised that some work is planned via the GBSLEP and further consideration should be given to places beyond the GBSLEP boundary and their role. In particular for Tamworth, the role of Birch Coppice and

Hams Hall as large local employers is important. A market view would aid this work. Furthermore, the Council would wish to see evidence of consideration of the potential impact on the Tamworth employment land provision of any allocations made by Birmingham in the Sutton Coldfield area which is close to Tamworth particularly given the proposed allocation of a 50ha site is larger than the total amount of employment land proposed in Tamworth.

5. Level and distribution of office provision

The comments made under 4 above apply.

6. Level and distribution of retail provision

No comments at this stage.

7. Appropriate provision made for public and private transport including Park and Ride and community patterns

I am not aware of any evidence on this subject to date, however, given the strong economic ties between Tamworth and Birmingham, in particular the large percentage of Tamworth residents that out-commute to Birmingham, we believe a key issue is ensuring that appropriate provision is made between Tamworth and Birmingham. Of particular relevance is the M42, A38, A453 and the rail links. An ambition of Tamworth Borough Council is to ensure an improved rail service between Tamworth and Birmingham. Again, the large scale development planned in the Sutton Coldfield greenbelt could place additional strain on infrastructure in Tamworth and this should be explored further. In particular, the Highways Agency have identified their need for improvements to two junctions on the A5, just as a result of the impact of Tamworth growth. I do not believe that the Highways Agency have factored in growth in Sutton Coldfield and the contribution it could make to delivering these improvements. In addition, the Phase 2 Revision RSS had proposed a park & ride at Tamworth station. This could be something that could be accommodated into the Anker Valley Urban extension proposal.

8. Consistency of planning policy and proposals across common boundaries such as transport links and green infrastructure

The draft Core Strategy made reference to the Birmingham to Tamworth rail line. The Council continues to support proposals that would provide an improved level of service on this line for Tamworth residents but would wish to see current journey times maintained. As mentioned throughout this letter, given the proximity of the proposed development in the Sutton Coldfield greenbelt, we are concerned about the impact this will have on our infrastructure and our own ability to grow. With regards to green infrastructure, consideration should be given to the role the River Tame Valley could play.

9. Greenbelt matters

You should be aware that as part of the revision to Tamworth's Local Plan, we will be looking to sites which could come forward for housing if in the event the Anker Valley site does not come forward in the plan period. We are considering a range of options and sites within the Borough, one of which is Green Belt release in the south of the

Borough. If there is to be large scale Green Belt release in Birmingham CC's administrative boundary and within Tamworth, this would significantly reduce the 'green gap' between the two areas. Two such changes to the West Midlands Green Belt should consider the wider Sustainability implications if both were to occur during the life time of both Local Plans.

10. Minerals, waste and water resources including flooding

The River Tame meets the River Anker in the centre of Tamworth and as I am sure you are aware Tamworth experiences issues with flooding. Any planned development in Birmingham should seek to ensure it does not increase flood risk elsewhere, particularly in Tamworth.

11. Air Quality Matters

No comment.

12. Any other matters

No comment

I would be happy to discuss these comments further with you if you would find that helpful.

Please do note that these are officer level comments only at this stage, although I have shared these with my Portfolio Holder, these, however, have not been considered by any formal Committee of the Council.

I look forward to continuing working with you as we both progress our Local Plans.

Yours sincerely



Matthew Bowers
Head of Planning & Regeneration



Matthew Bowers
Head of Strategic Planning
Tamworth Borough Council
Marmion House
Lichfield St
Tamworth
Staffordshire
B79 7BZ

Date: 29.07.13

Dear Matthew,

Birmingham's Future Growth Requirements

It is now almost a year since I first wrote to you to draw attention to the challenge that Birmingham faces in meeting its future requirements for new housing.

I believe that we have made significant progress over the past 12 months in developing an approach which will enable this challenge to be addressed in a planned way, and I am grateful for your support in taking this forward

You will recall that at the end of last year the City Council undertook a further round of consultation on options for increasing the supply of land for housing and employment development within the city boundary, including a consideration of green belt options. This consultation generated a substantial number of comments, and we have subsequently commissioned additional technical work in response to this.

This work is now nearing completion, and the next step in the process will be the publication of the pre-submission version of the Birmingham Development Plan. We expect to secure Council authorisation for this in the autumn.

We are, of course, already taking into account any comments that your Council made at earlier stages in the process – but I would like to provide you with a further opportunity to raise with us any issues that you feel that we need to take into consideration in finalising the Plan. In this respect I am conscious that our focus over the past 12 months has been very much on the housing challenge, and that there may be other issues of importance that we also need to consider. I have attached a checklist of matters that may be of common concern and if there are any outstanding concerns I would be grateful if you could identify them.

As ever, we would be happy to meet with you to discuss any issues or concerns that you may have. If you would like to meet in the first instance

please liaise with David Carter, Head of Planning and Growth Strategy (email: david.r.carter@birmingham.gov.uk tel: 0121 303 4041)

Yours sincerely

A handwritten signature in black ink, appearing to read 'Waheed Nazir', written in a cursive style.

Waheed Nazir
Director of Planning & Regeneration



Birmingham City Council

Checklist of matters which you may be of common interest and which reasonably might be covered by the Duty to Co-operate.

1. Overall approach including the relationship to urban and rural renaissance
2. Estimation of housing requirements and the level and distribution of housing provision
3. Appropriate provision made for migration
4. Level and distribution of employment land provision
5. Level and distribution of office provision
6. Level and distribution of retail provision
7. Appropriate provision made for public and private transport including Park & Ride and commuting patterns
8. Consistency of planning policy and proposals across common boundaries such as transport links and green infrastructure
9. Green Belt matters
10. Minerals, waste and water resources including flooding
11. Air quality matters
12. Any other matters that might reasonably identified.

Robert Mitchell
Director (Communities, Planning and Partnerships)
Tamworth Borough Council
Marmion House
Lichfield Street
Tamworth
Staffs
B79 7BZ

FAO: Matthew Bowers

12 May 2013

Dear Matthew

Thank you for your recent letter regarding the importance of two-way communication on matters relevant to our respective development plans under the Duty to Co-operate. I welcome your commitment to ongoing collaboration and hope that I can reassure you on the important matters raised in your letter.

First, I would like to acknowledge there are similarities between Tamworth and Birmingham in the sense that the boundaries of both our authorities are drawn tightly around the built-up areas with the result that in both cases it is difficult to meet all of the forecast development needs arising within our administrative areas without looking to adjoining areas to help meet those needs. In the case of your plan we recognise and support the discussions and agreements that you have forged with Lichfield District Council and North Warwickshire Borough Council. The position on these matters was made clear in the Position Statement we were asked to prepare for your recent Exploratory Meeting.

In our representations to the development plans of adjoining authorities within the GBSLEP we have been careful to stress that in raising the issue of the emerging housing shortfall in Birmingham that our intention has not been delay the adoption of emerging local plans. This is because the necessary evidence to specify the possible scale and in particular the distribution of any Birmingham shortfall, or overspill, has yet to be determined. In this context the City Council has adopted a position in representations to adjoining development plans where we request that the existence of this issue exists and that a commitment to participation in the necessary joint work and, where necessary, the subsequent review of plans to address the matter. Inclusion of appropriate wording has already been discussed and agreed with Solihull MBC and Cannock Chase Council to this effect. The work to propose a brief for a Joint Strategic Housing Needs Study through the joint working arrangements within the GBSLEP and the associated work on the Strategic Spatial

Framework Plan in which both of our authorities are actively engaged is taking this forward.

The City Council has sought to engage with adjoining local authorities in a number of ways in relation to these cross-boundary matters. It would appear from your letter that you may not be aware this included an invitation to adjoining authorities, including Tamworth (invite sent to Mr S. Pointon in a letter dated 1 May 2012) to participate in a workshop on 30 May 2012 on the Birmingham Strategic Housing Market Assessment, including the housing targets for Birmingham. In addition to this workshop reference to the emerging Birmingham housing shortfall has been discussed at various GBSLEP meetings.

The most important point you raise, however, is that there is a need for close and continuing liaison as we move forward on our respective development plans. I welcome this and I have asked David Carter, Head of Planning & Growth Strategy to lead from our side and this should include any necessary bi-lateral discussions as well as the joint working through the GBSLEP.

The Duty to Cooperate is a challenge for us all and if at any point you consider that further dialogue or transparency is required do not hesitate to let us know. I have asked David Carter to set up an early meeting with you so we can fully understand the ongoing position on both our development plans.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Waheed Nazir', written in a cursive style.

Waheed Nazir
Director of Planning & Regeneration

Robert Mitchell

Director (Communities, Planning & Partnerships)

Please ask for: Matthew Bowers

Direct dial: 01827 709 279 Fax: 01827 709 310

E-mail: matthew-bowers@tamworth.gov.uk



Waheed Nazi

Director of Planning and Regeneration

Birmingham City Council

PO Box 28,

Birmingham

B1 1TU



1st May 2013

Dear Waheed

Thank you for your letter dated 18th January 2013 and please accept my apologies for the delay in responding.

You will be aware that the Borough Council has made a formal response to the City Councils consultation on options for increasing the supply of land for development and so I will not go over those issues here.

The Borough Council is committed to working with neighbouring and nearby councils on strategic issues, however this co-operation is a two way process and in the future we would hope that Birmingham City Council engages with us in a more pro-active and transparent manner.

Prior to the public consultation we were not consulted on any technical pieces of evidence that informed the consultation or asked to participate in their undertaking.

Whilst it is clear that the development needs of Birmingham, particularly housing, is very challenging there seems to be little evidence or objective appraisal of alternative strategies for accommodating these needs prior to demanding that other local authorities take this into account.

Tamworth Borough Council, also has challenging development needs to accommodate due to our limited supply of land and we could equally request that Birmingham City Council acknowledge our difficulty in meeting the requirement in our boundary and that some provision will need to be made in adjoining areas to help meet Tamworth's needs.

I believe that the development needs of the sub region need to be considered in the round as there may be an option for addressing these issues collectively. Some development locations could go some way to meeting the needs of both of our Authorities.

Marmion House,
Lichfield Street,
Tamworth,
Staffs B79 7BZ.

Enquiries: 01827 709709
Facsimile: 01827 709271



You will be aware that the Borough Council has recently taken the decision to withdraw our Local Plan from examination. We will now be starting to refresh evidence and gather new and start the Plan preparation process again. We anticipate publishing a Draft Plan for consultation by the end of year. The timetable is similar to Birmingham and it would seem to me to be a good opportunity to work together on any evidence base collection needed, technical issues and policy development.

I look forward to increased collaboration between our two authorities and I am happy to discuss any issues arising from this letter with you in more detail.

Yours sincerely

A handwritten signature in black ink that reads "M Bowers". The signature is written in a cursive style with a large initial 'M' and 'B'.

Matthew Bowers
Head of Planning & Regeneration

Birmingham City Council

Tamworth Local Plan Exploratory Meeting Position Statement in relation to the Birmingham Development Plan

Current Position

In December 2010 the City Council published a draft Core Strategy for consultation. This took as its starting point the growth levels proposed in the Phase 2 Revision of the West Midlands Regional Spatial Strategy, and proposed an additional 50,600 dwellings in the period 2006 – 26. These new dwellings were to be provided within the existing built-up area of the city largely on brownfield sites.

Following the introduction of the Localism Act and the National Planning Policy Framework, and the publication of new ONS population projections which show higher rates of population growth for Birmingham, the Council took the view that it would not be realistic to proceed on the basis of the RSS requirements. Additional work was commissioned in relation to both housing and employment land needs.

In relation to housing this took the form of a new Strategic Housing Market Assessment which was published in October 2012. This indicates that Birmingham's housing requirement for 2011 – 31 is at least 80,000. Alongside this the Council's latest Strategic Housing Land Availability Assessment identifies capacity for only around 43,000 dwellings on sites within the urban area, leaving a significant shortfall to be found elsewhere.

In relation to employment, a new Employment Land Study for Economic Zones and Key Sectors also identified a shortfall in the availability of employment land.

In view of this In November 2012 the Council undertook further consultation on the Birmingham Development Plan (as the Core Strategy is now being called). This looks specifically at options for increasing housing and employment land provision, and in so doing it puts forwards options for developing up to 10,000 new dwellings on land currently within the green belt, within Birmingham, to the north and east of Sutton Coldfield. This consultation ended on 14th January 2013.

The Council is now in the process of considering the consultation response, and hopes to be in a position to produce a pre-submission version of the Birmingham Development Plan in the summer of 2013.

It will be clear from the above that at this stage the City Council has not yet decided to proceed with the development of green belt land in the Sutton Coldfield area – nor has it come to a view on which of the option locations would be most suitable should green belt development be considered appropriate.

Some initial work has been undertaken in relation to infrastructure requirements in order to confirm that none of the option locations have any 'showstoppers' in this regard. This work has not indicated any significant potential implications for Tamworth.

Duty to Co-operate

It is clear from the additional work outlined above that it will not be possible for the whole of Birmingham's housing requirement to be accommodated within the City's boundary. The Council is therefore seeking the support of neighbouring authorities in addressing this. This is being pursued partly through the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP, of which Tamworth is a member), which has agreed to produce a GBSLEP Strategic Spatial Framework Plan which will pick up this issue.

However the Council is also in bilateral discussions with nearby authorities, and copies of letters sent to Tamworth are attached.

The Council has not made any specific representations on the Tamworth Local Plan because it is accepted that there is no capacity for additional land to be found within Tamworth's boundary to help meet Birmingham's needs.

The City Council has made representations to the Lichfield and North Warwickshire plans where there may be potential capacity to help meet Birmingham's housing shortfall and it has also been involved in exchanges of correspondence on the Cannock Chase and Solihull plans seeking a recognition of the issue and scope for further collaborative working.

In relation to the Coventry Core Strategy the City Council has taken a different position whereby it considers that there is a potential significant shortfall in housing provision without adequate explanation and how this is to be dealt which brings into question the soundness of that plan.

Documents

Copies of all the consultation documents referred to above can be found on the Council's website (www.birmingham.gov.uk/plan2031)

Matthew Bowers
Head of Strategic Planning
Tamworth Borough Council
Marmion House
Lichfield St
Tamworth
Staffordshire
B79 7BZ

Date: 18 January 2013

Dear Matthew,

Birmingham's Future Growth Requirements

I am writing following our recent correspondence and meeting in relation to the likely scale of future growth in Birmingham and how this might be taken forward under the new planning system.

As you will be aware, the recently completed Strategic Housing Market Assessment for Birmingham has concluded that there is likely to be a substantial shortfall in housing provision within the city up to 2031. We are currently completing a consultation on options for increasing the supply of land for development within the city boundary, including a consideration of green belt options – but it is clear that even if we adopt such an option, we will still be facing a significant shortfall.

I am grateful for your recognition of the need to address this challenge and for your support for the development of an agreed response through the collaborative work of the West Midlands Joint Committee and the Greater Birmingham and Solihull Local Enterprise Partnership.

I would re-emphasise that in addressing this issue we do not wish to put in jeopardy local planning work which is already well-advanced and nearing completion but we do feel that it is necessary for us all to be demonstrating a clear commitment to undertake the joint work which will be required to enable a planned response to be put in place and to bring forward any consequent revisions to our development plans as soon as practicable thereafter.

We also recognise that authorities are in different positions in terms of their individual development planning work. Where Core Strategies have already been put in place, the issue will need to be picked up in future review processes.

Where plans are still in preparation we are looking for an explicit acknowledgement of the issue within the emerging plan. This should:

- Recognise that evidence is emerging that Birmingham will not be able to accommodate the whole of its new housing requirement for 2011 – 31 within its administrative boundary and that some provision will need to be made in adjoining areas to help meet Birmingham's needs.
- Include a commitment to work collaboratively with Birmingham and other authorities within the Greater Birmingham and Solihull Local Enterprise Partnership and/or the West Midlands Joint Committee to establish objectively the level of long term growth through joint commissioning of a Strategic Housing Market Assessment and work to establish the scale and distribution of any emerging housing shortfall.
- Recognise that in the event that it is demonstrated that there is a need for further housing provision in your area this will be addressed through a review of the Development Plan.

In some cases the Council has already made representations on emerging plans to this effect.

I hope that we can continue to work collaboratively on these issues – and I am of course always happy to meet with you to discuss any issues arising in more detail.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Waheed Nazir', written in a cursive style.

Waheed Nazir
Director of Planning & Regeneration

Director of Planning and Regeneration
Development Directorate
Birmingham City Council
PO BOX 28
Birmingham
B1 1TU

12/12/2012

RE: BIRMINGHAM DEVELOPMENT PLAN – OPTIONS CONSULTATION AND GREEN BELT OPTIONS APPENDIX

Dear Dave,

Thank you for the opportunity to comment on Birmingham's Development Plan Options Consultation.

We acknowledge that the urban area of Birmingham has a finite capacity for new housing and employment land, and that land will need to be released from the Green Belt to meet your identified needs.

Tamworth's response will aim to follow the questions set out in your consultation response form.

Q1 Do you agree with the overall strategy and vision for the City? In general yes, but with concerns.

Q2 Are there any comments that you would like to make regarding the overall strategy or vision for the City? Further detail and information should be given for page 6, specifically the paragraph which starts "*The fact that our current population projections are based upon...*" How will this be factored into locating areas within and outside of your administrative boundary, what weight will this have in an assessment?

Green Belt assessment approach: Options; E, G, I, J, K, L, M, N, more information needs to be released on these sites. How does the size of the Green Belt release render it too small to be an urban extension? Considering there is a shortfall of housing numbers even with the release of some Green Belt, surely these smaller Green Belt options should be fully explored before looking to adjoining local authorities for suitable sites.

Q3 Do you think that the City Council should release some land from the Green Belt within Birmingham to provide additional housing? Yes Birmingham should release land from the Green Belt for additional housing

Q4 Do you think that the City Council should seek to persuade neighbouring Councils to make land available for housing to meet some of Birmingham's needs? Birmingham should prepare an evidence base on all possible options in adjoining local authorities, this should take into account standard technical assessments and SA, but also consider the strategic implications.

Q5 Of the options which do you consider to be suitable for housing development? None of these Green Belt Options are suitable for housing development.

Q6 Are there any comments that you would like to make regarding the options in relation to housing development? Tamworth has not been consulted on a technical basis prior to this consultation. Assessing the Strategic Implications and working with adjoining local authorities is a key element to the National Planning Policy Framework, more importantly it is a legal requirement under the Localism Act 2011.

All the Green Belt options but in particular B, C and D would have a strategic implication for Tamworth. The impact upon strategic and local highways, access to retail, leisure and employment sites in Tamworth from the proposed housing needs to be assessed, also of great importance is the impact that 10,000 new homes would have on the deliverability of new housing development in Tamworth. These 10,000 proposed new homes dwarf the level of growth in Tamworth and South East Staffordshire as a whole, these proposals would have an impact on the viability of Tamworth's Local Plan and impact on the viability of specific sites. All of these strategic impacts need to be fully considered and assessed.

Until this has been carried out, it is not possible to fully consider any of the options.

Q9 Do you think that the Council should seek to address this by releasing some land from the Green Belt for employment development? & Q10 Of the options which do you consider to be suitable for employment development – please see responses to Q3 & Q4.

Further comments

The Duty to Co-operate is a statutory requirement of the Localism Act 2011, the National Planning Policy Framework does not have the benefit of statute: but as one of the four tests of soundness it requires Local Plans to be 'Positively Prepared', in that local authorities should work together on strategic issues. Page 6 of the Options consultation report needs amending to reflect this.

We hope these comments assist you preparing the next stage of your plan. Please do not hesitate to contact Alex Roberts, Development Plans Manager, if you have any further queries in regards to this.

Yours Sincerely,

Robert Mitchell
Director Communities Planning and Partnerships

08th August 2012

Matthew Bowers
Head of Strategic Planning
Tamworth Borough Council
Marmion House
Lichfield St
Tamworth
Staffordshire
B79 7BZ

Dear Matthew

Birmingham's Future Growth Requirements

In December 2010, the City Council published a draft Core Strategy for consultation. The levels of housing and employment growth which this proposed drew on the Phase 2 Revision of the West Midlands Regional Spatial Strategy, and the technical work which underpinned this.

In the last 18 months much has changed:

- The Localism Act has confirmed the Government's intention to abolish the RSS.
- The National Planning Policy Framework requires Councils to plan to meet 'objectively assessed' needs for new housing and employment.
- The latest ONS population and household projections for Birmingham show higher levels of growth than those which informed the RSS Revision.
- Higher population growth and the impact of the recession highlight the need for more job creation.
- The first results of the 2011 Census have indicated that Birmingham's population in 2011 was about 40,000 higher than the mid-year estimates had suggested.

In the light of this, the City Council has embarked on a process of reviewing the growth levels that were included in the Draft Core Strategy and we hope to undertake further consultation on this towards the end of the year.

To help inform this process a new Strategic Housing Market Assessment (SHMA) has been commissioned. This work is not yet finalised, but the key emerging conclusions were presented at a stakeholder workshop at the end of May which was attended by many authorities adjoining Birmingham. The message from the SHMA research is that Birmingham's housing requirement for the period 2011 – 31 is in the range of 80,000 to 105,000. This compares to the latest estimate of capacity within the urban area (from the City's 2011 Strategic Housing Land Availability Assessment) of around 43,000.

Clearly this creates a significant challenge. We are considering a number of ways to increase capacity within the urban area – but it is already quite clear that there is no prospect that these will bring us even close to the lower end of the housing requirement range. The only remaining course will then be to consider green belt development options on the edge of the city. However the scope for such options within Birmingham is limited.

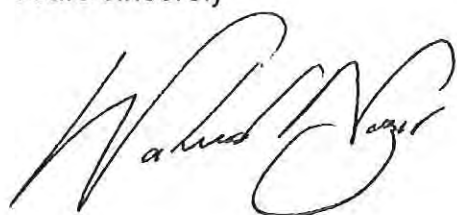
Our approach has always been to accommodate as much of Birmingham's housing growth as realistically possible within the city's boundary, and this remains our intention. However, it is increasingly clear that over the next twenty years it will not be realistic for us to provide for the full quantity of new housing that the SHMA indicates that we require.

In these circumstances it is likely that we will need to look to adjoining areas to accommodate some of Birmingham's requirement. I appreciate that this is a challenge, particularly in view of the advanced stage that many of us find ourselves in with our individual development plans.

I am therefore writing to you to propose that we meet to discuss these issues and resolve a way forward in addressing them. The existence of the West Midlands Joint Committee and the now established LEPs are valuable structures that emphasise the importance of joint working to meet shared priorities and pressures. However, due to the pressing nature of these issues I suggest that as Chief Planning Officers we arrange to meet to discuss the matters outlined above to set the context for these ongoing discussions.

I would be very pleased to host the meeting in Birmingham and if you could advise Pauline Grey my secretary of your availability from the beginning of September I will make the necessary arrangements.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Waheed Nazir', written in a cursive style.

Waheed Nazir
Director of Planning and Regeneration

**Birmingham Development Plan
DUTY TO CO-OPERATE STATEMENT**

APPENDIX 16

Telford & Wrekin - Package of documentation relating to the Duty to Co-operate

Contents

Documents are reproduced in the order set out below. There is no page numbering of this appendix.

- Duty to Co-operate Agreement between Birmingham City Council and Telford & Wrekin Council
- Birmingham City Council response to Telford & Wrekin Council – Proposed Housing and Employment Sites Consultation dated 13/06/14
- Telford & Wrekin Council response to the Birmingham Development Plan 2031 Pre Submission version dated 03/03/14
- Action note of meeting held under the Duty to Co-operate on 04/03/14
- Birmingham City Council letter to TWC on Shaping Places Strategy and Options Consultation dated 29 July 2013

BIRMINGHAM DEVELOPMENT PLAN

Duty to Co-operate

Local Planning Authorities and other bodies party to this agreement/ understanding:
A. Birmingham City Council (BCC) B. Telford and Wrekin Council (TWC)

Development Plan Document(s) covered by this agreement / understanding:
Birmingham Development Plan

Stage in the process forming part of this agreement:
Pre-Submission* *NB: In the event of any changes to the plan prior to submission and/or as part of modifications proposed during the Examination process then updated versions of this document may be prepared.

Checklist criteria NB: this is a starting point, list to be mutually agreed between the parties to this agreement. Checklist discussed and agreed: Yes/ No	Summary status E.g.: Full or partial agreement, / Shared understanding on area(s) of disagreement, or/ Not applicable Delete as appropriate	1. Summary of the approach in the plan 2. Summary of agreed position and any outstanding concerns or other comments NB: Refer to attachments and appendices if required
a) Overall approach incl. relationship to urban and rural renaissance	Agreed/ Shared Understanding/ Not Applicable	<p>1. The vision, strategic objectives and approach set out in the BDP envisages that by 2031 Birmingham will be renowned as an enterprising, innovative and green city that has delivered sustainable growth meeting the needs of its population and strengthening its global competitiveness.</p> <p>Following around half a century of decline in the latter half of the C20 the city's population is expected to grow rapidly extending and building on the success of the strategy for urban renaissance that has been the hallmark of planning in the city since the 1980's.</p> <p>2. Following abolition of the Regional Spatial Strategy the City Council has worked and continues to work with adjoining authorities in the GBSLEP and West Midlands Metropolitan Area and beyond not only to ensure the continuing success of urban renaissance but also, through the GBSLEP</p>

		<p>Strategic Spatial framework Plan, the Strategic Policy Framework for the West Midlands Metropolitan Area and local plans, to ensure that there remains an appropriate balance between growth and development to meet needs in both urban and rural areas. There are no outstanding issues in relation to the strategy set out in the BDP between the parties signatory to this document.</p>
<p>b) Estimation of housing requirements and the level and distribution of housing provision</p>	<p>Agreed/ Shared Understanding/ Not Applicable</p>	<p>1. The Birmingham SHMA which underpins the BDP estimates a housing requirement of c80,000 net new dwellings in the period up to 2031. The 2012 SHLAA's best estimate of likely capacity without incursion into Green Belt (except at the site of the former Yardley Sewage Works) and including an allowance for c700 on land at Longbridge within Bromsgrove District is c45,000 dwellings, including allowance for windfalls. The Pre-submission version of the BDP proposes that 51,100 net new dwellings - should be provided including the removal of land from the Green Belt to increase capacity within Birmingham leaving a balance to be found outside the city's boundary of c29,000 dwellings.</p> <p>2. The major issues concern the scale of the housing requirement, the extent to which capacity exists or can be identified within Birmingham's boundary and then the scale and distribution of any resultant shortfall. The BDP sets out Birmingham City Council's position in respect of these matters and it is envisaged by the parties signatory to this document that the satisfactory resolution of these issues will be achieved through (1) completion of the GBSLEP Strategic Housing Needs Study (2) Distribution of the overall housing need and the resultant 'overspill' housing through the Second Iteration of the GBSLEP Strategic Spatial Framework Plan and through arrangements negotiated with other authorities beyond the GBSLEP as justified by the evidence and (3) Subsequent accommodation of the 'overspill' growth in the review of Local Plans in adjoining areas. This approach is accepted by the parties signatory to this document.</p>
<p>c) Appropriate provision made for migration</p>	<p>Agreed/ Shared Understanding/ Not Applicable</p>	<p>1. The Birmingham SHMA takes account of migration in establishing the overall housing requirement and, broadly speaking, the effects of migration trends are then taken</p>

		<p>into account in the estimation of housing requirements in adjoining areas through the preparation of local plans.</p> <p>2. The identification of a housing shortfall or 'overspill' requirement refers to potential additional housing over and above that included in population and household projections that is needed outside Birmingham's boundary in order that housing needs can be met. The process for resolution of this matter is as set out in b)2 above. This approach is accepted by the parties signatory to this document.</p>
d) Level and distribution of employment land provision	Agreed/ Shared Understanding/ Not-Applicable	<p>1. The BDP identifies a serious emerging shortfall of land to accommodate future employment growth and investment. The plan addresses this issue by protecting the city's core employment areas from competing uses so they offer a continuing supply of recycled land supplemented by the release of a major new employment site (80ha) at Peddimore. Proposals for six economic zones are primarily focussed within the existing employment areas and include two Regional Investment Sites. The possible longer-term need for further strategic employment sites is to be addressed by the GBSLEP Spatial Plan for Recovery and Growth and associated technical work with adjoining LEPs. This will be informed by the joint commissioning of a Review into the West Midlands-wide need and provision of very large employment development opportunities.</p> <p>2. This approach is accepted by the parties signatory to this document.</p>
e) Hierarchy of centres and the level and distribution of retail provision	Agreed/ Shared Understanding/ Not-Applicable	<p>1. The BDP defines a retail hierarchy of centres in Birmingham. The approach in the BDP is to make provision for a net increase of 270,000 m² in comparison retail floorspace concentrated in the City Centre, Sutton Coldfield town centre and three District Growth Points. Growth elsewhere will be small scale.</p> <p>2. This approach is accepted by the parties signatory to this document.</p>
f) Level and distribution of	Agreed/ Shared	<p>1. The approach in the BDP is to encourage 745,000 m² gross of new office development</p>

office provision	Understanding/ Not Applicable	<p>in the network of centres primarily focussed in the city centre including a substantial proportion of the new office floorspace expected to be provided within the Enterprise Zone.</p> <p>2. This approach is accepted by the parties signatory to this document.</p>
g) Appropriate provision made for public and private transport including Park & Ride and commuting patterns	Agreed/ Shared Understanding/ Not Applicable	<p>1. The BDP incorporates a range of transport policies and proposals across all modes. These are consistent with the extant Local Transport Plan and emerging Birmingham Mobility Action Plan (BMAP). There are proposals to improve networks both within and beyond the boundary which will impact, for example, on modal choice for commuters. Major development proposals close to the city boundary have impacts that can extend across the administrative boundary. Close cross-boundary co-operation on transportation matters continues through both West Midlands Shadow ITA and the associated Local Transport Boards (LTB).</p> <p>2. There is no desire to increase the proportionate levels of in-commuting across the city boundary associated with potential growth in Telford & Wrekin so there is an expectation that there will be a need for an appropriate balance between the levels of housing and employment growth taking place coupled with enhancement to strategic infrastructure linkages as well as commensurate improvements to local transport infrastructure. The details will be subject of continuing engagement as the local plan for Telford and Wrekin is progressed. in areas beyond the city boundary which is a matter to be addressed in the relevant local plans. This approach is accepted by the parties signatory to this document.</p>
h) Consistency of planning policy and proposals across common boundaries such as transport links and green infrastructure	Agreed	<p>1. Telford & Wrekin does not have an adjoining boundary with Birmingham City Council; however it is clearly with the wider travel to work area. As such spatial/transport policies which take account of the use of rail services or development within close proximity to the strategic highway network should be consistent, where possible.</p>
i) Green Belt	Agreed/	<p>1. Significant changes to the Green Belt are</p>

matters	Shared Understanding/ Not Applicable	<p>proposed in association with major development proposals at Langley and Peddimore to the north-east of Birmingham and at the site of the former Yardley sewage works. The changes to the Green Belt boundary have been made in such a way as to identify new boundaries that will endure in the long-term and allow for development to be accommodated that will not undermine the essential purposes or integrity of the wider West Midlands Green Belt. The City Council acknowledge that additional land which is currently designated as Green Belt in adjoining areas may need to be identified for development – as a consequence of the process to determine the level and distribution of future growth set out under b)2 above - but the responsibility for those proposals, should they arise, will lie with the respective local planning authority (working collaboratively with other relevant authorities) to be determined through a review of the relevant local plan(s).</p> <p>2. This approach is accepted by the parties signatory to this document.</p>
j) Minerals, waste and water resources including flooding	Agreed/ Shared Understanding/ Not Applicable	<p>1. As a major city Birmingham is reliant on minerals predominantly produced in adjoining shire areas to help facilitate its growth and development. The City Council recognises that it can reduce the demand for mineral extraction through effective recycling and reuse of building materials and aggregates. Similarly the City Council recognises that its 'footprint' can be reduced through self-sufficiency and vigorous adoption of the waste hierarchy. The City Council is an active member of both the West Midlands Aggregates Working Party (AWP) and the Regional Technical Advisory Body (RTAB) covering waste. Both groupings help ensure discharge of the DtC. In respect of water resources and flooding the City Council is fully aware of its responsibilities and will vigorously pursue the principles of sustainable drainage to reduce the risks of flooding both within the city and beyond its boundaries.</p> <p>2. This approach is accepted by the parties signatory to this document.</p>
k) Air quality matters	Agreed/ Shared	<p>1. The City Council is committed to the improvement of air quality for its residents</p>

	Understanding/ Not Applicable	and those in surrounding areas. It is, and will remain an active participant in initiatives to address these matters jointly with adjoining authorities and other agencies subject to the nature of actions being consistent with the city's aspirations for growth. Detailed policies on air quality and noise matters will be set out in a separate Development Management DPD. 2. This approach is accepted by the parties signatory to this document.
l) Any other matters that might reasonably be identified under the Duty to Co-operate	Agreed/ Shared Understanding/ Not Applicable	1. No other matters identified. 2.

Log of meetings, reports and other records to substantiate the collaborative working:

	Details:
Meetings	Meetings on the Birmingham Development Plan held on 19/06/13 and 04/03/14. Meeting between the West Midlands Duty to Co-operate Group and TWC representatives on 11/07/13.
Groups	Regular meetings: (1) West Midlands Planning Officers Group – TWC and BCC are both represented on this group
Responses to consultation and correspondence	21/02/14 – TWC response to the Birmingham Development Plan 2031 Pre Submission version 29/07/13 – BCC letter to TWC on Shaping Places Strategy and Options Consultation
Additional points	

We, the undersigned, agree that the above statements and information truly represent the joint working that has and will continue to take place under the 'Duty to Co-operate'.


 Waheed Nazir
 Director of Planning & Regeneration
 Birmingham City Council*


 Michael Barker
 Assistant Director: Planning
 Specialist
 Telford and Wrekin Council*

* Must be signed by either Council Leader or responsible Cabinet Member or responsible Chief Executive or Chief Officer only. For non-local authority organisations signatory should be at equivalent level.

June 2014



Date: 13th June 2014

Michael Barker
Assistant Director – Planning Specialist
Telford & Wrekin Council,
PO Box 457,
Telford.
TF2 2FH

Dear Michael,

Telford and Wrekin Council – Proposed Housing and Employment Sites Consultation

I am writing in response to your latest consultation on site allocations. While there are no specific comments we would wish to make on particular sites we were, following recent discussions between our two authorities, anticipating that some of the overall level of housing growth would be capable of making a contribution to meeting the emerging housing shortfall in the West Midlands conurbation, yet the SHMA suggests it is all required to meet Telford's own requirements.

Once the results of the GBSLEP / Black Country strategic housing needs study are clearer perhaps we could usefully have a further meeting to discuss this.

A response has also been submitted on behalf of the West Midlands Joint Committee, which the City Council supports.

Yours sincerely



Waheed Nazir
Director of Planning and Regeneration



Email: planningstrategy@birmingham.gov.uk

Director of Planning and Regeneration
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Telephone: 01952 384100

Fax: 01952 380104

Your Ref:

Our Ref: MJB/sw/21214

Date: 21 February 2014

Dear Sir

Thank you for the opportunity to respond to your consultation on the Birmingham Development Plan (BDP) pre-submission document.

Telford & Wrekin Council recognises the pressures facing Birmingham in planning for future development needs up to 2031, as highlighted in the BDP. It is clearly of strategic significance to the rest of the [previous] regional grouping of authorities that Birmingham cannot accommodate its future development needs within its own boundary. It is therefore only right and proper that Birmingham seeks to establish a clear dialogue with those authorities with a strategic relationship to Birmingham in accordance with the duty to cooperate legislation, and Telford & Wrekin supports the broad approach advocated at this stage in the BDP.

Whilst it is acknowledged that separate processes are underway to address the duty to cooperate requirements in support of the BDP, and that Telford & Wrekin Council is involved in that process, it would be helpful to refer in the BDP itself to ongoing discussions with authorities not necessarily contiguous, but with an association with Birmingham such as Telford & Wrekin. This would ensure that for consistencies sake at least both Birmingham and Telford & Wrekin acknowledge each other as parties engaged in the respective plan preparation processes. At present, a conclusion that could be drawn from reading the consultation material is that only authorities in adjoining areas have been involved up to this point. The issues identified in the BDP are clearly different to those facing Telford & Wrekin, particularly in terms of land supply for both housing and employment development. It is on this basis that discussions have taken place to date between the authorities, as well as any future engagement in accordance with duty to cooperate requirements.

Yours sincerely

Michael Barker
Assistant Director: Planning Specialist

email: michael.barker@telford.gov.uk

visit us @ www.telford.gov.uk

follow us at www.twitter.com/telfordwrekin
or www.facebook.com/telfordwrekin

Birmingham Development Plan – Duty to Co-operate

Action Notes of Meeting held:

1400, Thursday 20 February 2014, Telford and Wrekin Council Offices, Wellington

Present:

Michael Barker – Telford & Wrekin Council

Darren Oakley - Telford & Wrekin Council

David Carter – Birmingham City Council

Discussion

The discussion focussed around three issues, the GBSLEP Strategic Housing Study, the Telford & Wrekin Local Plan and the Birmingham Development Plan.

Strategic Housing Study

DC explained to current position on the GBSLEP Strategic Housing Study and the inclusion of the Black Country in the work which would lead to two reports with a lot of common content. DC also explained that three other Districts had been identified as being part of the Birmingham and Black Country HMAs and these were North Warwickshire, Stratford and South Staffordshire.

DC indicated that the outcome of stages 1 and 2 of the study should be available by mid-April and that Stage 3 was particularly important because this would examine spatial options for the distribution of unmet growth and that the potential role of Telford needed to be examined as part of this process. It was agreed that DC would request that PBA should speak to Telford as part of this process since it was important that any assumptions in relation to Telford would need to be robust. The timescale PBA were working to envisaged completion of the Study in mid-May.

Telford & Wrekin Local Plan

NB noted that the City Council had responded on the most recent consultation. The next step would be a further consultation on site allocations in April/May 2014 working towards a draft plan in June 2015. The SHMA was currently being updated although this has yet to be published.

The level of housing growth MB emphasised that the desire was to grow the town to the scale originally envisaged so the issue was more a question of the timescale in which this could be achieved. At the low end of the range growth over the plan period (2011 to 2031) the scale required to meet local needs was currently estimated in the region of 10.5K dwellings. At the upper end of the range MB stressed that a view had to be taken on what might be realistically achieved and this was likely to be around 26K dwellings. This position clearly raised scope for the inclusion of capacity in Telford as part of strategic housing options. Close working would be necessary to ensure the options were realistic and in principle more growth would have to be supported by necessary infrastructure and employment. Close liaison would be needed to ensure the options were agreed with Telford & Wrekin.

There was a discussion of Telford's position not only as a new town but also as an important part of the M54 corridor and how, for example, electrification of the railway line to Wolverhampton could significantly enhance the growth potential to mutual benefit.

Birmingham Development Plan

DC explained the background to and purpose of the meeting. He explained that the WMPOG had initially suggested a DtC checklist and agreement to record discussions and the level of agreement and difference around two years ago. This had been taken up by Stafford BC on their Local Plan and a similar activity had taken place in Leeds.

In devising the criteria these other examples had been drawn upon as had the requirements in the NPPF. The draft document was not fixed and if Telford and Wrekin Council wanted any changes or additions to the criteria then this would not be an issue. DC also explained how the first paragraph under each criteria set out the City Council's position and it was likely that most discussion would focus on the second paragraph.

The section at the end of the document was to enable a record of all relevant correspondence, groups and meetings held to be recorded.

MB indicated that Telford would be happy to agree to the document. It was agreed that DC would update the document to refer to the strategic employment land study, agree that item h) did not apply and add the list of documentation for MB to consider and subsequent signature by both authorities.



Rachel Taylor
Environment & Planning Policy Team,
Business & Development Planning,
Telford & Wrekin Council,
PO Box 457,
Telford.
TF2 2FH

Dear Rachel

Shaping Places Strategy and Options Consultation

Thank you for the opportunity to comment on the above document. I would also like to refer to the two recent meetings where we have discussed the strategic relationship of Telford and emerging growth issues both in Birmingham (on 19 June 2013) and the wider metropolitan area (at the Duty to Co-operate Group on 11 July 2013). Given the circumstances where Birmingham is experiencing strong growth pressures which cannot all be accommodated within our boundary it certainly makes sense to look for common ground when Telford and Wrekin appear well-placed to accommodate higher levels of growth.

It is noted that despite the recent difficult economic circumstances, housing completions in Telford continue to grow year on year and exceed what is required to meet locally generated needs. This would suggest that continuing to plan for higher levels of growth is a viable and realistic proposition and as such continues to be supported by the City Council.

At this juncture, however, it is probably advisable not to explicitly support one of the scenarios set out for housing growth in the document, other than to suggest that there is scope to go somewhat beyond the *Housing Completion Led* option for the reasons set out above. Clearly levels of accompanying employment and retail provision would emerge from whatever level of housing and population growth is planned for as would necessary infrastructure requirements.

It is suggested that we should continue our dialogue in order to discuss these matters further especially following completion of your consultation and also to meet the requirements of the Duty to Cooperate. If you would like to discuss this matter further please liaise direct with David Carter, Head of Planning & Growth Strategy (Tel; 0121 303 4041).

I have also taken this opportunity to return the strategic issues form kindly sent to me by Gaye Keays. I have suggested additional areas which might be usefully discussed when we next meet.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Waheed Nazir'. The signature is fluid and cursive, with the first name 'Waheed' written in a larger, more prominent script than the last name 'Nazir'.

Waheed Nazir
Director of Planning & Regeneration

**The Duty to Co-operate - Telford & Wrekin Shaping Places Local Plan,
Strategy & Options document**

Birmingham City Council – Checklist of matters for discussion

Birmingham City Council – Checklist of matters for discussion	Do you agree this is a strategic issue?	Do you have matters to raise at this point?	Is a meeting required?
Overall strategy incl. relationship to urban and rural renaissance	Y	*	**
Level of housing provision	Y	*	**
Distribution of housing provision	Y	*	**
Appropriate provision made for migration	Y	*	**
Level of employment land provision	Y	***	***
Level of office provision	Y	***	***
Level of retail provision	Y	***	***
Appropriate provision made for public and private transport incl P&R and commuting patterns	Y	***	***
Green Belt matters	Y	***	***
Minerals, waste and water resources	Y	***	***

* Matters discussed at meetings held on 19 June 2013 and 11 July 2013.

** Matters where continuing dialogue agreed.

*** Matters which should be discussed at future meetings. While there is nothing specific to raise at this point, all the matters identified have strategic implications and are influenced by the overall level of growth.

Please return to gaye.keeys@telford.gov.uk by Fri 26 July 2013

**Birmingham Development Plan
DUTY TO CO-OPERATE STATEMENT**

APPENDIX 17

Warwickshire County Council - Package of documentation relating to the Duty to Co-operate

Contents

Documents are reproduced in the order set out below. There is no page numbering of this appendix.

- Birmingham City Council response to CSWAPO re Birmingham Development Plan dated 20/03/14
- CSWAPO letter re the Birmingham Development Plan dated 19/03/14
- Warwickshire County Council response to the Birmingham Development Plan 2031 Pre Submission version dated 03/03/14
- Action Note of meeting held 27/02/14
- Warwickshire County Council letter (sent by email) to Birmingham City Council re Birmingham's Future Growth Requirements dated 20/09/13
- Birmingham City Council letter to WCC re Birmingham's future growth requirements dated 06/09/13
- Warwickshire County Council response re Birmingham's future growth requirements dated 07/08/13
- Birmingham City Council letter to Warwickshire County Council on Birmingham's Future Growth Requirements dated 29/07/13
- Minutes of CSWAPO meeting held 28/02/13
- Warwickshire County Council response to Birmingham Core Strategy issues & Options Consultation dated 21/10/08

20 March 2014

Tracy Darke
Chair of the Coventry, Solihull and Warwickshire Association of Planning Officers
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5HZ

Via email to:
tracy.darke@warwickdc.gov.uk
evaneale@warwickshire.gov.uk

Dear Tracy

Birmingham Development Plan - Pre-Submission Draft Document

Thank you for your letter dated 19 March re the above.

I thought it would be helpful to respond explaining the City Council's approach. A meeting with Coventry under the Duty to Co-operate was held since Coventry alongside Birmingham forms part of the West Midlands Metropolitan Area (WMMA) and migration data shows that there are large flows between both cities although the gross flows are significant the net flow is much smaller.

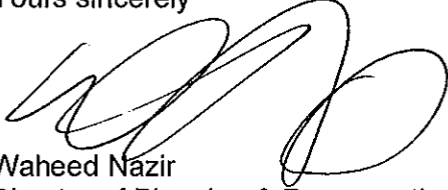
Meetings have been held with North Warwickshire and Stratford Districts since the early work on the GBSLEP Strategic Housing Needs Study has confirmed these Districts as falling within the Birmingham Housing Market Area. It is also important to recognise that this reflects CLG work on the silver standard definition of Housing Market areas and also the conclusions of the Coventry Inspector last year. Given that these two Districts are covered by the Coventry and Warwickshire SHMA this reinforces the view that housing markets overlap. It is the implications for these over-lapping areas that the discussions have been focussed upon.

In relation to Warwick District Dave Barber recently attended the WMMA's Duty to Co-operate Group meeting to provide an update on the Warwick Local Plan and this facilitated a discussion on whether Warwick District should be included amongst the authorities where the City Council would seek a separate meeting. In a telephone conversation between Dave Barber and David Carter on 16 February 2014 it was agreed there was no need for the time being and to await the outcome GBSLEP housing study and also reflecting that Warwick and Birmingham are not so closely linked as Birmingham is with North Warwickshire and Stratford. It was agreed to continue liaison and that there was no need for a document summarising the position under the Duty to Co-operate with Warwick to be pursued at this time.

In relation to Nuneaton and Bedworth and Rugby my view would be that our authorities are not so closely related and that there is no need to hold separate Duty to Co-operate meetings. If those Districts have a different perspective on this then the City Council would be happy to meet them at any time.

If you feel it might be helpful for the City Council to attend a future meeting of CWSAPO for a round-table discussion on these matters please let me know.

Yours sincerely



Waheed Nazir
Director of Planning & Regeneration

Contact officer: David Carter
Head of Planning & Growth Strategy
Birmingham City Council
T: 0121 675 4078
E: david.r.carter@birmingham.gov.uk

Coventry, Solihull & Warwickshire Association of Planning Officers



Planning Strategy
Development Directorate
Birmingham City Council
1 Lancaster Circus
Birmingham
B4 7DQ

19th March 2014

Dear Sir/Madam

Birmingham Development Plan – Pre-Submission Draft Document

Further to the recent meeting of the Coventry, Solihull, and Warwickshire Area Planning Officers Group, the consultation on the Birmingham Development Plan was discussed with particular reference to the requirements to fulfil the Duty to Co-operate. It was understood that whilst there had been discussions between Coventry, North Warwickshire Borough Council and Stratford District Council, these authorities are within the same housing market area as Warwick, Rugby and Nuneaton, and as such the impact on the HMA should be considered as a whole.

The above is the view of officers of the group and has not been formally agreed by Members of each authority.

Yours faithfully

Tracy Darke

PP

Tracy Darke
Chair of Coventry Solihull & Warwickshire Association of Planning Officers

Communities Group

Pam Neal
Group Manager
Planning and Development Group
Economic Growth
Barrack Street
Warwick
CV34 4SX

Director of Planning and Regeneration
Birmingham City Council
PO Box 28
Birmingham
B1 1TU

www.warwickshire.gov.uk

3rd March 2014

Fao David Carter,

Dear Sir,

Thank you for consulting Warwickshire County Council on the latest version of the Birmingham Development Plan Pre-Submission Draft. These comments have been made following a constructive meeting held last week on 27.02.14 between planning officers from Warwickshire and Birmingham CC.

I would also refer to our previous meeting dated 13.09.13 and the subsequent notes I forwarded on to you at the last consultation stage. I also enclose comments from Adrian Hart in respect of Transport and Highways issues.

Minerals

In terms of minerals we are aware that Birmingham City Council has started work on a Local Aggregates Assessment along with all the other metropolitan authorities in the Aggregate Working Party. It is hoped that following this work that Birmingham will have a clearer idea about the construction and demolition waste recycling data that we requested you look at, when we met in September 2013. We would be interested to see the results of the LAA including the permitted and operational capacities of all the construction and demolition recycling sites in the city. We understand however, that the LAA will not be completed for at least a couple of months and therefore are concerned that we may not have another opportunity to comment on the plan in the context of having the full evidence base being available. Given that Birmingham does not produce primary aggregates it should ensure that as much C and D waste is recycled to reduce the amount of primary aggregates needed. For this reason a policy which specifically safeguards existing C and D sites should be added to the plan. This should also extend to railheads and wharves if there are any materials recycling facilities, which are served by them.

Waste

We note also that the updated Enviro Waste Capacity Study will not be completed until after the Plan consultation has finished. The plan may reach conclusions that only the updated Enviro study could properly conclude, in terms of waste arisings, projections and targets, which would seem to indicate the plan has not been fully informed by the complete evidence base at the current time. Therefore, our comments are still b

*Working for
Warwickshire*

Enviros Waste Capacity Report figures. In light of the fact that there is no further evidence available as part of this consultation to address our previous concerns we would reiterate our comments set out in the minutes of our DtC meeting dated 13.09.13. We would be concerned if the plan is changed after this stage without a further chance to comment on soundness and legal compliance prior to submission.

Having looked at the 2010 Enviro Report against the new draft plan policies we would also highlight the following:

- We would hope to see the most up to date treatment gaps for each waste stream when the Enviro report 2014 is completed. We are particularly interested in the C and I and C and D streams.
- The total waste capacity does not appear to provide equivalent net self- sufficiency as the figures rely on waste transfer figures. These are not considered to be a “treatment” activity, because the waste has to be treated elsewhere outside the city boundary.
- The Enviro total waste figures from the 2010 Waste Capacity Report, after the “transfer” element is removed, appear to show that there will be a considerable capacity gap of between 0.7-1.2 million tonnes. In such circumstances the Plan ought to identify where the shortfall in capacity lies and set out how the gap in capacity will be delivered. For instance if there is shortfall in C and D recycling capacity potential sites more sites may need to be allocated.
- The 7% waste to landfill figure you quoted at the meeting in September appears to be only for municipal waste not total waste produced for all waste streams. However, the Enviro report 2010 still refers to 18% of MSW going to landfill. Whilst Birmingham’s municipal waste to landfill figure is fairly low the fact that all other landfill from Birmingham goes outside the city boundary means that Birmingham should really set out how it intends to reduce the amount going to landfill.
- The landfill diversion target quoted in the Enviro TWS is 50% of all waste to landfill by 2015 and zero waste by 2026. These figures appear to depart from the RSS Phase 2 Revision figure agreed by all the West Midlands authorities which was 30% by 2015 reducing to 25% by 2025. The 50% figure for Birmingham in 2015 seems low whilst the 0% figure in 2026 seems very ambitious. Can you set out why these figures are used and how they will be achieved?
- In addition the overall C and I and MSW figures used in the Enviro Study appear to be based only on the Waste Data Interrogator which is not very accurate as it gives a range of between 20% and 74% for the best and worst case arisings scenarios. In the light of this how can there be any degree of certainty that BCC is reducing waste to landfill? Other authorities based their C and I / municipal waste arisings on the RSS Phase 2 Revisions.
- Finally, we would reiterate our previous comments made in September 2013 especially in respect that Packington Landfill which has traditionally received a large amount of Birmingham’s waste is due for closure in 2 years. There is an understanding that Birmingham has relied on landfills in the shires for many years but it is felt that more should be done to demonstrate how the amount of material sent to landfill from Birmingham can be reduced.

We are happy to discuss these with you and your consultants during the remainder of the plan preparation process. I attach a copy of our previous comments in respect of the last stage of the plan after our last meeting. I will circulate the revised DtC form, which we discussed at the meeting last week, to lead officers and members as requested.

If you require any further information or would like to discuss anything further please contact Tony Lyons on 01926 412391 or, via e-mail, at tonylyons@warwickshire.gov.uk.

Yours sincerely

Tony Lyons
Principal Planning Officer
Planning and Development Group

Birmingham Development Plan – Duty to Co-operate

Action Notes of Meeting held:

1430, Thursday 27 February 2014, Birmingham City Council Offices, 1 Lancaster Circus

Present:

Tony Lyons – Warwickshire County Council (TL)
Adam James – Warwickshire County Council (AJ)
Phil Edwards – Birmingham City Council (PE)
David Carter – Birmingham City Council (DC)

Discussion

DC explained the background to and purpose of the meeting. He explained that the WMPOG had initially suggested a DtC checklist and agreement to record discussions and the level of agreement and difference around two years ago. This had been taken up by Stafford BC on their Local Plan and a similar activity had taken place in Leeds.

In devising the criteria these other examples had been drawn upon as had the requirements in the NPPF. The draft document was not fixed and if Warwickshire wanted any changes or additions to the criteria then this would not be an issue. DC also explained how the first paragraph under each criteria set out the City Council's position and it was likely that most discussion would focus on the second paragraph.

The section at the end of the document was to enable a record of all relevant correspondence, groups and meetings held to be recorded.

So that PE did not stay for the entire meeting PE outlined the three-way meetings (Highways Agency-Warwickshire- Staffordshire) that have and will continue to be held on the transportation implications of the BDP and especially in relation to the large-scale developments proposed close to the boundary with Warwickshire. This included commissioning of modelling work from the PRISM model to the brief set by the HA. PE agreed to revise the DtC document to cover the nature of these discussions. The discussions are ongoing and it is not envisaged they will lead to difficulties.

Each of the remaining criteria were then discussed in-turn. The criteria and wording were agreed subject to the following changes being agreed:

Under item a) TL to consider adding text.

On item h) it was agreed no matters or concerns had been identified.

Under item j) a small number of issues under waste treatment were being raised in the WCC response and BD indicated that these would be drawn to the attention of the City Council's consultants to ensure that the concerns would be appropriately addressed.

In one further matter DC outlined proposals that had been raised with the City Council for major employment growth beyond the city boundary close to Dunton Island. (Note: subsequent to the meeting a representation referring to this has been received in a response to the BDP and a copy of this will be forwarded to WCC.

It was agreed that DC would provide an amended version of the document adding the detail on correspondence etc. This would be sent to TL for checking and amendment and subsequent signature by both authorities.

In the event that the City Council were to make changes to the BDP prior to submission then the opportunity would be given to enable the DtC document to be updated as appropriate.

Planning, Policy & Development Control

No. 1 Staffordshire Place (Floor 2)
Stafford
ST16 2LP

Mr B. Dore,
Planning and Regeneration,
P.O.Box 28,
Birmingham
B1 1TU

*Postal Address: Planning, Policy & Development Control (Floor 2)
Staffordshire County Council
Block A, Wedgwood Building
Tipping Street
Stafford
ST16 2DH*

Telephone: (01785) 277275
Email: mat.griffin@staffordshire.gov.uk
Web site: www.staffordshire.gov.uk/planning
Please ask for: Matthew Griffin

Our Ref: BDP/ MSG

Your Ref

20 September 2013

Sent by email

Dear Mr Dore,

BIRMINGHAM'S FUTURE GROWTH REQUIREMENTS

Further to our meeting on 17 September 2013, I write to confirm my comments on mineral issues that should be addressed in developing the Birmingham Development Plan.

Our discussion focussed on options for development within Birmingham's Green Belt and in accordance with paragraph 143 of the NPPF, there is a requirement to consider safeguarding mineral resources within and adjoining this area of Birmingham. There are significant bedrock deposits of sand and gravel immediately to the north of Birmingham which are shown on resource maps (produced by the British Geological Survey) extending into Birmingham. Preparation of your Plan should consider how options have been assessed in terms of their impact on underlying mineral resources and whether there are opportunities for extraction prior to development.

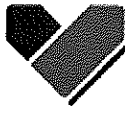
As part of the overall strategy, the Plan should consider strategic issues of aggregate supply in Birmingham and take into account the contribution that can be made to meet the need for aggregate minerals from secondary and recycled materials. As highlighted in an "Interim Policy Statement" produced by the former West Midlands Regional Assembly in March 2010, delivery of an increase in the use of alternative aggregates will require greater emphasis being placed on the reuse and recycling of on-site materials particularly in the Major Urban Areas. Therefore, it would be appropriate to review projections for waste derived from construction and demolition sources and the capacity of facilities to manage this waste. The 2010 RAWP report indicates that there were seven recycling sites in Birmingham capable of producing aggregates and local policy should safeguard these sites as well as encourage additional capacity.

In accordance with paragraph 143 of the NPPF, the Plan also needs to safeguard rail heads used for the import of aggregate and safeguard sites used for concrete production

and coating roadstone. The Plan should consider where “imports” of aggregate minerals are mainly derived and assess whether facilities are adequate for handling imports (anticipating any changes in the pattern of supply). In this matter, the Plan also needs to address prudent use of construction materials in the context of local policy for sustainable construction.

Yours sincerely,

Matthew Griffin
Team Leader – Minerals Planning Policy



Date 06.09.13

Monica Fogarty
Strategic Director for Communities
Warwickshire County Council
Shire Hall
Warwick
CV34 4RR

Dear Monica

Birmingham's Future Growth Requirements

Thank you for your helpful letter of 7th August.

You rightly draw attention to the potential for highway and transport impacts on areas within Warwickshire in the event that significant growth proposals are promoted in the Sutton Coldfield area. Philip Edwards from our Growth and Transportation section is already in contact with his opposite numbers in your authority in connection with this, and I can confirm that we are happy to work with you on the range of issues that you have identified.

I also note the issues that you raise in connection with Minerals and Waste, and I agree that it would be useful to discuss these in more detail. David Carter is therefore making arrangements to meet with Tony Lyons to follow this up.

Yours sincerely

Waheed Nazir
Director of Planning and Regeneration



Communities Group

Monica Fogarty

Shire Hall
Warwick
CV34 4RR

www.warwickshire.gov.uk

Waheed Nazir
Director of Planning and Regeneration
Birmingham City Council
PO Box 28
Birmingham
B1 1TU

07 August 2013

Dear Waheed,

Birmingham's Future Growth Requirements

Thank you for your letter regarding Birmingham's future growth.

I note that Birmingham City Council consulted on its Growth Options in October 2012. It concluded from previous work that it would require 80,000 new dwellings over the plan period to 2030. I understand that it could probably accommodate 43000 houses on brownfield sites and another 2000-3000 houses on defined open space such as golf courses. This left a requirement for the city to plan for 30000 houses on land at the edge of the city on open countryside and within Green Belt areas. The Options Document shows the development of potentially large areas of Green Belt up to the boundaries of North Warwickshire around Minworth to Middleton village. I also understand that the City Council may also be looking for authorities outside its boundaries to accommodate some of its development capacity.

In terms of the impact on Warwickshire, I would make the following comments in regard to minerals, waste and transportation/highways.

Highway Impacts

The levels of growth which are under consideration and its proximity to the County will mean that impacts will be felt in a number of communities and on some key parts of the highway network in Warwickshire.

The principal routes which are likely to be affected within Warwickshire are as follows:

M6 Toll, M6, M42 and A5
A38 Bassetts Pole - Minworth
A446 Bassetts Pole - Coleshill
A453 Tamworth - Sutton Coldfield
A4091 Wishaw - Tamworth
A4097 Minworth - Kingsbury

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Warwickshire*

There is also likely to be an impact on a number of local roads which could affect communities in parts of North Warwickshire, including Middleton, Hunts Green, Allen End/Stoke End, Wishaw, Curdworth, Lea Marston and Whitacre Heath.

The County Council should seek early assurance from the City Council that the highway impacts within Warwickshire either have or are in the process of being considered, and that suitable mitigation is being identified for inclusion in the Infrastructure Delivery Plan and/or CIL Charging Schedule. A meeting to specifically discuss these and the other transport impacts should be set up as a matter of urgency.

Sustainable Travel (Public Transport, Walking, Cycling and Smarter Choices)

Given their edge of conurbation location, considerable thought will need to be given regarding how the sites to the north and east of Sutton Coldfield are to be served by public transport. Bus services should be provided that penetrate development sites at a suitably high frequency and without inconveniencing existing passengers. Whilst many of these services will naturally gravitate towards the conurbation, provision should also be made to other nearby towns including Tamworth, Coleshill, Kingsbury and Water Orton. Good access by bus to the existing rail stations on the Cross-City Line (Lichfield to Redditch via Birmingham New Street) and Water Orton/Coleshill Parkway on the Tamworth/Nuneaton to Birmingham Line should also be provided, along with additional car parking at key stations. New or improved connectivity by bus to Birmingham International Airport and the NEC should also be considered.

Opportunities to deliver good pedestrian and cycle networks should be provided as part of all development sites. Whilst the majority of external routes will look towards the conurbation, improved provision for cyclists should also be considered on key routes to Tamworth, Coleshill and Water Orton.

Use of Smarter Choices measures such as Travel Plans and Personalised Travel Planning should be positively adopted in all key development sites to maximise the number of trips being made by sustainable modes, thereby reducing the impact of development related traffic on the highway network.

We consider it would be useful to understand the proposed public transport, walking and cycling mitigation measures as part of a wider discussion with the City Council.

Minerals

We have not yet had any discussions with your officers in respect of these proposed development options adjacent to North Warwickshire, in respect of its potential impact on minerals or waste in the county.

Our current position is that we have recently restarted working on the new Minerals Plan and hoping to produce a Preferred Option by March 2014. We have only a limited landbank of about 4 year's reserves of sand and gravel. We are now in the process of producing a Local Aggregates Assessment for the county but evidence shows we may struggle to find enough sites to meet our sand and gravel apportionment to meet the development needs of the county. It should be noted that such large scale development adjacent to the county may seek to rely on increased mineral production in Warwickshire which might not be available.

Waste Management

The Waste Core Strategy was recently adopted on 9th July 2103. Waste capacity requirements for new facilities, was calculated against the arisings produced within only

Warwickshire and did not take in to account this large scale development. In terms of an overall waste management strategy, authorities in the West Midlands have sought to demonstrate equivalent self-sufficiency for all waste streams in terms of meeting any gap in treatment capacity themselves as well as ensuring that there is sufficient disposal capacity built in to the plan.

I note that Birmingham City Council did not respond to our Waste Core Strategy consultations, to suggest that it could not meet its own capacity requirements. However, it is possible that such a large urban extension would be likely to have an impact on the use of waste management facilities in the county especially the Lower House Farm Household Waste site and landfills in the north of the county. I should also mention that the major landfill site at Packington Landfill will be closing in the next two or three years so that facility can no longer be relied upon to provide disposal capacity.

In terms of minerals and waste, my initial question at this stage would be to query what provision you will be making in terms of waste management facilities to make the development options sustainable, especially with respect to household waste sites and landfill provision?

Finally, I think it would be useful to discuss these issues around minerals waste and transportation in greater detail to get a better understanding of the all the potential issues.

If you require any further information please contact Tony Lyons on 01926 412391 or, via e-mail, at tonylyons@warwickshire.gov.uk

Yours sincerely



Monica Fogarty
Strategic Director for Communities



Monica Fogarty
Strategic Director for Communities
Warwickshire County Council
P.O.Box 9
Shire Hall
Warwick
CV34 4RR

Date: 29.07.13

Dear Monica,

Birmingham's Future Growth Requirements

As you will be aware, over the past year the City Council has been engaged in a dialogue with neighbouring Councils in relation to the challenge that Birmingham faces in meeting its future requirements for new housing.

I believe that we have made significant progress over the past 12 months in developing an approach which will enable this challenge to be addressed in a planned way.

You will recall that at the end of last year the City Council undertook a further round of consultation on options for increasing the supply of land for housing and employment development within the city boundary, including a consideration of green belt options. This consultation generated a substantial number of comments, and we have subsequently commissioned additional technical work in response to this.

This work is now nearing completion, and the next step in the process will be the publication of the pre-submission version of the Birmingham Development Plan. We expect to secure Council authorisation for this in the autumn.

We are, of course, already taking into account any comments that your Council made at earlier stages in the process – but I would like to provide you with a further opportunity to raise with us any issues that you feel that we need to take into consideration in finalising the Plan. In this respect I am conscious that our focus over the past 12 months has been very much on the housing challenge, and that there may be other issues of importance that we also need to consider.

In particular, I would welcome your confirmation that there are no issues in relation to minerals, waste management and transportation that you feel we should be addressing.

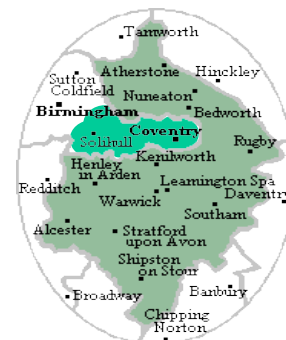
I would, of course, be happy to meet with you to discuss any issues or concerns that you may have.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Waheed Nazir', written in a cursive style.

Waheed Nazir
Director of Planning & Regeneration

Coventry, Solihull & Warwickshire Association of Planning Officers



28th February 2013, 10.00am,
Council Chamber,
Nuneaton and Bedworth Borough Council

1.	Attended by Dorothy Barratt (Chair), Pam Neal, Jasbir Kaur, Mike Andrews, Kelly Ford, Anna Rose, Dave Barber, Dave Nash, Martin Fletcher, Dave Carter (part) Apologies Eva Neale	Action
2.	<p>Minutes of previous meeting and Matters arising</p> <p>Minutes were agreed.</p> <p>Matters arising :- Item 3 – Flood Risk Management & Spatial Planning – Pam Neal to speak to Michael Green about arranging a meeting with the District/Boroughs.</p> <p>Item 7- Public Health Update – Jasbir Kaur advised that the Director of Public health is looking to prepare a strategic guidance note that will fulfil the requirements of the NPPF and the Duty to Cooperate. It is not expected that the Districts/Boroughs will adopt it, but that it will assist them in demonstrating DtC. It is anticipated that a first draft will be out to consultation in the Spring. JK to ensure that the Districts/Boroughs are involved early in its preparation to ensure that it is workable for planners.</p> <p>Item 6 – Birmingham City Council Local Plan Update – Anna Rose confirmed that after trying to produce an agreed CSWAPO response to the consultation that LPA's were going to respond individually as necessary.</p>	<p>PN to speak to MG</p> <p>JK to ensure that LPA's involved early</p>
3.	<p>Birmingham Local Plan 2031</p> <p>Dave Carter from Birmingham City Council circulated copies of a presentation on the Birmingham Development Plan, which set out the progress to date on the plan preparation. It also identified that having established their housing figures that they were unable to</p>	

	<p>provide for 25,000 houses within their boundary. DC advised that BCC had written to adjoining LPA's, together with the LA's in their LEP area once the issue had been identified. The letter identified the need to undertake joint technical work across joint housing market areas. DC confirmed that the GBSLEP Spatial Planning Group will be commissioning a joint SHMA, but will need to approach the adjoining areas, the Black Country, possibly North Warwickshire and possibly other parts of Warwickshire to help meet their shortfall.</p> <p>Greater Birmingham and Solihull LEP Spatial Strategy</p> <p>Dave Carter circulated copies of a presentation on the progress of the GBSLEP Spatial Strategy. DC explained that the Strategy will be a spatial expression of the economic strategy, that it will be a collaborative plan which will hopefully be reflected in individual local plans, but recognising that the LEP cannot force this.</p> <p>DC alerted CSWAPO to a conference being held in April 2013 to feedback on the initial bones of a plan to go to the GBSLEP Board for approval to go out to consultation in late 2013. DC also suggested that it would be useful for all LPA's to complete the Matrix of Relationships that had been circulated by WMPOG.</p> <p>It was agreed that PN would circulate the matrix, with a request to complete and return to DC.</p>	<p>PN to circulate the matrix</p>
<p>4.</p>	<p>CWLEP Growth Strategy</p> <p>The first draft of this document had been circulated to CSWAPO colleagues for comment. Several LPA's had sent comments back to Dave Hill, which were taken into account in his redrafting of a revised version of the Growth Strategy.</p> <p>Anna Rose confirmed that the latest version was well written and should not cause any problems to LPA's in their Local Plan preparation. However, it was agreed that she would circulate the latest version for information.</p>	<p>AR to circulate latest draft</p>
<p>5.</p>	<p>Duty to Cooperate</p> <p>Coventry's Exploratory Meeting & Joint Work - SHMA</p> <p>Mike Andrew's advised that Coventry had received a letter from their Inspector, who had advised that their plan is not legally compliant. He identified that the Council had two options, either withdraw the submission draft or accept his report, which would mean that the plan would be found unsound, meaning that the Council would need to go back to the beginning.</p>	

	<p>MA confirmed that the issue of legal compliance was around housing numbers, and the need to do a joint SHMA.</p> <p>It was agreed that Mike Andrew's would arrange a meeting to discuss the way forward in relation to commissioning a joint SHMA.</p>	<p>MA to arrange a meeting asap</p>
<p>6.</p>	<p>Local Plan Update</p> <p>Coventry City Council - Received a letter from the Inspector, saying that the Duty to Cooperate has not been discharged, and setting out a thought process to arrive at this conclusion.</p> <ul style="list-style-type: none"> • The nub of the dispute between the Councils is whether Coventry had taken the 'right' approach to assessing its housing requirements and this is not an issue of lawfulness but rather an issue of soundness; but • This sends a signal that cooperation on the matter of housing requirements had not been entirely constructive; and • The Coventry & Warwickshire Statement does not go far enough, it does not set out a commitment to reach agreement; and • There is not broad consistency between individual SHMA's (Cambridge Econometrics Coventry and Warwick, Oxford Econometrics Nuneaton & Bedworth, ONS Household Projections Rugby); so • Housing numbers evidence must be prepared jointly to cover the entire HMA <p>North Warwickshire Borough Council - The Core Strategy was submitted on 28th February 2013. An Inspector has been appointed and we await his view of the way forward.</p> <p>The Site Allocations Plan - preferred options - went out for consultation for 12 weeks on the 28/02/13</p> <p>Two Neighbourhood Plan area designations are also out for consultation - Austrey and Fillongley. Again for 12 weeks. The closing date for comments on the Neighbourhood Plan designation for Coleshill closed on 28th Feb.</p> <p>Rugby Borough Council - A consultation on a SA Scoping Report, encompassing both the Local Plan and the Gypsy and Traveller Site Allocation DP will start in the next couple of weeks. This will be followed by a separate consultation on the Local Plan in June. We have undertaken a further 'call for sites' to inform the Gypsy and Traveller site allocation and work on this</p>	

	<p>document is ongoing.</p> <p>We will also be consulting on the CIL Draft Charging Schedule in June.</p> <p>Warwick District Council - Submission Draft Local Plan currently being prepared for consideration by Council on 4th June 2013.</p> <p>Consultation to take place during June and July 2013.</p> <p>Aiming to submit the Plan by September 2013.</p> <p>Alongside this we will be progressing separate DPDs for village site allocations and Gypsy and Traveller site allocations</p> <p>Stratford District Council - it is provisionally intended that the Council will consider a Proposed Submission Core Strategy in July 2013. However, this is dependent on the Council agreeing a housing requirement figure that is thought to be robust and defensible. If the Core Strategy is approved at the July meeting, there will be a six week period for formal representations to be made in September/October, with submission to the Secretary of State early in 2014.</p> <p>Warwickshire County Council – Consultation has begun on the Main Modifications regarding the Waste Core Strategy for a period of six weeks. It is still hoped that adoption of the Waste Core Strategy will take place in Summer 2013.</p> <p>Dorothy Barratt advised that Tamworth BC have been asked to withdraw their Core Strategy. Their Inspector had raised 43 issues. DB confirmed that NWBC have a MoU with Tamworth, and are still continuing to take 500 houses to accommodate its growth.</p> <p>Solihull Metropolitan Borough Council - The LDF update for us is that the draft local plan was submitted in September 2012, The EIP began on the 10th January and hearings continued to March 1st (with and adjournment over part of February. The Inspectors initial findings are anticipated over the next few weeks.</p>	
7.	<p>AOB</p> <p>Dave Carter referred to recent advice that would mean that individual student units could be counted as bed spaces, not just as a cluster as in previous guidance. DC considered that it be</p>	<p>PN to</p>

	<p>useful for all to take a view, and ensure that a consistent approach is taken. DC to forward the guidance to PN for circulation.</p> <p>Jasbir Kaur referred to a letter that Alan Law in Roger Newham's team had sent to LPS's regarding the interim position on transport funding in advance of the introduction of CIL. The letter is requesting a meeting with relevant officers to develop an appropriate way forward.</p> <p>Dorothy Barratt asked for items for the next meeting. It was agreed that the City Deal and the LEP Growth Strategy would be on the agenda, and the relevant people be invited to attend.</p>	<p>forward guidance</p>
<p>8.</p>	<p>Date and Venue for Next Meeting:</p> <p>16th April 2013 at 10.00am – Rugby Borough Council's offices.</p>	

Comment

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Address	Environment and Economy PO Box 43 Warwick CV34 4SX
Event Name	Core Strategy Issues and Options Consultation
Comment by	Warwickshire County Council (Mr Adam James)
Comment ID	csioc242
Response Date	03/12/08 11:42
Status	Processed
Submission Type	Letter
Version	0.6

1a) Section 7 of the Issues and Options Paper proposes a spatial vision for Birmingham. Do you agree with the Birmingham vision? Yes

2a) Section 8 of the Paper outlines a number of key objectives. Are these the right objectives for the Core Strategy? Yes

4a) Option 1

We feel the options presented rightly provide a range of options for different housing growth scenarios. We feel that Options 1 and 2 will better promote, and facilitate, regeneration of brownfield land and preservation of Green Belt.

4c) Option 3

However, it is felt that Option 3 may pose significant implications for Warwickshire because of the close proximity of development to the Warwickshire border. The urban extensions into areas of green belt in the north/north east, specifically sites 3 (North of Falcon Lodge), 4 (East of Walmley) and 5 (North of Minworth) could have significant impacts upon the transport infrastructure in North Warwickshire. We recognise that these are purely options for consultation at this stage, should Option 3 come forward as a Preferred Option, we would wish to see more detail to assess the impacts upon Warwickshire, particularly North Warwickshire Borough. In landscape terms we wish to see development on green belt kept to a minimum to ensure that the identity and character of main towns is not lost through urban sprawl which could lead to towns merging.



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B1 1TU

21ST October 2008

Dear Mr. Carter

The Birmingham Plan – Core Strategy Issues and Options

Thank you for consulting the County Council on the Core Strategy Issues and Options.

Warwickshire County Council support the spatial vision and objectives for Birmingham and wish to make no further comments on these.

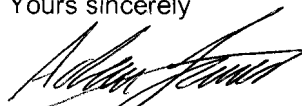
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The County Council would wish to be consulted throughout the LDF process and are keen to contribute where we can. Thank you for consulting us and we wish you every success with the LDF.

Yours sincerely



Adam James

Planning Officer
Planning Policy

*Working for
Warwickshire*

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Yours sincerely

Adam James

Planning Officer
Planning Policy

1 and 2

Dear Mr. Carter,

Please find attached Warwickshire County Council's response to the Birmingham City Council Core Strategy Issues and Options. A hard copy is in the post.

Regards

Adam James

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