

Representation Form (Part B)

Development Management in Birmingham Development Plan Document (DMB)

Main Modifications Consultation



(For office use only)

Date Received

Date acknowledged

Ref:

How to use this Representation Form

Please complete the Part A (Personal Details) form in full.

Then, please complete this Part B form for each representation that you wish to make. It is important that you identify on this Part B form which part of the DMB (e.g. paragraph and / or policy number) on which you are making the representation. Please use a separate form for each representation that you wish to make.

PART B

1. Confirmation of Name*

** please print your name on each separate representation (the name should match that entered on the Part A form)*

Full Name: Michael Burrow

Organisation (if relevant): Savills (UK) Ltd for, and on behalf of, the Langley Sutton Coldfield Consortium

2. Your Representation

Important Note: For each question, please mark with an X, ONE of the available options only. Please complete a separate form for EACH of your comments. Please also refer to the accompanying guidance note for an explanation of the terms used.

Q1. Do you consider the Table of Modifications to the DMB to be legally compliant?

YES

NO

Q2. Do you consider the Table of Modifications to the DMB to be sound?

YES

X¹

NO

Q3. Does the Table of Modifications to the DMB comply with the Duty to Cooperate?

YES

NO

If you have answered yes to both Q1 Q2 and Q3, please proceed to Q8. If you answered no to Q1 or Q3, please proceed to Q5. If you answered NO to Q2, then please go to Q4.

Q4. Why do you believe that the Table of Modifications to the DMB is NOT sound?

a/ It is not positively prepared

b/ It is not justified

c/ It is not effective

d/ It is not consistent with national policy

¹ This is in reference to proposed Main Modification MM11 only rather than the whole table of Main Modifications. Please refer to the commentary on MM11 set out within the response to Q8.

Q5. Which part of the Table of Modifications to the DMB are you commenting on?	
Main Modification Number	MM11
Q6. Why do you feel that this Main Modification to the DMB is not legally compliant, sound or does not comply with the Duty to Cooperate?	
<i>Important note: There will not normally be another opportunity to make further representations, only unless invited to do so by the Planning Inspector. As such, please be as clear and detailed as possible in your response, including any information, evidence or supporting documentation that you are relying on to justify your representation.</i>	
<i>Enter your reply here</i>	
Q7. What changes do you consider are necessary in order to make the Main Modification to the DMB legally compliant, or sound?	
<i>Please note: it would be helpful if you could suggest revised wording for any policy or text, being as precise as possible.</i>	
<i>Enter your reply here</i>	
Q8. Are there any additional comments you would like to make with regard to the Main Modifications of the DMB?	
<p>As a general comment the Langley Sutton Coldfield Consortium notes that it is still the intention of the Council to include parking standards within a separate Supplementary Planning Document, rather than bring them into the Development Management DPD.</p> <p>The proposed Main Modification to Part 2 of Parking Policy DM15, to make it clear that new developments meet their operational parking needs, and to remove specific reference from the Policy wording to the need for car parking to be in accordance with the Council's Parking Supplementary Planning Document (SPD), is considered to be necessary to: provide flexibility for appropriate car parking provision to be made to respond to the needs of particular developments; reflect that fact that paragraph 106 of the National Planning Policy Framework states that maximum parking standards should only be imposed where there is clear and compelling evidence that they are necessary; and avoid implying that the SPD is being given Development Plan status. This amendment therefore assists with making the DM15 Policy wording more consistent with national policy, addresses queries made previously by the Langley Sutton Coldfield Consortium and reflects the discussion held at the Examination session pertaining to this part of the Policy.</p> <p>The proposed Main Modification to paragraph 5.14 (formerly paragraph 5.13) to clarify that the Parking SPD will be used as a guide in the determination of planning applications and that the Council will <i>“take account of whether there are any circumstances, related either to the site or the operation of the development, which may support an alternative level of parking provision”</i> is also considered to be necessary to assist with making the DM15 Policy wording more consistent with national policy and thereby achieve the points set out in the above paragraph of this representation.</p>	

3. Declaration

Data Protection

The personal information that you provide as part of this representation will only be used by Birmingham City Council for the purposes of preparing the DMB document.

Declaration:

I understand that any representations submitted will be made public as set out above, and that my personal details will not be passed to any third parties without my prior written consent.

Name: *Michael Burrow*

Date: 05/05/2021

Please ensure that you submit this form no later than **18:00hrs** on **Wednesday 5th May 2021**, with an accompanying Part A form completed.

Email completed forms to: planningstrategy@birmingham.gov.uk

Post to: Planning Policy, Planning and Development, PO Box 28, Birmingham, B1 1TU.

Tel: 0121 303 4323