

BIRMINGHAM DEVELOPMENT PLAN EXAMINATION

STATEMENT OF COMMON GROUND BETWEEN BIRMINGHAM CITY COUNCIL AND THE LANGLEY SUE CONSORTIUM

1.1 During the adjournment further discussions between Birmingham City Council and the Langley Sustainable Urban Extension (SUE) Consortium have been held and agreement has been reached in relation to the following:

- The Langley SUE has capacity for 6,000 dwellings.
- As the primary focus of the Langley SUE will be for family housing, this will include areas of residential development at densities averaging around 35dph-40dph. It is proposed that the key design principles of the Langley SUE will be managed through the Masterplan and SPD process.
- All residents should have access to publically accessible open space, children's play areas playing fields and allotments in line with the requirements of policy TP9.
- The 40 hectare size requirement for the Green Corridor should be removed.

1.2 An amended policy which has been agreed between the parties reflecting these changes is attached.

Langley Sustainable Urban Extension

Introduction

5.55 Land to the west of the A38 at Langley will be developed as a sustainable urban extension to provide for new housing to meet the needs of the City's growing population. The development will achieve the highest standards of design and sustainability and a network of green spaces including a green corridor to New Hall Valley Country Park. A range of supporting facilities will be provided, including new schools and other services, together with significant improvements to the local highway infrastructure and public transport services.

Policy GA5 Langley Sustainable Urban Extension

Land to the west of the A38 at Langley will be removed from the Green Belt to provide a sustainable urban extension of 6,000 new homes.

The Langley Sustainable Urban Extension will be an exemplar of sustainable development and a destination of choice for families wishing to live in Birmingham. The development will achieve the highest standards of sustainability and design, and provide a range of supporting facilities to help foster a strong sense of community. The creation of well-connected, integrated and sustainable transport links will be essential to making this a sustainable neighbourhood. Development will also protect and enhance existing heritage assets in the area and provide a network of connected green spaces.

The new neighbourhood will provide for a mix of housing sizes, types and tenures, including affordable housing in line with the requirements in Policy TP30. There will, however, be a particular focus on the provision of family housing. As the primary focus of the Langley SUE will be for family housing, this will include areas of residential development at densities averaging around 35dph-40dph. It is proposed that the key design principles of the Langley SUE will be managed through the Masterplan and SPD process.

Sustainability and design

- Development layout, buildings and open spaces will be designed to the highest possible standards. The new neighbourhood will have a strong sense of place and distinctive character with building layout and design informed by the local topography, landscape and heritage assets complemented by appropriate use of innovation in design. It will be a safe place where carefully considered site layouts and well designed buildings and open spaces promote positive social interaction and natural surveillance and minimise the potential for

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crime and anti-social behaviour. Appropriate provision will be made for people with disabilities. Local people will play a meaningful role in shaping development and managing the new neighbourhood, contributing to a sense of community.

- The development will need to achieve the highest standards of sustainability including the use of low carbon energy generating technologies such as Combined Heat and Power.
- A range of supporting facilities will be included as part of the development including **two early years provision**, new primary schools, a new secondary school, health care facilities and local shops and services.

Connectivity

- A network of integrated pedestrian and cycle routes will be required throughout the site which should be linked to the adjoining employment area at Peddimore, the North Birmingham Cycle network, Sutton Coldfield Town Centre, Birmingham City Centre and other local centres. Routes are required to be direct, connected, safe, attractive and comfortable. This includes the provision of further Public Rights of Way that can be planned to link with those that already exist within the area.
- New and improved bus connections **including 'Sprint' services** will be needed to directly link the site with Sutton Coldfield Town Centre, Birmingham City Centre and other key employment destinations. The enhancement of rail services could significantly improve accessibility to North Birmingham, including longer term projects such as new commuter stations at Castle Vale, The Fort, Walmley and Sutton Coldfield.
- The development will benefit from a new junction with the A38 and new connections into the built up area. Improvements will be required to increase the capacity of the local road network, which will be identified through a comprehensive Transport Assessment developed in a partnership between the developers and Birmingham City Council. Upgrades have already been identified to corridors connecting the site with Sutton Coldfield, Birmingham City Centre and the adjoining area.
- Strategic modelling has been undertaken so that impacts and appropriate mitigation, where necessary, can be identified and discussed with the Highways Agency (in relation to the Strategic Road Network) and adjoining highway authorities.
- An area wide community travel plan will be developed to promote the use of local amenities and encourage greater use of the cycle, bus and rail networks. The products can be spread beyond the site to benefit those who live in neighbouring areas, and reduce the amount that people use the private car. Strong targets will be required to achieve a modal split and travel demand comparable to the adjacent residential areas.

Green space and ecology

- Green space will be an important feature of the development to reflect the urban edge location and to provide multiple benefits for residents that include recreation, landscape

and wildlife value, sustainable drainage, cycling and walking routes.

- All residents should have access to publicly accessible open space, children's play areas, playing fields and allotments in line with the requirements of policy TP9.
- An appropriate buffer will be provided from designated sites/existing habitats, particularly semi-natural broadleaved woodland and watercourses. Additional habitats, including woodland, semi-improved grassland and hedgerows, should be created as part of the development to increase the biodiversity value of the area.
- A substantial green corridor connecting New Hall Valley Country Park with the wider Green Belt beyond the A38 will be an integral part of the development. This green corridor will incorporate and enhance existing woodland, wetland and other landscape features and wildlife habitats. The corridor will be accessible to the public and include linkages with the North Birmingham Cycle initiative.
- Further flood risk modelling is required for Langley Brook to the north west of the site.
- **Development will need to consider impacts on soil resources during construction and operation, adhering to Defra's Code of Practice to protect soil.**

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Historic Heritage assets

- The development area contains 3 listed buildings and many currently undesignated heritage assets including a locally listed building, archaeological remains and other historic buildings.
- The design of the development will be required to protect and enhance known archaeological features and the character and setting of heritage assets in the area.
- Archaeological excavations will be required in advance of development, followed by analysis of the results and publication of reports.

A Supplementary Planning Document will be prepared to provide detailed guidance on design, phasing and site access to ensure a comprehensive development of the site and relationship with Peddimore (GA6).

Implementation

	Local/National Funding	Partnerships	CPO	CIL/section 106	Planning Management	Other Local Plan/SPD/ Regeneration Framework
Policy GA 5	✓	✓	✓	✓	✓	✓

Why have we taken this approach

5.56 The limited capacity of the urban area to meet the needs of the City's growing population represents exceptional circumstances which justify the release of land from the Green Belt for housing development.

5.57 Land to the west of the A38 at Langley represents the most sustainable option to accommodate additional housing growth and will have the least impact on the Green Belt.

5.58 The majority of the development area is considered to have low ecological value, with small areas of higher value designated as SLINCS. However, opportunities exist to secure adequate mitigation and compensation as part of the development process. **Development should seek to protect and enhance biodiversity and should consider wider links to the Birmingham and Black Country Nature Improvement Area.**

5.59 The landscape and visual sensitivity of the majority of the area is judged to be low due to the lack of landscape components and potential development being able to be accommodated in the area without significant loss of landscape features and opportunities for replacement/ mitigation.

5.60 Land west of the A38 is clearly the most sustainable and accessible of all the options considered due to its proximity to existing local facilities. It also has fewer highway constraints and will impact on fewer junctions.

5.61 Heritage assets within the development area include Fox Hollies and its surroundings, including the parkland to its south and the crucible walls to its east; Langley Heath Farm and its setting; Langley Gorse and its setting; Langley Hall and its surroundings, including the moat and two fishponds; former fishponds or millponds on Langley Brook; Springfield Farm and its enclosure; fields around Ash Farm; and Fox Hollies Road. These include designated heritage assets and their settings which will be excluded from development, and heritage assets whose contribution to the character of the place can be enhanced by retention and through design solutions. Archaeological excavation will be required where development affects known, predicted or potential heritage assets of archaeological interest.

5.62 New Hall Valley Country Park is an important green wedge which penetrates deep into the urban area and is designated as Green Belt. Retaining a green corridor to the Country Park and the

wider Green Belt is a key element of the proposed development. At an appropriate time in the future this green corridor should be redesignated as Green Belt.

5.63 Landowners have indicated their support for the proposal so deliverability is anticipated to be achievable in the plan period. However, market capacity means that it is unlikely that the development will be fully completed within the plan period and capacity will remain for housing development post 2031. It is anticipated that a maximum of 5,000 homes will be developed by 2031 based on a study undertaken by Peter Brett.



