

Birmingham Development Plan 2031

Examination Hearings

Statement from R&D Aggregates Ltd

On Matters G 'Spatial Delivery of Growth
and M 'The Natural and Historic Environment'

1. **Introduction:** I welcome the opportunity to make this submission as I submitted objections and gave evidence at the hearing into the Aston, Newtown and Lozells Area Action Plan in the Summer of 2011. My concerns remain at the wording in that plan with regard to Perry Barr Stadium and its inclusion as a 'site with development potential' in both the Action Plan and the Development Plan.
The Stadium was built in the 1920s for athletics while there was an additional stadium for greyhounds and speedway racing where the One Stop Shopping Centre is now located from 1928. The Athletics Stadium is now located in Perry Park while the present Perry Barr Stadium hosts greyhound and speedway racing which transferred from the redeveloped stadium in 1984. GRA Ltd has a long lease of Perry Barr Stadium to 2026 with an option to extend. I hold the rights (?) for the speedway promotion having obtained planning permission in 2006 (?) with a long lease of years.
2. **Matter G 'The Spatial Delivery of Growth'**
 - 2.1 My objection to the wording in paragraph 5.47 under Policy GA3 is that the inclusion of the Perry Barr Stadium in the list of sites with 'development potential' is unjustified.
 - 2.2 The basis of the argument is that since the AAP was adopted the Birmingham City University campus has become available due to relocation. The Wellhead Lane Bus Depot and the One Stop Shopping Centre have also been added to the list referred to as 'Opportunity Sites' in Policy LC1 in the Area Action Plan. There is therefore a much greater area potentially available to accommodate the office and retail growth without impinging on the Stadium which is well used by the Birmingham community (figures?)
 - 2.3 The wording in the AAP is very important for retaining the sports and spectator facilities: *'In regard to Perry Barr Stadium there is an opportunity to enhance the existing leisure offer and develop complementary uses on land surrounding the stadium. If the stadium was redeveloped, equivalent provision should be made at least as accessible to current and potential users as the current facility'*. The criteria proposed in Policy TP11 of locating such sporting facilities within or adjacent to town centres shows Perry Barr Stadium is ideally located and there are no other locations put forward in the Birmingham Development Plan of sufficient size. Indeed, only Moseley Rugby Stadium has been relocated (onto parkland) in recent years with both senior Football Clubs developing on their existing sites and the Wheels Stadium threatened in this Plan by redevelopment (Bordesley Park AAP)

2.4 I pointed out at the hearing that the Perry Barr/Birchfield area is subject to flood risk although the stadium area is excluded. However, land surrounding is affected thus reducing its potential.

2.5 I would ask that the Perry Barr Stadium be excluded from the list in paragraph 5.47 and it further be protected in Policy TP11

3. Matter M 'The Natural and Historic Environment'

Your ref :

Our ref :

Date : 26/08/2014



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Ian Kemp,
Programme Officer,
49 All Saints Place,
Bromsgrove B61 0AX

Re : Birmingham Development Plan 2031 , Aston, Newtown and Lozells AAP (cert 3).

Dear Sir,

I refer to week 3 Tuesday 18 November 2014 matter 6 item 10 "in the proposed redevelopment of Perry Barr Stadium justified".

I intend to be present on that date to present my evidence in person. I maintain that it is not justified and that events have overtaken this policy decision.

The GRA Ltd stadiums were purchased from Wembley PLC in administration by Risk Management Services PLC (RMS) (Luke Johnson and associates).

The subsidiary board of directors of the GRA Ltd (Clive Feltham, Mike Stapley and others) have taken a long lease of many of the stadiums including Perry Barr stadium (and Hall Green stadium). Their leases do not expire until 2026 with options to extend. Whilst we accept you may not have regard to financial matters but only planning policy matters allied to this in the considerable loss of amenity in the likely loss of Greyhound racing as the RMS owners of the long leases will have no interest in providing a replacement stadium and the speedway racing club would close probably permanently as there will be insufficient finance to provide a new stadium even in the unlikely event of finding a new site for greyhound and speedway racing within the whole area of Birmingham. (Cradley Heathens speedway club have been searching for a new site in Dudley MBC since 1995).

I enclose copies of my letters dated 24th November 2011 and 2nd December 2011 presented to the inspector at the AAP Aston, Newtown and Lozells enquiry in public to which I have nothing to add to and I maintain are still valid objections to the proposal to rezone the Perry Barr stadium for retail redevelopment in 2020.

Yours faithfully

For R&D Aggregates Ltd

t/as R&D Properties

A handwritten signature in dark ink, appearing to read 'A.E. Mole', with a long horizontal stroke extending to the right.

A.E. Mole

Director

R & D AGGREGATES LIMITED

COMMERCIAL PROPERTY OWNERS AND DEVELOPERS

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AEM/1b/24

Our Ref:

Your Ref:

Date: 24th November 2011

Birmingham City Council
Planning Management
PO Box 28
Birmingham
B1 1TU

FAO Jetendra Singh

RE: Pre Enquiry Meeting at 10 Woodcock Street, Aston, Birmingham
on 1st December 2011

RE: Policy - Aston, Newtown and Lozells Area Action Plan (AAP)
Policy LCI RE: Perry Barr Stadium
Staging of Speedway Racing for the Birmingham Brummies

Dear Sirs

My objection is to the statement, if the stadium was redeveloped equivalent provision should be made at least as accessible to current and potential users as the existing facility.

I am aware the time frame is 2021 to 2026, however I think it necessary to provide a 'history lesson'.

The previous Ladbroke stadium (now one stop shopping centre) staged speedway racing from 1971 to 1983 as well as greyhound racing. The stadium was closed at the end of October 1983 and demolished.

The Brummies speedway club moved to the 'Wheels Centre' 1984 to 1986 inclusive on a 3 year lease which expired 31st October 1986.

A planning consent was granted to the speedway club to move to the new Perry Barr Stadium (previously Birchfield Harriers Alexandra Stadium) where speedway was staged from 1946 to 1957 and in 1960.

I purchased the speedway promoting rights for the Birmingham Club in 1987.

However the Perry Barr Greyhound Racing Club Ltd changed ownership and the new owners declined to accept a lease or licence to occupy from 1987 up to the change of ownership in 2006, when the company shares were purchased by the GRA Ltd.

During this 20 year period many efforts were made to re-locate the Birmingham Speedway Club including The Wheels Centre, Salford Stadium, Hall Green Stadium and many other locations. All without success despite my and Brian Buck's best efforts.

Speedway made a successful return to the City of Birmingham under my promotion in March 2007 and I sold the promoting rights on 31st October 2011.

The current lease (not yet signed) with the GRA expires 31st October 2020. I am the current BSPA President of this association.

This is the same experience that has occurred at many other speedway stadiums that were closed down for redevelopment for higher value.

A small sample as follows:

1. Cradley Heathens at Dudley Wood Stadium closed 1995
2. Norwich Stars The Firs closed 1964
3. Southampton Saints Banister Court closed 1963 and many others where promoters are trying to find a stadium site to no avail.

From my experience I believe that if the Perry Barr stadium which is freehold owned by Birmingham City Council and leased on a 99 year lease to Perry Barr Racing Club Ltd (GRA owned) was to be redeveloped then a new site for speedway racing will not be successfully found because of noise issues or the presumption of a noise issue by local residents. (This would be true of Hall Green Stadium) so I submit that the wording will not protect the speedway club from, once again, closing down and no new home being found.

My preferred wording would be a total block on redevelopment for any other purposes than speedway and greyhound racing and leisure use.

Yours faithfully
for R & D Aggregates Ltd



A E Mole
DIRECTOR

R & D AGGREGATES LIMITED

COMMERCIAL PROPERTY OWNERS AND DEVELOPERS

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AEM/lb/2

Our Ref:

Your Ref:

Date: 2nd December 2011

Birmingham City Council
Planning Management
PO Box 28
Birmingham
B1 1TU

FAO Jetendra Singh - Programme Officer

Dear Sirs

RE: Public Enquiry on Policy on 24th January 2012
RE: Policy - Aston, Newtown and Lozells Area Action Plan (AAP)
Policy LCI RE: Birmingham Brummies Speedway Club

An addendum to my letter of 24th November 2011 (copy enclosed). I wish to add to this objection with more detail.

I accept that the appointed inspector deals with land use and not fiscal matters but the two overlap.

The freehold of Perry Barr Stadium (PBS) is owned by Birmingham City Council, the stadium is the subject of two ground leases of 99 years from 1984 or thereabouts to Perry Barr Greyhound Racing Club Ltd the shares are held by GRA Ltd and GRA Ltd shares are owned by Risk Management Services Ltd (RMS) a company based in London.

The speedway club is now owned by Birmingham Brummies Ltd which purchased the speedway promoting rights from my company R & D Aggregates Ltd on 31st October 2011. I am retained as Honorary President of the Birmingham Speedway Club and instructed by the new owner's directors.

The draft lease (soon to be signed) ends 31st October 2020.

The policy recommended by Birmingham City Council implies that redevelopment in the period 2021 to 2026 will be considered possibly for retail or mixed use.

My company invested £483K in the development of PBS to stage league speedway racing.

There is nothing in the lease regarding compensation for loss of speedway racing at PBS after 1st November 2020.

It may be the case that the Birmingham City Council property and estates department and the GRA Ltd (or its assignees in title) could collude to promote the policy of redevelopment for a higher value use (i.e. retail) on or before 2020.

If this was the case then the current proposal to include "if the stadium was redeveloped equivalent provision should be made at least as accessible to current and potential users as the existing facility" will be of little value because they will not be the finance to meet the cost of building a new track and associated requirements and / or a new stadium at a new location.

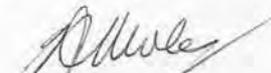
In my view speedway racing in Birmingham will then end 31st October 2020 to enable redevelopment to take place and thus speedway racing will once again cease in Birmingham.

Therefore I wish to amend the City's planning proposals to state the stadium will be retained for its current uses of speedway racing and greyhound racing and other similar or associated uses.

Finally should the appointed inspector be mindful to recommend no change in the Birmingham City Council forward planning proposal that a caveat be added that in the event compensation will be paid not only to the GRA Ltd Company (or their assignees in title) but to the holder of the speedway promoting rights at PBS as recognised by the BSPA (British Speedway Promoters Association) such compensation to be decided by negotiations with the speedway promoter and the City Council subject to the normal arbitration clauses so that the then speedway promotion is not devoid of finance for the proposed re-siting of the staging of speedway racing at a new venue which I suspect will be very difficult to find in planning terms.

I presume you will not require me to be present at the next site meeting planned for Thursday 26th January 2012 but if you would like me to be present then let me know.

Yours faithfully
for R & D Aggregates Ltd



A E Mole
DIRECTOR

C.C. Chris Luty - Director of Birmingham Brummies Ltd
Alan Phillips - Director of Birmingham Brummies Ltd
Clive Feltham - MD of GRA Ltd
Brian Buck - Birmingham Speedway Historian
Graham Drury - Promoter of Birmingham Speedway