

Birmingham Development Plan 2031

Examination Hearings

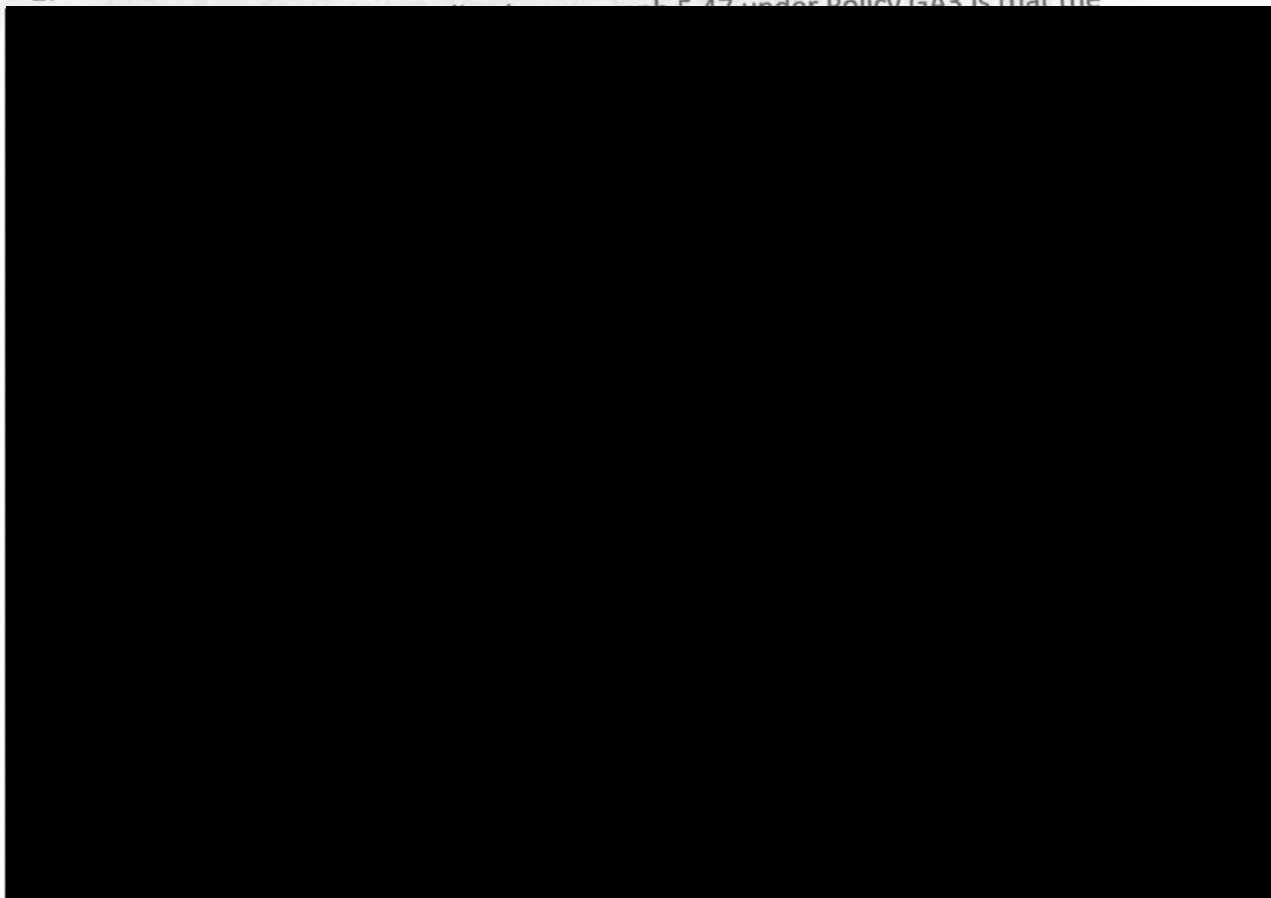
Statement from R&D Aggregates Ltd

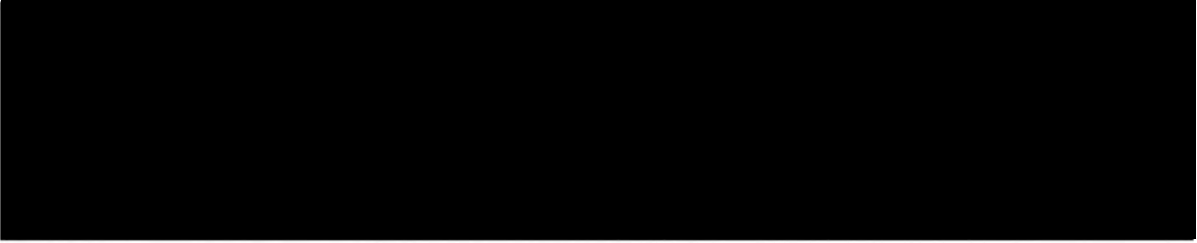
On Matters G 'Spatial Delivery of Growth
and M 'The Natural and Historic Environment'

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'**

1.5.47 under Policy GA3 is that the





3. Matter M 'The Natural and Historic Environment'

3.1 My objection to the wording in Policy TP11 is that it is headed 'Sports Facilities' but it appears almost exclusively related to physical activity and participation sports. Sports stadia are valuable community facilities and with a growing population will become an essential requirement. There is a paragraph on where sports facilities which attract large numbers of visitors should be located but no specific mention of retaining let alone enhancing existing facilities.

3.2 National Planning Policy Guidance in paragraph 70 says *'To deliver the social, recreational and culture facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, **sports venues**, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs.'*

3.3 Paragraphs 73 and 74 refer to the need to policies being based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision and the need to prevent redevelopment unless there are suitable or better alternative facilities. On these bases the existing stadia including Perry Barr should be protected from redevelopment as they are actually much more difficult to reprovide than playing fields. No needs assessment has been carried out to justify their omission. The City Council has supported the expansion of Edgbaston Cricket Ground but TP11 should make specific reference to sporting venues.

3.4 What is required is that specific wording should be added to para 3 under TP11 to make it clear that the protection includes Sports Stadia used as spectator facilities