

BIRMINGHAM CITY COUNCIL
(POOLWAY SHOPPING CENTRE MEADWAY)
COMPULSORY PURCHASE ORDER 2016

STATEMENT OF REASONS FOR MAKING THE ORDER

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Contents

1. Introduction	Page 3
2. Description and Location of the Order Lands	Page 4
3. Purpose of the Order	Page 6
4. Background to the Order	Page 7
5. Description of the Proposal	Page 8
6. The Case for Compulsory Purchase	Page 9
7. Planning Policy and other policy considerations	Page 13
National Policy	Page 13
Local Policy	Page 13
Other Policy Considerations	Page 16
8. Consultation	Page 17
9. Progress on the Regeneration Scheme	Page 19
10. Special Considerations	Page 20
11. Views of Government Departments	Page 20
12. Related Applications, Appeals, Orders etc.	Page 21
13. Human Rights and Equalities	Page 21
14. Contacts for further information.	Page 24
15. Inspection of Order Documents and Plans.	Page 26
16. Inquiries Procedure Rules	Page 27
17. Background Documents	Page 27

BIRMINGHAM CITY COUNCIL

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STATEMENT OF REASONS FOR MAKING THE ORDER

The Order is made under Section 226 (1) (a) of the Town and Country Planning Act 1990 as amended. Birmingham City Council (the Council) believes the acquisition will facilitate the carrying out of development, redevelopment and improvement on or in relation to the land to be acquired and will also contribute to the promotion of the economic, social and environmental well-being of the area by replacing the existing Poolway Shopping Centre with a new retail offer alongside new homes and an improved public open space.

1. Introduction

Definition

- 1.1 This document is the Statement of Reasons of the Council for making a compulsory purchase order entitled the Birmingham City Council (Poolway Shopping Centre Meadway) Compulsory Purchase Order 2016 (the Order). The Order is made pursuant to Section 226 (1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. In this Statement of Reasons, Birmingham City Council is referred to as “the Council” and the land included within the Order is referred to as “the Order Lands”. This Statement of Reasons has been prepared in compliance with the Department of Communities and Local Government “Guidance on Compulsory Purchase Process and The Crichel Down Rules for the disposal of surplus land acquired by, or under threat of, compulsion” dated October 2015.

The Purpose of this Statement

- 1.2 The Order has been made by the Council to support the phased regeneration of the area known as the Poolway Shopping Centre (The Meadway), and adjoining land, some of which is already vacant following the earlier clearance of a number of blocks of flats. The comprehensive regeneration proposals include the demolition of the existing Poolway Shopping Centre which comprises 27 retail units, 84 flats and community buildings, the phased delivery of new residential and retail development and works to the adjoining Kents Moat recreation ground – part of which is included in the development proposals. It should be noted that alternative spellings of the Centre name exist, Poolway and Pool Way – both spellings being used on a variety of formal and informal documentation. The Council’s Highways Register records the name of the road as Pool Way. Phase 1 of the redevelopment will be undertaken on the land adjoining the centre to the east which is already available for development

along with a small area of the southern part of the centre itself. The first phase will deliver a new retail redevelopment and up to 136 new homes as well as reconfiguration and improvements to the open space and new infrastructure including new access points and roads. Although a small part of the Centre is included in the first phase of redevelopment, the majority of the Centre will form the second phase of development. This will comprise additional retail development in accordance with the emerging Birmingham Development Plan with the scope for some additional housing. However, this is dependent on the demand and the successful marketing of the retail element in the first phase and the subsequent marketing of the phase 2 development opportunity. The results of the marketing will direct the options for the second phase which then may be either retail or residential development or a combination of both.

These proposals are set out in more detail in the Council Cabinet approved report of 16 March 2015 – “Moving Forward The Meadway Regeneration Programme” and the Outline Planning Application (Ref 2015/09502/PA) for the first phase of development approved by the Planning Committee of the Council at its meeting held on 4 February 2016.

- 1.3 This Statement describes the Order Lands in section 2. The Statement goes on to describe the background to the proposals, the Scheme itself, the Council's purpose and justification for the use of compulsory purchase powers, and the planning position and policy context within which the Council's decisions have been taken in sections 3 to 7. Other matters referred to in this Statement include other special considerations and human rights in sections 10 and 13 respectively.
- 1.4 The Order is being made and submitted to the Secretary of State for Communities and Local Government ("the Secretary of State") for confirmation.

2. Description of the Order Land, location and current uses

- 2.1 The Poolway Shopping Centre/Meadway is located in the Stechford and Yardley North ward of the Yardley Constituency of Birmingham approximately 8 kilometres (4.9 miles) east of the City Centre. Much of this area was developed during the rapid inter and post war expansion of the city and comprises significant areas of former municipal housing and shopping parades of the period. Meadway is a key route into the city from the North Solihull area. The area is served well by public transport including the nearby Lea Hall station on the Birmingham New Street to Coventry rail line and by key bus routes.
- 2.2 East Birmingham has been and continues to be a focus for regeneration and new development. A number of local centres have already benefitted from regeneration including Swan Centre Yardley and Shard End Crescent and there has been significant investment in housing regeneration including the delivery of new homes at Westhall Court, The Chesnuts, Bucklands End, Saltley Core Area, and Shard End Urban Village. Much of this work has been lead and delivered by the Council working in partnership with local communities and other delivery organisations including the private sector.

- 2.3 The Poolway Shopping Centre was built in the late 1950s/early 1960s and is typical of the style of many of the centres built at that time. It comprises a pedestrian shopping precinct that runs southwards from the Meadway to a pedestrian square. Shops line each side of the precinct and originally also ran westwards from the square, but shops there were converted into additional flats in 2000 to respond to earlier decline of the centre. The total current retail floor space is approximately 7,200 sq.m. The retail element accommodates 27 shops. The larger former Co-op supermarket building has 2 floors in part, but only the ground floor was in retail use until recently, and is no longer trading. Service access to the shops is generally from the rear of the premises which contributes to the centre's poor relationships with adjoining uses. The centre is inward facing with poor visibility and very limited outlook onto the main road or to the recreation ground to the rear.
- 2.4 The shop units within the centre are all, except one, owned freehold by the City Council. Occupancy of the shops is still reasonably strong; however there are approximately 5 vacant units. The centre contains a number of key shops, services and community facilities. The rental levels are relatively low compared with other similar centres locally and generally there is a limited retail offer. The shops are let on varying lengths of lease some long term and others on short or temporary leases.
- 2.5 Above the shops and to the south west of the centre are 84 two and three storey flats and maisonettes, a mix of 69 Council (including 13 recently acquired from Waterloo Housing Group) and 15 private leasehold (sold by the Council under Right To Buy), which are accessed from a combination of enclosed shared stairwells and stairs leading up from the parking and servicing areas at the rear of the commercial properties. In a number of locations, communal access decks provide access to the residential front doors which in many cases overlook the servicing areas. There is also one flat above the now vacant supermarket. The setting, access arrangements and amenity of the flats is poor.
- 2.6 A 100 space surface level car park lies to the west of the shopping precinct with vehicle access from the Meadway and Sheldon Heath Road and a pedestrian link through to the centre itself. A number of garage blocks are located across the site which serve the residential accommodation – where blocks have been demolished the sites are still used for parking.
- 2.7 The wider centre also includes a former Council neighbourhood office, a pre-fabricated building now occupied on a short term lease by a local cancer support charity as an advice, support and drop-in facility and a separate community centre used by a number of community organisations including a nursery – these are single storey, free standing buildings located on the Meadway frontage. Given the design and layout of the centre, there is little visible retail frontage to the Meadway and the centre has poor relationships with both the adjoining open space and the car parking to the west. Due to issues with security, gates have been installed and pedestrian access to the shopping centre is prevented overnight.

- 2.8 Land to the east of the centre includes the site of the former Meadway flats (1.53 Ha) – 5 multi-storey blocks comprising 222 flats that were demolished in 2009/10. The Kent's Moat recreation ground lies to the south (11.33 Ha).
- 2.9 Vacant land on the corner of Sheldon Heath Road forms the sites of a former block of flats (Arley House) and a petrol filling station. On the north side of Meadway, and not included in the redevelopment proposals, is an existing small supermarket with associated parking.
- 2.10 The majority of the Order Lands are in the freehold ownership of the Council. Full details of the order land are given in the Order Schedule and plan.
- 2.11 The Order Lands cover approximately 3.01 hectares.

3. The Purpose of the Order

- 3.1 The Order will secure the necessary land assembly and unification of ownerships to enable the delivery of the phased comprehensive redevelopment at the Poolway Shopping Centre and adjoining lands.
- 3.2 The first phase of redevelopment will comprise the initial phase of a new district centre comprising a foodstore and several additional units that could accommodate shops and related local centre uses (including community and leisure uses) and a residential development of approximately 136 units. Also included in a first phase will be associated development comprising a new roundabout access from the Meadway, access from Broadstone Road, and enhancements to the retained area of public open space including new play equipment, street furniture, benches, trees, paths, landscaping and outdoor exercise equipment. The redevelopment of the majority of the shopping centre itself will form the second phase of development and will comprise retail development in accordance with the Birmingham Development Plan. However should there be limited demand for a second retail phase then there is the option to include additional residential development in this phase.
- 3.3 The redevelopment proposals are supported by the Government's Homes and Communities Agency (HCA) which has committed grant of approximately £6.5 million to support the regeneration programme under its Public Asset Accelerator. A copy of the funding agreement is attached.
- 3.4 Proposals for the Order Lands will continue the programme of regeneration and improvement of local centres across the city – a number of which in East Birmingham have already benefitted from significant investment and development. The wider proposals are also a key element in complementing the delivery of sustainable housing as part of the City Council's Growth agenda and for housing market restructuring to create a more cohesive community.
- 3.5 The regeneration of the Meadway is referred to in local planning policy, including the Local Centres Strategy (2006) and more recently in the emerging Birmingham Development Plan submitted to the Secretary of State in July 2014 and which has been subject to Examination in Public and Inspector's Report and modifications. The

emerging Birmingham Development Plan promotes new housing and retail development at the Meadway as part of the “Eastern Triangle Growth Area” (Growth Area 8). This is one of several priority areas for growth across the city identified in the BDP and will deliver around 1000 new homes and the regeneration of the Poolway Centre.

4. Background to the Order

- 4.1 Like a number of other local centres across the City built at the same time, Poolway has declined and now provides a more limited retail offer in an increasingly poor quality environment and setting. However, it continues to house a number of key shops and services including the library and health and community facilities. Its design is now outdated and the Council has recognised for some time the need for improvements to the centre. The recreation ground to the rear of the centre provides extensive open space but is of poor quality with few facilities. There has been a long running Council programme of promoting improvements to local centres and this has already led to significant investment and new development at many centres including The Swan (Yardley) and Shard End also in East Birmingham. The current proposals for Poolway follow the consideration of development options and funding opportunities and local consultation over a number of years.
- 4.2 Within the Birmingham City Council Local Centres Strategy published in 2006, Meadway was identified as a large neighbourhood centre but weak in the health check of centres undertaken at the time. Gaps in accessibility to local centres/food stores were identified including the area to the south of the Cole Valley, which related to the limited scale and poor quality of the centres serving it. Proposals being brought forward for Shard End were acknowledged and opportunities at Meadway were suggested as a means of addressing the range and choice of local services in the area. The link with housing regeneration in this location was also outlined.
- 4.3 In order to address the need for comprehensive regeneration of the area, a number of consultation exercises and studies have been undertaken. More detail on this can be found in Section 8.
- 4.4 The emerging Birmingham Development Plan (BDP) proposes a District Growth Centre at the Meadway with up to 15,000 sq.m of comparison retail with enhanced convenience provision and office development which will complement the proposals to deliver new housing as part of the Plan’s Eastern Triangle Growth Area. The Council’s intention remains to achieve this aspiration however delivery is affected by the presence of the existing, out dated centre, which hampers any attempt to present a development opportunity to any prospective developer. It is considered that such an opportunity can more effectively be promoted once the existing centre has been demolished and the development opportunity has been unlocked.
- 4.5 On 8 December 2011 Cabinet Committee (Property) of the City Council agreed the report ‘Meadway Regeneration Proposals’ which considered a range of options for the future of the centre. Cabinet Committee supported the comprehensive clearance and redevelopment option. This was followed by appointment of consultants to assist with the further consideration of detailed redevelopment options, discussions

with the HCA regarding funding and additional public consultation as set out from section 8.5 of this statement.

4.6 On 16 March 2015 the Council's Cabinet approved a report entitled "Moving Forward The Meadway Regeneration Programme". The report granted authority for the Council to:

- Accept grant of £6.5 million from the Homes and Communities Agency (HCA) to support the regeneration programme.
- Make a Compulsory Purchase Order under Section 226(1) (a) of the Town and Country Planning Act 1990.
- Negotiate the acquisition of all interests and rights in land within the defined area either voluntarily or through the use of a Compulsory Purchase Order if voluntary negotiations are unsuccessful.
- Cease the lettings of Council owned properties and to commence the rehousing of existing tenants.
- Appropriate as necessary Council owned land within the defined boundary.
- Market any land within the defined boundary in furtherance of the Meadway development proposals.
- Procure an housing developer to undertake the building of the residential element of the proposals.
- To progress plans to detailed design for the development of the open space and the proposed highways works.

5. Description of the Proposal

5.1 This CPO will enable the comprehensive regeneration to take place and the following elements of the redevelopment proposals to be undertaken:

The development will proceed in two phases.

The first phase will consist of:

- Retail development of up to 2,730 sq.m (30,000 sq.ft) comprising a food store and several additional units that could accommodate shops and related local centre uses (including community and leisure facilities) fronting the Meadway with associated parking and servicing. This will allow initial relocation opportunities for existing Poolway shops, services and community uses wishing to remain in the locality.
- 136 new homes comprising a wide mix of 2, 3, 4 and 5 bed properties for both market sale and rent accessed from both a new roundabout junction off Meadway and Sheldon Heath Road. Much of the new housing would overlook the improved open space, and the new roads would provide enhanced access points into the open space and through the area. The new housing would comprise 2 and 3 storey properties along with some bungalows.
- Reconfiguration comprising 33% reduction, but significant improvement of, the public open space including full size and junior football pitches, toddler play and teenage areas, a Multi-Use Games Area, paths, fitness trail,

landscaping and planting as well as sustainable drainage features. The layout of the improved open space would address many of the poor design issues associated with the existing facility.

- 5.2 The majority of the necessary site assembly for this phase has been completed. However there is a portion of land situated within the identified Order Lands which will need to be acquired and the buildings demolished before development can commence. Therefore the indicative build programme for Phase 1 will be designed so that this part of the site will not be developed until later in the programme. The area in question is identified as Phase 1D in the attached indicative phasing plan.
- 5.3 Phase 1 is economically viable and deliverable as the programme will be implemented direct by the Council, and which also enables the Council to draw down £6.5 million in funding from the HCA.
- 5.4 The second phase of development will be carried out on the majority of the site of the current Poolway Shopping Centre and includes the Order Lands. This phase will enable the delivery of additional retail provision in accordance with the Birmingham Development Plan and subject to marketing as the development progresses. Should there be limited demand for a second retail phase then there is the option to include additional residential development in this phase.
- 5.5 New housing will be delivered through the Birmingham Municipal Housing Trust (BMHT), which is the Council's vehicle and brand identity for building new rented and market homes across the city. The BMHT is now the largest housing developer in the city and has a very successful track record in providing new homes. A developer has been selected through a tender process from an established list of development partners. The process for the appointment of a housing developer partner has progressed and a Cabinet report "Meadway Regeneration – Contract Award" recommending the appointment of Kier Living Ltd was agreed on 26 July 2016.

6. The Case for Compulsory Purchase

- 6.1 The Order Lands comprise a large site in a number of ownerships. Although the City Council owns the majority of the freehold interest in the site and many other interests, the unification of interests is necessary to secure the development opportunity and will ensure that it can proceed in a timely manner.
- 6.2 The configuration, layout and design of the centre is now outdated and there is a need for significant investment to achieve a long term future for the centre. This is important given the catchment area it serves and the location of other centres in the wider area.
- 6.3 Although it is recognised that there are a number of important shops and services located within the centre in general terms the centre does not currently provide an attractive retail destination in terms of its appearance and the general facilities on

offer. Security and vandalism have become greater issues as the centre has declined.

- 6.4 The centre has suffered reduced footfall over recent years and this has been made worse with the recent closure of the Co-op supermarket, Post Office and Greggs bakery.
- 6.5 The Council has recognised for some time the need for the regeneration of the centre and how this can be more appropriately and successfully achieved through a more comprehensive phased proposal that could also deliver new housing and address the design and layout issues including that of the adjoining open space.
- 6.6 It is the Council's ambition to create a thriving and vibrant centre. This would be in accordance with both the Birmingham Plan and the emerging Birmingham Development Plan, and respond to guidance set out in associated adopted design advice. The planning position and context for the Order is set out under section 7.
- 6.7 The Council is in the best position to promote and secure new development and investment. It has a successful track record of enabling and delivering both housing and local centre regeneration.
- 6.8 The Council has secured the necessary funding in order to deliver this regeneration supported by the Homes and Communities Agency (HCA) which has committed grant of approximately £6.5 million to support the regeneration programme under their Public Asset Accelerator. The Council has also set out its financial ability to support this regeneration process in the Full Business Case attached to the Cabinet approved report of 16 March 2015 – 'Moving Forward The Meadway Regeneration Programme'.
- 6.9 The total capital cost of phase 1 of the development is estimated at £23.12m which it is planned to be incurred between 2014/15 and 2020/21. The costs will be funded from a combination of Housing Revenue Account resources (identified in the Council Plan 2015+), HCA grant and additional capital receipts.
- 6.10 The Council secured an Outline Planning Permission (Ref 2015/09502/PA) on 4 February 2016 for the first phase of the redevelopment to deliver a new district centre up to 30,000 sq.ft (2,730 sq.metres) which provides a range of retail and/or community/leisure units, up to 136 new homes and enhancements to the retained open space.
- 6.11 The Council has commenced the tender process to appoint a housing developer partner to build the residential element of the Phase 1 proposals. There was significant interest in this development opportunity and a number of bids were received by the deadline of 4 March 2016. An evaluation process has been completed and a Cabinet Report to appoint the preferred housing developer was approved on 26 July 2016. Following their appointment, the housing developer Kier Living Ltd will submit a reserved matters planning application before the build programme commences.

- 6.12 Phase 1 of the development can commence before the CPO has been confirmed as the majority of the development land is already available and in Council ownership.
- 6.13 The Council has appointed Jones Lang LaSalle (a financial and professional services consultancy specialising in real estate services and investment management) to seek a developer to build the retail opportunity in phase 1. The tender process commenced in March 2016 and closed on 14 April 2016. The bids have been evaluated and a process of due diligence is being undertaken. Once this has been completed a Cabinet Member report will be prepared for consideration before the end of 2016. After the developer has been appointed, they will submit a reserved matters planning application before the build programme can commence.
- 6.14 The Council has appointed Bruton Knowles, Chartered Surveyors who along with Birmingham Property Services (the property service of the Council) will manage the voluntary acquisitions process for the outstanding interests.
- 6.15 While the City Council is pursuing voluntary acquisition of the private interests across the Order Lands site, this Compulsory Purchase Order will be progressed to secure any that cannot be acquired by negotiation within a reasonable timescale.
- 6.16 The rehousing process for the existing Council tenants started in November 2015. A phased approach is being implemented so that blocks can be cleared and secured as they become empty.
- 6.17 The Council acquired 13 residential properties within the Order Lands from Waterloo Housing Group on 26 February 2016. The tenancies have been taken over by the Council and the tenants will be rehoused through the Clearance programme.
- 6.18 The CPO will enable the phased delivery of a new district centre, housing development, access roads and reconfigured and improved open space. The Council considers it will contribute to the achievement of the promotion or improvement of the economic, social and environmental well-being of the area. This will include:
- Economic – through the development of a new District centre, with the creation of jobs in the centre and through the construction process generally, which will include training and apprenticeship opportunities.
 - Social – through the provision of new mixed tenure housing, a new District Centre and improvement of the open space and the creation of an improved environment that addresses existing poor design and layout issues.
 - Environmental – through the provision of new development and enhanced open space that addresses the design, layout and security issues of the existing centre and provides a more attractive environment in which to live, work, visit and pass through.
- 6.19 Phase 2 of the development which includes further retail and the potential for additional residential will proceed once all of the private interests have been acquired by the Council. The retention of individual properties would not be appropriate given the design of the existing centre, the comprehensive nature of the proposals and the very different form that new development will likely take.

6.20 No alternative proposals for the area have come forward and the Council is not aware of any alternative means to secure the proposed development. The Council is in the best position to facilitate and promote new development and has a track record of doing so at other locations.

6.21 The proposed compulsory purchase order meets the advice set out in Department for Communities and Local Government “Guidance on Compulsory purchase process and The Crichel Down Rules for the disposal of surplus land acquired by, or under threat of, compulsion” (October 2015), particularly that set out in Tier 1 Stage 2 (paragraphs 12 – 15) and Tier 2 Section 1 (paragraphs 64 – 76):

- There is a compelling case in the public interest – the proposed redevelopment will deliver a significantly improved District centre, housing, open space and associated facilities and infrastructure within an improved environment. All this will contribute towards the promotion and improvement of the economic, social and environmental well-being of the area.
- The Council has considered Human Rights and in taking a balanced view between the intentions of the acquiring authority, the concerns of those with an interest in the land and the wider public interest, the making of the order can be justified. Further details on Human Rights issues are set out under Section 13.
- There are clear proposals for the acquired property. The Outline Planning Permission (ref: 2015/09502/PA) set out the basis for the first phase of development. The second phase of the development comprising the future regeneration of the shopping centre will be in line with the UDP and emerging Birmingham Development Plan which sets out clear policy advice regarding both residential and district centre growth proposals for the area.
- There are agreed funding proposals for the scheme – acquisitions of the Order Lands are being supported through grant assistance from the HCA and the first phase of development comprising residential development, improvements to the open space and the first phase of retail is being delivered through the Birmingham Municipal Housing Trust. Funding of the second phase retail will be determined through future marketing of the development opportunity and partnership working between the Council and potential development partners.
- A number of feasibility studies have been undertaken which have considered the costs associated with and the level of developer and retail interest in the proposed development as well as the level of interest from existing occupiers. The Council is confident that there will continue to be strong interest in the first phase of the new district centre and residential development and that there will be further interest in phase 2 as the scheme moves forward and as the development opportunity is unlocked.
- There are no impediments to implementation of phase 1 which is already in the ownership of the council (save for an area of land in phase 1 D which is in the Order), other than the confirmation of the Order. Planning consent was granted on 4 February 2016 for the phase 1 development and an housing development partner has been appointed. In relation to phase 2, other than the outstanding land interests which are the subject of the Order, all other land interests are in the ownership of the Council. There are no policy impediments to implementation, and no planning impediments are expected providing that

planning, design and development advice in the UDP, emerging BDP and other local and national planning policy is followed by the selected developer partner.

- 6.22 The development proposals and the compulsory purchase order will deliver both quantitative and qualitative housing gain. Compared with the 84 flats currently on site, the proposals will deliver at least 136 new houses. These will be for both sale and rent and comprise a wide mix of sizes. There will also be the potential to deliver additional properties should all the land within Phase 2 not be brought forward for retail and associated local centre uses. The development will also deliver a range of qualitative housing improvements. The new properties will have better design, setting, layout and access arrangements which will contribute towards enhanced safety, security and general amenity. They will have more conveniently located and safe curtilage parking as well as secure, private garden space. They will also be built to higher energy efficiency standards.

7. Planning Policy and other policy considerations

- 7.1 Proposals for Poolway and Meadway have been prepared in accordance with national and local planning policy and have been subject to extensive public consultation. Phase 1 proposals have secured outline planning approval and indicative options for phase 2 have helped inform the various consultation exercises regarding options for the future of the existing centre.

National Policy

- 7.2 The proposals respond to the guidance set out in the National Planning Policy Framework (NPPF). Key themes of the NPPF that the regeneration proposals for Poolway Centre address include:

- Promotion of sustainable development.
- Planning to address economic, social and environmental roles.
- Seeking positive improvements to the environment.
- Replacing poor design with better design – creating a sense of place and a safe and accessible environment.
- Improving the conditions in which people live, work, travel and take leisure.
- Widening the choice of high quality homes, creating sustainable, inclusive and mixed communities.
- Defining a network and hierarchy of town centres and planning positively for centres that are in decline.

Local Policy

- 7.3 Local planning policy is provided by the adopted Birmingham Plan (Unitary Development Plan (UDP)) and the emerging Birmingham Development Plan (formerly known as the Birmingham Core Strategy).

The Birmingham Plan (UDP) was adopted in 1993, revised alterations were adopted in 2005 and the plan was saved in 2008.

Part 1 of the UDP sets out city wide policies whilst part 2 deals with policies on a constituency basis.

The principal Strategy of the UDP comprises three key themes:

- Economic revitalisation – encouraging the modernisation of the City’s economy,
- Urban and Social Regeneration – ensuring that economic growth benefits residents in greatest need and the most deprived areas, and
- Environmental Quality – securing positive benefits from new development

The plan therefore aims to maximise opportunities for economic revival and urban renewal and that resulting benefits are spread widely amongst the city’s residents.

Chapter 3 - The Environment sets out a range of policies with respect to the environment and open space. General policy acknowledges the relationships between environmental quality and levels of economic activity.

Chapter 4 – The Economy sets out under the policy statement (4.13) that the City will (a) maximise the opportunities for economic revitalisation and urban renewal and (b) ensure that benefits of economic revitalisation are spread as widely as possible amongst the City’s residents.

Chapter 5 – Housing deals with housing issues “in the round”, with particular focus on both the quality of the existing housing stock and provision of new housing.

Chapter 7 – Shopping and Centres sets out how a network of centres will be supported throughout the city and how individual centres will be encouraged to evolve in line with local circumstances. Where centres have the capacity for growth this will be encouraged.

The Yardley Chapter of the plan makes reference to the Meadway showing signs of decline and how efforts will be made to retain and support the shopping function.

The emerging Birmingham Development Plan (BDP):

- 7.4 The BDP was submitted in July 2014 and was subject to examination in public during October/November 2014. The Inspector’s Report and Modifications were received on 11 March 2016 and it is proposed that the plan will be adopted in 2016. The Minister of State for Housing and Planning, however, has issued a direction under section 21(A) of the Planning and Compulsory Purchase Act 2004 following representation from a local MP regarding proposed residential development in the Green Belt in Sutton Coldfield, and further guidance is awaited regarding adoption. The plan sets out a strategic framework for the delivery of growth and development across the city up to 2031.

Key objectives of the plan include developing Birmingham as a city of sustainable neighbourhoods, making provision for a significant increase in the city’s population, and the creation of a prosperous, successful and enterprising economy with benefits felt by all. The population of the city is predicted to increase by 156,000 by 2031 and

the plan sets out a strategy to provide for this rise. This includes providing 45,000 new homes within the urban area, an urban extension at Langley in Sutton Coldfield and close working with neighbouring local authorities towards meeting the city's housing requirements. The strategy also includes the creation of a thriving network of local centres to deliver new office and retail growth and other services to support communities throughout the city. Meadway is identified as one of three district growth centres with potential for 15,000 sq m of comparison retail to be delivered up to 2026 along with up to 5,000 sq m of office development.

The plan identifies a number of key growth areas, which includes the Eastern Triangle Growth Area (GA8) within which the Poolway/Meadway area is located. Meadway is identified as a District Growth centre along with opportunities to provide an improved centre, reconfigured and enhanced open space as well as new homes. It is proposed that the Eastern Triangle will deliver around 1000 new homes over the life of the plan. The plan also supports the development of a new rapid transit route (metro) connecting the city centre and the airport/NEC. This would pass along Meadway and the redeveloped Poolway would be a key location/destination on the route. There were no objections submitted to the proposals for the redevelopment of the Poolway shopping centre set out in the BDP.

The BDP also contains a number of Thematic Policies (TP) which is relevant to the order. Key policies include the following:

- TP9 deals with open space – setting out that planning permission will not normally be granted for development of open space, and the circumstances where development would be considered including the loss of an area of a site with inherent design problems to secure significant improvements to the quality and recreational value of the remaining area.
- TP20 deals with the network of centres which identifies Meadway as a District Growth Point and the scale of potential development.
- TP21 covers convenience retail.
- TP26 sets out criteria for the development of Sustainable Neighbourhoods
- TP27 outlines the criteria for the location of new housing
- TP31 outlines how the regeneration and renewal of existing housing will be promoted – Meadway is identified as one of five initial priorities.
- TP40 covers public transport and includes proposals for a rapid transit link between the city centre and the airport.

Section 10 of the BDP covers implementation issues including working in partnership with other delivery agencies, the private sector and landowners/developers, the use of compulsory purchase powers to assist with land assembly and the proactive use of the Council's land holdings to assist delivery.

7.5 Places for All and Places for Living (Supplementary Planning Guidance adopted in 2001) set out principles of good urban design. The proposals for redevelopment at Poolway embrace the key elements of these documents.

The Birmingham Local Centres Strategy (2006)

- 7.6 The Strategy was prepared as a review of the original 2001 Strategy, the local centres regeneration programme (there was a capital programme that enabled a range of environmental projects and appointment of Town Centre Managers for a number of local centres across the city) and partly as a response to the then recently introduced PPG6 (central government planning policy guidance on town centres and retail development) which emphasised the need for local authorities to take positive steps to improve the quality of their centres.
- The Strategy set out a number of factors that could lead to the success of local centres. Consideration was also given to centres in decline including acceptance that in some circumstances redevelopment may be considered to overcome fundamental problems with design or layout.
- Meadway was categorised as a Large Neighbourhood Centre and which was “weak” in an health check of centres at the time.

Shopping and Local Centres SPD (2012)

- 7.7 The SPD defines shopping centre boundaries and their primary shopping areas, categorises the centres as Town, District or Neighbourhood, sets out policies that protect the primary shopping function by ensuring an appropriate balance of non-retail uses and ensures that new hot food takeaways are directed to the most appropriate locations. Meadway is categorised as a District Centre.
- 7.8 Other Policy considerations.

Redevelopment of the Order Land will also support the objectives of the following policy documents:

Birmingham Municipal Housing Trust (BMHT) delivery plan 2015 - 18

The Birmingham Municipal Housing Trust (BMHT) delivery plan was agreed by the Council’s Cabinet on 8 December 2014. It sets out the BMHT programme for 2015 – 18 to deliver approximately 2,056 new homes of which approximately 1,456 would be new rented Council homes.

Specific reference was made in the plan to the major housing regeneration and development schemes at Kings Norton, Meadway, Bromford and Yardley Brook.

Birmingham City Council Business Plan and Budget 2016+

Published in March 2016 the Business Plan and Budget 2016+ sets out the vision for 2020 and how the Council plans to achieve it.

Based on population growth it has been calculated that Birmingham needs an additional 84,000 homes by 2031.

One of the key strategic priorities identified in the Business Plan is the provision of decent homes in the city. The Budget made allowance for the continued financial support of the ongoing BMHT new build programme.

Housing Revenue Account (HRA) Business Plan 2016

Included within the Council Business Plan but also as a separate document the HRA Business Plan sets out the immediate and long terms financial plan and includes how the HRA will support the BMHT house building programme over the coming years.

Housing Growth Plan 2013

The Housing Growth Plan 2013 set out the Council's ambitions to achieve housing growth in the city over 5 years and beyond. This includes how the Council will use its resources and influence to work with other partners in the housing sector to deliver the kind of homes that the growing population of the city needs.

Housing Prospectus 2015

Following on from the Housing Growth Plan the Housing Prospectus 2015 is one of a number of policy initiatives that aim to address the issue of housing growth.

The Prospectus acts as a road map for prospective developers by listing all of the key housing development sites in the city providing all the essential information that a developer needs.

It included information about the development opportunities at the Meadway.

8. Consultation

8.1 There has been significant and ongoing consultation with local residents both Council tenants and private leaseholders, retail leaseholders and other interested parties and stakeholders with respect to the formulation of proposals for Poolway Shopping Centre and the wider development opportunity.

2005

8.2 Consultation in the area started in 2005 with residents of the Meadway flats (the 5 blocks comprising 222 units that fronted the Meadway) regarding the future of the blocks. The majority of residents were in favour of clearance and rehousing and the blocks were demolished 2009/10. The site has remained vacant pending redevelopment.

2008 and 2009

8.3 Initial consultation was undertaken on potential housing development options for the area in May 2008 and February 2009. By way of exhibitions and newsletters/questionnaires, consultation explored the potential location and configuration of new housing development and established the principle of the loss of some open space to facilitate the overall regeneration including that of the remaining open space. The consultation also established the principle of development on the site of the Meadway flats and at both the northern and western

parts of the recreation ground on condition of securing significant improvements to the remaining area of open space.

2011

- 8.4 Consultation has also been undertaken on the draft Birmingham Core Strategy and then the emerging Birmingham Development Plan. Local consultation in February 2011 also raised issues regarding the uncertain future of the centre, that there were too many vacant units and a lack of choice offered. Consultation on the draft Birmingham Development Plan did not produce any specific comments relating to the Poolway Shopping Centre.

2014

- 8.5 Further consultation with the local community was undertaken during September 2014. This was an independent consultation exercise undertaken by Black Swan Property Ltd., which was funded by the HCA. The consultation area covered 1,069 households and business addresses. Participants were presented with 3 indicative options for the regeneration of the Poolway Shopping Centre. The report is included in the attached background documents.
- 8.6 The consultation took the form of professional researchers undertaking visits to all the households and business addresses in the defined consultation area. Questionnaires were completed or sent by post with a pre-paid return envelope. Visits were undertaken during daytime and evenings and also weekends. Residents could also access the consultation information through the Council's Be Heard website. Public exhibitions were held at the Meadway Community Centre on 12, 13, 19 and 20 September 2014.
- 8.7 Following evaluation of the results of the consultation the preferred option was the delivery of the regeneration scheme through a phased approach with a first phase of retail development of up to 2,730 sq.m (30,000 sq.ft), up to 136 new homes, a 40% reduction in the public open space, significant investment in the remaining open space and a second phase of retail up to 10,103 sq.m (108,750 sq.ft) and residential development of up to 150 new homes.

2015

- 8.8 A further consultation event organised by the Council was held over two days on 24 and 25 September 2015 between the hours of 1pm and 8pm on both days. The event was held at the Meadway Community Centre. Residents of those properties affected, business owners and leaseholders and residents of neighbouring roads were invited by letter to the event.
- 8.9 Approximately 140 people attended the event over the two days. Attendees were advised about the preferred option and details of the outline planning application were available for viewing. The event was facilitated by Council Officers and the commissioned architect. Attendees were able to see the outline planning application plans for the proposed first phase of the retail centre, new housing development and the layout and the new facilities proposed for the public open space. They were also able to obtain advice about the clearance and rehousing process (private and council owned properties) and the details of the planned acquisition of the retail premises.

8.10 A meeting was held with the shop lease holders on 17 December 2015 to discuss the issues around the acquisition process, relocation, leases and compensation. The meeting was attended by 2 local Councillors (Councillor Eustace and Councillor Dad), 3 Council Officers and 16 shop lease holders. Shop leaseholders expressed concern about the acquisition process and how their businesses were being affected by the proposals.

2016

8.11 A follow up meeting with primarily the shop leaseholders was held on 25 February 2016. The meeting was attended by 3 local Councillors (Councillor Dad, Councillor Eustace, and Councillor Jones), 2 Council Officers and representatives from Bruton Knowles and Jones Lang LaSalle and approximately 30 shop lease holders. Topics covered at the meeting included:

- Information about the proposed new retail development and the opportunity for existing shop owners to move into the new development
- How compensation payments would be calculated, attendees were provided with a FAQ sheet regarding compensation.
- The Compulsory Purchase Order process was explained and attendees were provided with copies of the Government's Compulsory Purchase and Compensation guidance booklet.
- The possibility of relocation to other Council owned shops
- The anticipated timescale for acquisition and demolition.

8.12 Consultation on the planning application for the first phase of development generated a small number of comments and objections, including from local residents. These included concern over fewer shops being provided, loss of open space, highway safety and the need to replace the library and community centre.

9. Progress on the Regeneration Scheme

9.1 A first phase of rehousing of the Council owned residential properties commenced in November 2015. 15 tenants were interviewed and their rehousing options were discussed. 9 of these tenants have now been rehoused.

9.2 In January 2016 the Council commenced discussions with the private residential owners and the retail shop and business owners regarding the voluntary acquisition of their properties. This process is being managed through the Council's appointed Surveyors – Bruton Knowles and the Council's own Property Services team. Attempts have been made to contact all the owners and tenants so that their positions can be explained with regard to their leases and entitlement to disturbance payments.

9.3 In February 2016 the Council acquired 13 residential properties located within the Order Lands from Waterloo Housing Group. The tenancies have been taken over by the Council and the tenants will be rehoused through the Clearance programme.

9.4 The Council appointed consultants, Jones Lang LaSalle, have contacted the retail owners in order to establish which businesses wish to move into the new retail

development. This information will be provided to the retail development contractor once they have been appointed.

- 9.5 Since commencing the voluntary acquisition the Co-op supermarket has ceased trading and the Post Office which was located within their building has also been forced to close. In addition Greggs bakery has closed and agreement was reached with a newsagent shop which has also now closed. Shop owners have indicated that since the closing of the supermarket and post office footfall in the centre has decreased.
- 9.6 The Council has completed the acquisition of one private residential property and agreement has been reached regarding valuation and home loss/disturbance payment with 4 other owners.
- 9.7 In April 2016 a further 31 of the Council tenants were contacted regarding their rehousing.
- 9.8 The tender process to appoint a housing developer for Phase 1 of the regeneration scheme has been completed and a Cabinet report 'Meadway Regeneration – Contract Award' recommending the appointment of the preferred bidder was agreed on 26 July 2016.
- 9.9 On 14 September 2016 Bevan Brittan, a legal firm appointed by Birmingham City Council sent letters to all the retailers with premises located in the centre who had expired, short and contracted out leases. Enclosed with the letters were Notices served under Section 25 of the Landlord & Tenant Act 1954. The accompanying letter explained that the Council was providing the necessary notice to terminate the lease and also provided details of the individual statutory compensation that the leaseholder would be entitled to.

10. Special Considerations

- 10.1 The Order Lands are not within a conservation area, do not contain any ancient monuments, listed buildings or any consecrated land, or lie within an area of flood risk. There are two electricity sub-station sites located within the order lands and it is envisaged that agreement can be reached with Western Power Distribution once a developer has been appointed about any replacement sub-stations (if required). One sub-station is sited to the east of the Centre and is shown as being retained within the Phase 1 Master Plan. The other sub-station was located to the west of the centre on the site of the former Arley House. It appears that this sub-station was decommissioned and removed when the flats were demolished.

11. Views of Government Departments

- 11.1 The Homes and Communities Agency has allocated grant of up to £6,598,000 to support the Poolway Shopping Centre regeneration under their Public Asset Accelerator programme. The grant funding is to assist the acquisitions necessary to deliver the development proposals.

12. Related Applications, Appeals, Orders etc

- 12.1 There are no related applications, appeals or orders which will require a coordinated decision by the Secretary of State

13. Human Rights and Equalities

- 13.1 Section 6 Human Rights Act 1998 prohibits public authorities from acting in a way that is incompatible with the Convention on Human Rights.
- 13.2 The main articles of the Convention which are of importance in circumstances where the Council is considering making a compulsory purchase order (CPO) are Article 8 – the right to respect for private and family life and his/her home and Article 1 of the First Protocol – the protection of property.
- 13.3 The approach to be taken to give effect to rights under the Convention is also reflected in DCLG Guidance Compulsory Purchase Process October 2015 paragraphs 12 and 13

“A Compulsory Purchase Order should only be made where there is a compelling case in the public interest.

An acquiring authority should be sure that the purposes for which the Compulsory Purchase Order is made justify interfering with the human rights of those with an interest in the land affected. Particular consideration should be given to the provisions of Article 1 of the First Protocol to the European Convention on Human Rights and, in the case of a dwelling, Article 8 of the Convention”.

“The Minister confirming the Order has to take a balanced view between the intentions of the acquiring authority, the concerns of those with an interest in the land that it is proposing to acquire and the wider public interest”.

- 13.4 The Council considers that after considering and balancing these various interests, the use of compulsory purchase powers in this case is justified.
- 13.5 The European Court of Human Rights has recognised in the context of Article 1 of the First Protocol that “regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole”, i.e. compulsory purchase must be proportionate. Both public and private interests are to be taken into account in the exercise of the Council’s powers. Similarly, any interference with Article 8 rights must be “necessary in a democratic society” i.e. proportionate. In pursuing a CPO, the Council has to carefully consider the balance to be struck between individual rights and the wider public interest having regard also to the availability of compensation for compulsory purchase.
- 13.6 Article 8(1) provides that everyone has the right to respect for his/her property but Article 8(2) allows the State to restrict the rights to respect for the property to the extent necessary in a democratic society and for certain listed public interest

purposes e.g. public safety, economic well being, protection of health and protection of the rights of others.

13.7 In considering Article 8 in the context of a CPO it is necessary to consider the following questions:

1. Does a right protected by this article apply?
2. Has an interference with that right taken place or will take place as a result of the CPO being made?

13.8 Clearly Article 8 does apply and therefore it is necessary for the Council to consider the possible justifications for the interference (Article 8(2)) as follows:

- Is the interference in accordance with law? There is a clear legal basis for making the CPO under section 226(1)(a) of the 1990 Act.
- Does the interference pursue a legitimate aim? The CPO is necessary to implement the Scheme, which seeks overall redevelopment of the Site in accordance with planning policy, feasibility proposals and local consultation.
- Is the interference necessary in a democratic society? This requires a balanced judgement to be made between the public interest and the rights of individuals. The CPO is considered to be both necessary and proportionate in that the land to be acquired is the minimum to achieve this Scheme's objectives

13.9 The second relevant article is Article 1 of the First Protocol, which provides that:

- Every natural or legal person is entitled to the peaceful enjoyment of his possessions
- No one shall be deprived of those possessions except in the public interest and subject to the conditions provided for by law.

13.10 The Council has considered the effect of the above articles of the Human Rights Act and decided that on balance it is in the interest of the community to make the CPO over and above the interest of the individuals affected. Interference with Convention rights is considered by the Council to be justified for the reasons set out in this Statement of Reasons. The Council in making this order also had particular regard to the rights of the individuals to compensation.

13.11 Article 6 also requires that those whose civil rights may be affected by a decision are given a fair hearing by an independent and impartial tribunal. This is secured by means of the CPO process, including the holding of an Inquiry into any objections which may be made, and the ability to challenge any CPO confirmation decision in the High Court.

13.12 The opportunity has been given to landowners to make representations regarding the Council planning policies that underpin the proposed CPO. Objections may be made to the making of the CPO. Further representations can be made in the event

of any Public Local Inquiry that the Secretary of State may decide to hold in connection with the CPO. Those directly affected by the CPO will be entitled to compensation under the compensation legislation, equivalent to the loss that they incur as a result of the acquisition.

Equalities

- 13.13 Paragraph 6 of the October 2015 CPO Guidance provides that “...*acquiring authorities are bound by the Public Sector Equality Duty as set out in Section 149 of the Equality Act 2010. In exercising their compulsory purchase and related powers...acquiring authorities must have regard to the effect of any differential impacts on groups with protected characteristics.*”
- 13.14 An Equality Analysis was carried out as part of the decision and approval process to move ahead with the Meadway Regeneration and secure authority for the making of the CPO granted by the Council's Cabinet. The Equality Analysis is included as Appendix 7 of the 16 March 2015 Cabinet Report Moving Forward the Meadway Regeneration Programme. This includes a summary of the measures identified to mitigate against potential negative impacts.
- 13.15 The Council considers that making the CPO to bring forward redevelopment of the Poolway centre is justified and there is no illegal discrimination. The positive benefits of the wider regeneration are considered to outweigh any negative effects.
- 13.16 Although the area has a similar age profile to the city as a whole, the area has a smaller percentage of ethnic minority residents. Unemployment rates locally are also similar to the city average. The Council has also had regard to the fact that the proposals for the area support a regeneration process that aims to create mixed, balanced and successful communities in the area by establishing a successful local centre, attracting new residents and creating a sustainable community.
- 13.17 With regards to removing/minimising disadvantages suffered by those with protected characteristics and steps that can be taken (as well as encouragement) as part of the CPO process, the Council can provide copies of the explanatory Statement of Reasons in braille, moon, audio tape or in different languages. The Council has published all the CPO core documents on its website to make them as accessible and available as early as possible. It will also provide hard copies of CPO documents for those without access to the internet. Those affected by the CPO are encouraged to seek professional advice and the Council will meet professional fees in appropriate circumstances. Before the CPO process, there was significant local consultation on both the emerging Development Plan and development proposals for the area. A number of meetings have recently taken place for residents and businesses affected by the CPO.
- 13.18 As the CPO progresses, should there be a need for a Public Local Inquiry, when choosing a venue the Council will have regard to those with disabilities and will

consider what other steps it can take in respect of eliminating/minimising discrimination for those with protected characteristics.

14. Contacts for further Information

14.1 The following Council officers of can be contacted for further information:

General enquiries about housing and the overall development proposals:

Clive French
Housing Regeneration and Development
1 Lancaster Circus
PO Box 16572
Birmingham
B2 2GL

Telephone 0121 303 3973
Email clive.french@birmingham.gov.uk

OR

General enquiries about Planning and the Compulsory Purchase Order:

Richard Thomas
Planning and Regeneration
PO Box 28
Birmingham
B1 1TU

Telephone 0121 675 8453
Email richard.l.thomas@birmingham.gov.uk

14.2 The Council will make all efforts to assist business, community and residential occupiers with their relocation and rehousing requirements. It is proposed that there will be rehousing and relocation opportunities presented by the new development. In accordance with Section 233 (5) of the Town and Country Planning Act 1990, relevant occupiers may seek accommodation within the proposed redevelopment subject to appropriate terms being agreed. Ongoing consultation throughout the development process will allow these opportunities to be fully explored and maximised. The phasing of development will allow, where practical, continuity of presence within the area for those that wish to be part of the new development. Further assistance can be obtained from the following:

Retail and other non-residential property owners should contact:

Martin Wilson
RICS Registered Valuer

Bruton Knowles
Embassy House
60 Church Street
Birmingham
B3 2DJ

Telephone: 0121 200 1100

Email: martin.wilson@brutonknowles.co.uk

Residential property owners should contact:

Barry McPartland
Birmingham Property Services
PO Box 16255
Woodcock Street
Birmingham
B2 2WT

Telephone 0121 303 3469

Email barry.mcpartland@birmingham.gov.uk

Advice on rehousing opportunities can be obtained from:

Collette McCann
Housing Regeneration and Development
1 Lancaster Circus
PO Box 16572
Birmingham
B2 2GL

Telephone 0121 675 3521

Email collette.mccann@birmingham.gov.uk

Enquiries about legal issues:

Liz Biddle
Legal Services
Birmingham City Council
P O Box 15992
Birmingham
B2 2UQ

Telephone 0121 675 8991

Email liz.biddle@birmingham.gov.uk

14.3 Further Advice and Assistance.

Those who own land within the compulsory purchase order as well as those served with notice of the CPO by reason of a Table 2 interest, may wish to appoint a Surveyor or Solicitor to help understand how the CPO affects you and negotiate your compensation entitlement.

The Council will pay reasonable surveyor /legal fees relating to the acquisition of property of those affected.

Advice on appointing a Surveyor can be found on The Royal Institution of Chartered Surveyors web site at <http://www.rics.org/uk>

Or <http://ricsfirms.com/>

Advice on appointing a Solicitor can be found on the Law Society web site at <http://www.lawsociety.org.uk>

15. Inspection of Order Documents and Plans

- 15.1 Copies of the Order, plans and related documents can be inspected at the following offices during normal opening hours:

Birmingham City Council
Reception
1 Lancaster Circus
Queensway
Birmingham
B4 7DJ
Telephone: 0121 303 4669 or 0121 303 4903

Mondays to Thursdays 08.45 to 17.15
Fridays 08.45 to 16.15

OR

Kents Moat Library
55-57 Pool Way
Birmingham
B33 8NF

Telephone: 0121 464 5755

Mondays and Thursdays 09.00 to 13.00 and 14.00 to 17.00
Saturdays 09.00 to 14.00

The Order and related documents can also be viewed on the Council's website at www.birmingham.gov.uk/poolwaycpo

16. Inquiries Procedure Rules

- 16.1 This Statement of Reasons is not intended to be a Statement of Case in accordance with the Compulsory Purchase by Non-Ministerial Acquiring Authorities (Inquiries Procedure) Rules 1990, but a list of documents which may be referred to at an Inquiry is attached.

17. Background Documents

CPO Documents

- BCC1 The Birmingham City Council (Poolway Shopping Centre Meadway) Compulsory Purchase Order 2016 (The CPO) Statement of Reasons
BCC2 Compulsory Purchase Order
BCC3 CPO Map

Policy Documents

- BCC4 National Planning Policy Framework (2012)
BCC5 The Birmingham Plan (UDP) 2005 - Extracts
BCC6 Emerging Birmingham Plan 2031 (Birmingham Development Plan Pre Submission Version 2013) and Inspector's Main Modifications (2016) - Extracts
BCC7 Birmingham Local Centres Strategy (2006)
BCC8 Places for All Supplementary Planning Guidance (2001)
BCC9 Places for Living Supplementary Planning Guidance (2001)
BCC10 Shopping and Local Centres Supplementary Planning Document (2012) - Extracts
BCC11 Birmingham City Council Business Plan and Budget 2016+ Extracts – Foreword, Parts1-3, Part 5/Chapter 4 Housing Revenue Account (HRA) Financial Plan, Appendix 8 Housing Revenue Account
BCC12 Housing Growth Plan 2013
BCC13 Housing Prospectus 2015

Council Reports

- BCC14 BCC Cabinet Committee (Property) Report 8 December 2011 'Meadway Regeneration Proposals'
BCC15 BCC Cabinet Report 8 December 2014 Birmingham Municipal Housing Trust – Delivery Plan 2015-2020
BCC16 BCC Cabinet Report 16 March 2015 – 'Moving Forward The Meadway Regeneration Programme'
BCC17 Report to Planning Committee 4 February 2016 Planning Application 2015/09502/PA "Land South of Meadway incorporating Kent's Moat

- BCC18 Recreation Ground , site of former high rise flats and existing flats to the south of the Poolway Shopping Centre Stechford, Birmingham”
Indicative Master Plan
BCC19 Planning Application Decision Document.
BCC20 BCC Cabinet Report 26 July 2016 ‘Meadway Regeneration – Contract Award’

Other documents

- BCC21 Homes and Communities Agency funding approval letter 13 January 2016
BCC22 Initial Demolition Notice – The Poolway – 22 October 2015
BCC23 The Meadway Phase 1 – Phasing Plan
BCC24 The Meadway - Working Sites Plan

Consultation documents

- BCC25 2008 Consultation letter – Meadway a Better Future
BCC26 2009 Consultation letter – Redevelopment Update and Invitation to a Special Meeting on 12 February 2009
BCC27 Black Swan Meadway Consultation Report (30 September 2014) – including letters to residents and businesses, questionnaires, option plans, results of consultation and consultation comments.
BCC28 20 March 2015 Meadway letter to residents – Consultation Results

Photographs

- BCC29 Photo evidence of recent local centre and residential regeneration and development schemes in East Birmingham
BCC30 Photo evidence of the Poolway Shopping Centre.