



BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

MONDAY, 25TH SEPTEMBER 2006 AT 2.00PM

THE COUNCIL CHAMBER ,THE COUNCIL HOUSE, BROMSGROVE

(Please note time and venue of Meeting)

AGENDA

Council Agendas and Minutes are available on our web site at
www.bromsgrove.gov.uk/meetings

MEMBERS: Councillors Mrs. J. Dyer M.B.E. (Chairman), P.J. Whittaker (Vice Chairman), G.N. Denaro, Mrs. K. M. Gall, R. Hollingworth, G. H. R. Hulett, Mrs. J.D. Luck, D.C. Norton, N. Psirides J.P., J.A. Ruck, Mrs. M.A. Sherrey J.P., C.J. Tidmarsh and C.J.K. Wilson.

1. To receive apologies for absence and notification of substitutes
2. To confirm the Minutes of the Meeting held on 3rd August 2006
3. A Re-introduction to the Local Development Process
4. Revised Local Development Scheme (report attached – enclosure to follow)
5. Longbridge Area Action Plan
6. To consider any other business, details of which have been notified to the Head of Legal and Democratic Services prior to the commencement of the meeting and which the Chairman, by reason of special circumstances, considers to be of so urgent a nature that it cannot wait until the next meeting

K. DICKS
Acting Chief Executive

The Council House,
Burcot Lane,
BROMSGROVE
Worcs.
B60 1AA

15th September 2006

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

Thursday, 3rd August 2006 at 2.00 p.m.

PRESENT: Councillors G.N. Denaro, Mrs. A. E. Doyle (substituting for N. Psirides J. P.), Mrs. J. Dyer M.B.E., Mrs. K. M. Gall, D. Hancox (substituting for Mrs. M. A. Sherrey J. P.), G. H. R. Hulett, Mrs. J. D. Luck, J.A. Ruck, C. J. Tidmarsh, P. J. Whittaker and C. J. K. Wilson.

01/06 **APPOINTMENT OF CHAIRMAN**

RESOLVED: that Councillor Mrs. J. Dyer M.B.E. be appointed Chairman of the Working Party for the remainder of the municipal year.

02/06 **APPOINTMENT OF VICE CHAIRMAN**

RESOLVED: that Councillor P.J Whittaker be appointed Vice Chairman of the Working Party for the remainder of the municipal year.

03/06 **APOLOGIES**

Apologies for absence were received from Councillors R. Hollingworth, D.C. Norton, N. Psirides J.P. and Mrs. M.A. Sherrey J.P.

04/06 **MINUTES**

The Minutes of the Meeting of the Working Party held on 12th December 2005 were submitted.

RESOLVED: that the Minutes of the Meeting be approved and confirmed as a correct record.

05/06 **STATEMENT OF COMMUNITY INVOLVEMENT**

Consideration was given to the Statement of Community Involvement which the Council is required to produce as a key element of the Local Development Framework planning system. it was noted that the purpose of the Statement of Community Involvement was to demonstrate how the Council aims to involve the community throughout the planning process and how the proposals to do this will be resourced and managed. It was reported that that following the minor amendments to the Statement of Community Involvement as initially recommended by the Inspector, the Inspector's Binding Report had been received recommending that the Scheme should be adopted. Following discussion, it was

RESOLVED:

- (a) that the contents of the Statement of Community Involvement be noted;
- (b) that the Statement of Community Involvement be submitted to Executive Cabinet on 6th September 2006 for adoption with effect from 7th September 2006; and
- (c) that, the Head of Planning and Environment Services be granted delegated powers to amend the Statement of Community Involvement to reflect any changes made to the Local Development Scheme.

06/06

CONSERVATION AREA APPRAISALS – STATION ROAD, HAGLEY

Consideration was given to a draft appraisal produced in respect of the conservation area covering Station Road, Hagley. The document was intended to provide a clear and concise appraisal of the character of the conservation area and when the procedure was complete would be a valuable Development Control tool in dealing with planning applications and defending refusals at appeals. It was intended that all of the conservation areas within the District would be the subject of retrospective appraisals over a period of time and that the appraisals would provide a sound basis for the designation and management of these areas. It was intended that a rolling programme of conservation area proposals would be compiled with a target date of eighty per cent completion by the end of 2009, subject to staff resources being available. This was the subject of a BVPI target.

It was recognised that local consultation was very important in the process as it was necessary to gain public understanding and ownership of conservation area proposals. It was intended to undertake the consultation procedure generally in line with the Authority's Statement of Community Involvement.

The Working Party recognised this procedure as an important step forward in terms of protection for the architectural and historic character of areas of the District and it was

RESOLVED:

- (a) that the draft appraisal be approved as the basis for public consultation;
- (b) that all relevant comments be reported and taken into consideration prior to adoption of the appraisal; and
- (c) that the Head of Planning and Environment Services be authorised to undertake draft appraisals in respect of other conservation areas which will be submitted to members following public consultation.

07/06

OPEN SPACE CONTRIBUTIONS ON AFFORDABLE HOUSING SCHEMES

A report outlining the current position regarding the provision of public open space or equivalent financial contributions in line with SPG11, in relation to sites involving entirely affordable housing was submitted.

It was recognised that the formula adopted in respect of the general housing market may have the effect of restricting sites which are available for affordable housing, the increased provision of which has been recognised as one of the Authority's key areas for improvement. It was also noted that on particular affordable housing sites, such as The Glebe in Belbroughton, members had previously approved reduced contributions in order to facilitate development of the site.

Members felt that the local ward member or members should be consulted as part of any negotiations which take place as their local knowledge of the area could be useful. Following discussion, it was

RESOLVED: that in view of the Council's commitment to facilitate the provision of affordable housing, delegated authority be granted to the Head of Planning and Environment Services in agreement with the Portfolio Holder and following consultation with the local ward member(s), to negotiate reduced levels of onsite open space provision or financial contributions in respect of sites which are completely for affordable housing, on a site by site basis.

08/06

TOWN CENTRE AREA ACTION PLAN

A report was considered which outlined the situation with regard to the potential regeneration of Bromsgrove Town Centre. The report referred to the work which had been undertaken in 2003 by way of a Town Centre Study. As part of the study,

consultation had taken place with the public and key stakeholders. The study had identified three key sites as having priority for development, these being the High Street, the Market Hall and the Bus Station. Following on from the study work had commenced on the preparation of Development Briefs for the Bus Station and the Market Hall sites. As part of the changes to the planning system Area Action Plans were identified as an approach to bring about change in areas of decline and it had subsequently been felt that the work on the development briefs should be halted as they were now being prepared outside the development plan system.

There was discussion regarding whether the change from development briefs to an Area Action Plan would lead to a delay in the regeneration of the area and concern was expressed that the engagement of consultants to undertake the work would also produce a delay. It was noted however that the briefs already prepared could be amended and utilised as part of the process of producing an Area Action Plan. In addition, at present the Authority did not have the staffing resources available to undertake the work required solely in house. It was however felt by the Working Party that any brief given to consultants should reflect the wish of the public to retain Bromsgrove's identity and character as a market town and that where possible, and ahead of major redevelopment if necessary, efforts be made to reverse the decline of the High Street area.

RESOLVED:

- (a) that the engagement of consultants to assist in the preparation of an Area Action Plan through the Council's tendering process be approved and that this be funded from within approved budgets; and
- (b) that the Local Development Scheme be amended in due course to reflect the Area Action Plan for the town centre.

The Meeting closed at 4.15 p.m.

Chairman

BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP

25TH SEPTEMBER 2006

LOCAL DEVELOPMENT SCHEME

Responsible Portfolio Holder	Councillor Mrs J Dyer
Responsible Head of Service	David Hammond - Head of Planning and Environment Services

1. SUMMARY

- 1.1 Members may recall that the Executive Cabinet adopted the Bromsgrove Local Development Scheme in January 2005, and approved a second amendment in October 2005. Matters arising since October 2005 requires that a new version be produced to accurately reflect the current situation.
- 1.2 The intention of the council to restart the regeneration of the town centre requires that an Area Action plan is produced to deliver this regeneration This has necessitated a change to the original timetable and the insertion of this new Development Plan Document.
- 1.3 Over recent years the Planning Policy Section has seen increased turnover of staff and difficulty in recruiting experienced staff, the section has and is still is currently operating without a number of key staff. Subsequently targets identified in previous versions of the Local development Scheme have not been met. To prevent any future slippage in respect of milestones within the LDS it is necessary to amend the target dates.

2. RECOMMENDATIONS

- 2.1 That Members agree to the submission of the amended Local Development Scheme to Government Office for approval and then to Full Council for adoption.

3. CHANGES TO THE LOCAL DEVELOPMENT SCHEME

- 3.1 The immediate key changes to the scheme include the following;
- The insertion of a Town Centre Area Action Plan.
 - Delaying the production of the Core Strategy Preferred Options until July / August 2007
 - Delaying the production of the 'Affordable Housing' and 'Managing Housing' SPDs to February 2008
 - Delaying the Production of the Development control Policies DPD until November / December 2008
- 3.2 Attached to this report are the tables reflecting the key changes made to the timetable for development plan production, the rest of the document remains largely unchanged, full colour copies have been placed in the members room.

4. CONCLUSIONS

- 4.1 For the Council to continue to meet targets and obtain planning delivery grant it must alter the Local Development Scheme to reflect a more realistic timetable for document production for the next three years.
- 4.2 A key performance indicator for the council is Development Plan Production currently this indicator is not being met due to the inability of the section to meets development plan

production targets, cause by the staffing problems. These revised targets are based on what it is envisaged a fully staffed section could produce, if the current recruitment efforts are not successful then these milestones may need revising further.

5. FINANCIAL IMPLICATIONS

- 5.1 The ability of the council to meet its targets set out in the LDS may have implications for the amount of planning delivery grant the council receives in future.

6. LEGAL IMPLICATIONS

- 6.1 None

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Table 2 – Key milestones in the production of local development documents

<u>Document</u>	Begin preparation of issues & options	Consultation on Preferred Options	Date of Submission to Inspectorate	Consultation on Submission document (or Draft SPD)	Estimated date for pre-examination meeting	Estimated date for Commencement of Examination	Estimated or actual date for receipt of Binding Report	Adoption Date
Local Development Scheme Third Revision	<i>September 06</i>	<i>N/A</i>	<i>September 06</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>October 06</i>
Statement of Community Involvement	<i>October 04</i>	<i>February 05 / March 05</i>	<i>14th July 05</i>	<i>July / August 05</i>	<i>N/A</i>	<i>N/A</i>	<i>July 06</i>	<i>September 06</i>
Core Strategy	<i>January 05</i>	<i>July 07 / Aug07</i>	<i>Jan 08</i>	<i>Jan 08 / Feb 08</i>	<i>May 08</i>	<i>July 08</i>	<i>December 08</i>	<i>March 09</i>
Proposals Map	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>Jan 08 / Feb 08</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>March 09</i>
Longbridge AAP	<i>October 05</i>	<i>Jan 07 / Feb 07</i>	<i>March 07</i>	<i>April 07 / May 07</i>	<i>July 07</i>	<i>October 07</i>	<i>After October 07</i>	<i>March 08</i>
Town Centre AAP	<i>October 06</i>	<i>July 07 / Aug07</i>	<i>Jan 08</i>	<i>Jan 08 / Feb 08</i>	<i>May 08</i>	<i>July 08</i>	<i>December 08</i>	<i>March 09</i>
Generic Development Control Policies	<i>June 07</i>	<i>Feb 08 / March 08</i>	<i>November 08</i>	<i>November 08 / December 08</i>	<i>March 09</i>	<i>May 09</i>	<i>After May 09</i>	<i>After May 09</i>
Affordable housing SPD	<i>January 05</i>	<i>N/A</i>	<i>N/A</i>	<i>February 08</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>July 08</i>
Managing Housing SPD	<i>January 05</i>	<i>N/A</i>	<i>N/A</i>	<i>February 08</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>July 08</i>

Figure 2 – Key Milestones in the production of Local Development Documents

	Sep 06	Oct 06	Nov 06	Dec 06	Jan 07	Feb 07	Mar 07	Apr 07	May 07	Jun 07	Jul 07	Aug 07	Sep 07	Oct 07	Nov 07	Dec 07	Jan 08	Feb 08	Mar 08	Apr 08	May 08	Jun 08	Jul 08	Aug 08	Sep 08	Oct 08	Nov 08	Dec 08	Jan 09	Feb 09	Mar 09	Apr 09	
Local Development Scheme Third Revision		3	8																														
Statement of Community Involvement	8																																
Core Strategy DPD	1	1	1	1	1	1	1	1	1	1	2	2					3	4			5	6						7			8		
Proposals Map																	4	4													8		
Generic Development Control Policies DPD										1	1	1	1	1	1	1	1	2	2								3	4			5		
Longbridge Area Action Plan DPD	1	1	1	1	2	2		3	4		5			6				7	8														
Town Centre Area Action Plan DPD	1	1	1	1	1	1	1	1	1	1	2	2					3	4			5	6						7			8		
Affordable Housing SPD										1	1	1	1	1	1	1	1	2	2				8										
Managing Housing SPD										1	1	1	1	1	1	1	1	2	2				8										
Annual Monitoring Report				9												9												9					

- 1 Preparation of Issues and Options
- 2 Consultation on Preferred Options
- 3 Submission to Inspectorate
- 4 Consultation on Submission Document
- 5 Pre-Examination meeting
- 6 Commencement of the Examination
- 7 Receipt of Binding Report
- 8 Adoption
- 9 Publication of Monitoring Report

BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP

25TH SEPTEMBER 2006

LONGBRIDGE AREA ACTION PLAN

Responsible Portfolio Holder	Councillor Mrs J Dyer
Responsible Head of Service	David Hammond - Head of Planning and Environment Services

1. Summary

- 1.1 The following report is a brief summary of the progress made so far on the preparation of an Area Action Plan (AAP) for the former MG Rover works at Longbridge.

2. Recommendation

- 2.1 That Members Note the Report

3. Background

- 3.1 MG Rover entered into an agreement with the property developers St Modwen Properties PLC in 2003 which principally sold the MG Rover site to St Modwen based on a lease back arrangement. Part of this initial deal with St Modwen was to sell of the site which included a former employees car park and a sports and social club. This land is subsequently being re-developed in association with Advantage West Midlands.
- 3.2 Since MG Rover went into receivership in April 2005 discussions have been held as to the future of the remainder of the former MG Rover factory. Central to those discussions has been negotiations with the Chinese Nanjing Automotive Company. They have recently entered into an agreement with St Modwen and they now have a 33 year lease of the central part of the factory.
- 3.3 It has been learnt from discussions with St Modwen that Nanjing Automotive are planning to assemble cars on the site and have indicated that they will be recruiting up to approximately 800 employees. It is unclear at this moment when car production will commence, but it maybe before the end of the year.
- 3.4 In terms of the element of the site sold off before the closure of MG Rover, Centro have some interest in building a park and ride facility to serve Longbridge railway station, permission has been granted for a small scale local centre, although the current proposals maybe put on hold and incorporated in the wider development proposals. Work has already begun on the construction of a High Technology Park (HTP) which forms part of the central technology belt along with our own HTP on the former Garringtons Works. The initial intention had been to create 10,000 jobs on the MG Rover site, but due to the land take of Nanjing this now seems unlikely. Currently demolition is underway on large sections of the site.
- 3.5 In September 2005 Bromsgrove District Council, Birmingham City Council, St Modwen Properties and , AWM agreed a Vision for the redevelopment of the site which included aims;
- To re-structure the local economy to create diverse long-term employment opportunities
 - Accelerate the delivery of change with social, economic and environmental regeneration
 - To create a new vibrant and vital heart for Longbridge with its own identity, centre and sense of place

- To support and lead Birmingham's continued growth by developing and enhancing a mixed and sustainable community
- To fully engage and involve the community in evolving and progressing a vision, plans and proposals for Longbridge
- To create prosperity, sustain growth and develop opportunities
- To deliver a range of new community services and facilities, to include education, sports and leisure, health, shops and restaurants.
- To work with existing and attract new businesses and industry to provide stable employment opportunities
- To create an environment where transport safety, freedom of movement and choice are the guiding principles for planning, design and implementation
- To create a transport network that offers choice and promotes freedom of movement by walking, cycling, public transport and private car
- To provide efficient and effective public transport services that enable greater access for employment, health services, education, retail, leisure and recreation
- To support an integrated transport strategy evaluating the potential for a transport interchange, park & ride facility, M42 link, A38 Longbridge Road enhancements with frequent local services to local centres including Frankley and Rubery
- To provide a high quality, attractive and welcoming environment
- To create a safe and secure environment
- Maximise the use, accessibility and opportunity of Cofton Park and other new public space
- Integrate landscape, nature and the built environment

4 Production of the Area Action Plan

- 4.1 A project development group has been established consisting of Birmingham City Council, Bromsgrove District Council, Worcestershire County Council officers, St Modwen Properties PLC, Advantage West Midlands, and various consultants commissioned by both the landowners and the local authorities. The focus of the project development group is the preparation of an Area Action Plan (AAP). An Area Action Plan is a formal planning document which has the ability to zone parcels of land for various uses; it is the intention of the group to prepare a single AAP which straddles the boundary between the two local authorities. For the AAP to be adopted by the councils it has to go through an examination in public by the planning inspectorate.
- 4.2 St Modwen Properties and Advantage West Midlands have commissioned a number of consultants to undertake a series of baseline studies on a variety of different topics. Upon completion of these studies both councils will independently review them, although Entec have been appointed as verification consultants for the councils, and will ensure the work carried out by the landowners is accurate and true representation of the site and its surroundings. The range of studies is listed below,

Environmental

Design and Environmental Strategy
Built Form and Rural Landscape Visual
Appraisal
Archaeology and Cultural Heritage Report
Ecological Appraisal
Geo-Environmental Assessment
River Rea Options Report

Transport

Transport Constraints and Options Paper
Transport Demand Generation Report
Traffic Model
Accession Model
Rail Strategy Report
Bus Strategy Report
Public Transport Strategy
Travel Management Plan

Social / Economic

Socio-Economic Report
Employment Needs, Demands, Skills and
Training Study
Sports, Recreation, Open Space, Footpath
and Cycleway Assessment
Community Needs Assessment
Delivery and Viability Report

SA / SEA

Sustainability Appraisal and Strategic
Environmental Assessment:
Scoping Report
Sustainability Report

- 4.3 In addition to the technical studies a key piece of work is the public consultation. This has been commissioned by Birmingham City Council and Bromsgrove District Council and is being undertaken by a company called Vision 21. They have commenced a process of seeking people's opinions as to how the former MG Rover site should be developed, their work will be fundamental to all stages in the production of the plan.
- 4.4 The consultation by Vision 21 has included telephone interviews, publication and distribution of over 22,000 leaflets, a website www.future4longbridge.co.uk, a telephone help and information line, a future forum of nominated local people from Birmingham and Bromsgrove and attendance at meetings held by various local groups. The community consultation is an ongoing process which will inform all stages of the process.
- 4.5 The work of the project development group is being coordinated with the Government Office for the West Midlands as this is the first major AAP in the country and the first that straddles two authorities.
- 4.6 In addition to the work aimed at seeking the opinion of the community on the use of the former MG Rover factory site a number of other issues have been under consideration, including the development of a rail link from Longbridge to Frankley and the building of a link road between the Longbridge and either the M42 or the A 441.
- 4.7 St Modwen has also held a number of meetings with the parish councils of Cofton Hackett, Barnt Green and Alvechurch also presented to BDC members on the 17th July 2006.

5. Next Steps

- 5.1 Upon legal advice received the timetable has been altered to include the formal publication and consultation of an Issues and options report, previously it was hoped this stage could be omitted. This consultation will take place during October with the submission and consultation on the preferred options document taking place in January and February 2007. Following on from this the final submission document and public examination will follow later in the year with the formal adoption of the plan timetabled for early 2008.
- 4.2 Much of the work being done by both consultants and officers is ongoing. The specific tasks currently in progress includes, the preparation of an issues and options report to summarise the work which has been done up to date, this will also form the basis of the 2nd edition of the newsletter. The website will also be updated to reflect the advances made in the development of the AAP. As soon as the 2nd edition of the Future 4 Longbridge leaflet is produced again it will be circulated to over 22,000 people and organisations, at the beginning of August.

4.3 The issues and options report will be circulated to members upon completion although at the time of writing this report it was still in draft stage. The report will contain extensive background information including the vision and objectives for Longbridge, and the key issues, and opportunities.

4.4 The key element of the report will be the Strategic spatial options, these have been informed by

- research undertaken during the evidence gathering stage of plan preparation;
- the priorities for the site arising from the telephone survey and feedback from the newsletter;
- the views emerging from the Future Forum and other proposals suggested to date; and
- the vision and objectives for the site as well as the issues and ideas highlight in earlier sections of the issues and options paper

The options have been made deliberately broad and it is recognised that not one single option will be the finalised variation of the site; it will more than likely be a combination of the land uses currently not all contained on one single drawing. (The drawings will be circulated to members along with the completed report)

4.5 The broad spatial options to be consulted on are as follows

Option 1: Employment Led - Under this option, the AAP would be largely based on the existing planning policies for the area that seek to resist the loss of industrial land to other uses. The key proposals, which over a time period beyond that of this AAP have the potential to eventually surpass the 10,000 jobs target.

Option 2: Mixed Use Employment Led - Under this option the AAP would allocate the majority of the site for a mix of employment opportunities in line with the target of 10,000 jobs.

Option 3: Mixed Use Town Centre Led - Under this option the AAP would allocate a more balanced mix of development while also proposing a number of key employment sites

Option 4: Mixed Use Residential Led - Under this option the AAP would provide for new employment but with a greater focus providing new housing making use of the former East Works a greater proportion of West Works. Mixed use zones now includes part of the Cofton Centre comprising residential and leisure with the opportunity to link leisure proposals to open compatible recreation uses in the surrounding Green Belt.

Residential Land Use Variation - This variation which potentially could take place as an alternative to each of the 4 options above would see part of the former East Works returned to open space and Green Belt in an equal land swap for new housing development on green field, Green Belt land adjacent to the Cofton Centre.

Infrastructure Issues; All the options above are affected by a number of Infrastructure Issues which are set out on the plan. These are associated with the River Rea, the A38, Transport links and the Transport Interchange. Each has technical feasibility and cost implications and may only be potentially deliverable under some of the options.

4.6 The report also highlights that neither Bromsgrove District Council nor Birmingham City Council have endorsed any of these options and there are no guarantees that these options will be deliverable. A deliverability and viability report will be produced once it becomes clear which are the most likely options to be taken forward.

5. Financial Implications

5.1 Much of the funding (£300,000) for this project has been secured through the European Union, European Regional Development Fund (ERDF), although as part of securing this funding Bromsgrove agreed to contribute £50,000. This money has been included in approved budgets.

6. Legal Implications

6.1 None

7. Background Papers

7.1 Longbridge Area Action Plan - Issues and Options Report (to be circulated upon completion)

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