



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

TUESDAY, 6TH FEBRUARY, 2007 AT 3.30 PM

COUNCIL CHAMBER THE COUNCIL HOUSE, BURCOT LANE, BROMSGROVE

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 A Ruck, Mrs M A Sherrey, C J Tidmarsh and C J K Wilson

AGENDA

1. To receive apologies for absence and notification of substitutes
2. To receive the Minutes of the Meeting held on 25th September 2006 (Pages 1 - 4)
3. The Regional Spatial Strategy - Presentation by Mark Middleton from Worcestershire County Council
4. Core Strategy Update (Pages 5 - 8)
5. Longbridge Area Action Plan - Preferred Options (Pages 9 - 12)
6. Planning Policies
7. 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 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
Worcestershire
B60 1AA

26th January 2007

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BROMSGROVE DISTRICT COUNCIL

MEETING OF THE LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

Monday, 25th September 2006 at 2.00 p.m.

PRESENT: Councillors Mrs. J. Dyer M.B.E. (Chairman), 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. and C. J. Tidmarsh.

07/06 APOLOGIES

Apologies for absence were received from Councillors G. N. Denaro and C.J.K. Wilson.

08/06 MINUTES

The Minutes of the Meeting of the Working Party held on 3rd August 2006 were submitted.

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

09/06 A RE- INTRODUCTION TO THE LOCAL DEVELOPMENT PROCESS

Officers gave a presentation which re-introduced Members to the Local Development Framework Process. The differences between this process and the previous Planning System were highlighted. It was appreciated that the intention was that the system would be less complicated, more responsive and better able to involve the community. Members were concerned however that certainly initially a great deal of additional work was required by Officers and Members. The revised timetable for the production of the various documents within the Local Development Framework was explained.

There was general discussion regarding the issue of Affordable Housing and housing targets. It was noted that the Authority's housing allocation would not be finally confirmed until December 2007.

RESOLVED: that the contents of the presentation be noted.

10/06 REVISED LOCAL DEVELOPMENT SCHEME

Consideration was given to a report relating to the need for the production of a revised Local Development Scheme to accurately reflect the changes which have occurred since the approval of the previous scheme in October 2005.

The main changes to the scheme were as follows:

- The inclusion of a Town Centre Area Action Plan
- Deferment of the production of the Core Strategy Preferred Options until July/August 2007
- Deferment of the production of the “Affordable Housing and “Managing Housing” Supplementary Planning Documents until February 2008
- Deferment of the production of Development Control Policies Development Plan Documents until November/December 2008

It was reported that in order to meet targets related to the Planning Delivery Grant System and Best Value Performance Indicators, the Local Development Scheme needed to be amended in accordance with the timetable attached to the report to reflect a more realistic timescale for document production over the next three years. It was reported that the amended scheme would need to be forwarded to the Government Office for the West Midlands for approval and that when this approval was received the scheme would need to be formally adopted by the Council.

RECOMMENDED: that the amended Local Development Scheme be submitted to the Government Office for the West Midlands for approval.

11/06

LONGBRIDGE AREA ACTION PLAN

Consideration was given to the report on the progress made with regard to the preparation of an Area Action Plan for the former MG Rover works at Longbridge. It was reported that at the present time the Action Plan was still very much a “work in progress” and was not the definitive version. The proposals which were being put forward were intended to encourage debate and discussion and at present neither this Council nor Birmingham City Council were being requested to endorse any of the issues or options.

It was reported that a major change since this issue had first been considered was that a single Area Action Plan for the whole site was now being produced by the Project Group. The Action Plan would straddle the boundary between Birmingham and Bromsgrove. There was a general discussion regarding the various options put forward at this stage and there was some concern over the issue of the possible need for a link road as part of the development. It was confirmed that as part of the on going work a traffic survey was to be undertaken.

Members were also concerned that the public consultation on all of the issues and options should be as extensive as possible and that if possible, households in all relevant areas, including Alvechurch, Hopwood, Cofton Hackett and Rubery should receive copies of the next Newsletter. Officers undertook to check the circulation areas for the distribution of the newsletter and to request it's extension if necessary. It was noted that other consultation had taken place,

including visits to Cofton Hackett, Barnt Green and Alvechurch Parish Councils by St. Modwen Properties PLC and via the appropriate website.

It was felt it would be very useful for members to undertake a detailed site visit of the areas to be covered by the Action Plan to include if appropriate, an overall view of the site from a vantage point on the Lickey Hills.

RESOLVED:

- (a) that the contents of the report be noted;
- (b) that an approach be made to the company undertaking the public consultation to request that the Newsletter is distributed to all relevant households;
- (c) that arrangements be made for members of the Working Party to visit the site.

12/06

GROUPS TO ADDRESS PLANNING POLICIES

There was a brief discussion regarding the process by which a number of small Working Groups to consider in detail and review various planning policies would be set up and would operate.

RESOLVED: that this matter be finalised by the Portfolio Holder for Planning, Chairman of the Planning Committee and the Leader of the Council following discussion and that arrangements be made for the appropriate Groups to be established and to commence their considerations as soon as possible.

The Meeting closed at 4.15 p.m.

Chairman

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BROMSGROVE DISTRICT COUNCIL

LDF WORKING GROUP MEETING

6th FEBRUARY 2007

CORE STRATEGY

Responsible Portfolio Holder	Councillor Mrs J Dyer
Responsible Head of Service	Dave Hammond, Head of Planning & Environment Services

1. SUMMARY

- 1.1 The purpose of this report is to update Members on the current position regarding the preparation of the Preferred Options Core Strategy.

2. RECOMMENDATIONS

- 2.1 That the Members note the contents of this report.

3. BACKGROUND

- 3.1 A key part of the new Local Development Framework (LDF) planning system is the requirement on the Council to produce a Core Strategy.
- 3.2 The Core Strategy is a strategic level document that provides the framework for subsequent Development Plan Documents. It will contain a spatial vision, strategic objectives for the area, together with core policies and a monitoring and implementation framework.
- 3.3 The Issues and Options Report was published in June 2005, which was subject to public consultation. This work was however carried out prior to the production of Government Guidance on key areas and the production of the Regional Spatial Strategy. Subsequently, a draft Core Strategy was prepared which was appraised in terms of Sustainability by Hyder Consultants. Work on the document was temporarily suspended due to staffing difficulties as previously reported but has now recommenced.
- 3.4 There are a number of external factors which are influencing this work. An important influence is the production of Government guidance in the form of Planning Policy Statements which have been prolific in recent months. The Core Strategy must be in conformity with Government Guidance in order to meet the Tests of Soundness. Recent Planning Policy Statements include:

PPS3	Housing (29 November 2006)
PPS25	Development and Flood Risk (December 2006)
PPS1	Planning and Climate Change (January 2007)

(Consultation draft supplement)

- 3.5 A further influence is the production of the West Midlands Regional Spatial Strategy. The Core Strategy must be in conformity with this document if it is to be successful. Housing figures were released in January which indicate options for the amount of housing provision required in the future in Bromsgrove, which will have varying locational implications. It may also transpire that Bromsgrove District will have to assist Redditch Borough Council to meet its housing targets.
- 3.6 Other Local Planning Authorities around the country are starting to receive decisions regarding their Core Strategies. This has not been a smooth process and several Midlands Local Planning Authorities have had their Core Strategies rejected. Reasons for the failure of these documents range from a lack of local distinctiveness in policies, a failure to be sufficiently flexible in relation to the Regional Spatial Strategy, to lack of conformity with Government Guidance and deficiencies in the evidence base. This has had serious implications for these Authorities as often it means they will have to start the process again from 'scratch' and that 2-3 years work has been wasted. If Bromsgrove's Core Strategy was rejected this would additionally mean that there would be an absence of up to date policies and, due to sequencing procedures, an inability to bring forward other Development Plan Documents.
- 3.7 However, other Authorities, such as Bromsgrove, are in a good position to learn from the mistakes of these Authorities and take on board best practice of those Core Strategy's which have been approved.
- 3.8 Initial work on the Core Strategy at Bromsgrove has revealed a number of areas where there are gaps in the evidence base due to requirements of Government Guidance. For example PPG17 Planning for Open Space, Sport and Recreation requires Local Authorities to undertake robust assessments of existing and future needs; carry out an audit of existing provision, noting its quality and quantity and set local standards. Furthermore, PPS25 requires Local Authorities to prepare a Strategic Flood Risk Assessment for their area.

4. NEXT STEPS

- 4.1 Government advice is currently awaited regarding the time lag between the Issues and Options stage and the Core Strategy stage, the implications of Government Guidance and the Regional Spatial Strategy. Should this advice be received before your meeting, Members will be verbally updated regarding the outcome.
- 4.2 Re-programming of the Local Development Scheme may be required to reflect new targets, pending the outcome of Government advice.
- 4.3 An examination of the ways to fill the gaps in the evidence base will be carried out. The outsourcing of such work via the commissioning of external consultants may be found necessary, carrying with it funding implications.

5. CONCLUSIONS

5.1 The Preferred Options Core Strategy must be prepared as soon as possible, not least in order to avoid a policy void, as the Bromsgrove District Local Plan was saved in 2004 for a period of three years. Work on the preparation of the Preferred Options Core Strategy is underway. The experience of other Local Authorities will be assimilated into this process, together with recent Government Guidance and the West Midlands Regional Strategy.

6. FINANCIAL IMPLICATIONS

6.1 There are potential financial implications, dependent on Government advice regarding the implications of the Regional Spatial Strategy and the updating of baseline evidence.

6.2 Funding has been secured for the Examination In Public process.

7. LEGAL IMPLICATIONS

7.1 None

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BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP

6TH FEBRUARY 2007

LONGBRIDGE AREA ACTION PLAN PREFERRED OPTIONS

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 outlines the preferred option for the redevelopment of the former MG Rover works at Longbridge.

2. Recommendation

- 2.1 That Members approve the Preferred Options Longbridge Area Action Plan, and that a statutory public consultation is undertaken.

3. Background

- 3.1 In August 2005 a statement of intent was agreed by Bromsgrove District Council, Birmingham City Council, Worcestershire County Council, St Modwen Properties and Advantage West Midlands to work together to produce a development plan for the regeneration of the former MG Rover works at Longbridge. The statement of intent set out the key principles to guide the regeneration of the site. The overarching aim was that,

The site is redeveloped to provide new, quality, sustainable developments which provide 10,000 jobs and delivers a complementary range of social, economic and environmental benefits.

- 3.2 Members will recall that at the meeting of the Local Development Framework Working Group on the 25th September 2006 a report was presented outlining the progress made on the preparation of an Area Action Plan (AAP) for the former MG Rover Works at Longbridge, and specifically the issues and options which were subsequently published for public consultation.
- 3.3 The public consultation period ran from the 16th October to the 17th of November 2006, during this period over 23,000 leaflets were distributed, all key stakeholder were written to, exhibitions were held in a number of locations over the course of 3 days, and all relevant information was made available to the public. Over 1000 responses were received expressing a wide range of views on the issues and options being explored. The consultation identified the most support for a mixed use development which creates not only a substantial number of new jobs but also provides housing, retail, and leisure facilities. A detailed report indicating the responses has been produced, and a copy has been placed in the Members room.

4. The Longbridge AAP Preferred Option

- 4.1 The next stage in the production of the AAP is the preparation and publication of the preferred option. The preferred option has been prepared in response to a wide range of information,

primarily national, regional, and local planning policies, the substantial amount of baseline studies centred on the Longbridge area, and the responses received from the various forms of consultation:

4.2 The final preferred option will be circulated to members in advance of the meeting, in summary the proposals consist of

4.3 **West Works, North Works Car Park and Bristol Road South**

A 25 Ha Regional Investment site, and a mix of residential and commercial uses on main road frontages and other suitable areas of the site.

4.4 **North Works**

Mixed use including a new local centre and other development comprising:

- Retailing, this could be anchored by a supermarket of up to 7,500 sq m gross (5,000 sq m convenience, 2,500 sq m comparison) with a further 5 - 6000 sq m gross comparison provision available through other units, and complemented by other services such as banks and restaurants etc.
- Offices, industrial, commercial, leisure and entertainment uses
- Community, Health, and Education
- Residential
- A new public square / public open space

4.5 **River Rea**

Enhanced open section across West works, with new artificial water course across North Works, this green corridor to be used for cycling and walking routes.

4.6 **Nanjing Automotive**

To be retained on site for car manufacturing, but with the ability to release elements of current land should it become surplus to requirements.

4.7 **East Works**

Residential (approximately 700 dwellings) a range of house types, styles, and tenures including affordable and elderly care housing will be provided. The potential to open up the River Arrow through the site, and provide green links to the open countryside will also be explored. Public open space will also be provided on site.

Within the east works site small scale local shopping facilities will be provided either as an improvement to the current facilities on the junction of Groveley Lane and Parsonage Drive, or as a new element of the redeveloped site.

The main access to the site will be from Groveley Lane with a secondary route from the existing access point in Parsonage Drive. No access will be permitted from Cofton Church Lane.

4.8 **Cofton Centre**

Employment uses (Use Class B1, B2 and B8 uses) suitable uses would include light industry, general industry, warehousing, and Green Technology uses.

As the Cofton Centre abuts the Green Belt, the opportunity to improve pedestrian and green links to the countryside will be investigated at the detailed design stage, the screening around the site will be protected, and enhanced where possible.

4.9 **Transport infrastructure**

- Park and ride (Car park south of Longbridge Lane) with remodelled rail station and public transport interchange
- Quality bus Network to serve all areas of the site and further into South Birmingham and North Bromsgrove
- Improvements to Longbridge Lane eliminating the need for the Longbridge Link road through the green belt
- Proposed realignment of the A38

4.10 All proposals contained in the preferred options are underpinned by policies that will require development to be of high quality design, and adhere to the principles of sustainable development.

5. Next Steps

5.1 The statutory consultation period will last for six weeks and is currently timetabled to begin on the 19th of February. Upon completion of the public consultation comments will be considered and a revised plan produced. This plan will be the submission version of the Longbridge AAP and will be formally submitted to the Secretary of State, a further statutory 6 week public consultation period will follow submission. The plan will then undergo an examination in public after which a binding report will be received allowing the Councils to make alterations as requested by the inspector before, finally adopting the plan.

6. Financial Implications

6.1 Initial funding for this project has been secured through the ERDF and the Rover Task force. In order to access the full funding Bromsgrove District Council agreed to contribute £50,000 this is in an approved budget. A further £80,000 has been requested for potential examination costs, this funding is currently in the budget setting process for 2007-08.

7. Legal Implications

7.1 None

8. Background Papers

8.1 Longbridge Area Action Plan - Preferred Options Report (to be circulated upon completion)

8.2 Indicative site plans and visualisations of redeveloped site (to be circulated upon completion)

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