



**MOSELEY**<sup>3</sup>  
SUPPLEMENTARY  
PLANNING  
DOCUMENT **2013**

## ACKNOWLEDGEMENTS

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The following appendices can be found on either Birmingham City Council's Planning website [www.birmingham.gov.uk/moseleypd](http://www.birmingham.gov.uk/moseleypd) or on Moseley CDT's at [www.moseleycdt.com](http://www.moseleycdt.com)

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## 1.0 INTRODUCTION

**1.0.1** In preparing this land use framework, the views and aspirations of a wide spectrum of Moseley people have been sought. Collating the diverse responses to the Moseley Big Plan conversations, and then combining them with the comments from the myriad interest groups that make up Moseley, has been challenging. However, following numerous refinements to the draft Plan, it is now appropriate that it be released for wider consultation.

**1.0.2** The local community and other local stakeholders believe that they can make a real contribution to the

development of economic, social and environmental initiatives in Moseley. These will strengthen the neighbourhood's character and preserve the qualities that the stakeholders value most.

**1.0.3** The draft plan has been developed as a partnership between the local community and Birmingham City Council. A community organisation, the Moseley Regeneration Group (MRG), has led the preparation of this draft document, feeding in the thoughts and aspirations of the local business and community organisations in Moseley.

**1.0.4** To help ensure that community aspirations are delivered, this draft document has been prepared in the context of the Birmingham Plan, 2005 (Unitary Development Plan [UDP]) and the emerging Birmingham Development Plan (BDP) and issued for public consultation. Following this, any comments received will be carefully considered, the draft revised where appropriate, and adopted by the city council as the Planning Framework for Moseley.

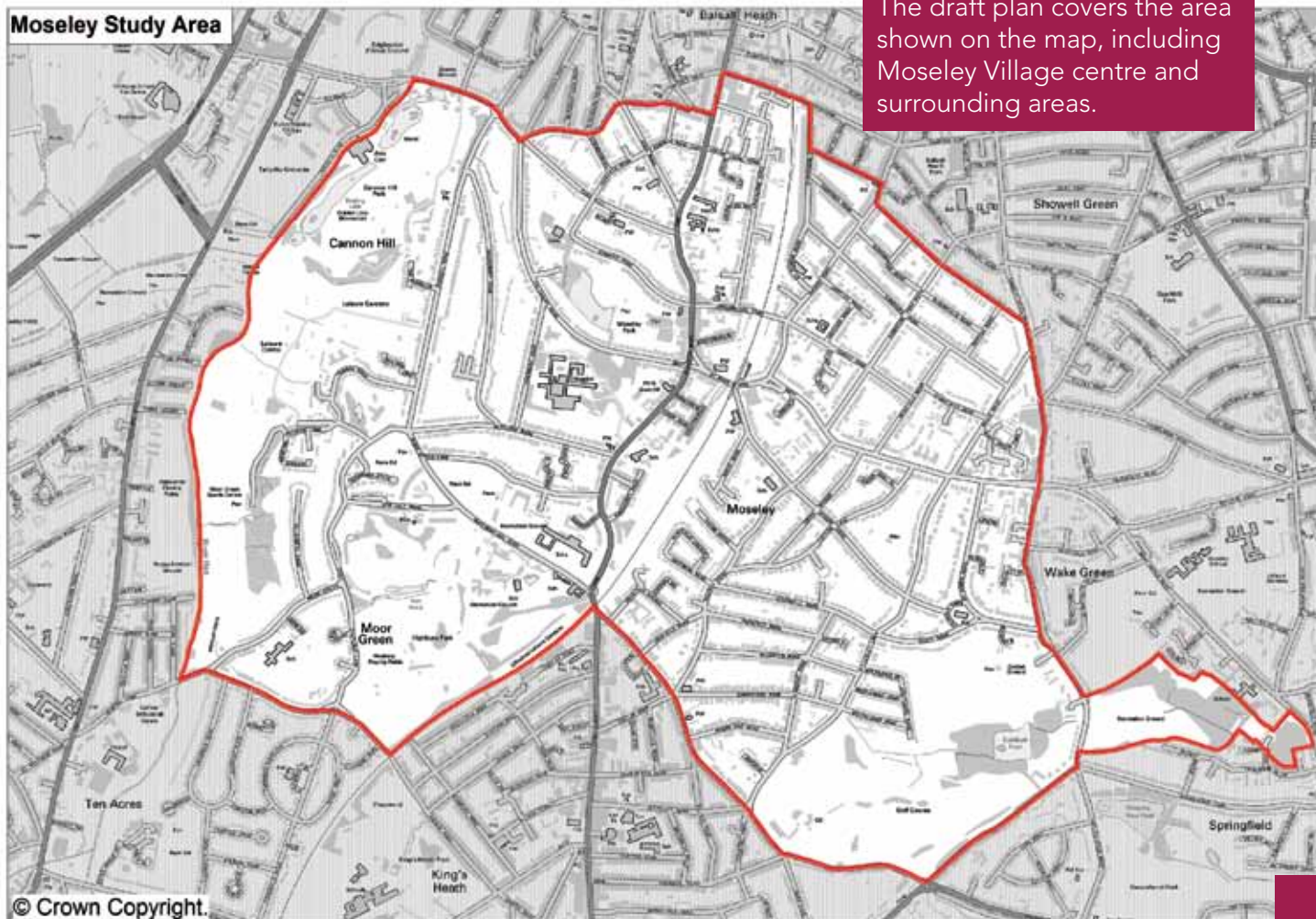
## MOSELEY - THE COMMUNITY'S VISION

**1.0.5** Moseley will be a creative and enterprising urban neighbourhood that makes a distinctive contribution to the city's economic and cultural life, while retaining its unique sense of place and historic environment – an exemplar for resilient and mature neighbourhoods in Birmingham.

**1.0.6** The Moseley SPD will take forward the City's emerging BDP objectives for sustainable growth, investment and job opportunities, while reducing its carbon footprint.

**1.0.7** Moseley will become a neighbourhood where:

- there is a diverse local economy based around small businesses, tourism and cultural activity.
- there is diversity within the local community and people feel secure, well-connected and able to make a contribution to their community
- residents and stakeholders have influence over the quality of life in the neighbourhood
- Its historical legacy is protected
- its strong sense of place is retained
- the Village is a vibrant independent local centre – a real alternative to the national chains that dominate the rest of the city
- people want to live, work, shop and spend their leisure time
- there is a diverse and active community sector



## 1.1 THE PRODUCTION PROCESS

**1.1.1** In preparation for this plan, a public consultation exercise was undertaken by the Moseley Regeneration Group with support from Planning Aid West Midlands. This exercise was called Moseley's Big Plan and involved residents responding to the 'Big 7 Questions' that the Regeneration Group had posed (see Appendix). The consultation was promoted to all residents in the study area, businesses, community organisations and schools. Residents were able to respond on the Moseley Community Development

The process involved using volunteers from local community groups, University of Birmingham students and Planning Aid West Midlands staff and volunteers. Particular efforts were made to consult with the harder to reach groups: children, young people, 20-30-year olds and those from minority ethnic groups.

**1.1.2** The results of the consultation were analysed and can be found at [www.moseleycdt.com](http://www.moseleycdt.com). Informal local consultation and dialogue with Birmingham City Council and other

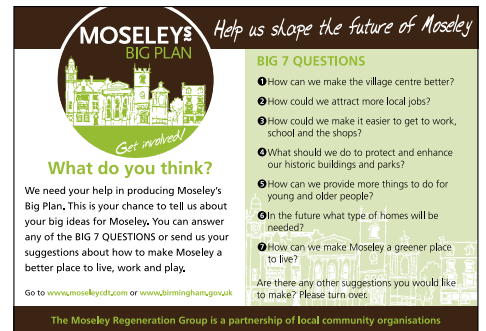


Trust website, by writing their comments on a postcard that could be left at various outlets in the Village Centre, by attending public workshops or by completing street surveys in Moseley Village.

organisations has been ongoing and has informed the objectives, guidance and proposals in this document.

## 1.2 PURPOSE OF THIS PLAN

**1.2.1** This draft Supplementary Planning Document sets out policies and proposals for the Moseley area. These develop the guidance provided in the UDP, emerging BDP and other national and local policy and will



help inform decisions on planning applications once it has been adopted. The City Council's Planning Committee, residents, local traders, funding bodies and developers will all need to refer to this document while planning and making decisions about development in the area, or initiatives to improve the quality of life.

**1.2.2.** The existing Moseley Action Plan (1992) has been reviewed in the production of this new document, and will be superseded when this SPD is adopted.

**1.2.3** A Sustainability Appraisal (SA) and an Equalities Assessment accompany this document. They examine the environmental and social effects of the strategies

## What local people said:

*"Moseley should be an inclusive place recognising positive social change and looking forward. It can be a shop window for our city to*

*showcase sustainable economic growth for Birmingham and be a truly creative village."*

*"More trees and less traffic."*

and policies proposed, to ensure that the principles of sustainable development are met. This document is also based on evidence collected during consultation with local residents and stakeholders.

It is well-connected by road to the rest of the city and is dissected by two road corridors. The arterial road A435 (Alcester Road) connecting the centre to the south and the B4217 (Salisbury Road and Wake

Green Road) that links the local centres at Acocks Green, Moseley and Five Ways.

## 1.3 MOSELEY – THE PLACE AND PEOPLE

**1.3.1** Moseley was originally a rural hamlet surrounded by farmland. It is now a mature residential suburb approximately 4km south of the city centre. One of Birmingham's remaining Victorian suburbs, the area has a long standing reputation of being a home for the arts. It is known as a vibrant and creative neighbourhood, with active residents all working in different ways to improve their environment.

**1.3.2** Moseley lies mainly within the electoral ward of Moseley and Kings Heath (and part of neighbouring Springfield Ward) within the Hall Green Constituency.





**1.3.3** Some of Moseley's special features are that:

- it has a geographic identity, located on a hill between two river valleys (the Rea to the west and the Cole to the east), south of the city centre
- it is an urban village with a predominantly Victorian centre – known as 'Moseley Village'
- there are buildings of architectural interest and merit throughout the area
- it has a tradition of independent retailers and street markets
- it has strong links with enterprise
- it has a mature green landscape making it a desirable place to live
- large family accommodation is available



**1.3.4** Some parts of Moseley have not changed significantly for over one hundred years. However, Moseley faces pressures, like other parts of the city, and some residents are concerned that new development could erode the character and appearance of the neighbourhood. In particular, attempts to open more restaurants and bars, create new housing and a

supermarket within the village centre, have all prompted vigorous debate, reflecting the difficult balance between attracting new investment, whilst retaining the area's character and quality of life. In addition, existing and new homeowners, seeking to make alterations and additions to their properties, could impact upon the appearance and character of the area.



## THE HISTORIC ENVIRONMENT

**1.3.5** Moseley's historic buildings and landscapes are among its greatest assets. Their importance has been recognised by the creation of two Conservation Areas. Moseley also contains several listed buildings including Highbury and two registered

historic parks – Cannon Hill and Highbury. In addition to these, Moseley's historic environment contains other assets that need conservation or protection. These include: Brighton Place, Moseley Hall, the Highbury estate and Pitmaston.



### What local people said:

*"More serious enforcement of listed building status, conservation areas and reviving public interest and awareness of heritage among residents."*

*"Enforce improvement notices on landlords/ owners to maintain property in good condition."*

*"Raise awareness of their importance to the community."*

*"Tolkien Museum (and statue)."*

*"Protect the Victorian buildings and better use the upper spaces for residential development."*

*"Develop and restore St Mary's Churchyard."*

*"The only way to protect them in the long term is to make Moseley Village a community and commercial success."*

**1.3.6** Moseley residents have long-established links with sites in the neighbouring Springfield Ward. These are Moseley Bog (a local nature reserve and scheduled ancient monument) and Springhill College.

**1.3.7** Significant people from the worlds of engineering, politics and literature such as Fredrick Lanchester, Joseph Lucas, Joseph Chamberlain and JRR Tolkien, have all lived here at some point in their lives.



## THE VILLAGE CENTRE

**1.3.8** Moseley's main shopping area is clustered around the intersection of the Alcester Road, St. Mary's Row and Salisbury Road – the Village. In the shopping and local centres SPD it is classified as a neighbourhood shopping centre<sup>1</sup> and is considered to be stable<sup>2</sup>. It has a reasonable food retail offer for daytime shoppers alongside banks, a post office, auto repair and some lifestyle retailers. However, the number of independent retailers has fallen significantly since the 1970s and now several national retailers provide an anchor for the daytime economy. Some retailers feel that daytime footfall is low and that the competition from neighbouring Kings Heath (a district shopping centre) has a detrimental impact. Also, the loss of large employers in the area has contributed to a reduction in daytime shoppers. A proposed health centre on the site of the

former Meteor Ford garage (Wake Green Road) could help increase daytime trading in the village in the future.

**1.3.9** There is a cluster of pubs, bars, restaurants and fast food outlets in the centre. This attracts many people from outside the area on weekend evenings and makes the night-time economy buoyant.

**1.3.10** There are small clusters of convenience shops in other parts of the neighbourhood. These can be found on Church Road,

junction of Wake Green Road and Swanshurst Lane, on Wake Green Road and Billesley Lane. These provide a range of services such as groceries, pharmacy and post offices, as well as restaurants, hairdressers, takeaway food and solicitors.

**1.3.11** The community has an ambition to maintain a cluster of independent and niche retail shops in the Village centre, but in the current economic climate this is challenging. Incentives would need to be introduced to make investment in Moseley more attractive and to find a better balance between daytime and night-time footfall. They would also prefer to retain retail convenience shopping units throughout Moseley.

<sup>1</sup> *Birmingham Shopping and Local Centres SPD 2012*

<sup>2</sup> *Birmingham Local Centres Strategy (2006)*



7. THE VILLAGE, MOSELEY, c.1895

BIRMINGHAM PUBLIC LIBRARIES



8. ST. MARY'S ROW, MOSELEY VILLAGE, c.1900

BIRMINGHAM PUBLIC LIBRARIES



## TRAFFIC AND MOVEMENT

**1.3.12** Being part of the city's strategic highway network and an important bus corridor (the Nos. 1, 35 and 50 buses serve this area), Alcester Road carries a significant amount of through traffic. Moseley and Kings Heath ward also has the largest number of community cyclists (census 2011).



**1.3.13** Although the average speed is below 20mph through the centre, with 30,000 vehicles recorded passing through the main crossroad<sup>3</sup> there is a negative perception of the traffic levels, with residents commenting on the apparent speed of vehicles and of a sense of danger and nuisance. Although initial pedestrian counts suggest that there may only be in the order of 5,000 pedestrian movements at the Village centre crossroads on weekdays, these can rise significantly to around 12,000 during busy periods, especially on market days. The potential for pedestrian/vehicle conflict is significant,

especially given that a number of pedestrians choose not to use the recognised crossing points. A traffic calmed village centre would help to address this widely held concern. Having said that, the number of road traffic collisions has fallen considerably across the constituency and the ward<sup>4</sup>. The only accident hotspot junction<sup>5</sup> is at the Yardley Wood Road/Wake Green Road, and the only site where there have been three or more collisions involving cyclists, is at Moor Green Lane/Russell Road/Queensbridge Road.

**1.3.14** Re-opening the Camp Hill railway line to passenger traffic is currently being considered by Centro, with a potential station in the centre. At the time of writing, it is thought that the rail line's re-opening to passengers is likely to be eight-to-ten years away.

**1.3.15** Finding solutions to car parking in the shopping area drew conflicting comments during the initial consultation. Some residents and traders believe more parking is required if the shopping area is to be viable. Others, however, felt that the existing car park combined with the street parking was sufficient, and that encouraging car use will lead to greater congestion and pollution; particularly on the side roads adjacent to the shopping area.

<sup>3</sup> BCC survey undertaken in March 2012.

<sup>4</sup> By 6% in the Hall Green Constituency as a whole since 2001 and 24% in Moseley and Kings Heath Ward.

<sup>5</sup> Nine or more collisions in the last three calendar years (2007-2009).

## What local people said:

*"Cycle lanes, separate bus services for schools, shoppers, etc etc ban parking on the Moseley Road."*

*"Introduce speed limits of say 20mph in residential streets to encourage walking and cycling."*

*"Re-open rail station. Restore right turn in to St. Mary's Row. Lower traffic speeds."*

*"By shared space as above – this will increase traffic flow as it will not have the stop start nature that pedestrian and traffic lights cause."*

*"A car park offering free short stay parking to encourage use of local shops - I think that this is a major drawback at the moment."*

**1.3.16** The former Meteor Ford garage site on the corner of Oxford and Wake Green Roads has planning permission for a supermarket, housing and health uses, together with free parking. The impact of this development on the sustainability of other retail outlets in the village has caused some local residents concern. This new retail/health use is likely to add to the amount of traffic in the village.

## What local people said:

*"Moseley could set up an alternative location to the Custard Factory for the creative/music industries."*

*"Create office space for small businesses. Could create offices above shops."*

*"Seek to develop and extend the Exchange using businesses and organisations such as the churches to develop their premises."*

*"Start to create jobs for the many unemployed and under-employed but highly talented and skilled graduates in the area."*

## BUSINESS

**1.3.17** Moseley's local centre has a reputation for business start-ups and independent traders. However, in recent years daytime retailers have suffered. A notable exception to this are the monthly Arts and Farmers' Markets that are able to draw a much broader customer base to Moseley, generating significant benefits for the centre's other traders.

**1.3.18** In recent years the wider Moseley area has lost a number of major employers and major employment sites – Britannic Assurance training centre, the James Gracie Centre, The Ideal Benefit Society. However, there is one major employer in the area with over 500 employees – Moseley Hall Hospital (Birmingham Community Healthcare NHS Trust). The number of smaller employment sites has also reduced. However, national supermarkets (Co-operative and Sainsbury's – 154-162 Alcester Road), Moseley and District Housing Association (106-108 Alcester Road),

the Moseley Exchange (149-153 Alcester Road), are significant employment locations in the Village.

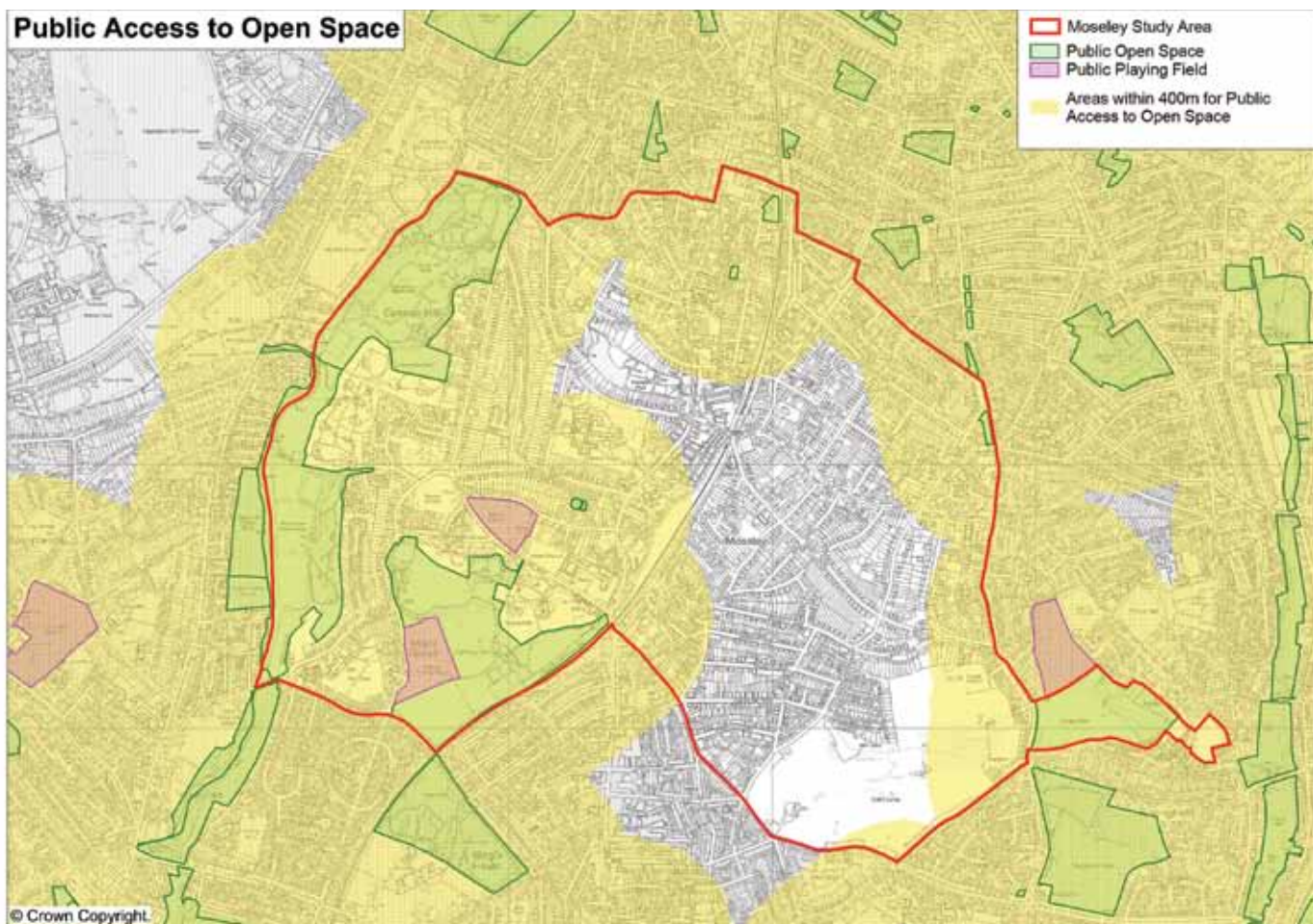
**1.3.19** The A435 Alcester Road/ Moseley Road area is recognised in the emerging BDP as an area for growth for the creative industries and suggests making links between the cultural and media quarter in Digbeth in the city centre to Moseley Village. The civic and heritage value of this corridor is recognised later in this document, but the opportunities for overall enhancement, presented by the Kings Heath Business Improvement District and the potential Balsall Heath Neighbourhood Development Plan, should be embraced.

**1.3.20** In the evidence gathering phase, there was support for providing starter units, lower rents and a business hub, as ways to attract new jobs and businesses to Moseley.

## OPEN SPACE AND LEISURE

**1.3.21** Moseley is fortunate to have parks, open spaces, woods, allotments, playing fields and a local Nature Reserve, mainly to the south and west of the neighbourhood.

Many residents can reach Highbury Park, Cannon Hill Park, Holders Lane Woods or Moseley Bog (a local Nature Reserve) within a 15-20 minute walk from their homes. However, some residents cannot access green open spaces and enjoy wildlife as easily as others. Streets closer to the River Rea corridor have more opportunities than other parts, as do those on the eastern boundary of the neighbourhood, near to Moseley Bog, The Dell, Shire Country Park, Swanshurst Park and Wake Green playing fields. Although, in the main these sites neighbour the Moseley SPD area, they are important to Moseley residents and help form a green corridor between the River Rea and Cole. But access to green open space can be difficult in the central parts of the neighbourhood.



**1.3.22** There are significant parts of the central neighbourhood (to the east of the Village centre, such as in North Moseley and the streets between Greenhill Road and Cambridge Road), that do not meet the UDP target for public and private playing fields, as they are further than 400m from open

space<sup>7</sup>. Improving access to open space (including private open space, such as Moseley Park) is a priority for further study.

**1.3.23** In addition, there are also a number of private sports clubs and pitches in the neighbourhood for those interested in tennis,

golf and cricket. There is no public library in Moseley, instead residents travel to neighbouring Balsall Heath or Kings Heath Libraries. Residents also need to travel to visit public and private leisure centres, gyms and swimming pools.

## What local people said:

*"More parks needed."*

*"Protect Moseley Park and promote its use."*

*"It would be good to provide coherent green links between the various green spaces – Swanshurst Park, Moseley Bog, Billesley Common, Moseley School, Cannon Hill Park, Highbury Park – extending beyond Moseley itself."*

*"Opening the private park to all, albeit with rules and restrictions on behaviour."*

*"Allotments have become a much sort after resource, particularly in the Moseley/Kings Heath area, and seem to continue to be so."*

*"Public open spaces – we need more."*

# HOUSING

**1.3.24** There are three small children's play areas in the neighbourhood: on Trafalgar



Road, Twickenham Road (off Reddings Road) and Oak Leaf Drive. Otherwise children travel to Cannon Hill or Kings Heath Parks to use larger playgrounds; more recently an informal play area has been created in Highbury Park.

**1.3.25** Residents make good use of allotments on Moor Green Lane and Billesley Lane and there is high demand<sup>6</sup> in the south east of the city and in Hall Green constituency in particular; only 7% of the available plots were vacant in 2012.

**1.3.26** The emerging BDP describes how the demand for housing in the city is growing<sup>8</sup>. However, it also recognises that Conservation Areas and mature suburbs may not be able to make a considerable contribution towards meeting this demand, or with the diversification of housing stock in neighbourhoods.

**1.3.27** The availability of land for the creation of new housing has been assessed in the Strategic Housing Land Availability Assessment (SHLAA) 2010, but only identified 25 relatively small sites within the study area. All are in private ownership and 14 are under construction or have been granted planning permission. There are however, three significant sites in this list, the former Pitmaston site (123 Moor Green Lane), 120 Alcester Road (the former Moneywise Shop) and the former Woodnorton site on Alcester Road (between Moor Green Lane and Woodnorton Drive) – it is estimated that these sites could accommodate around 133 housing units.

**1.3.28** With the growing housing needs, there is pressure for intensification of existing housing stock, and the redevelopment at higher densities of infill plots or back gardens. Local residents are concerned that the character, design standards, infrastructure and open space are threatened by over-development. Birmingham City Council (BCC) planning policy<sup>9</sup> does however recognise that higher densities are not always appropriate and that lower densities can be a positive characteristic.

**1.3.29** The need for affordable 2-3 bedroom private housing for purchase was highlighted in the public



consultation. Residents were also concerned that new housing should be sympathetic to the area and existing and new properties should have a low carbon footprint.

**1.3.30** Demand for social housing in the neighbourhood remains high and exceeds supply at the moment. In 2006/7, there were 20 Registered Social Landlords operating in the neighbourhood, providing 1,816 properties, out of a total of 8212 residential addresses. Moseley and District Housing Association had substantial waiting times for all its properties<sup>10</sup>. Although only a relatively small percentage, some residents have expressed concerns about the management of social housing in the area.

<sup>6</sup> *The City Council (Overview and Scrutiny Committee) report into allotments (October 2010).*

<sup>7</sup> *The City Council's Playing Pitches Strategy 2006 (SPD).*

<sup>8</sup> *50,600 additional dwellings 2006-2026*

<sup>9</sup> *Mature Suburbs (SPD) 2008 and Places for Living (SPG) 2001*

## THE MOSELEY COMMUNITY

**1.3.31** Moseley has a resident population of 25,669, slightly higher than a decade ago (24,273). Most of the age groups correlate to the Birmingham average, although in the 25 - 44 group, the figure is 6% higher.

**1.3.32** Today, 54% are White British, 22.3% Asian or Asian British, 4.5% Black or Black British, 5.2% Mixed, 0.8% Chinese and 12.9% others. Again, these percentages are broadly in line with the city average. There is now a significant Pakistani community in North Moseley. Overall however, the majority of the population remains white (and Christian) and is of working age (16-59). It is within North Moseley that the greatest ethnic diversity can be found. A significant number of the Muslim population attends Hamza Mosque in Church Road. Over recent years this has increased its floor area to meet the needs of its community. A small local Buddhist community also has a centre in Park Road that can be used by non-Buddhist groups for appropriate activities.

**1.3.33** Some 35.9% of Moseley residents are classified as 'professional', compared to 11.56% in Birmingham as a whole. This has increased from the 28.9% recorded in the 2001 census.



**1.3.34** Although the level of unadjusted unemployment stood at 8.7% in March 2013, compared with the city average of 12.1%, within Moseley there are islands of relative wealth, with neighbouring areas that are more deprived. Most of the wealth can be found in the south of Moseley, while in the north (centred around Church Road) is an area that falls within the government's definition of an area that suffers from multiple deprivation.

**1.3.35** The Ward Development Plan<sup>12</sup> highlights the need for a successful local centre and to reduce worklessness in the northern part of the ward in particular.

**1.3.36** Although there was no specific question in relation to health in the initial public consultation, there are some local health issues<sup>13</sup> including low birth weight in parts of North Moseley – above 15% compared to the national average of 5.04%, and the ward ranks 37th out of 40 for infant mortality.

**1.3.37** Access to health professionals remains important to residents. They can access primary care through the established GPs and dentists in the neighbourhood. Alongside the NHS provision, Moseley has a range of complementary and alternative therapy practitioners. Currently, most health services are delivered from converted domestic properties, although a purpose built health centre with a range of in-house primary care services is planned for 2013/14, as part of the supermarket development on the former Meteor Ford garage site on St. Mary's Row.

**1.3.38** The emerging BDP gives priority to improving accessibility, health and mobility.

**1.3.39** The City's emerging BDP reiterates the vision set out in the Sustainable Community Strategy (2008)<sup>11</sup> of residents being able to influence decision making, be part of a cohesive community, for an active voluntary sector and to bridge the digital divide.

**1.3.40** Moseley residents have maintained an active community sector for many years now; it is an important component of Moseley's character and why the area is often called a Village. During consultation local people confirmed that active residents are essential if the village atmosphere is to remain. Community life has also helped residents to build feelings of identity, safety and loyalty.

**1.3.41** Within Moseley there are only a few places that children and young people can call their own. There are no City Council-managed youth clubs in the neighbourhood and there are no public children's centres for the under-fives; although community groups try to help and private nurseries cater for some. Consultation with local primary schools highlighted children's concerns about the quality of the environment, traffic and lack of play facilities.

**1.3.42** Churches host activities and meetings for uniformed organisations such as Scouts and Guides.



In addition, the Creation indoor climbing centre and skate-park, Riverside Church and Hamza Mosque provide meeting rooms as well. In the consultation, young people requested a place to meet in the centre of Moseley (along with indoor sports facilities). It is a similar situation for the elderly in Moseley. They rely mainly on local churches and their volunteers for support in the community alongside the statutory agencies.

**1.3.43** The loss of 'Centre 13' in School Road means Moseley no longer has a dedicated community centre. As the population has become more diverse, there

is a need to ensure that new people are able to become involved in community life. The consultation highlighted that The Moseley Exchange and some of the churches and local mosque provide meeting rooms, but they cannot accommodate all of the demand, and many are in need of modernisation. In addition, Moseley Park and Pool, the 'Village green' and even some of the pavements (where wide enough) on the Alcester Road, are sometimes utilised as meeting space for outdoor community events.





## 1.4 SUSTAINABILITY

**1.4.1** Birmingham City Council recognises the importance of sustainable development and the challenge it faces in improving the quality of life for current and future generations without jeopardising our natural resources. To inspire others, the City Council is seeking projects that others can learn from, such as energy-saving buildings, better public transport, greater recycling and individuals changing their behaviour to help reduce climate change.

<sup>12</sup> Moseley and Kings Heath Ward Development Plan 2008.

<sup>13</sup> The Ward Development Plan – 19.1% of residents in the ward reported a limiting long-term limiting illness in 2001 and in

**1.4.2** Moseley has the potential to develop and engender an even more sustainable approach to urban living in its households, businesses and community organisations by investing more effort and resources in:

- conservation of the historical environment
- encouraging a resilient and diverse local economy
- generating wealth and recycling it locally
- renewable energy and water conservation

*terms of general health 10.2% reported that they considered their health to be 'not good' compared to 10.9% across Birmingham.*

- neighbourhood recycling
- better integration of green infrastructure
- improved access to a network of green open spaces
- improved access to public transport
- increasing walking and cycling journeys
- improved housing stock
- equality of movement for pedestrians, cyclists and those with a disability
- community hubs

### What local people said:

*“Maximise opportunities for renewable energy, including the provision of plug-in points for electric vehicles from renewable sources.”*

*“Open the train station, relieve the traffic flow...”*

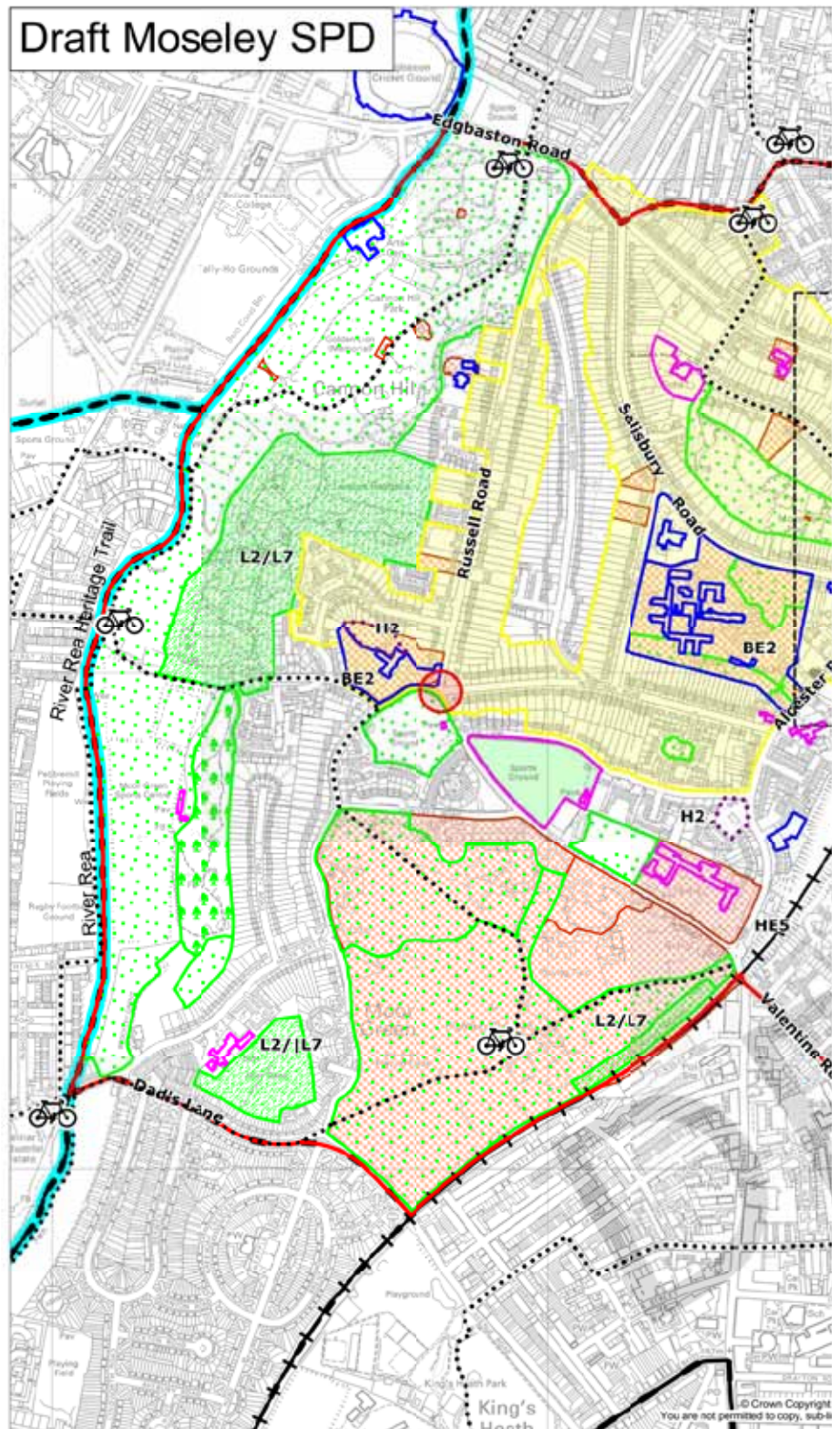
*“More eco-friendly homes. Solar panels, more recycled materials. Affordable homes.”*

## 2.0 PLANNING POLICY CONTEXT

**2.0.1** National government has developed a spatial planning system to guide development so that it improves the quality of life. The National Planning Policy Framework (NPPF) provides overarching guidance and within this context there is a tiered structure of documents that are connected to one another. Birmingham City Council has developed a Local Development Framework (a key component of this is the emerging Birmingham Development Plan) to replace the current Birmingham Unitary Development Plan (2005).

At the time of writing, the UDP remains the principal land use document to manage development in Moseley; chapter 20 (Selly Oak) contains references to development opportunities and what is to be protected in the area.

**2.0.2** The Moseley SPD vision supports both the objectives and policies contained within these two key policy documents. Further details of which policies in particular are relevant to Moseley, are contained within the Appendix to this draft plan.

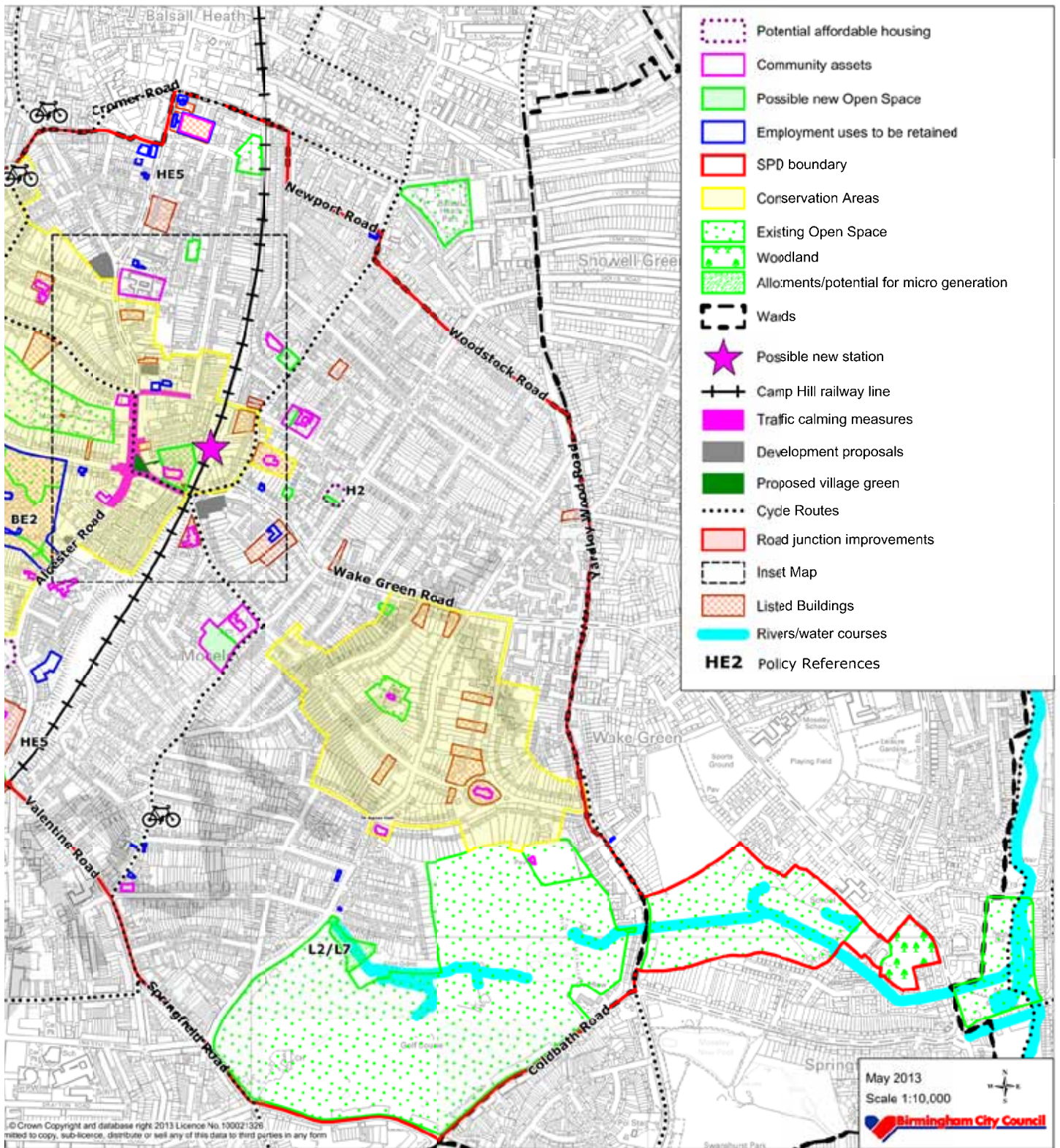


## 2.1 THE MOSELEY PLAN

**2.1.1** Moseley will be a creative and enterprising urban neighbourhood that makes a distinctive contribution to the city's economic and cultural



life, while retaining its unique sense of place and historic environment – an exemplar for resilient and mature neighbourhoods in Birmingham.



**2.1.2** The following section seeks to marry local aspirations for Moseley, with the strategic objectives of Birmingham. The policies and guidance set out here are supplementary to that contained in the UDP

and emerging BDP. They will help inform investors and, where appropriate, manage development, to help Moseley thrive, while retaining its unique qualities and character.

## 2.2 MOSELEY LOCAL POLICIES

### ECONOMIC ACTIVITY

#### VILLAGE RETAIL AREA

**2.2.1** Moseley's economy has undergone significant changes since the early 1990s. This process raises new challenges for the neighbourhood but also provides new opportunities, to build a more resilient future for the local economy. Therefore, a new approach is needed to improve the daytime and evening economies, making Moseley an all-day destination. This could lead to more jobs, retention of young people and better services/facilities for residents, the business community and visitors. This Planning Framework will help create the right environment for this objective whilst safeguarding what people value most about the centre.

**2.2.2** The Shopping and Local Centres SPD (2012) defines the centre boundary, identifies the Primary Shopping Area (shown on the proposals map), in which retail development will be concentrated and sets out policies for controlling non-retail uses including hot-food takeaways, cafes, restaurants and pubs.

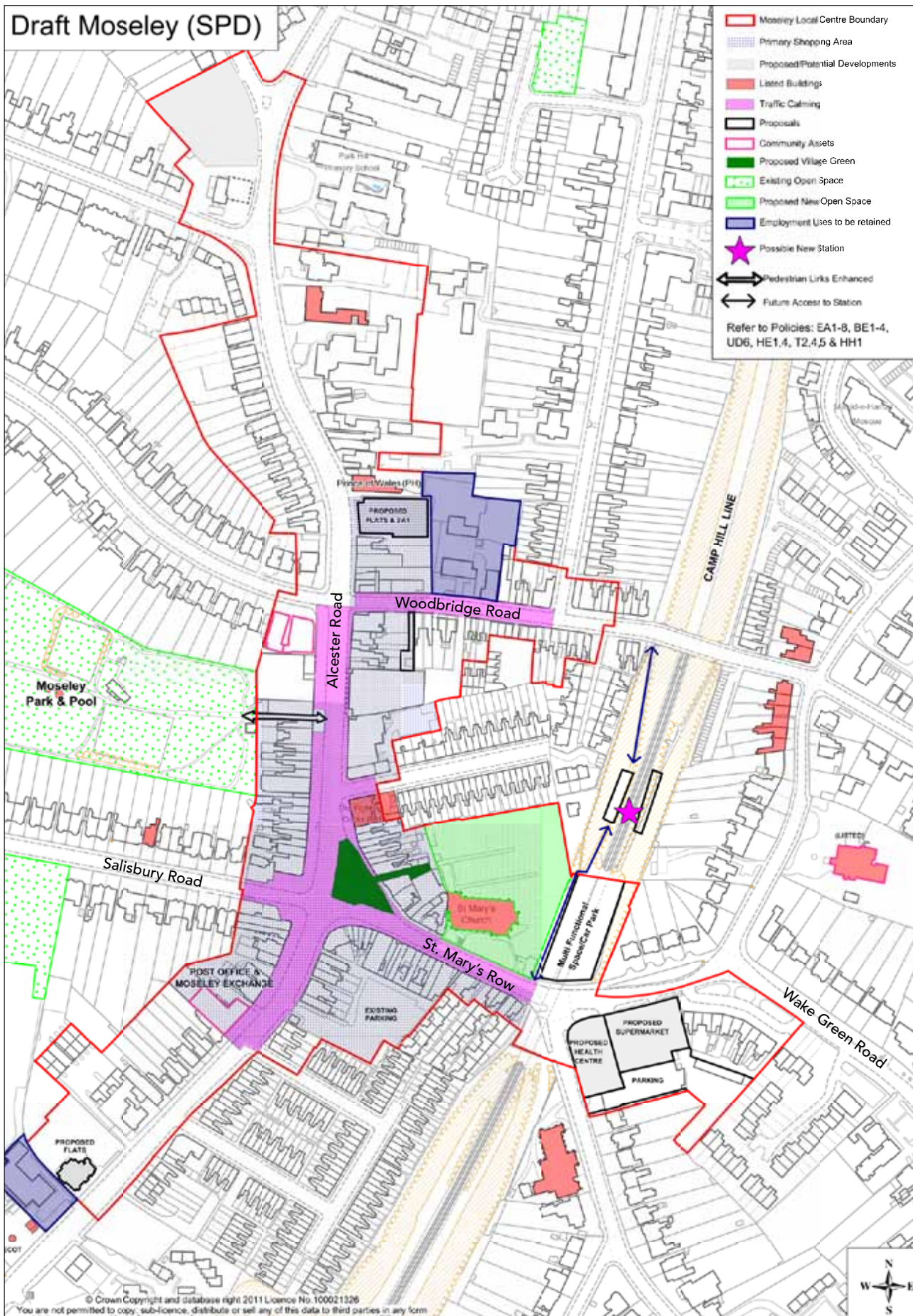
**2.2.3** The 2011 survey that informed the local centres policy, identified 109 properties (out of a total of 129 within the local centre boundary) that fell within the government's use class definitions A1-A5, which are used to differentiate between types of properties. The survey revealed that, 30.2% were restaurants and cafes (A3), bars and pubs (A4) or hot food takeaways (A5), 17.4% were banks/

building societies (A2) and 52.2% were retail shops (A1). The figures included vacant units within the A1-A5 classes (16 in total). The survey also showed that within the Primary Shopping Area, 51.8% were A1 retail uses. A survey undertaken by the MRG in 2010, found that of the 129 premises in the area, 14% were vacant or waiting development.

**2.2.4** The level of A1 uses in the Primary Shopping Area (PSA) is only just above the 50% threshold set out in the Shopping and Local Centres SPD 2012. This SPD seeks to prevent further loss of A1 units in the PSA. There is therefore limited scope for further A2-A5 and other non-retail uses.



# VILLAGE CENTRE PROPOSALS



**THE FOLLOWING POLICIES RELATE TO THE MOSELEY LOCAL CENTRE AND OTHER SMALL PARADES WITHIN THE PLAN AREA.**

## POLICY CONTEXT

UDP chapter 7 and chapter 20 – para 20.41

Emerging BDP policy context:

Strategic approach for network centres 4.24 and 4.25

City-wide policies and proposals SP3, SP17, SP20, SP21

Local objectives	Moseley Policies
<p>a) Support the primary shopping function of the Moseley local centre.</p> <p>b) Promote the centre as a focus for independent traders.</p> <p>c) Improve infrastructure to foster increased economic activity.</p> <p>d) Increase opportunities for the accommodation of SMEs in Moseley’s centre.</p>	<p><b>EA1</b> New development, redevelopment or conversion should be located within the local centre boundary and provide services locally, in order to:</p> <ul style="list-style-type: none"> <li>• enhance the viability and vitality of the centre</li> <li>• encourage economic growth</li> <li>• maintain its predominantly retail function and</li> <li>• reduce the need to travel by car</li> </ul> <p><b>EA2</b> Encourage development and redevelopment for the following uses within the Primary Shopping Area (PSA) at ground floor:</p> <ul style="list-style-type: none"> <li>• retail (class A1)</li> <li>• service sector and food activity, such as banks, cafés, estate agents, etc. (class A2-A5), provided the balance of uses complies with the requirements of the Shopping and Local Centres SPD. Where proposals would take the level of A2-A5 uses above the 50% threshold, such change would be resisted</li> <li>• development that brings non-A1 units into A1 use will be particularly welcomed, to encourage and increase daytime economic activity</li> </ul> <p><b>EA3</b> Encourage the following uses at ground floor level outside the PSA within the centre boundary, and at upper floor level throughout the centre:</p> <ul style="list-style-type: none"> <li>• retail (class A1)</li> <li>• offices (class A2)</li> <li>• offices (class B1a);</li> <li>• hotel (class C1);</li> <li>• non-residential institutions (class D1) eg. healthcare;</li> <li>• small-scale leisure eg leisure centre, gym (class D2);</li> <li>• studios;</li> <li>• small workshops;</li> <li>• live work units;</li> <li>• community uses.</li> </ul> <p><b>EA4</b> Street markets including farmers’ and arts markets, etc will be supported.</p> <p><b>EA5</b> In order to maintain the daytime vitality of the centre, an overconcentration of A3, A4 and A5 uses within frontages (and the centre overall) will be resisted. In line with the Shopping and Local Centres SPD, no more than 10% of A5 uses will be permitted within a frontage (or the centre overall).</p>



**Moseley Policies (continued)**

**EA6** Where planning permission is required for the above uses, applicants will need to demonstrate that the proposals will have no significant adverse impact on residential amenity and that adequate parking can be provided.

**EA7** The scale and design of any new development will need to have regard for, and be sympathetic to, the predominantly Victorian/Edwardian architectural character of the centre.

**EA8** Measures to secure improvements to the public realm, especially the Village green, but including pavements, street furniture, etc will be supported and financial contributions sought on the back of appropriate new development.

**EA9** The loss of A1 convenience shops away from the centre in local parades and located throughout Moseley, will be resisted.

## BUSINESS AND EMPLOYMENT

**2.2.5** Moseley's reputation for being a place where businesses begin<sup>15</sup> and are a home to a high concentration of people from the creative industries, is a reality<sup>16</sup>.

**2.2.6** Within the context of the wider Moseley Road area being recognised in the emerging Birmingham Development Plan as an area for growth for the creative industries, making links between the cultural and media quarter in Digbeth to Moseley Village will be actively encouraged. Policies aimed at supporting existing employment uses and encouraging new ones, particularly within the Village, will be applied.



<sup>15</sup> BCC Economic Data, percentage in Moseley and KH Ward in self-employment in 2001 was 8.8%, percentage for Birmingham was 5.5%.

<sup>16</sup> SOC code 34, Culture, Media and Sport with 4.8% of all people in creative occupations as compared to 1.5% for Birmingham as a whole.



## POLICY CONTEXT

UDP Chapter 20, Commerce – C24: Moseley Centre

Emerging BDP policy context:

Strategic approach 4.4

City-wide policies and proposals SP1, SP16, SP37

Key objective for the south S12 A435 Corridor

Local objectives	Local Policies
<p>a) Maintain existing and grow new employment opportunities.</p> <p>b) Encourage entrepreneurial activity and local business development.</p>	<p><b>BE1</b> Applications for small and medium enterprises (SMEs) will be encouraged in the local centre (above ground floor within the PSA), where consistent with policy EA3 and the Shopping and Local Centres SPD. Active frontages at ground floor will be required outside the PSA.</p> <p><b>BE2</b> To maintain diversity of employment opportunities, seek to retain existing employment sites, and maintain employment uses on key sites, such as Moseley Hall Hospital, Pitmaston, etc.</p> <p><b>BE3</b> The interim use of existing empty properties or vacant land to support new ventures will be encouraged.</p> <p><b>BE4</b> New development will be subject to the need to agree a sustainable transport plan with BCC that reduces the reliance on the car for business employees and encourages the use of public and alternative modes of transport, including walking.</p>

## What local people said:

*“Keep the village feel. The market, the small local traders.”*

*“By making it a family-friendly centre in terms of shops, parking (for bikes and cars) and roads.”*

*“We want shops that open during the day and restricted opening hours for the pubs and chip shops. Public toilets should be free in the centre.”*

*“Shared space – fewer traffic signs/signals.”*

*“We should incentivise businesses in tourism, leisure, media and creative sectors to come to Moseley.”*

*“Market the village better as a key visitor destination in Birmingham.”*

*“This place is very good, could do with more parking spaces.”*

## URBAN DESIGN

**2.2.7** Quality public realm is a key thread running throughout this document. However, the design and appearance of private property plays a crucial role

in framing that community space. Examples of mediocre buildings that replaced characterful predecessors can be found in the Village. This section and the policies

within do not decry change but seek to embrace positive contributions that add to the overall quality of the built environment.



### What local people said:

*"More affordable homes especially for young people, a vibrant rental section and new flats"*

*"Homes should be large enough for small families with green space."*

*"No backland development or demolition. Extend the conservation area."*

*"There is a shortage of small and medium-sized houses for families who need 2-3 bedrooms."*

*"All new-builds should be eco-friendly (photovoltaics and insulation, etc)."*

*"Homes that are sympathetic to the history and architecture of Moseley. A good range of housing to attract people from all backgrounds and income levels."*

*"Not quick-build rabbit hutches that are appearing everywhere else. Let some architects loose and get creative."*

*"Maybe live work spaces related to the kind of businesses we will have."*

*"Future homes will be mainly the ones we have now, but with much greater levels of energy efficiency."*

# POLICY CONTEXT

UDP Chapter 3 – Environment, para 3.14  
 Emerging BDP policy context:  
 Vision – paras 2.13-2.15  
 Strategic approach – Objective 3  
 City wide policies and proposals – SP3, SP48.  
 Mature Suburbs SPD (2008)

Local objectives	Local Policy
<p>a) Encourage good urban design principles in all new-build development and public realm improvements.</p>	<p><b>UD 1</b> Ensure all new development enhances or improves the quality of the built environment and open spaces.</p> <p><b>UD 2</b> In accordance with HE 5, ensure that any new development (especially within the conservation areas and Village centre) respects their character and is of the highest design standard,</p> <p><b>UD 3</b> The following principles will apply in the Village centre:</p> <ul style="list-style-type: none"> <li>• the design should enhance the predominantly Victorian/Edwardian street scene;</li> <li>• original features should be retained or restored</li> </ul> <p><b>UD 4</b> All new development should apply the guidance contained within Places for Living SPD, Places for All SPD and the draft Places for the Future SPD, especially in respect to the Code for Sustainable Housing and BREEAM Standards.</p> <p><b>UD 5</b> Density and design of new housing should respond to the local context and build on the unique character of Moseley. In particular, building plots should be of an appropriate size to reflect the typical form in the area.          The frontage width, depth, height and massing, should be in keeping, and new buildings should respect established building lines.</p> <p><b>UD 6</b> Where appropriate, bespoke high quality design will be encouraged that adds to the tradition of Moseley’s architecture.</p> <p><b>UD 7</b> All developments will be required to conform to the Mature Suburbs policy and the Places for Living SPD. Where it does not make a positive contribution to the character of the area, or where the principles of good quality urban design are not met, back-land development will be resisted.</p>

# THE HISTORIC ENVIRONMENT

**2.2.8** Local people are concerned that there should be greater awareness of the existing policies for the protection of the neighbourhood's historical environment, and that they be used more effectively.



## POLICY CONTEXT

UDP Chapter 3 Environment – para 3.27  
 Chapter 17 – Sparkbrook and Small Heath,  
 Chapter 20 – Selly Oak, para 20.40, 20.43  
 Moseley Conservation Area Character Appraisal and  
 Management Plan (2005)  
 Mature Suburbs SPD (2008)  
 Emerging BDP policy context:  
 Strategic approach 4.32 and 4.33  
 City-wide policies and proposals SP3, SP22, SP48, SP50

Local objectives	Local Policy
<p>b) To respect, protect and enhance the character of Moseley.</p> <p>c) Ensure that Moseley’s historic assets are recognised and contribute towards the areas vitality and durability.</p>	<p><b>HE1</b> Where appropriate, all development will be required to adhere to the Moseley Conservation Area Character Assessment and Management Plan</p> <p><b>HE2</b> Statutorily listed buildings, their features, archaeological remains, landscapes, and local assets will be protected, enhanced, and managed in a sustainable way.</p> <p><b>HE3</b> At appropriate locations, new architectural styles and innovative design that bring unique qualities and integrate with the historic environment will be encouraged.</p> <p><b>HE4</b> Ensure that new development is of the highest design standard, especially within the conservation areas and Village centre to enhance their character.</p> <p><b>HE5</b> Recognising the importance of the Alcester Road as a place with significant civic and heritage assets, will strengthen the character of Moseley and the adjoining areas of Balsall Heath and Kings Heath. Measures to emphasise this linkage will be encouraged.</p>

## LEISURE AND GREEN OPEN SPACES

**2.2.9** Informal consultation highlighted that nature conservation, improvement of the local environment and 'green' initiatives were popular among Moseley residents. In addition, there are a number of local organisations already progressing environmental projects<sup>17</sup>. The variety of

the open spaces in Moseley make a valuable contribution to its urban environmental quality, including the informal green infrastructure of street trees, hedges and front gardens. This SPD seeks to protect and enhance that provision, improving upon its value for formal and informal recreation and

nature conservation, as well as increasing accessibility, management and safety for users. In addition there is a desire to retain allotments and explore how they can contribute to reducing the impact of climate change and improving biodiversity.

<sup>17</sup> *The Moseley Society, Moseley in Bloom, Friends of Moseley Bog, Friends of Highbury Park and Sustainable Moseley.*



## POLICY CONTEXT

UDP Chapter 3 – Environment para 3.16A, 3.20, 3.22, 3.24, 3.37, 3.37A, 3.37B, 3.38, 3.39, 3.39A, 3.40, 3.53, 3.55, 3.61, 3.62 and 3.63

and Chapter 20 – para 20.43

Emerging BDP policy context:

Strategic approach 4.38

City-wide policies and proposals SP3, SP11, SP45, SP46, SP49

Key objective for the south S12 A435 Corridor

Local objectives	Local Policies
<p>a) Conserve Moseley’s Green open spaces.</p> <p>b) Increase the enjoyment of open space by local residents.</p> <p>c) Enhance and improve Moseley’s open space and green infrastructure.</p>	<p><b>L1</b> Development of the existing open space provision within the plan area, for non-recreational uses, will be resisted.</p> <p><b>L2</b> Redevelopment of green infrastructure assets (especially allotments) will be resisted, in accordance with current BCC policies.</p> <p><b>L3</b> New development should not cause the loss of wildlife habitat but should improve biodiversity. New developments should contain landscape proposals that preserve, contribute to, or expand the green infrastructure between the Rivers Rea and Cole corridors.</p> <p><b>L4</b> Protect and enhance the River Rea Nature Trail.</p> <p><b>L5</b> Protect and enhance the SINC/SLINCs and local nature reserve within the plan area and improve links to these assets.</p> <p><b>L6</b> Green infrastructure such as street trees, front and rear gardens, hedges, etc should be encouraged in new developments.</p> <p><b>L7</b> Small-scale micro-energy generation will be encouraged at suitable locations within the green infrastructure ie parks/allotments.</p> <p><b>L8</b> Community management of parks and open spaces will be encouraged where appropriate.</p> <p><b>L9</b> Maximise the multi-functional use of open space in the north of the area, to help address the overall lack of provision.</p> <p><b>L10</b> Encourage open space and play facilities in new developments, especially in areas deficient in such provision.</p> <p><b>L11</b> Where development proposals generate ‘off site’ requirements for open space, the use of Community Infrastructure Levy (CIL), together with financial contributions will be considered, to improve green infrastructure and play facilities, as well as increasing public access to private open space.</p>



## TRAFFIC AND MOVEMENT

**2.2.10** The conflict of having the A435 Alcester Rd (a major arterial route and part of the city's Strategic Highway Network) running through the Village centre, is acknowledged. However, this SPD promotes policies and measures to make it more pedestrian-friendly, such as giving pedestrians greater priority over car-borne traffic, increasing the number of informal cycle routes, better parking provision for cyclists and increased public transport.





## POLICY CONTEXT

UDP Chapter 20 – Transportation para 20.11

Emerging BDP policy context:

Strategic approach 4.34

City-wide policies and proposals SP33, SP34, SP35, SP36, SP38, SP39, SP41

Key objective for the south S12 A435 Corridor

Local objectives	Local Policy
<p>a) Ensure Moseley’s streets enhance the quality of life in the neighbourhood.</p> <p>b) Improve transportation links.</p>	<p><b>T1</b> New development will be expected to demonstrate how it supports measures to increase the use of public transport, encourage walking across the neighbourhood, and contribute towards the implementation of the Birmingham Cycling Strategy 2011-15.</p> <p><b>T2</b> Within the local centre, the incorporation of shared space principles will be supported, secured in part from CIL/S106 contributions from new development.</p> <p><b>T3</b> Throughout the plan area, measures to manage existing traffic flows to provide a better balance between the needs of pedestrians, cyclists and motor vehicles, will be supported.</p> <p><b>T4</b> The reintroduction of passenger services on the Camp Hill railway line and associated services in Moseley Village centre will be supported.</p> <p><b>T5</b> The interim use of the former rail station car park as a multi-functional space (including car parking, sports pitches), will be encouraged.</p> <p><b>T6</b> Measures to reduce car congestion around schools at peak times will be supported.</p> <p><b>T7</b> Measures will be encouraged that improve the safety and usage of the in-centre car parks, including their management by a local community organisation, where appropriate.</p>

## HOUSING

**2.2.11** The ability to purchase property at full market rates in Moseley is now largely limited to those on higher earnings. The cost of homes far exceeds the means of those earning average wages in the city, and the supply of

affordable homes is limited. This SPD contains policies for the development of small-scale housing schemes, to help address the need for all types of residential accommodation, including new-build and conversion.

It also seeks to ensure that the quality of the existing built environment is respected, especially where new development and retro-fit is concerned.



## POLICY CONTEXT

UDP Chapter 20 – para 20.40

Emerging BDP policy context:

Strategic approach 4.34

City-wide policies and proposals SP1, SP6, SP7, SP26, SP27, SP30,

Mature Suburbs SPD (2008)

Places for the Future SPD (2012)

Places for Living SPG (2001)

### Local objectives

- a) Support a range of house types without compromising the unique character of Moseley.
- b) Support younger families to live in Moseley.

### Local Policy

**H1** The provision of family-sized accommodation at appropriate locations in Moseley will be encouraged.

**H2** Whilst acknowledging that the availability of sites for new residential accommodation is limited, in both number and size, where possible, the Council's Affordable Housing policies will apply.

**H3** The conversion of large domestic properties into Housing in Multiple Occupation (HMO) or for institutional purposes will be resisted. The de-conversion of HMO back into single family accommodation will be supported.

**H4** Seek to ensure that wherever possible, improvement of existing housing stock meets Lifetime Homes standard.



# COMMUNITY

**2.2.12** Sustainable community action can form more easily in places where residents can meet, organise, deliver services and build cohesion. Without community spaces the sustainability of local voluntary action becomes more difficult.



## What local people said:

*"Moseley needs a new Centre 13 (community centre). Since it went there is hardly any community help for the elderly."*

*"Sports centre, encourage older people to use and have a multi-purpose buildings."*

*"I think Moseley needs a community centre, a place where all ages can go for entertainment, possible childcare, a safe place to*

*meet with friends, a nice place with facilities to cater for all etc and this would hopefully create more jobs within Moseley."*

*"Leisure facilities are desperately needed. People have to go outside of Moseley to take advantage."*

## POLICY CONTEXT

UDP

Chapter 17 – Sparkbrook and Small Heath, Moseley

Chapter 20 – Selly Oak, Moseley Ward

Emerging BDP policy context:

Strategic approaches 4.36 and 4.37

City-wide policies and proposals SP1

### Local objectives

- a) Enable the community to have a meaningful stake in the shared physical environment of the neighbourhood.
- b) To maintain and develop new infrastructure to support community life in Moseley.
- c) Increase the amount of land and buildings in community ownership or management.

### Local Policy

C1 Seek to secure CIL/S106 contributions to improve existing community venues and develop new ones, in particular for young people.

C2 Sites/properties considered to be of local importance to the community shall be protected from development until the opportunity for community acquisition/management has been fully explored (see appendix).



## HEALTH

**2.2.13** Improving health is an essential element of increasing quality of life (and a crucial part of Birmingham's Sustainable Community Strategy<sup>18</sup>).

**2.2.14** In Moseley, there are aspects of the residents' quality of life that could be improved through land use proposals. In turn, these would help support

community groups, young people, the elderly, as well as leading to high quality residential streets/community spaces that are safe and well-used.

## POLICY CONTEXT

Emerging BDP policy context:  
 Role and purpose – Health inequalities  
 Strategic approach 4.37  
 City-wide policies and proposals SP51

### Local objectives

- a) Improve health and wellbeing of local residents.
- b) Support the implementation of the Birmingham and Solihull NHS Integrated Plan.
- c) Support the priorities set by the Birmingham Cross-City Clinical Commissioning Group.
- d) Improve life expectancy.
- e) Promote healthy lifestyles.

### Local Policies

- HH1** Promote the development of health care facilities in the Village centre.
- HH2** Encourage the provision of safe walking, cycling routes and play areas across the neighbourhood.

## 3. IMPLEMENTATION

**3.0.1** Moseley's civic activism has been one of its key features for many years, and, coupled with its historic legacy, has made it one of Birmingham's desirable neighbourhoods. In that tradition, residents want to maintain its diversity and vitality for future generations to enjoy.

**3.0.2** Local community and business groups will work together to help sustain the desirability of the neighbourhoods responding to the development challenges of the future.

**3.0.3** This SPD provides a focused vision for land use in Moseley over the next few years. However, it recognises that the continued success of the place is dependent upon the development of ideas and proposals only partially related to such a physical, land use focus. The successful implementation of the policies contained within this document, together with the social community and service orientated ideas generated throughout the consultation process thus far, will help ensure that Moseley fulfils its potential to be an attractive place to live, work and visit.

**3.0.4** In order to secure and deliver change the following key elements will be important:

- leadership
- working in partnership
- ensuring development quality through the statutory planning process
- funding, planning obligations and delivery
- enforcement of policies

### 3.1 WORKING IN PARTNERSHIP

**3.1.1** The City Council, Moseley Regeneration Group and others, will use the SPD as a mechanism to stimulate inward investment, attract appropriate developers and in turn promote the neighbourhood. This will be achieved by:

- developing links with the private sector including existing businesses and landowners, as well as potential investors
- co-ordinating public sector investment to maximise the impact of its limited resources
- appropriate marketing
- supporting existing and new businesses looking to locate within the area

- supporting community development activities
- utilising the Community Asset Transfer process to enable the community to manage and/or acquire assets that they have identified as being important to the local area
- supporting the community in Community Right to Build initiatives

### 3.2 THE STATUTORY PLANNING PROCESS

**3.2.1** The SPD will be a statutory planning document. It will provide guidance for future development (providing clarity and certainty for the market) and will be a material consideration in the determination of future planning applications within the area.

**3.2.2** The City Council will therefore apply its development management role, together with its other regulatory powers, to shape, determine and enable development, to help deliver the proposals and policies within the SPD.

**3.2.3** The SPD will also provide context and support for the use of the City Council's compulsory purchase powers (where appropriate) to assist with site assembly and to facilitate development.

## 3.3 DELIVERY

**3.3.1** The policies contained within this document have been developed to respond to the issues, ideas and suggestions that matter to local people. Ongoing consultation has resulted in an extensive list of potential projects that can be developed by a variety of parties, as and when appropriate. Not all of them are land-based – the tourism and business development strands, for example – and many can be incorporated into other documents such as the Ward/District Development Plan. The Moseley Regeneration Group will lead the delivery of these projects and seek to form partnerships in the process.

## 3.4 REQUIRED ASSESSMENTS AND SURVEYS

**3.4.1** Due to the diverse built, green and historic environment in Moseley certain additional information may be required when submitting planning applications; these requirements are outlined below.

**3.4.2** The requirement for ecological assessment will not be restricted solely to developments adjacent to wildlife corridors. An ecological assessment may be required for developments which have the potential to affect designated sites, wildlife corridors and

important habitats (identified in the Local Biodiversity Action Plan for Birmingham and the Black Country (<http://bbcbap.org.uk/images/LBAP/bbcbapfinal2010.pdf>), as well as legally protected and notable species. Depending on the results of this assessment, ecological mitigation or compensation measures may be required to address any adverse impacts of development. Schemes that provide habitat enhancements will be welcomed, particularly where they contribute to Nature Improvement Area (NIA) objectives.

**3.4.3** Archaeological desk-based assessments and field evaluations may be required when there are proposals to redevelop sites, in order to provide information on the potential reuse of heritage assets, or requirements for their recording, as part of future development.

## 3.5 FUNDING AND PLANNING OBLIGATIONS

**3.5.1** In respect of new development, the City Council will seek to secure a package of planning obligations to ensure the delivery of appropriate elements of this plan, including affordable housing, public open space, low carbon energy, education and new community facilities.

**3.5.2** In addition, the City Council will seek to secure local employment opportunities through the use of targeted employment strategies. It will seek to link training to employer demand and use the local workforce in the construction phases of development, where possible.

**3.5.3** This SPD has been prepared at a time of ongoing financial constraints and a challenging economic climate. Viability is an issue in bringing sites forward for development and it may not be possible in the short term for development to provide a full range of planning obligations.

**3.5.4** Where this is the case, appropriate measures will be used, to 'future proof' planning obligations, so as to ensure that the value of the package of contributions is maximised throughout the lifetime of the proposed development. The City Council will therefore require developers to submit full viability appraisals to demonstrate the level of obligations that can be afforded/delivered.

**3.5.5** The City Council is preparing its evidence base to support the introduction of Community Infrastructure Levy (CIL) to deliver the infrastructure required to support the planned growth of the city. Once introduced, CIL will replace elements of S106 agreements and will be used to support the delivery of key infrastructure.



## 3.6 SECTION 106 REQUIREMENTS

**3.6.1** Until the CIL is adopted, S106 contributions will be negotiated for the following;

### Village centre

All new development should improve the environmental quality and support the Village centre by:

- contributing to the improved quality of the public realm, including traffic management measures
- contributing to town centre management, eg a Business Improvement District or Village Centre Partnership

### Residential

- New development will be required to contribute to the level of affordable accommodation in the area, in line with the Affordable Housing policies of the City Council.
- New development may need to provide contributions to improving local school provision.
- Contributions to improving open space, play and sports facilities, including where appropriate, recreational amenities for young people, or contributions for off-site open space improvements
- Contributions to improving allotments, the green infrastructure and community facilities

- Contributions to measures to improve the quality of the residential environment, eg environmental enhancements to residential streets, and traffic management measures

### All types of development

Contributions will be sought for;

- Transport infrastructure
- Environmental, pedestrian and cycling improvements
- Training and local labour in the construction and operational phases of development

## RELEVANT DEVELOPMENT PLAN POLICIES

**1.4 PLANNING CONTEXT** – Key local policies relevant to the Moseley SPD.

### The Birmingham Plan (UDP) 2008

#### Chapter 2 Strategy:

- Development within a sustainable development framework (2.8, 2.9).

#### Chapter 3 Environment:

Vision for

- a sustainable growth (2.4, 2.5, 2.6);
- a vibrant global city (2.10);
- a high quality of life and a sense of place (2.14 and 2.15);
- and objectives 2, 3, 5, 8 and 9.

#### Chapter 7 Shopping centres:

- Maintain a network of local shopping centres (7.21, 7.22, 7.23, 7.23a, 7.24).

#### Chapter 17 Sparkbrook and Small Heath:

- Moseley (17.31, 17.32, 17.33, 17.34, 17.35).

#### Chapter 20 Selly Oak:

- Moseley Ward (20.39, 20.40, 20.41).

# THE EMERGING BIRMINGHAM DEVELOPMENT PLAN

**Objective 2:** to create a more sustainable city that minimises its carbon footprint and waste while allowing the city to grow.

**Objective 3:** to develop as a city of vibrant urban villages, that is safe, diverse and inclusive with a locally distinctive character.

**Objective 9:** to protect and enhance the city's heritage and historic environments and to conserve Birmingham's natural environments allowing biodiversity and wildlife to flourish.

## The following sections in the strategic approach:

**4.10** Birmingham has committed itself to an ambitious target of reducing the city's per capita CO<sub>2</sub> emissions by 2026.

**4.12** The pattern of development within the city helps to deliver the above target and gives people and businesses the opportunity to move towards more sustainable ways of life and business.

**4.13** New developments are built to the highest realistic environmental standards and that measures are taken to address the potential impact of climate change.

**4.24/25** Local centres are to be supported to provide local services and employment and reduce the need for people to travel for access to services or jobs.

**4.32/33** Protect the essential character of mature suburbs, like Moseley.

**4.38** To make Birmingham a better place to live: access to leisure and sports facilities, natural and other open space, maintain local distinctiveness and access to quality built environment, health and education services are all important.

## And the following city wide policies:

**SP3** Quality of life.

**SP5** Reducing the city's carbon footprint.

**SP6** Adapting to climate change.

**SP7** Sustainable construction.

**SP8** Low carbon energy generation.

**SP9** A low carbon economy.

**SP10** Managing flood risk.

**SP11** Green infrastructure network.

**SP16** Protection of employment land.

**SP17** Network and hierarchy of centres.

**SP18** The growth, scale and function of centres.

**SP20** Small shops and independent trading.

**SP21** Promoting a diversity of uses in centres.

**SP25** The location of new housing.

**SP26** The type and size of new housing.

**SP27** Affordable housing.

**SP30** The design and quality of new housing and the residential development.

**SP31** Housing density.

**SP32** The existing housing stock.

**SP33** The transport network.

**SP34** Transport development corridors.

**SP35** Sustainable transport systems.

**SP36** Accessibility standards for new development.

**SP37** Digital connections.

**SP38** Car parking.

**SP41** Pedestrians.

**SP42** Sustainable management of the city's waste.

**SP45** Open space, playing fields and allotments.

**SP46** Sports facilities.

**SP48** Urban design.

**SP49** Biodiversity and geology.

**SP50** Archaeology and the historic environment.

**SP51** Health.

Section S12 (paragraphs 9.101-104) within the South Birmingham chapter is of particular relevance to Moseley.

## In addition to the UDP and emerging BDP, a number of other policies are relevant to Moseley:

- Shopping and Local Centres SPD (2012).
- Draft Places for the Future SPD (2012).
- Mature Suburbs SPD (2008).
- Moseley Conservation Area – character appraisal and management plan (2005).
- Places for Living SPG (2001).
- Places for All SPD (2001).
- Moseley Shop Front Design Guide (1992)

## GLOSSARY

- MRG:** Moseley Regeneration Group; Collection of community organisations, instrumental in preparing this draft SPD.
- BCC:** Birmingham City Council.
- BREEAM:** Building Research Establishment Environmental Assessment – sustainability guidance for new non-residential buildings
- CENTRE BOUNDARIES:** These show the extent of the ‘Village’ centre and include the shopping areas as well as areas of predominantly leisure, business and other main centre uses.
- CENTRO:** The West Midlands integrated transport authority, promoting and developing public transport across the region.
- CIL:** Community Infrastructure Levy. Levy to be introduced, largely to replace S106 agreements
- CODE FOR SUSTAINABLE HOMES:** Building guidance for new residential properties.
- DISTRICT CENTRE:** A group of shops often containing at least one supermarket/ superstore and a range of non retail services such as banks, building societies and restaurants as well as local public facilities.
- GP:** General Practitioner – local doctor.
- HMO:** Housing in multiple occupation.
- LIFETIME HOMES STANDARD:** Design criteria intended to make homes more easily adaptable for lifetime use.
- LOCAL CENTRE:** A generic term used to refer to Town, District and Neighbourhood Centres in Birmingham’s hierarchy of centres.
- LOCAL PARADE:** A small group of local shops.
- NEIGHBOURHOOD CENTRE:** Moseley Village is a Neighbourhood Centre. Such centres include a range of small shops of a local nature serving a small catchment. Typically local centres might include amongst other shops a small supermarket, a newsagent, a post office and a pharmacy. Other facilities could include a hot food takeaway and launderette.
- NHS:** National Health Service
- NPPF:** National Planning Policy Framework, setting out national land use policy.
- PRIMARY SHOPPING AREA (PSA):** Within the local centre, this is the area where retail development is primarily concentrated. Smaller centres may not have areas of predominantly leisure, business and other centre uses and therefore the PSA may share the same boundary as the Centre Boundary.
- S106:** Agreement under Section 106 of the Town & Country Planning Act, 1990 (as amended), to secure compensatory benefits.
- SA:** Sustainability Appraisal.
- SHLAA:** Strategic Housing Land Availability Assessment
- SINC:** Site of Importance for Nature Conservation
- SLINC:** Site of Local Importance for Nature Conservation
- SME:** Small and medium sized businesses.
- SPD:** Supplementary Planning Document. Local land use policy, supplementary to that contained within the Council’s main policy document (currently the UDP).
- SPG:** Supplementary Planning Guidance. Local land use policy to be superseded by the SPD. The Moseley SPG (1992) has been reviewed as part of the SPD process.
- UDP:** Unitary Development Plan. The current land use policy for Birmingham.
- USE CLASS:** Land uses, as defined in The Town and Country Planning (Use Classes) Order 2005.

