
Langley Sustainable Urban Extension and Peddimore Supplementary Planning Documents

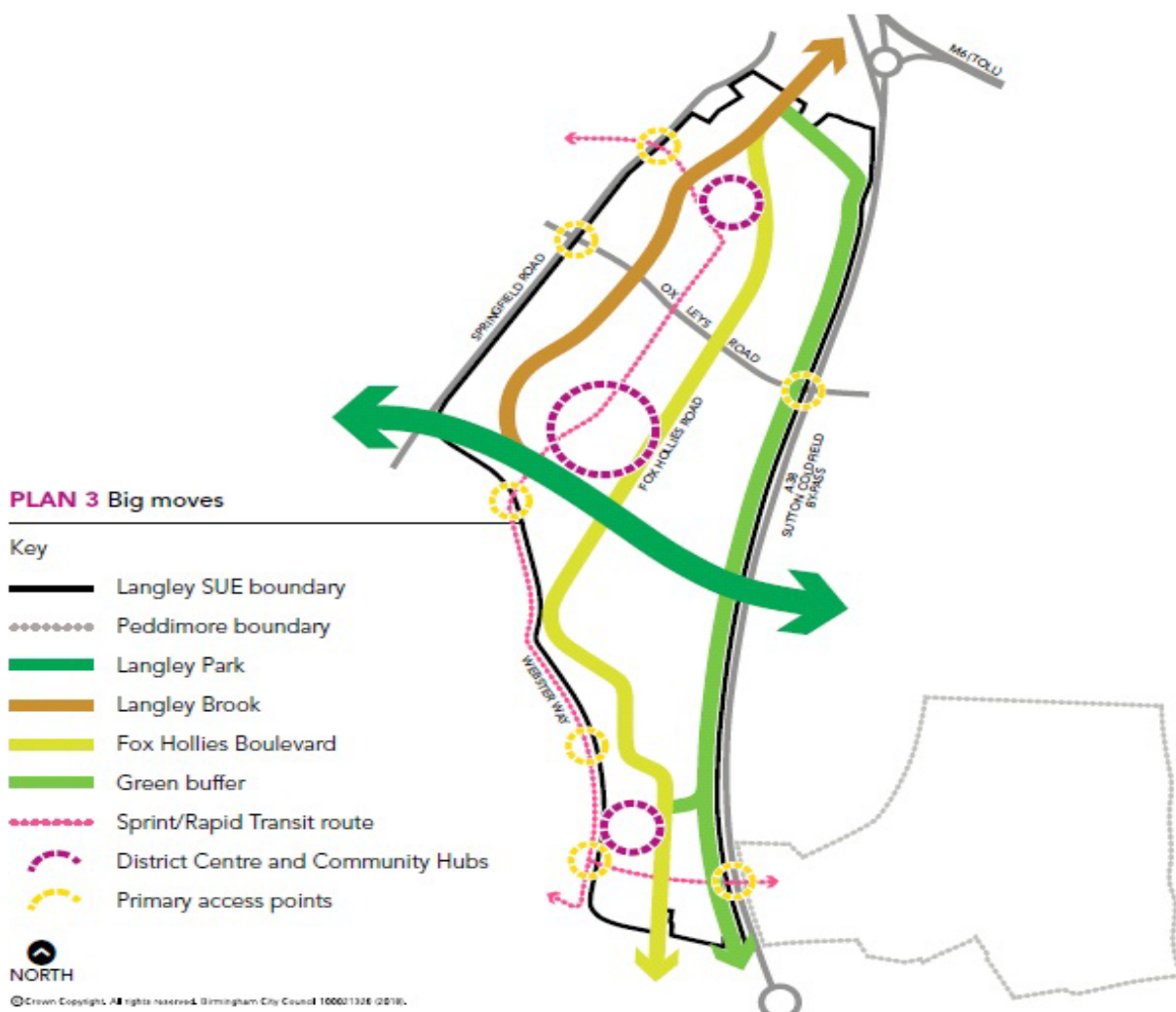
Overview

The Birmingham Development Plan was adopted by the City Council in January 2017, and is part of the city's statutory planning framework, guiding decisions on development and regeneration activity. The plan allocated land at Langley for a Sustainable Urban Extension (SUE) of approximately 6,000 homes, and 71 hectares of land for employment development at Peddimore. Both of these sites make important contributions towards meeting the city's overall housing and employment needs to 2031.

The draft SPDs set out the following:

Langley SUE Draft SPD

- A **Vision** to set out what the city expect Langley to be once it is developed, including a number of **Big Moves** that identify the key structuring elements that need to be delivered to make Langley a successful place.
- **Development Principles** to provide planning guidance and advice to developers on matters covering Connectivity, Activity and Design.
- **Delivery** requirements to support development, including site-wide strategies, infrastructure delivery and the planning process.



Peddimore Draft SPD

- A **Vision** to set out what the city expect Peddimore to be once it is developed.
- **Development Principles** to provide planning guidance and advice to developers on matters covering Connectivity, Design and Sustainability.
- **Delivery** requirements to support development, including partnership working, infrastructure delivery and business support.

Plan 3 Illustrative framework

Key

-  Peddimore boundary
 -  Developable area
 -  A38 gateway
 -  Main vehicle routes
 -  Pedestrian and cycling routes
 -  Peddimore Brook corridor
 -  Development areas
 -  Landscape setting
 -  NORTH
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The documents are available to view below, and we welcome your views on the documents via the online survey.

Why we are consulting

An online survey has been set up for people and organisations to provide their comments on the draft SPDs. People can also provide comments by email or post (details can be found on the draft SPDs).

A number of public drop in sessions have been organised for people to attend, ask questions and provide their comments. Details for these sessions are set out below.

Meetings will also be held with key stakeholders throughout the consultation period.

Frequently asked questions (FAQs) on particular matters such as housing and open space, health, education and transport are available to view below. A link has also been provided to the Birmingham Development Plan.

Transport for the West Midlands are currently running a consultation on the Sprint route from Birmingham City Centre to Sutton Coldfield Town Centre via Langley. A link to this consultation is available below.

Introduction

1 What is your name?

Name (Required)

2 What is your email address?

If you enter your email address then you will automatically receive an acknowledgement email when you submit your response.

Email (Required)

3 What is your organisation?

4 Are you interested in commenting on Langley SUE, Peddimore or both SPDs?

(Required)

Please select only one item

Langley Peddimore Both

Langley SUE

The objective of this SPD is to ensure Langley SUE is a sustainable development to create a great place to live. It complements the statutory Birmingham Development Plan, expanding upon the core policies that have been adopted for the site's development.

Following consultation on this draft SPD, comments will be assessed and any changes made prior to its adoption as a formal planning document.

Vision

As a new large scale residential community Langley SUE will be a place that is connected, inclusive, resilient, green and vibrant; putting people at the heart of the new development. Integrated networks of green infrastructure, walking and cycling routes, public transport and utilities will underpin the whole development to create a truly sustainable and healthy environment.

This vision will be secured through the delivery of a series of Big Moves as key structuring elements to make the development a successful place. The Big Moves are:

- Sprint/Rapid Transit
- A38 Junctions
- Langley Park
- Langley Brook
- Fox Hollies Boulevard
- A Green Buffer
- Vibrant Shopping and community facilities

Site-wide development principles will, alongside the Big Moves, be at the forefront of delivering the vision for Langley SUE and creating a truly exemplar development and legacy for future generations:

- Connectivity
- Activity
- Design

5 Do you have any comments on the vision?

If you wish please provide comments below to expand your answer

Connectivity

The layout, design and management of connectivity across the site will be focused on a movement hierarchy that promotes the most sustainable forms of transport including walking, cycling, Sprint/Rapid Transit and local bus services. Accommodating the car will be part of the strategy, and this will be aligned to the overall transport hierarchy. The quality of the public realm will need to focus on creating a consistent, high quality environment that incorporates, and links with the green infrastructure.

6 Do you have any comments on this Development Principle?

If you wish please provide comments below to expand your answer.

Activity

Langley SUE will be defined by its dynamic mix of housing, community, education, recreation and complementary retail to create a vibrant place for people to live. The uses will be positioned to create clusters of activity that are safe, attractive and easy to access by foot, bicycle and public transport.

7 Do you have any comments on this Development Principle?

If you wish please provide comments below to expand your answer

Design

The approach to the design of infrastructure, buildings, spaces and landscape will need to be focused on the delivery of the highest quality of place. The areas landscape and heritage assets will allow development to respond positively to its environment and create distinctive neighbourhoods. Innovative methods for delivering energy, water management, drainage and other decentralised activity to support the local community will be vital to the developments overall sustainability.

8 Do you have any comments on this Development Principle?

If you wish please provide comments below to expand your answer.

Distinctive Neighbourhoods

With a development the scale of Langley SUE, it is important to ensure that neighbourhoods of an appropriate scale, high quality design, and distinctive character are delivered as part of successfully creating a new place. To support this design approach, indicative Neighbourhood areas have been identified:

- Langley Valley
- Langley North
- Langley Gorse
- Langley Parkland
- Langley South
- Langley Centre

9 Do you have any comments on this approach?

If you wish please provide comments below to expand your answer.

Delivery

In order to achieve the quality of development and place that is required by the BDP and the SPD, a comprehensive approach to the sites planning, development, delivery and long term management and maintenance is needed.

The City Council will work with key stakeholders to deliver these stages of development.

The Langley SUE SPD identifies key infrastructure requirements on page 45, and includes:

- Investment in the road network in Sutton Coldfield, including two new junctions onto the A38.
- High quality public transport services, including the Sprint/Rapid Transit route linking Langley to Birmingham City Centre and Sutton Coldfield Town Centre.
- Major new walking and cycling routes.
- Three primary schools and a secondary school.
- Health care facilities.
- Community hubs.
- District centre with shopping and other services.
- Green infrastructure, including at least 30 hectares of public open space, play areas, sustainable drainage and other amenities.
- Sports hub with new playing fields.
- Affordable housing - minimum of 35% of homes on Langley.
- Low/zero carbon energy.

10 Do you have any comments on this section?

If you wish please provide comments below to expand your answer.

11 Do you have any other comments on this SPD?

If you wish to please provide comments below to expand your answer.

12 Do you wish to also comment on the Peddimore SPD?

(Required)

Please select only one item

Yes No

Peddimore

The objective of this SPD is to ensure that Peddimore is a sustainable development and creates the right conditions for business investment. It sets out the requirements, development principles and the process that the project will need to follow.

Following consultation on this draft SPD, comments will be assessed and any changes made prior to its adoption as a formal document.

Vision

To create an exemplar industrial development that provides high quality space with supporting infrastructure to attract new businesses in key growth sectors.

The site's scale, access to the motorway network and major conurbations with first class connectivity and availability of skilled local labour, will make Peddimore a highly successful development that is a desirable place for businesses to invest, operate and grow. Through the provision of new employment space, the development will support significant new jobs and training opportunities for local people.

The vision will be secured through key development principles that will guide the overall masterplan:

- Connectivity
- Design
- Sustainability

13 Do you have any comments on the vision?

If you wish please provide comments below to expand your answer.

Connectivity

Development at Peddimore will provide for sustainable travel, promoting walking, and cycling and high quality public transport. A new strategic junction on the A38 and improvements to the existing road network are central to the transformation of the area.

14 Do you have any comments on this Development Principle?

If you wish please provide comments below to expand your answer.

Design

The design of Peddimore will be a defining feature of the development. The approach will create a high quality business environment that is functional, attractive, sustainable and integrated with the surrounding landscape and green infrastructure networks.

15 Do you have any comments on this Development Principle?

If you wish please provide comments below to expand your answer.

Sustainability

Peddimore will deliver a multi-functional green infrastructure network, where valuable landscape and ecological assets are enhanced, increasing biodiversity and habitat connectivity. Buildings will also contribute towards these networks and will meet high sustainability standards.

16 Do you have any comments on this Development Principle?

If you wish please provide comments below to expand your answer.

Delivery

In order to achieve the quality of place that is required by the BDP and this SPD, a comprehensive approach to the sites planning, development, delivery and long term maintenance is needed. Making this happen requires commitment from developers, the City Council and other stakeholders to deliver this shared vision.

17 Do you have any comments on this section?

If you wish please provide comments below to expand your answer.

18 Do you have any other comments on this SPD?

If you wish please provide comments below to expand your answer