

Langley Sustainable Urban Extension (SUE) and Peddimore Draft SPDs – Housing and Open Space FAQ

What type of housing will be provided on Langley SUE?

The [Birmingham Development Plan](#) (BDP) (Policy GA5) sets out that Langley SUE should have a primary focus on the provision of family housing. The draft SPD reflects this and sets out that the development overall should have a mix of housing by size, tenure and affordability in each Neighbourhood on the site (including affordable homes, starter homes and homes for the elderly) – see Activity section of the draft SPD.

What is meant by affordable housing?

The planning definition for affordable housing is set out in the glossary of the [National Planning Policy Framework](#). In summary it comprises “housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).” It can fall within one or more of the following categories:

- Affordable housing for rent
- Starter homes
- Discounted market sales housing
- Other affordable routes to home ownership

The approach that the City takes in requiring affordable housing is set out in the BDP Policy TP31. The City Council seeks 35% affordable homes as a developer contribution on residential developments of 15 or more dwellings.

Who will be able to apply for affordable housing and how will it be delivered?

There are options available for this which will depend on a number of factors, particularly given the scale of the site and number of developers. The draft SPD requires a site-wide strategy for the delivery of housing, including affordable housing. The local community is identified as a key partner in overseeing and monitoring the quality of development and stages of the overall development.

The draft SPD mentions a range of dwellings per hectare (DPH) on the development – how will these areas look?

The draft SPD focuses on creating a high quality of place and the required design approach can influence density on the development including layouts, parking and private gardens. Density is not a measure of quality, however the right development density can contribute towards this in a number of ways, including supporting local shops, public transport and other services; making places more walkable; creating a range of homes; promoting a better sense of community; and by making efficient use of land that allows for more green spaces and helps to conserve resources.

The density of the development needs to have regard to the local context which can create a sense of identity and place. The following examples are provided as an illustration of what densities can mean:

Density	Examples in Sutton Coldfield	Precedent Images from Draft SPD
Below 30 DPH	<ul style="list-style-type: none"> • Post-war detached housing, Walmley • Inter-war semi-detached housing, Minworth • Post-war housing on Falcon Lodge • Lyneham Gardens, Minworth (built in approx. 1970's) 	<ul style="list-style-type: none"> • The Avenue, Uttlesford (top right page 35)
30-40 DPH	<ul style="list-style-type: none"> • Harvest Fields (built post year 2000) • Aldermore Drive (built in approx. 1970's) • Hellaby Close (built in approx. 1970's) • Taylor Wimpey development, Signal Hayes Road 	<ul style="list-style-type: none"> • Carrowbreck Meadow, Norwich (bottom left page 37) • Derwenthorpe, York (page 33 top left)
40-50 DPH	<ul style="list-style-type: none"> • Holland Street (built post year 2000) • Victorian terraces, Coles Land 	<ul style="list-style-type: none"> • Abode, Cambridgeshire (page 25) • Accordia, Cambridgeshire (left side page 35)
Over 50 DPH	<ul style="list-style-type: none"> • Victorian terraces, Lyndon Road 	<ul style="list-style-type: none"> • Kidbrook Village Phase 2a, Greenwich (page 4) • Newhall Be, Harlow (top left page 39) • The Triangle, Swindon (top left page 16)

Note that the examples included in the draft SPD have been included to demonstrate elements of good place-making, not necessarily due to their densities. Areas of Sutton Coldfield have been provided as examples of a range of densities in the local area, with no reference to the type of place that they create (it is based on a high level assessment with a number of assumptions).

How much open space will be provided on the developments?

Open space will be part of the overall green infrastructure strategies for the developments, with different types of multifunctional green spaces that add to the character of the schemes – See Design Development Principle in the Langley SUE draft SPD and Sustainability Development Principle in the Peddimore draft SPD.

Based on 6,000 dwellings on Langley SUE, a minimum of 30 hectares of public open space is required. Other areas of open space and landscaping will also be required as part of the overall design approach, and it is estimated that this could mean that approx. a third of the site is green space (approx. 80 hectares).

On Peddimore, the approach to green spaces is informed by the requirement to ensure a high quality development that is integrated into its surrounding landscape setting. These areas will be designed to be publically accessible.

How does this compare to public open spaces in Sutton Coldfield?

The approx. sizes of some major public open spaces near to Langley SUE are:

- New Hall Valley Country Park - 80 hectares
- Rectory Park – 25 hectares
- Plantsbrook Nature Reserve – 11 hectares

- Wishaw Lane Playing Fields – 5.7 hectares
- Calder Drive Playing Fields - 3.6 hectares

Who will maintain the open space?

Through the site-wide green infrastructure strategy, the developer will need to demonstrate that long-term management and maintenance arrangements are in place.

In the case of open spaces, the City Council may not adopt these assets, or may do so on an interim arrangement with a view to transferring them to a suitable organisation or community at the earliest appropriate opportunity (support will be given to communities to facilitate this process).

Where can we find more detail about the green infrastructure and assets on Plan 5 in the Langley SUE Draft SPD?

A number of these, including listed buildings, conservation area, tree preservation orders and nature conservation sites, can be viewed on the City Councils [online mapping system](#).

Flood zones can be viewed via the [flood map for planning service](#).

Other elements have been identified from aerial photography or from the [BDP evidence base](#).

The planning applications for the developments will need to provide appropriate assessments of these assets and demonstrate how they have been accommodated in the overall site masterplan (including any mitigation).

How will the housing and open space elements be taken forward?

Further discussions will take place with the City Council, developers and key partners to refine and agree strategies for these elements - see Delivery section of both draft SPDs, and for Langley SUE site-wide strategies are required for housing and green infrastructure. The approach will be informed by further details from the developers on the types and number of homes expected on Langley SUE through the planning application process. The engagement between partners will be maintained whilst the sites are being developed.

Can more homes be built on brownfield land?

It is forecast that approx. 90% of the 51,100 new homes to be built in the City by 2031 will be on brownfield sites.