

Peddimore

Introduction

5.65 A high quality employment site of 71 ha is proposed at Peddimore, Minworth. The site which will be removed from the Green Belt is required to meet the shortfall in best quality employment land. Providing high quality employment land to meet the needs of the expanding growth sectors is essential in supporting the economic prosperity of the City.

Why we have taken this approach

5.66 A Study by Warwick Economics and Development found that there is a shortage of high quality land to meet the needs of the expanding advanced manufacturing sector in the City, a proportion of the site is therefore, reserved to meet the needs of this sector. The conclusions of this report are reflected in the findings of the 2012 Employment Land Review (ELR). The ELR shows that there is currently a significant shortfall in the supply of high quality Best Urban employment land. Best Urban sites are large high-quality sites attractive to clients with an international, national and regional choice of location. The ELR recommends that there is an urgent need to identify new development opportunities in the best urban market.

5.67 Peddimore represents the best opportunity of the Green Belt options considered to accommodate new employment development. The site has low ecological and landscape value and sits within a low lying basin which provides an opportunity to visually contain large scale employment development. The site lies in close proximity to the M42 junction 9 and existing employment areas at Minworth and Kingsbury.

5.68 The shortage of suitable brownfield sites within the urban area to meet the City's needs for large industrial sites represents the exceptional circumstances justifying the release of Green Belt land for development.

Policy GA6 Peddimore

Peddimore will deliver 71 ha of new employment land for B1 (b) Research and Development, B1 (c) Light Industrial, B2 General Industrial and B8 Warehousing and Distribution uses. Office development should remain ancillary to the main industrial use.

40 ha of the site should be safeguarded for B1 (c) or B2 uses.

Future development will need to ensure:

- **High quality design and landscaping:** The development will be of the highest quality in a landscaped setting. A landscaped buffer area including reinstatement of historic hedgerows will reinforce the Green Belt boundary to the north and east. Development should not take place outside the developable area shown on the Policies Map, and building heights close to the northern and eastern edges of that area should be carefully controlled in order to limit their visual impact on the higher ground/ridge to the north and east which screen longer distance views of the development from the wider Green Belt.
- **Access improvements:** A network of integrated pedestrian and cycle routes will be required throughout the site which should be linked to the Langley Sustainable Urban Extension and the North Birmingham cycle network. Routes are required to be direct, connected, safe, attractive and comfortable.

New bus connections such as Sprint/Rapid Transit services, will be required including direct links to Sutton Coldfield Town Centre, Birmingham City Centre and the major residential areas of Sutton Coldfield, East Birmingham and North Solihull.

The development will benefit from a new junction with the A38 and new connections into the built up area along with upgrades to corridors connecting the site with Sutton Coldfield, Birmingham City Centre and the adjoining area. Strategic modelling has been undertaken so that impacts and appropriate mitigation, where necessary, can be identified and discussed with the Highways England (in relation to the Strategic Highway Network) and adjoining highway authorities.

A travel plan will be prepared to reduce private motorised journeys as a means of travel to work and promote sustainable modes of travel. The implementation of an agreed plan, including Freight Management, will be a requirement on all development occupiers.

- **Enhanced biodiversity and protecting heritage assets:** Opportunities to enhance the biodiversity value of the site such as enhancements to Peddimore Brook and reinstatement of hedgerows will be required.

The design of the development will be required to protect and enhance known archaeological features and the character and setting of heritage assets in the area. These include; the long distance views of Peddimore Hall and the scheduled ancient monument, Forge Farm and its setting, Wiggins Hill Farm and its setting, and the Birmingham and Fazeley Canal and its setting. Archaeological excavations will be required in advance of development, followed by analysis of the results and publication of reports.

Development will need to consider impacts on soil resources during construction and operation, adhering to Defra's Code of Practice to protect soil.

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A Supplementary Planning Document will be prepared before development commences to address issues of design, access and phasing to ensure a comprehensive development and relationship with Langley SUE (Policy GA5).

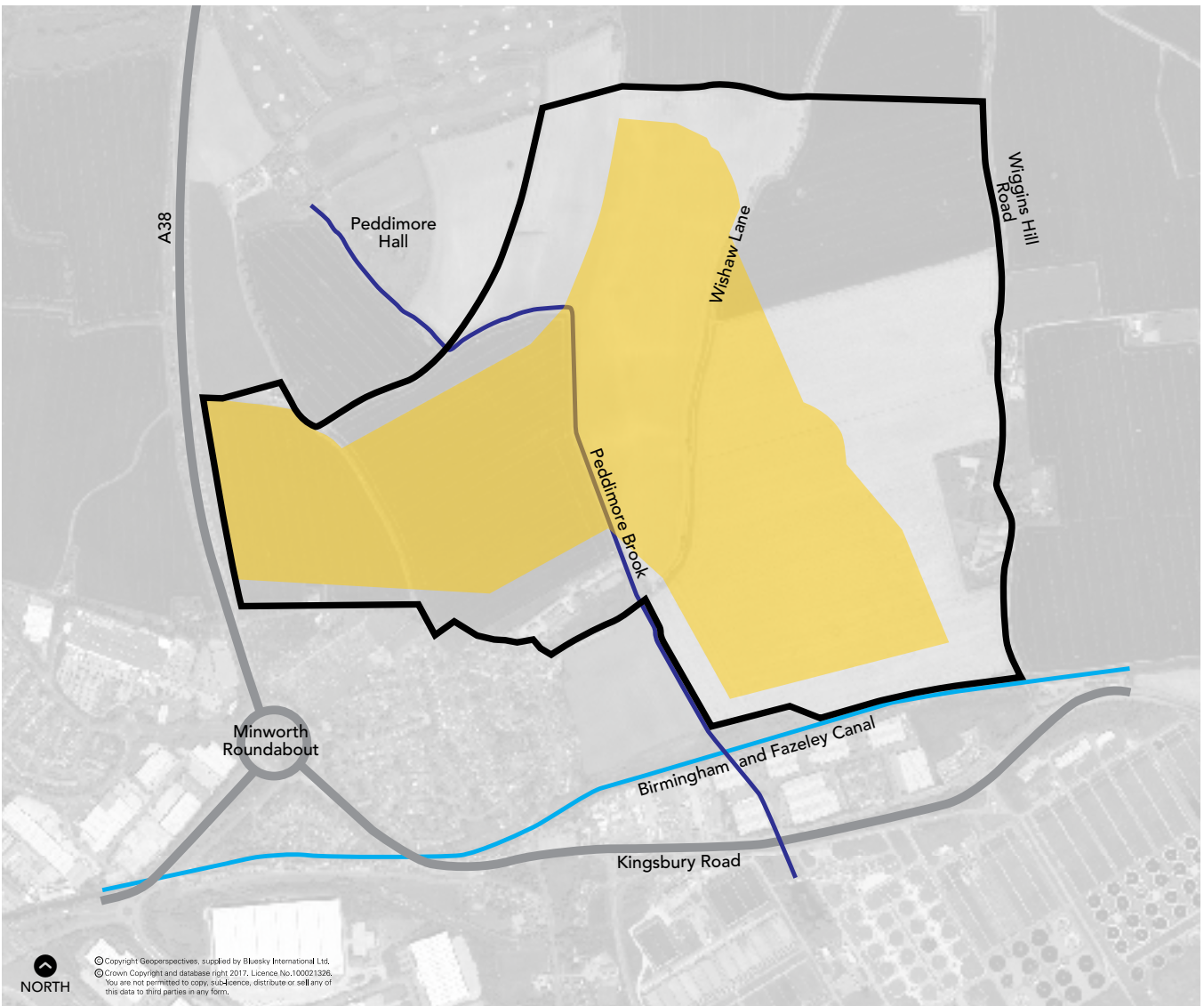
Prior to development commencing an investigation should be undertaken into the existence of mineral deposits on the site, and any viably workable minerals should be extracted.

Implementation

	Local/ National Funding	Partnerships	CPO	CIL/ Section 106	Planning Management	Other Local Plan/ SPD/Regeneration Framework
Policy GA6	✓	✓	✓	✓	✓	✓

5.69 The moated site at Peddimore Hall is a Scheduled Ancient Monument and its setting is of archaeological importance and will remain in the Green Belt.

5.70 Other heritage assets in the development area include Forge Farm, buildings at Wiggins Hill, the Birmingham and Fazeley Canal and its embankment and bridge, former boundaries in Fox Covert and south of Ramshurst Farm and Linda Vista, ridge and furrow and Wishaw Lane. Archaeological excavation will be required where development affects known, predicted or potential heritage assets of archaeological interest.



KEY			
	Growth Area boundary		Canal
	Major highways		Brook
			Developable Area

Plan 10 Peddimore Spatial Plan