



## Submission Version

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# 3Bs (Beeches, Booths and Barr) Neighbourhood Plan 2020-2031

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### *Towards a Garden Suburb*



*Produced by the 3Bs Neighbourhood Forum*

12/09/2020

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### Common Abbreviations

AP – Aspirational Policy

BCC – Birmingham City Council

BDP – Birmingham Development Plan

NP – Neighbourhood Plan

NPP – Neighbourhood Plan Policy

NPPF – National Planning Policy Framework (reference is always to the revised 2019 NPPF)

NPSG – Neighbourhood Plan Steering Group

SHMA – Strategic Housing Market Assessment

SHLAA – Strategic Housing Land Availability Assessment

SLINC – Site of Local Importance for Local Conservation

SPD – Supplementary Planning Document

SuD – Sustainable Drainage System

## 1 Foreword

Dear resident

At a time when many things were happening to our area, a number of residents got together and considered how local people could take control and find ways to improve the area.

In recent years, hundreds of people locally have been affected by severe flooding while maintaining the quality of our local parks has been challenging – and has often depended heavily on volunteers. Many people already make a huge investment in our “garden suburb” through allotments, great gardens and caring for our green spaces. Then the “New Perry Wood” project emerged from our early work.

*It is our dream for our area – that the green hills on which our area was founded, and where we all choose to live - may stay green rather than just being an expanse of tarmac and concrete between Birmingham and Walsall.*

This Neighbourhood Plan is a chance to do just that. Once approved it will be a statutory document and part of the Development Plan for Birmingham. This means that planners will have to make decisions that are in accordance with these policies (as well as City wide and national policies). There are also potentially significant sums of money that could come with it.

This Plan has come about through lots of discussions with you – the local people – in shopping centres, on doorsteps and at community events.

Some of it may seem very ambitious. It certainly won't all happen at once and, once agreed, there will be a lot more work for the community to help make things happen.

But it will shape our area in ways that local people have put forward and have decided. Do you agree with what is being proposed here? We would like to hear from you – with questions and comments. Let us know what you support and what you don't.

In the last four years there have been many people in our community who have helped make this happen, taking time out of their busy lives, often being the people who run other organisations.

Together with these people it is the present committee and the members who have taken part in our Forum meetings, discussions and events who have made all this possible.

A big thanks to all those who have made it happen. These are those who have served on the committee over the last three years: Mark Clarke, John Spencer, Helen Banks, Kelly Shayler, John Warr, Val Edkins, Deborah Hey-Smith, Jackie Jones, Patricia Groves, Cllr Morriam Jan, Graham Dodds, Dharmesh Rajput, Samantha Vaughan, James Hinton, Maureen Henry-Johnson, Allan Ball, Rahib Rashid, the late Mike Perks, Andy Poyner, Janet Summers, Monica Black, Ahmed Yakoob, former Councillor Karen Trench and Janet Pinkney. In addition we have benefited from the advice and expertise of Richard Hammersley and the expertise of our planning consultant Helen Metcalfe.

*Cllr Jon Hunt*

### Chair 3bs Neighbourhood Plan Group

- 4 All policies should be read in conjunction with adopted policies in the Birmingham Development Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

## The 3Bs Neighbourhood Plan

- 1 The 3Bs Neighbourhood Plan (3Bs NP) is a document produced in accordance with the Localism Act 2011. Once it has been 'made' by Birmingham City Council (BCC) it will form part of the Development Plan for the City which also includes national planning policies and the Birmingham Development Plan<sup>1</sup>. The Neighbourhood Plan will have significant weight in the determination of planning applications. The 3Bs NP will be used by;
  - a) Planners at BCC in assessing future planning applications
  - b) Developers as they prepare planning applications for submission to BCC
  - c) A range of partners as a basis for funding bids
- 2 Planning policy is formulated and delivered by BCC and this body will continue to have the legal duty to provide this.
- 3 This Neighbourhood Plan is required to be in general conformity with documents that make up the Birmingham Development Plan (BDP) which was adopted in January 2017. The time frame for the 3Bs NP is aligned with the BDP.
- 4 The 3Bs NP has also been produced in the context of the National Planning Policy Framework, City wide studies that support the Birmingham Plan and studies commissioned for or undertaken by local people for this NP.

### City Wide Studies<sup>2</sup>

- a) Green Living Spaces Plan 2013
- b) Locally Listed Buildings
- c) Birmingham Tree Policy 2018
- d) Birmingham Design Guide Consultation Draft 2017
- e) Birmingham and Black Country Nature Improvement Area Ecological Strategy (2017-2022)

### Neighbourhood Plan area studies<sup>3</sup>

- f) S19 Report of Flooding June 2016
- g) AECOM 3Bs Local Centres Study March 2019
- h) AECOM Sustainable Drainage System (SuDs) Guidelines March 2019
- i) Landscape Analysis February DSA Environment and Design Ltd 2019
- j) Turnberry Park Report 2018
- k) 3Bs Scoping Report 2017

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<sup>1</sup> On BCC's web site at

[https://www.birmingham.gov.uk/downloads/file/5433/adopted\\_birmingham\\_development\\_plan\\_2031](https://www.birmingham.gov.uk/downloads/file/5433/adopted_birmingham_development_plan_2031)

<sup>2</sup> On BCC's web site [www.birmingham.gov.uk](http://www.birmingham.gov.uk)

<sup>3</sup> On 3Bs NP web site at supporting documents <https://3bsplanning.wixsite.com/planningforum>

- 5 The Plan area includes the Beeches, Booths and Barr (see Map 1). This was considered the most appropriate boundary in relation to the issues of relevance to local people and was accepted when the area was submitted for designation by BCC in Summer 2016.
- 6 The Neighbourhood area lies approximately 4 miles north of the centre of Birmingham and is bounded to the north by the City boundary, to the west by the railway line, to the south the River Tame and Aldridge Road and to the east by the M6. The A34 Walsall Road runs through the heart of the 3Bs.
- 7 The history of the area is described at Appendix F.
- 8 Appendix G provides information from the 2011 census about the people who live in the Plan area. The data shows that the area is culturally diverse and has a slightly higher proportion of young people (under 16) than the national average. 26% of dwellings have only one occupier (compared to 32% across Birmingham) but more people who live alone are of working age. The numbers of lone pensioners is very similar to the % across Birmingham.
- 9 This is a hard-working community with 71% of local people of working age economically active compared to 64% across Birmingham (but this is less than the 79% nationally). Compared to the figures for Birmingham as a whole more people work full time and more are self-employed. 25% of local people do not have qualifications compared to 28% across Birmingham.



#### Walsall Road Allotment Holders

- 10 Appendix G also provides information from the 2011 census on the house types in the 3Bs area. The 3Bs area grew rapidly in the 20<sup>th</sup> century (see section on history of the area). The housing stock is dominated by semi-detached houses (74% compared to 35% across Birmingham). Whilst there is variation in style between the Beeches, Booths and Barr area most houses have space for a front and back garden<sup>4</sup> and many streets were designed to have

<sup>4</sup> The paving over of front gardens for parking has created unintended consequences and is addressed in Section 11 and NPP 6.

grass verges and a street trees There are a few larger houses from an earlier era on Regina Drive and Aldridge Road.

**Map 1 3Bs Neighbourhood Plan Area and its context**



**7** All policies should be read in conjunction with adopted policies in the Birmingham Development Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

## 2 The need for a Neighbourhood Plan

- 11 The 3Bs project emerged from the Ward Advisory Board, which was a committee bringing together local councillors with all the community groups. Friends of parks, neighbourhood watches and organisations such as Perry Hall Community Association were well represented on this body.
- 12 From 2010 there was a growing frustration with planning decisions that seemed to ignore local people. This made the community look at the new power of Neighbourhood Planning. Locals were conscious of the special nature of the 3Bs and there were growing incidents of local flooding. These were clearly linked not just to changes such as increased car ownership but also the way the area was being developed on the hillsides of Great Barr and Perry Barr.
- 13 In 2015 a steering group set to work to investigate neighbourhood planning further, reporting regularly to Ward committee meetings. The 3Bs Forum was launched in March 2016. A packed Ward committee had a presentation on flood prevention and then voted to choose the name 3Bs for the project. Sadly, three months later, these forebodings were proved all too right when 100 homes were flooded and residents were driven from their homes in the worst flash flooding ever experienced in the area.
- 14 In September 2016 an application was made to BCC seeking designation of the 3Bs Neighbourhood Area and Neighbourhood Forum. In January 2017 the Neighbourhood Forum and Neighbourhood Area were formally designated by BCC. The 3Bs Steering Group acts on behalf of the Forum – the Forum meets quarterly to check and agree the actions of the Steering Group.<sup>5</sup>
- 15 The 2022 Commonwealth Games are to be staged in the 3Bs area. This is recognised as a significant opportunity for investment in the Plan area so long as the proposals are sensitive to, and where possible address, the existing issues the local community have. The significant development required for the Games provides an opportunity for the community to seek wider local benefit. In early 2018 3Bs was again active at Ward committee level when a Commonwealth Games Resident Liaison Group (CGRLG) was established. As plans emerged they were discussed at 3Bs meetings and then those discussions were reflected at meetings of the CGRLG. There have been some controversial proposals – but the community intend to ensure that local people can continue to shape the 3Bs.
- 16 This Neighbourhood Plan process has enabled the community to not only react to the planning application proposals as a community for these major sites, but to work collaboratively with BCC to help shape how the 3Bs Area will grow up to 2031.
- 17 The Neighbourhood Plan provides an opportunity for local people to create a framework for development across the Plan area. The vision for creating a Garden Suburb broken down into

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<sup>5</sup> The constitution of the forum is at

[https://www.birmingham.gov.uk/downloads/file/6114/beeches\\_booths\\_and\\_barr\\_3bs\\_constitution](https://www.birmingham.gov.uk/downloads/file/6114/beeches_booths_and_barr_3bs_constitution)

community objectives and policies is intended to tie together the wide range of development proposals so that they each contribute to this goal.

### *More than just a planning document*

- 18 The legal power of the 3Bs NP is only half the story. The process of producing a Neighbourhood Plan has been used to galvanise local people. As the 3Bs is unparished there has been no organisation that has a statutory role in the planning system until now.
- 19 One of the immediate benefits of preparing this Neighbourhood Plan is that the Forum members have identified a series of actions directly related to the Plan policies which will play a key part in the implementation of this Plan. Whilst not all directly deliverable as part of the Neighbourhood Plan, they help to deliver the Vision and Objectives of the 3Bs NP. These actions are identified in each section and pulled together at Appendix E.
- 20 It is expected that the Forum (or a successor body) will continue to work alongside BCC and other agencies after the Neighbourhood Plan is made to oversee the implementation of these projects. The community actions are identified after each policy – it is likely that the scope and opportunity for community action will increase over the Plan period.

## **3 Towards a Garden Suburb**

- 21 When the Plan area was built out substantially in the 20<sup>th</sup> century, the design of the housing included grass verges and street trees. Many of the houses have long gardens and the backland areas added to the sense of being on the edge of a city but in a leafy residential area. The presence of the allotments fronting Walsall Road reflected the importance of ensuring people could have space to grow their own food and enjoy the outdoors and Perry Park and Perry Hall Park provided great opportunities for access to the open space.
- 22 Over the years and incrementally, parts of the Plan area have lost these leafy characteristics. This is due in part to reduced local government expenditure on the public open spaces which has seen a loss of planting and maintenance of Perry Hall Park, Perry Park, Turnberry Park and Kingsdown Park. The impact of the Commonwealth Games proposals has the potential to further reduce the leafy characteristics with
  - a) proposals for Sprint bus lanes<sup>6</sup> which may see the loss of more grass verges on Walsall Road, and
  - b) the impact development at Perry Park may have on the remaining mature trees and open green spaces there.
- 23 A lack of community involvement in decision making over the years has also been a factor contributing to the perception that there is a lack of understanding at BCC about the cumulative impact of proposals.

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<sup>6</sup> The delivery of the Sprint Bus Rapid Transit route is being accelerated to meet the needs of the Commonwealth Games

- 24 Early community consultation informed by the 3Bs Landscape Analysis, identified that a vision to recreate the area as a garden suburb would result in a policy approach and emphasis that would address many of the issues of concern.
- 25 There are overlapping benefits between some of the policies. For example, improving the landscape character by encouraging the greening of streets enhances the appearance of the street, helps increase biodiversity and assists in reducing surface water run-off. The policies have been divided into different sections to provide more detailed justification for them but it should be noted that they are intended to work together to help make the 3Bs a garden suburb.

#### 4 Consultation

- 26 The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people from across the Parish. Appendix A shows the range of community involvement there has been in defining the scope and inputting into the 3Bs NP.
- 27 The consultation format has varied from public meetings to surveys and drop in sessions and residents from across the 3Bs have been involved. Residents have been involved in discussions across key themes and these have formed the community objectives for the 3Bs NP.
- 28 Progress on the Neighbourhood Plan is reported to the Forum by the Chair of the NP group at its quarterly meetings; this has ensured that residents can not only be kept informed about the process but have the opportunity to influence the extent and scope of the Plan. The minutes of these meetings are widely publicised on face book and on the 3Bs web site<sup>7</sup>.
- 29 The key consultation events and activities that shaped the production of this Plan are summarised in the Consultation Statement<sup>8</sup>. The table below summarises the issues already identified and the neighbourhood plan response.

**Table 1**

Issue	Impact on character	Other consequences	Neighbourhood Plan Response <sup>9</sup>	NP Objective and Policy Response
Paving over front gardens	Loss of front gardens reduces greenery along the streets.	Increases problem of surface water run off .	Work with the community to discourage further loss of front gardens.	CO 8 NPP 6

<sup>7</sup> See <https://3bsplanning.wixsite.com/planningforum/consultations>

<sup>8</sup> this will be available on the NP web site when the Plan is submitted to Birmingham City Council

<sup>9</sup> Some elements of the response do not relate to land use planning but to the role of the Forum in speaking for its community

Issue	Impact character on	Other consequences	Neighbourhood Plan Response <sup>9</sup>	NP Objective and Policy Response
			Work with BCC and support SuDs proposals as set out in the Landscape Analysis	
Large industrial sheds along Walsall Road - Lack of boundary treatment along Walsall Road and design of front elevation	Creates a hard boundary to Walsall Road and the scale and mass of the front elevation does not reflect the suburban houses or landscaping in the wider area.	This is a gateway site – the industrial buildings dominate. Contributes to the sense that Walsall Road is an urban motorway that people need to get through to access the M6 or the city centre.	Set a policy framework for development along Walsall Road	CO 4 NPP 4, 13
Decline in quality of public parks at Perry Park, Perry Hall Park, Turnberry Park and Kingsdown Park	Perry Park used to have a boating lake and be a destination for locals – the open spaces around the stadium feel neglected and there is little community activity in the park. Turnberry Park and Kingsdown Park – lack of investment – the community are working to improve Turnberry Park.	Public open spaces that were community focal points are not used by the community (Perry Hall Park is faring better than Perry Park) Turnberry Park has problems with drainage - plans by the Environment Agency to use the park as a flood alleviation scheme should provide opportunities for investment. Kingsdown Park is neglected.	Identify ways to improve the connections between these spaces to raise the profile and usage of them. Find ways of engaging the local community in the future use of the parks (Kingsdown and Turnberry Parks in particular)	CO 1,2, 7 NPP 2, 3, 4, 5, 6
Loss of trees, street trees and grass verges	BCC have a tree replacement policy now but trees lost over	Trees play a vital role in capturing emissions. The presence of	Work with BCC and seek funding to replant trees where they were lost years	CO 2 NPP 2, 3, 4, 6

**11**

All policies should be read in conjunction with adopted policies in the Birmingham Development Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

Issue	Impact on character	Other consequences	Neighbourhood Plan Response <sup>9</sup>	NP Objective and Policy Response
	many years were not replaced - recent development of industrial units along Walsall road continue to erode the suburban feel of the area.	trees and greenery in a community has been proven to improve mental health.	ago – provide a policy framework for future development that includes the planting of street trees and tree planting as part of development on other land	
Underutilised Local Centres - The Tower Hill Local Centre is highly visible but there is no community meeting space. Buildings need improving as does the environment around the shops	Tower Hill is well located but the existing uses and tired appearance of the public realm does not encourage residents to use it or passers by to stop and shop there. The environment around the Turnberry Road shops and Thornbridge Avenue also needs improvement.	Impacts on the economic vitality of the shops.	Support the improvement of these local shopping areas in accordance with the AECOM study. Secure designation of Tower Hill as a Local Centre by BCC.	CO 6 NPP 9, 10, 11
River Tame and Canal access limited and often views of the water ways are hidden sometimes deliberately (see railings on Freeth Bridge)	The potential of these assets is not exploited; they could make a much more positive contribution to the character of the 3Bs.	Some areas near the waterways feel unsafe because they are not well used for examples Regina Drive which leads to Perry Hall Park- should be well used and attractive – instead there is fly tipping (also evident on Desford Avenue).	Create a policy framework that requires development to open up these waterways providing safer connections to the rest of the Plan area in accordance with the proposals in the Landscape Analysis.	CO 1 2, NPP 5, 7
Enhancing heritage assets – the	The Plan area has an industrial and rural heritage.	Negatively impacts on the	Proposals to improve the setting of listed buildings/structures	CO 4, NPP 12

Issue	Impact on character	Other consequences	Neighbourhood Plan Response <sup>9</sup>	NP Objective and Policy Response
significance of some listed buildings is harmed by their setting; there are buildings that would be suitable for a local list	There are glimpses of this but a lack of design sensitivity has resulted in a poor quality landscape around them that affects their setting.	character of the place.	where possible and for the Forum to work with BCC to identify buildings for a local listing.	
Existing community facilities need investment and protection from redevelopment.	There are various buildings across the Plan area used by the community but many require continued investment.	These are important community assets that can play a key role in fostering community cohesion.	Proposals to protect and enhance the community buildings in the Plan area	CO 5, NPP 14

## 5 Community Vision

30 This vision has been prepared by the Steering Group and is endorsed by the community based on the consultation events and questionnaire feedback.

**In 15 years time the 3Bs will be a garden suburb north of the City; a clean, attractive, green area.**

**There will be easy access to a high-quality natural environment including extensive parks, waterways and open spaces. There will be a range of local shops, community and leisure facilities to support the well-being of local people.**

**Streets and public spaces will be well managed and the area will provide people with;**

- a safe, pleasant and accessible place to live; and
- opportunities to access employment, leisure, housing and vibrant local centres.

**The 3Bs will be an aspirational, multi-cultural place where everyone is valued and can thrive.**



**Trees for Life Planting in Perry Hall Park with local school children**

## 6 Community Objectives

- 31 A range of issues were confirmed through the early consultation processes. The objectives below reflect the greatest concerns of the residents and the primary area of focus for this Neighbourhood Plan.

**Community Objective 1:** The designated parks, gardens and sites of local interest for nature conservation are highly valued but sometimes underutilised. The allotments are highly valued and very well used. All these special areas will be protected and enhanced. All development (and in particular the proposals at Perry Park related to the Commonwealth Games) will improve the quality of these important community assets.

**Community Objective 2:** Connections between the wide variety of green spaces will be improved by seeking opportunities to extend the routes that create green connections, whilst supporting nature conservation and improving biodiversity. This will improve accessibility for exercise and leisure to these important open spaces.

**Community Objective 3:** Accessibility to and visibility of the waterways that run through the Plan area will be improved to provide more opportunities for exercise and leisure and to make the 3Bs Area more attractive.

**Community Objective 4:** Development should be designed to a high standard and should;

- a) respect the materials, style, and layout of the surrounding area, and
- b) enhance the existing suburban character of the area, and
- c) maximise the opportunity to add green boundaries and planting schemes (trees and hedgerows)
- d) protect the heritage assets (Listed Buildings, scheduled monuments, archaeological sites and buildings of local historic and architectural value) in the Plan area
- e) promote safe communities by creatively meeting the principles of Secured by Design standards.

**Community Objective 5:** Community facilities will be protected; proposals for their redevelopment or enhancement will be supported where this is equal to or improves the level of provision.

**Community Objective 6:** The clusters of local shops are highly valued, they provide easy access to important services and facilities and a space for people to mix. The improvement of these local shopping areas, particularly Tower Hill, is supported.

**Community Objective 7:** Development that relates to the provision of improved facilities for the Commonwealth Games should also provide a long-term benefit to local people in terms of public realm and environmental improvements and continued public access.

**Community Objective 8:** Flooding has significantly affected the quality of life of local people. Development should not increase flood risk in the area. Innovative solutions to reduce the risk of future flooding events should be sought and will be strongly supported.

**Community Objective 9:** Developers will be encouraged to work with the local community via the Forum, before planning applications for major development<sup>10</sup> are submitted<sup>11</sup> so the community and developers can produce schemes that ensure the most positive benefit for the area.

## 7 The Birmingham City and 3Bs Policy Fit

32 In 2014 BCC signed up to membership of the Biophilic Cities Network. Birmingham is the first UK city to be a member and the 3<sup>rd</sup> in Europe.

33 Biophilic Cities '*consider the benefits of nature to their urban populations – including physical and mental health, economic and climate change benefits*', cities '*committed to putting urban greening at the forefront of all planning decisions*'. This includes the promotion of '*biophilic design*', defined as '*buildings, street furniture, and landscape architecture that include natural features and qualities: abundant daylight, natural ventilation, plants and trees*'.<sup>12</sup>

34 The vision and objectives of the 3Bs NP sit squarely with this wider BCC aspiration. The Neighbourhood Plan policies provide a framework that contribute to the delivery of this City-wide vision.

35 The adopted policies are in the Birmingham Development Plan 2031.<sup>13</sup> The Basic Conditions Statement shows how neighbourhood Plan policies fit with the BDP strategic policies.<sup>14</sup>

<sup>10</sup> Major development as defined in the General Permitted Development Order 1995 as 10 or more dwellings, buildings 1000 sq m or bigger, or sites 0.4 hectares or bigger

<sup>11</sup> This objective is about improving the process of engagement and is considered an aspirational policy

<sup>12</sup> <https://www.landscapeinstitute.org/news/birmingham-to-become-a-biophilic-city/>

<sup>13</sup> See [https://www.birmingham.gov.uk/downloads/file/5433/adopted\\_birmingham\\_development\\_plan\\_2031](https://www.birmingham.gov.uk/downloads/file/5433/adopted_birmingham_development_plan_2031)

<sup>14</sup> See Basic Conditions Statement Table 3 at <https://3bsplanning.wixsite.com/planningforum/neighbourhood-plan-submission-docum>

## 8 Engaging with the Community: A Key Principle

- 36 This Plan reflects the community's need to have greater involvement and influence in development proposals that come forward between 2019 and 2031. The importance of pre-application engagement is endorsed in the National Planning Policy Framework. *'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussions enable better coordination between public and private resources and improving outcomes to the community.'*<sup>15</sup>
- 37 Encouraging consultation between developers and the community at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage in the process. The key principle set out below is a voluntary process and is intended to encourage applicants who are submitting plans for new build or replacement buildings to talk to the Forum prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by Birmingham City Council.
- 38 NPP 1 only applies to major development (development of 10 or more dwellings, sites 0.5 hectares or larger or buildings 1,000 sq. metres or bigger – definition from GPDO 1995)

### ***NPP 1 Pre-Application Community Engagement***

- 1. Applicants submitting proposals for either major development, or any development where the proposals have the potential for significant flood risk, are encouraged to actively engage with the Forum (or the successor body overseeing the implementation of this Plan) and the community as part of the design process at the pre-application stage.**
- 2. Applicants are encouraged to provide a short document with the planning application to explain;**
  - a) how the developer has consulted with the community; and**
  - b) how issues of concern raised by local people and the Forum have been addressed; and**
  - c) how the layout, boundary treatment and design of the proposal responds and reinforces local character (as detailed in the Landscape Analysis and 3Bs Local Centres Study or equivalent).**

<sup>15</sup> NPPF (revised ) para 39

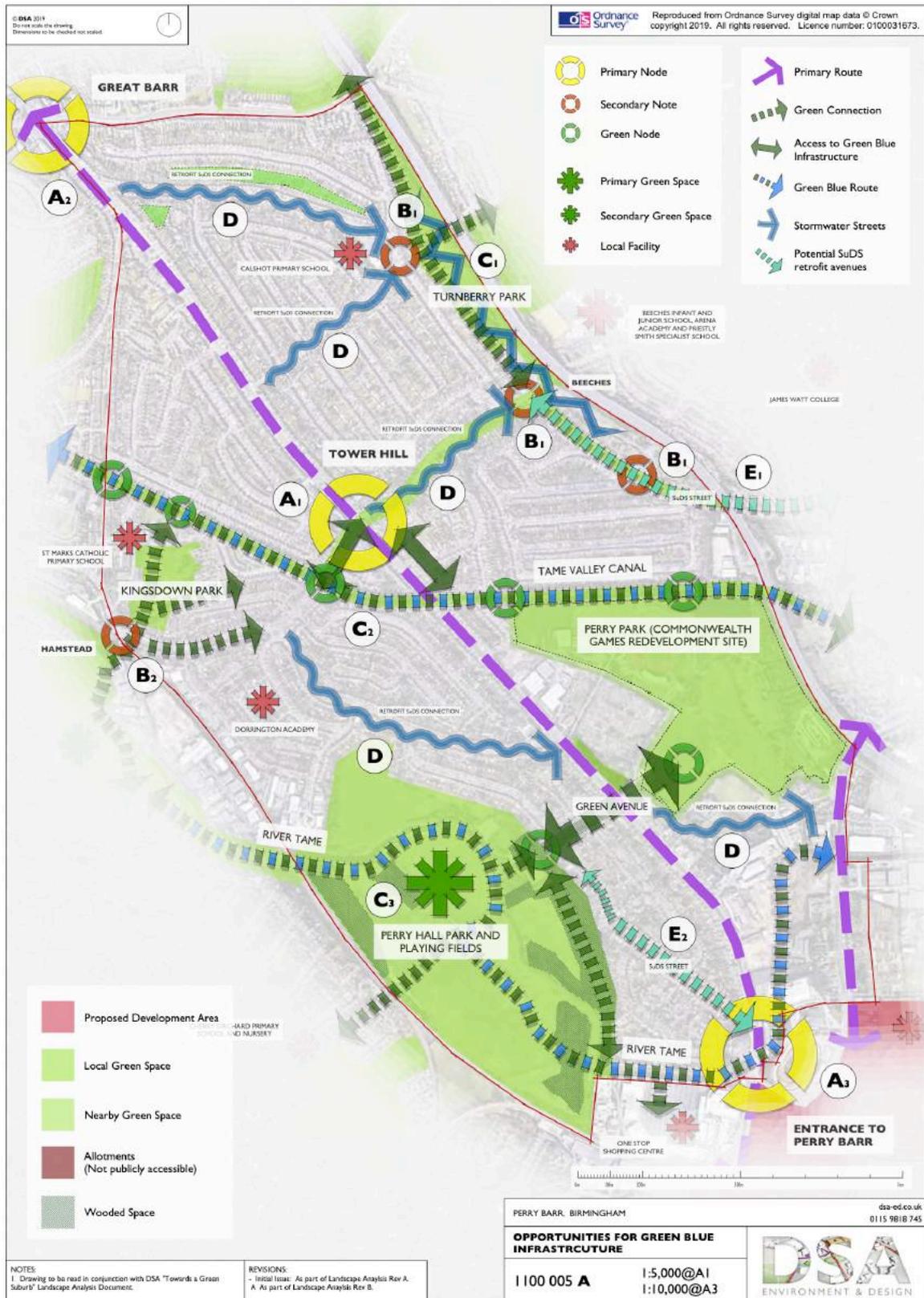
## Neighbourhood Plan Policies

- 39 Map 2 below, is the 3Bs Master Plan. It shows the opportunities that are present across the NP area to improve access to and quality of green spaces (the parks) and blue spaces (the waterways) and it identifies the streets and spaces for tree planting and Sustainable Drainage Systems (SuDs) to improve the landscape character and to help alleviate the flooding issues.
- 40 There are 3 primary nodes;
- A1 Tower Hill - improvements are proposed see section 16
  - A2 the area at Scott Arms - this is currently traffic-dominated and, slightly to the south, where the road corridor rises onto the ridge, is well vegetated with mature trees. There is an opportunity firstly to protect mature tree planting in this area (some having been lost recently) and to augment the existing planting with new tree planting of suitably tall-growing species
  - A3 the River Tame and the interface with the Perry Barr Residential Scheme (known locally as the Commonwealth Games village<sup>16</sup>); a really important spot where your impression of the area travelling from the city centre, is formed. Here the opportunity is to introduce connections both along the river and down streets to 'reveal' routes into the park system.
- 41 There are secondary nodes that form local destinations and are community hubs that may be used to link the currently used 'grey' infrastructure into the green-blue infrastructure network
- B1 the Beeches shopping areas
  - B2 Hamstead shops
- 42 Connecting the existing green spaces, using enhanced and new routes, forms the 'green-blue network'. There are three areas where efforts to do this can be concentrated.
- C1 Turnberry Park
  - C2 Tame Valley Canal
  - C3 Perry Hall Park
- 43 There are also streets that could manage storm water (D, 'storm water streets'), and connections at a very local level, to link together 'local assets' where people might naturally walk. Crucial to this might be connections to schools, so that walking and cycling is encouraged at a young age.
- 44 Two 'SuDS avenues' are suggested at E1 Cliveden Ave and E2 Thornbridge Ave that provide the chance to incorporate larger scale storm water management as part of a wider effort to address flooding.

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<sup>16</sup> although this is only the temporary use and thereafter it will provide housing to meet the City's requirements

Map 2 Master Plan for 3Bs



**18** All policies should be read in conjunction with adopted policies in the Birmingham Development Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

45 The key principles are set out in Table 2 and underpin the Neighbourhood Plan policies.

**Table 2 Landscape Improvement: Key principles**

**Improved signage for the green spaces themselves.**

**The creation of a new connected pedestrian cycle network, using the existing network as a basis.**

**Linking the network into safe routes to school, quiet streets and the greenways that already exist.**

**Target certain points on this new 'network' as 'nodes' that would act as orientation points. This would include destinations like shops and schools, as well as features within the green spaces themselves.**

**Increase the planting programme for street trees particularly along Walsall Road**

## 9 Sustainable Development

46 The NPPF states that the purpose of the planning system is to achieve sustainable development<sup>17</sup> and local residents accept that major development in the Plan area (particularly proposals related to the Commonwealth Games) can contribute to the social and economic growth of the City as a whole. This must not, however, come at the expense of an erosion of the environment for local residents.

47 With the focus on making the Plan area a thriving, economically active, garden suburb, the Neighbourhood Plan policies provide a policy framework that supports sustainable development to facilitate growth for the City.

48 Promoting safe and secure environments is also necessary to achieve healthy sustainable communities. Development proposals should seek to reduce crime, promote crime prevention and minimise the fear of crime. Measures should be based upon a clear understanding of the local situation in consultation with West Midlands Police.

49 NPP 1 is an overarching policy that defines what sustainable development is on the context of the 3Bs Area.

### ***NPP 2 Sustainable Development***

- 1. To be supported, proposals in the 3Bs Plan area must contribute towards the achievement of sustainable development. Sustainable development in the Plan area will contribute to the delivery of the Master Plan (Map 2) and the Vision. Proposals are required to demonstrate they will;**

<sup>17</sup> NPPF 2018 para 7

- a) improve biodiversity (by promoting the planting of trees, regenerating parks and open spaces, utilising back land areas for community planting and enhancing the ecological corridors where appropriate); and
- b) protect and wherever possible improve public access to the parks; and
- c) reinforce the residential character by using materials, layout, landscape schemes and boundary treatments that complement the existing character; and
- d) ensure that public streets and spaces are attractive, functional and inclusive and contribute to the enhancement of the area in accordance with the vision where possible (for example adding trees, vegetation and grass verges); and
- e) enhance connections between, and accessibility to, the parks and water ways for active forms of travel; and
- f) improve the management of surface water run off; and
- g) improve the local shopping areas at Thornbridge Avenue, Turnberry Road and Tower Hill including the public spaces (streets, pavements and verges) around them to enhance their value as community spaces in accordance with the 3Bs Local Study; and
- h) protect and enhance heritage assets and their settings<sup>18</sup> ; and
- i) apply the mitigation hierarchy<sup>19</sup> to designated areas of nature conservation identified on Map 3 (this includes SLINCs); and
- j) protect where viable and, where possible, improve community buildings, allotments and leisure centres that support the social fabric of the Plan area.
- k) promote safe communities by ensuring development creatively meets Secured by Design Standards.

## 10 Improving Landscape Character

50 The northern half of the Plan area sits on a hill (about 60m above sea level) and offers characterful narrow views along the less tree lined streets of the wider landscape. The southern half of the Plan area is much flatter and lower lying, with much of it forming the flood plain to the River Tame. A map showing the Landscape Character is at Appendix H. The A34, which divides the Plan area into two, connects the two areas as it runs along the top of this northern ridge and descends into Birmingham as it crosses the canal further south.

51 The Landscape Analysis<sup>20</sup> identifies four distinct character areas:

1. North east quarter – steeply sloping residential area, flatter around the fringes and bounded by two major roads
2. North west quarter - steeply sloping residential area bounded by the A34 and the River Tame Corridor

<sup>18</sup> in the 3Bs this is Listed Buildings, Scheduled Monuments, archaeological sites, items on the Historic Environment Record and buildings of local historic interest

<sup>19</sup> this means significant ecological impacts should first be avoided (for example through amendments to the scheme design), then adverse impacts that cannot be avoided, should be adequately mitigated. Compensation is the last resort and should only be used to address residual impacts that cannot be avoided or adequately mitigated

<sup>20</sup> Landscape Analysis Page 8 on 3Bs NP web site <https://3bsplanning.wixsite.com/planningforum>

3. South west quarter – relatively flat area with some residential streets but mostly important green space that forms part of the green belt
  4. South east quarter – relatively flat area which contains significant industrial areas and Perry Park, which will include the redevelopment and enhancement of the Alexander Stadium and associated facilities as part of preparation for and legacy from the Games.
- 52 The Landscape Analysis notes that the *'NP area has several really large green spaces and a tremendous amount of land under Birmingham City Council ownership.'*<sup>21</sup>

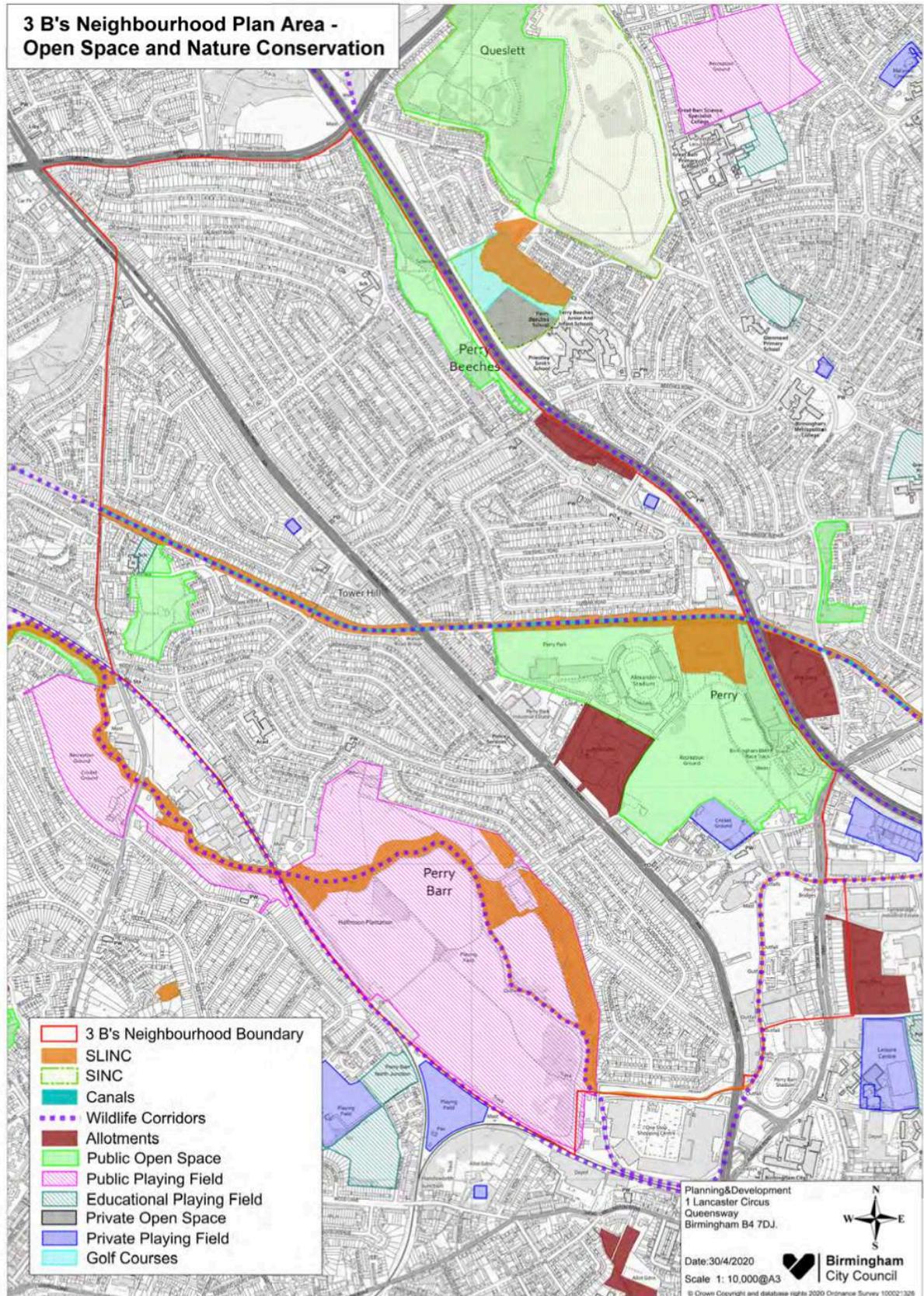
### Improving the Parks

- 53 Map 3 shows the areas of nature conservation and open spaces. Note that it is the presence of water that provides the Plan area with most of its biodiversity. The river and canal corridors and the area around Perry Reservoir are Sites of Local Interest for Nature Conservation (SLINCs). Maximising the leisure and recreational value as well as improving the biodiversity of these water ways is an important objective that will contribute to achieving the garden suburb feel of the Plan area and are of particular relevance to the NP focus (see the master plan Map 2). Map 3 also shows the planning designation of open spaces (as playing fields and public open space) by BCC.
- 54 Sport England advise that the southern part of Perry Park used to have one adult and one junior football pitch. The area north west of the River Tame in Perry Hall Park has multiple cricket pitches. Where there is a demonstrable need for additional sports pitches that cannot be met by the existing provision, the community would support the reinstatement of these Sports pitches.
- 55 However, given the additional provision of sport facilities at Perry Park as part of the commonwealth games the existing balance of sports uses at Perry Hall is appropriate. Perry Hall Park south of the River Tame includes heritage assets provides a quality space to relax and walk.

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<sup>21</sup> Landscape Analysis page 12

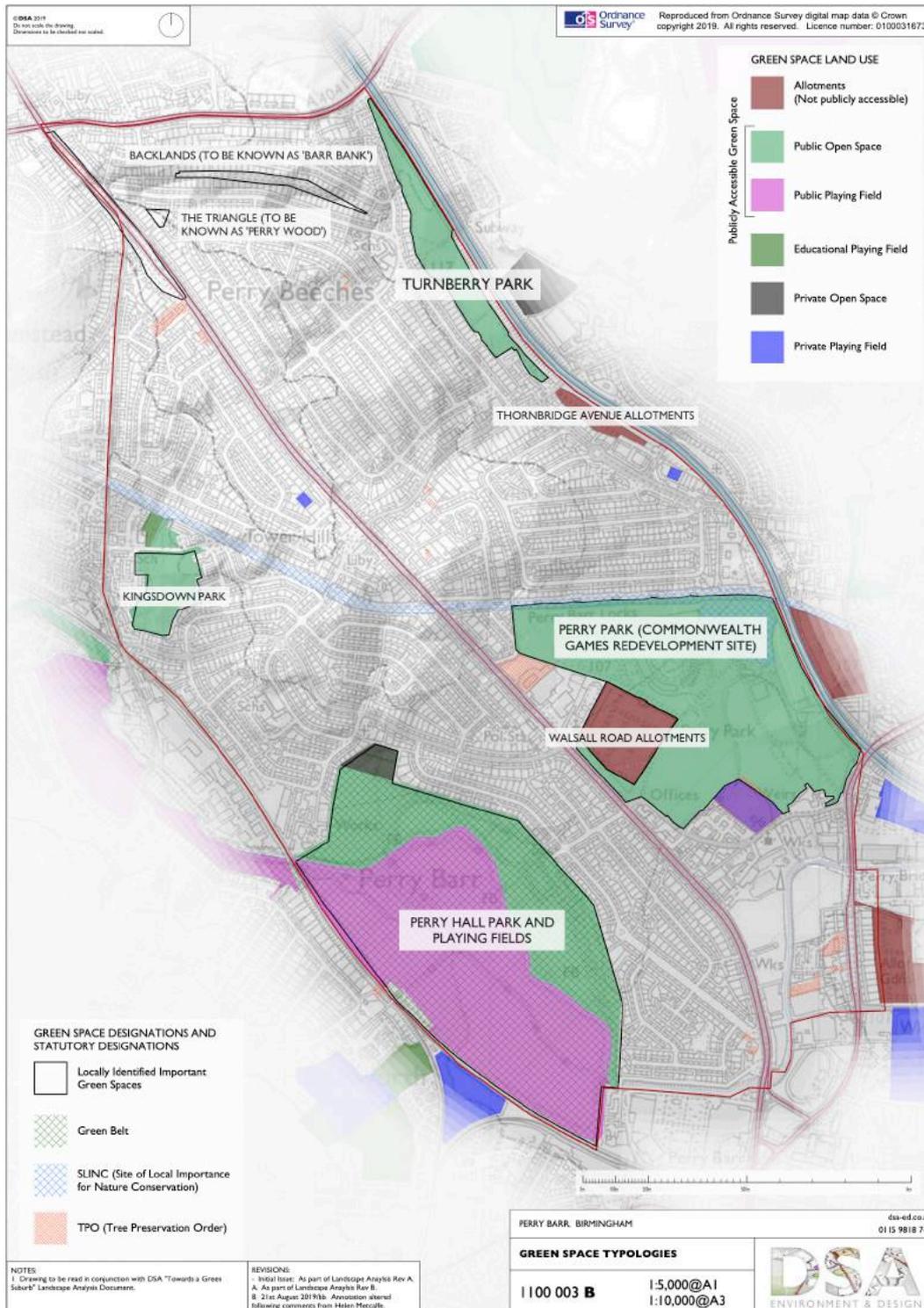
Map 3 Nature Conservation and Open Spaces



**22** All policies should be read in conjunction with adopted policies in the Birmingham Development Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

56 There is some discrepancy between the local names of these open spaces and how they are shown on BCC maps. However, Map 4, produced as part of the Landscape Analysis for the 3Bs NP, uses the local names for the parks and are used in this Neighbourhood Plan.

**Map 4 3Bs Green Spaces**



- 57 **Perry Hall Park** is situated on the former site of the Elizabethan Mansion, ornamental gardens and parkland of Perry Hall. Its 158 acre site is divided by the River Tame. To the north west is the home of the Birmingham Cricket League with fifteen cricket pitches and to the south east is an area with significant ornamental features, such as the moat and the Chinese garden.
- 58 The park is predominantly grassland with a patchwork of trees and wooded areas as well as stretches of hedgerow. There are two wildflower meadows planted by local people and the Friends group, supported by Glendale, where a variety of orchids can be seen in early summer. A BCC park keeper is on site five days a week and has a base in the Lodge by the main entrance.
- 59 The park is designated green belt and the river corridor and parts of land around the river are designated a SLINC. Most of the park is in flood zone 3<sup>22</sup> with the area acting as a flood plain for the River Tame.
- 60 Perry Hall Park is highly valued by local residents and supports community activity. The Park is home to the Monarchs Cycle Speedway and a Park Run that attracts 150+ runners every week.
- 61 **Perry Park** is home to the Alexander Stadium, a BMX track and Perry Reservoir. **Alexander Stadium** is the location of the Athletics Competitions for the Commonwealth Games. Planning permission is secured to increase seating capacity to 40,000 from 12,700 (some of this seating will be temporary) and this will be the location for the opening and closing ceremonies.



**Perry Hall Park**



**Perry Park – Alexander Stadium**

- 62 The Tame Canal forms the northern boundary of Perry Park and is a SLINC along with Perry Reservoir. This stretch of the Canal contains locks and has been recently improved by the Canal and River Trust. It is a delightful surprise but the approach from the residential area is unsigned and in need of improvement. The canal is discussed in the section below.

<sup>22</sup> It has a 0.1-1% chance of flooding in any year

- 63 **Kingsdown Park** is underused, it has some equipment (a basketball hoop and hard standing) but the play equipment for younger children has been removed. The Scoping Report for the 3Bs NP says it is '*not readily recognised as a park*' – which reflects how it feels to when you walk around it. It is in the relatively steep north west part of the 3Bs Area and the parkland drops down to Hamstead Hill.<sup>23</sup> Its undeveloped nature does mean that it provides a more open setting for surrounding residential properties. There is a primary school opposite who may be able to play a role in rejuvenating at least some of this area.
- 64 **Turnberry Park** is described by local people as the forgotten park<sup>24</sup>. The park currently consists of some useable amenities such as mini woodland, grass pitched area, a small outdoor gym & a small multiuse games area. Significantly, a tunnel under the M6 provides direct access to the park from the adjoining estate (outside the Plan area). However, there is a need for additional investment to make the park feel safer. There is an increasingly active Friends group who are lobbying for environmental improvements.
- 65 Drainage is a significant issue at Turnberry park as there is a water course that runs along edge of the park next to the M6. Topography means that in wet weather water runs down from the east and along this water course. A housing scheme at Booths Lane includes S106 funding to improve amenities at the park.
- 66 A recent consultation exercise highlighted the community's aspirations for this space.<sup>25</sup> 78% of respondents recognised the potential value of the park as an area of open space for exercise, fresh air and meeting up but 33% don't use it because of concern about safety, anti-social behaviour and the poor quality of the facilities.



Kingsdown Park



Turnberry Park

- 67 **Thornbridge Avenue** and **Walsall Road Allotments** are well used and are an important part of the community. Walsall Road Allotments have been established for over 50 years and the

<sup>23</sup> Map showing topography of the 3Bs is at Appendix H.

<sup>24</sup> See report on Turnberry Park at supporting documents <https://3bsplanning.wixsite.com/planningforum>

<sup>25</sup> As above

common passion for gardening brings 14 different nationalities together. They both create a focus for charity work by local residents and provide a very positive community hub.



### Walsall Road Allotments

68 3Bs members have identified a number of open areas where ownership is unknown but that are very accessible to the community. These informal spaces play an important role in developing the garden suburb not least because they provide potential for extra tree and wild flower planting to enhance the biodiversity of the Plan area. These have been included in the sites proposed as Local Green Spaces (see below).

#### ***NPP 3 Improving the Parks***

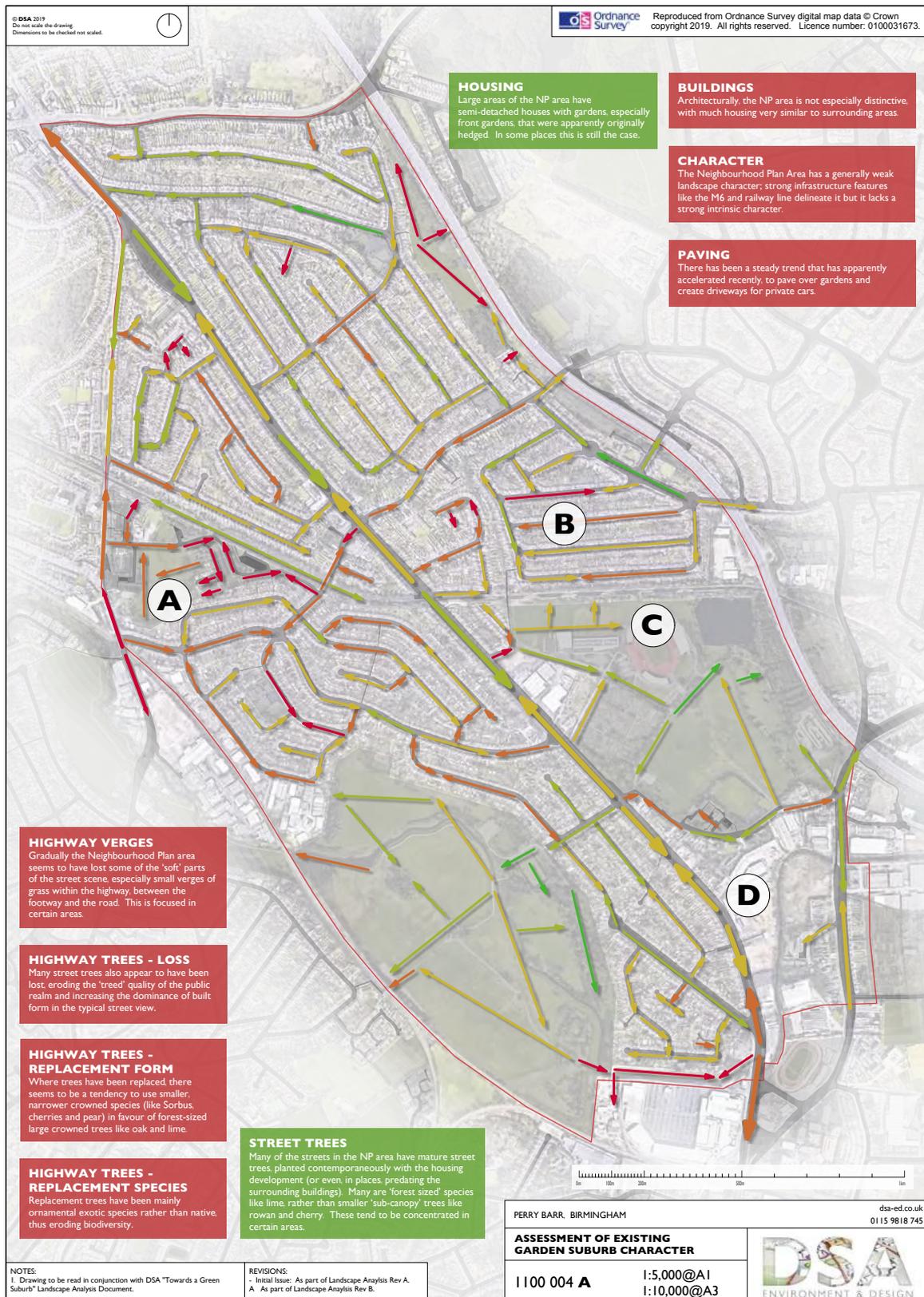
- 1. Development must protect public access to Perry Hall Park, Perry Park, Kingsdown Park and Turnberry Park.**
- 2. In Perry Hall Park, improvement proposals should demonstrate they;**
  - a) enhance the heritage assets of the area south of the River Tame; and**
  - b) focus sports pitches in the area north of the River Tame; and**
  - c) implement a landscaping scheme to improve biodiversity.**
- 3. In Perry Park development proposals should demonstrate they;**
  - a) protect the existing allotments; and**
  - b) implement a landscaping scheme to improve biodiversity especially, but not solely, around the Canal and Perry Reservoir; and**
  - c) improve routes for cyclists and pedestrians around and through the Park from the A34 to the Canal towpath; and**
  - d) maintain the Park as an open green space.**
- 4. In Turnberry Park improvement proposals should demonstrate they;**
  - a) address the issue of flooding to the south in accordance with NPP 6; and**
  - b) improve the access from Turnberry Road; and**
  - c) improve the play facilities; and**
  - d) implement a landscaping scheme to increase biodiversity; and**
  - e) improve routes around the park for walkers and cyclists.**
- 5. In Kingsdown Park improvement proposals should demonstrate they;**
  - a) improve the play equipment; and**

- b) improve access to the park from Hamstead shops; and**
- c) implement a landscaping scheme to improve biodiversity; and**
- d) improve routes around the park for walkers and cyclists.**

### Greening the Streets

69 The Landscape Analysis identifies the components of the Plan area that had the least and the most characteristics of a garden suburb (see Map 5). Areas of red and orange arrows should be a priority for change in order to address the garden suburb vision. Point 'A' looks at an entrance point to Kingsdown Park and typifies an issue found across the area. The entrances to many of the green spaces are well hidden, narrow and only offer limited views of the space behind (see photos of access to Kingsdown Park and Turnberry Park).

Map 5 Assessment of Existing Garden Suburb Character



- 70 Monsal Road is an example of a street that has had significant loss of its hedge boundaries and where potential areas of the tarmac verge could be converted to soft verges to reduce rainwater run-off and to enhance the street scene.



#### Monsal Road

- 71 **Walsall Road** is a major route through the Plan area. It is important that the main routes carry the character of the garden suburb as that is what most people see. The impact of recent development (the very large industrial units on Walsall Road, their elevation and the lack of soft boundary treatment) and how this continues to erode the character is discussed below see section 19.
- 72 The 3Bs Forum recognise that there is a double benefit from encouraging development that contributes to making the area a garden suburb – reintroducing street trees and planting will assist in reducing surface water run off that causes localised flooding (see section below).



**Curbar Road looking east - grass verges and street trees have been lost to highway maintenance measures over the years**

- 73 There are parts of Walsall Road that still contain some mature trees. The junction of Old Walsall Road St Pauls Church (grade 2 listed) is surrounded by mature trees set back with a wide grass verge. The road feels more like a ‘garden suburb’ here despite being next to a busy road. This compares favourably with the street view further down Walsall Road where the lack of trees and planting makes the road feel more like an urban motorway.
- 74 BCCs Tree officer notes that forest-sized trees produce better functional benefits for society in terms of buffering and cleaning particulate matter pollution and mitigating storm-water runoff, but in practice these trees are appropriate only to wide boulevards and deep, wide grass verges.



**Mature trees near St Pauls Church Walsall Road.**



**Looking south along Walsall Road – the absence of trees, lack of soft boundaries and hard surfacing makes this stretch feel like an urban motorway**

- 75 The Birmingham Tree Policy Review<sup>26</sup> considered existing practice noting that where highway improvements are permitted development there is *‘little understanding of integrating green infrastructure or consideration of tree retention, suitable tree planting design, locations and species choice for replacement planting.... A better balance must be struck in highways design between managing traffic, road safety and enhanced local environment, reflecting the positive promotion of sustainable transport choices and due consideration of the city’s global green city aspirations.’*
- 76 The BCC Tree Policy Review 2018 made a number of recommendations that directly benefit the Plan area.

**Tree Policy Extract Recommendations from Policy Review 2018 applicable to 3Bs NP (summary)**

Redistribute trees across a wider area of the City if a percentage of tree cover was managed on a citywide basis - some areas of the City have particularly low tree numbers while other areas enjoy significant tree cover. In areas where options for planting locations are limited due to existing tree cover, new planting could potentially be directed to those low tree’d areas where an increase in tree cover would be most beneficial.

<sup>26</sup> See para 3.3.3 and 3.2.5 [https://www.birmingham.gov.uk/downloads/file/9309/birmingham\\_tree\\_policy](https://www.birmingham.gov.uk/downloads/file/9309/birmingham_tree_policy)

When planning for future transport infrastructure consideration should be given to the wider and longer-term benefits of keeping mature trees, especially in roadside locations where a buffering effect on air pollution is provided; and that appropriate protection for mature trees should be incorporated into any planning permission granted.

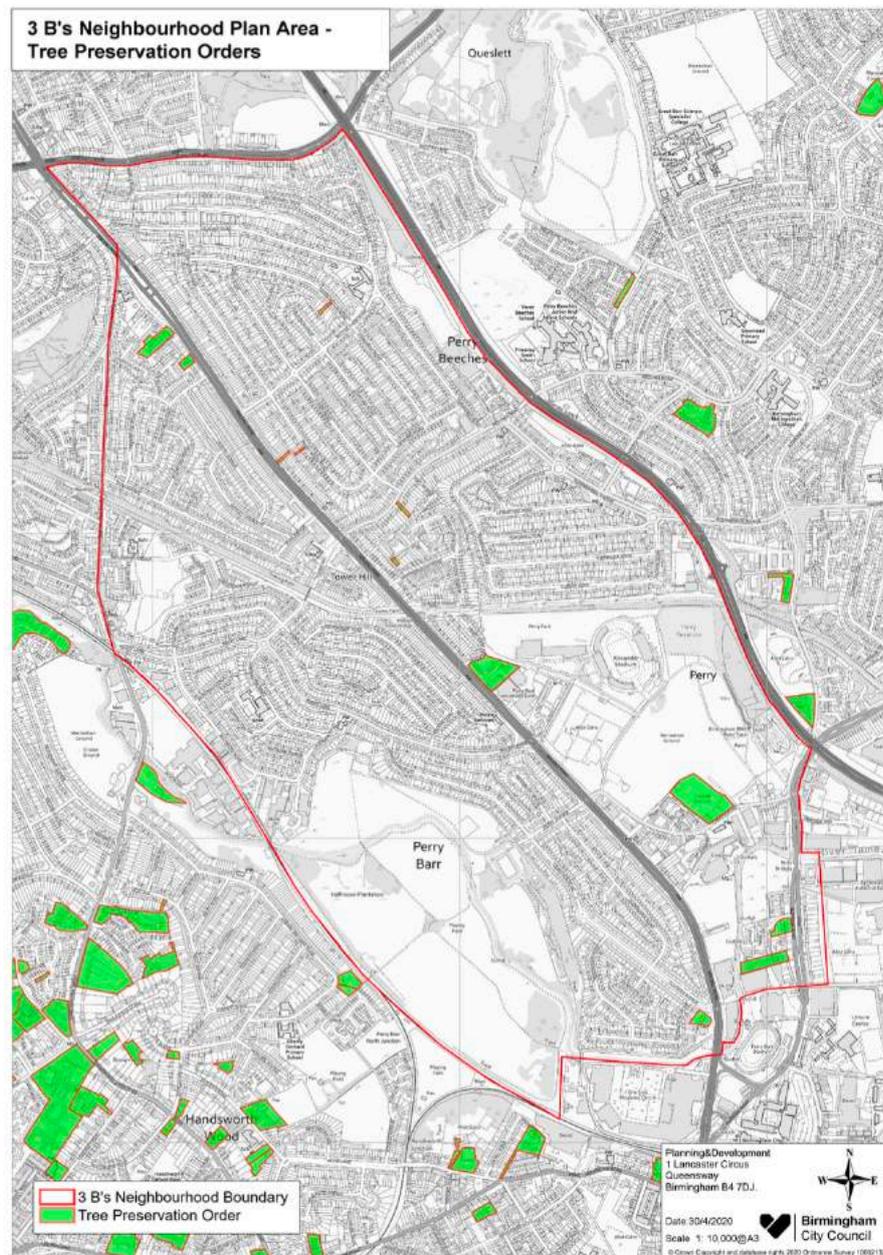
Planning for new developments should incorporate the planting of trees of a suitable species in the right place with careful selection of the species to be planted, density of placement of the trees and with provision for appropriate maintenance for a period after planting, as a condition of planning for new developments.

Citywide group of experts and interest groups could form the basis of a 'Birmingham Forest Group' which could potentially be called on to inform the development of any Future Tree Strategy including a link to the legacy of the Birmingham Commonwealth Games to be held in 2022.

The Birmingham Tree Bank ...to replace the traditional two for one tree replacement policy on Council owned land with a scheme to help finance Birmingham's Green Infrastructure. Instead of looking at tree mitigation on a site by site basis this would provide flexibility and funding to take a more strategic citywide green infrastructure approach.

- 77 The Tree Policy Review provides a level of guidance and detail on a range of tree related issues to help applicants in the design process. It will contribute to the Birmingham Design Guide work to update the planning response to trees and design and will be part of the new Design Guide when adopted.
- 78 BCC's Tree Policy is to use the right tree for the right place. For example, smaller-canopied species should be deployed where a tree is desirable but spatial constraints forbid a forest-sized species. Native species are desirable but this is not prescriptive and not all suit this locality – species diversity is important and is a way of building climate change resilience and disease resistance.
- 79 Map 6 shows all the protected trees in the 3Bs. It is notable that there are relatively few protected trees across the 3Bs Area compared to the area to the south west.

## Map 6 Protected Trees

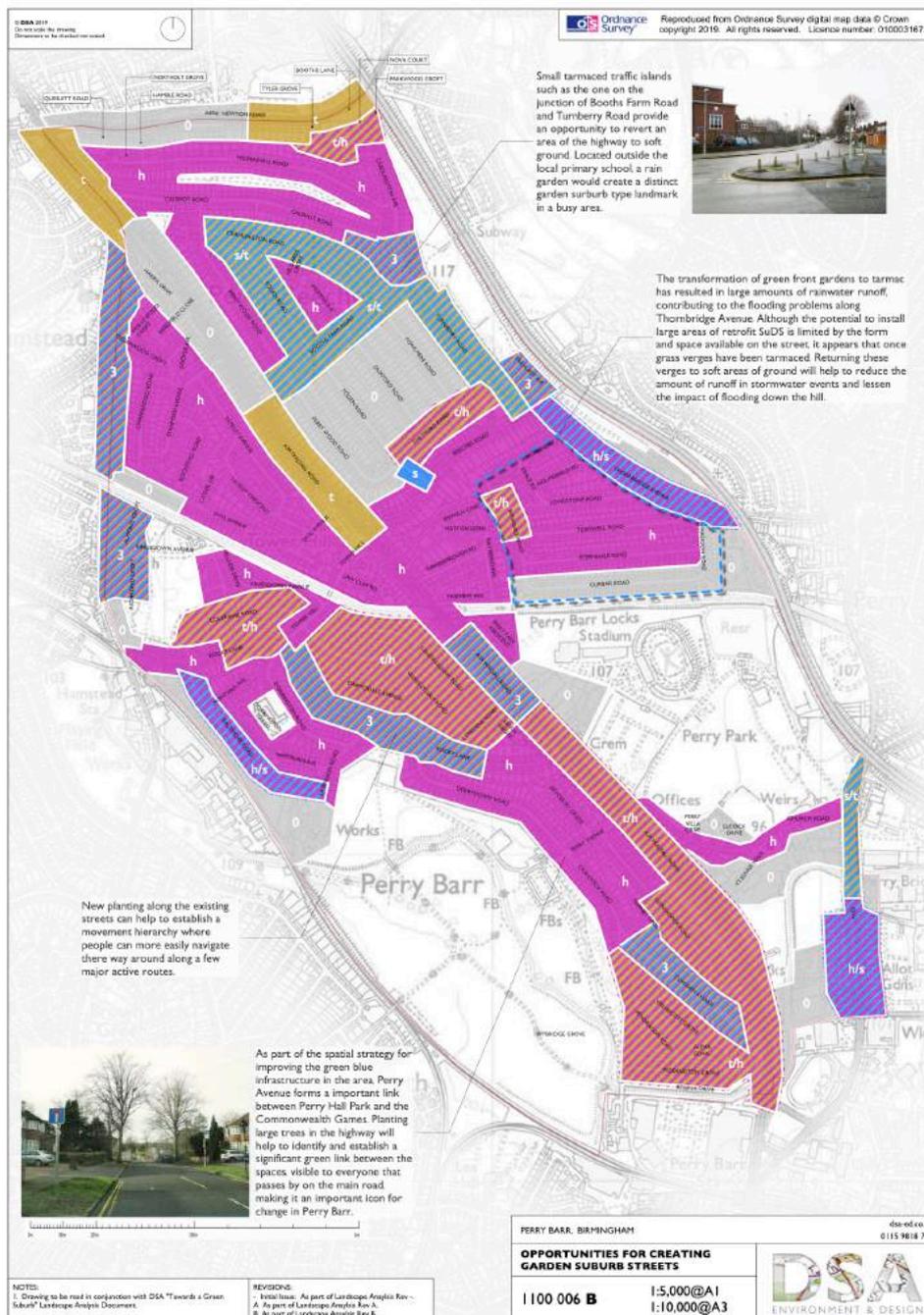


80 Map 7 from the Landscape Analysis shows the location, street by street, of potential interventions in the front gardens and the highway improvements that could be made to develop the 3Bs area into a garden suburb. It considers the introduction of three important components: sustainable drainage systems, hedge planting and tree planting.

81 This analysis provides the evidence base for policy NPP 4 and NPP 5.

Map 7 Opportunities for Creating Garden Suburb Streets

- s Capacity for 'Garden Suburb' SuDS retrofit element interventions.
- t Capacity for 'Garden Suburb' street tree element interventions.
- h Capacity for 'Garden Suburb' hedge element interventions.
- s/t Capacity for both 'Garden Suburb' SuDS retrofit and street tree element interventions.
- t/h Capacity for both 'Garden Suburb' street tree and hedge element interventions.
- h/s Capacity for both 'Garden Suburb' hedge and SuDS retrofit element interventions.
- s/t/h Capacity for all three 'Garden Suburb' element interventions street trees, hedges and SuDS retrofit.
- 0 No capacity for 'Garden Suburb' interventions, either as area already contains ideal mix or there is no space.



82 The recommendations in the Tree Policy Review sit squarely with the intent of the 3Bs Neighbourhood Plan. A tree planting programme in the 4 main parks and along streets identified as red, amber or yellow on Map 5 is supported in accordance with BCC's Tree Policy Review to extend the tree canopy across the 3Bs.

#### ***NPP 4 Greening the Streets***

1. **Street trees and soft boundaries are a key feature of the 3Bs Plan Area. Development proposals will be supported where they contribute to reinforcing this character.**
2. **To be supported, development proposals should demonstrate they;**
  - a) **retain existing trees and hedges or where this is not possible replaced them; and**
  - b) **use strong soft landscaping belts along the front boundaries; and**
  - c) **propose a landscape scheme that recognises the significance of the existing trees and soft boundaries and reflects the need to enhance the greenery along the frontages particularly (but not exclusively) on Walsall Road; and**
  - d) **contribute towards making the 3Bs a garden suburb by being in accordance with the actions identified in Map 7.**
3. **Development in locations identified as red on Map 5 and Map 7 should include a landscape scheme that will contribute to the vision of making the 3Bs a garden suburb.**
4. **Any new highway infrastructure proposals (for example adding a bus sprint lane along Walsall Road) should, where feasible;**
  - a) **seek to retain existing trees and landscaping; and**
  - b) **seek to achieve a net gain of tree canopy, as part of the landscaping scheme (of a species to be agreed by BCC).**

#### **Community Action**

The Forum<sup>27</sup> to:

- a) **identify and catalogue all street trees to identify others that could be protected and to assist in the more direct protection of street trees by BCC.**
- b) **work with BCC to support the establishment of a tree bank to be represented on the Birmingham Forest Group.**
- c) **work with local residents to encourage the planting of trees and hedges in their front gardens**
- d) **to get guidance from the Woodland Trust**

<sup>27</sup> All references to the Forum in the context of community actions may be implemented by a successor body

### Waterways

- 83 The presence of water within the Plan area is a defining characteristic affecting how the area has grown. The River Tame and the Canal bisect the 3Bs. The River Tame flows from west to east through the southern half of the NP area. Much of the river (especially in the south eastern corner of the NP area) is canalised and difficult to access.
- 84 The canal features, the locks, lock house and bridges are heritage assets and are listed.
- 85 Both the River Tame and the Canal are often obscured as they run through the 3Bs. Views of the canal from near Alexander Stadium (point C below) are almost none existent unless you are on or next to the Canal itself. This is due to the change in elevation around the course of the Canal which means it is either heavily canalised, enclosed by lock gates or screened behind dense vegetation. There are also very few crossing points over the Canal from which to see it; some of the views are partially obscured by fencing.
- 86 Point 'D' below is located on the busy A34 main road. This is the location most people will base their visual perception of Perry Barr on. Most people will be unaware that they are so near to the Canal.



- 87 The connection to Alexander Stadium from Rowdale Road, Fairview Avenue and Walsall Road are anonymous and un-signposted, Freeth Bridge is well used but the metal fencing makes it feel oppressive (see photos below).



**Freeth Bridge**



**Pedestrian access to the Canal from Rowdale Road is 'unannounced'**

- 88 The canal forms the northern boundary of Perry Park and contains two locks. The access (photo above left) opens up to this impressive stretch of canal shown below.



**Recently improved canal and tow path adjacent to Perry Park**



- 89 The river and canal are major assets because they;

- a) have great potential for providing easy access from the heart of Perry Barr to neighbouring areas of Birmingham and
- b) the Tame Valley Canal provides a man-made (but in many ways very 'natural') green spine, accessible for the most part and crossing through the centre of the NP area, and
- c) it is the areas around these water corridors that are rich in biodiversity (they are designated as SLINCs<sup>28</sup>.)

- 90 However, the steep level changes along the canal means large stretches are secluded and not visible from the surrounding housing.

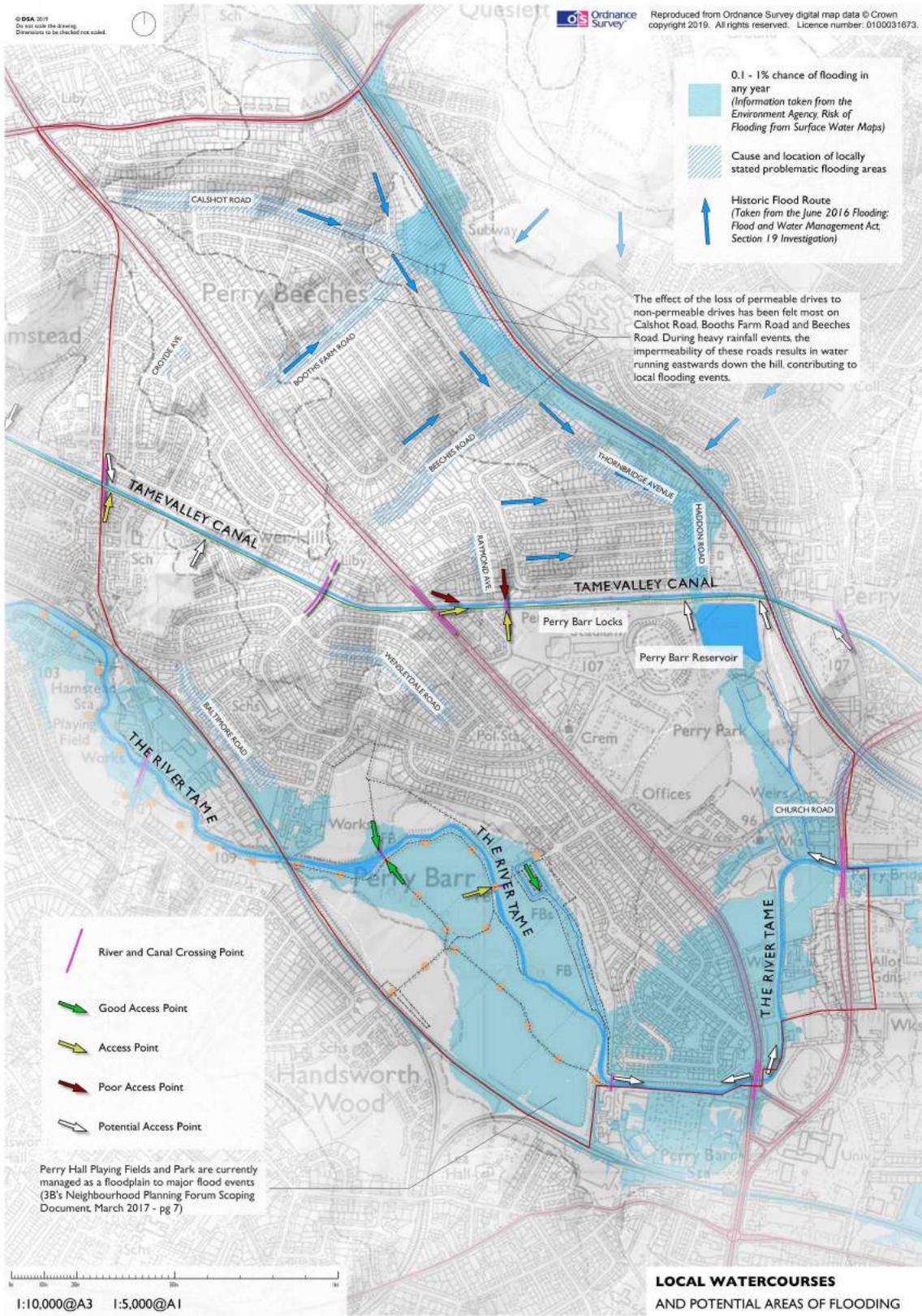
<sup>28</sup> See BCC [https://maps.birmingham.gov.uk/webapps/public\\_access/](https://maps.birmingham.gov.uk/webapps/public_access/)

- 91 The photo above left taken on Freeth Bridge near Tower Hill shows how the views to the Canal are obscured – the steel fence is for safety but it creates an '*oppressive even threatening feel*'<sup>29</sup> even though this is a well-used access from the residential area to Tower Hill. The Canal is a wonderful asset but the treatment of the bridge means you glimpse it through railings.
- 92 Map 8 shows the water courses and water bodies in the 3Bs NP area, it also shows where you can access the River and Canal and where it would be desirable to do so and where local flooding is an issue.

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<sup>29</sup> Page 21 Landscape Analysis

Map 8 Waterways



### Improving blue and green connections

- 93 Map 8 above shows the Canal crossing points. The Canal towpath has been recently improved and there are significant health benefits (as well as improving the landscape quality of the area) to encouraging people to use the Canal for cycling and walking to get to work, for leisure and to access other parts of the 3Bs Area.
- 94 The master plan (Map 2) identifies potential new green links connecting the parks and waterways. Map 3 shows that the water ways are classed by BCC as wildlife corridors. *'They provide natural corridors to link areas that do have value e.g. canal corridors, hedgerows, railway embankments and verges along which wildlife can migrate.'*<sup>30</sup>
- 95 The location shown as 'potential access' on the south of the Canal is presently locked due to criminal activity and public safety. Routes are made safer if they are well used and an access point here would increase usage of the Canal.
- 96 Regina Drive which leads to Perry Hall Park should be a well-used route but the road is unsightly due to fly tipping and feels unsafe (see photo below). Gates part way along Regina Drive are broken but this adds to the confusion about whether there is public access to the Park.



#### Regina Drive looking east towards Walsall Road

- 97 However, there is potential for this route to be enhanced and signed to make it a popular route to Perry Hall Park. A walking/cycling route could be made along the wide river bank if necessary.

<sup>30</sup> See Birmingham Plan Policy TP8 and supporting text para 6.47.



**Potential riverside walk from Aldridge Road to Perry Hall Park (fence on left is boundary to Regina Drive).**

- 98 Perry Hall Park and Perry Park are in close proximity and follow a straight route across Walsall Road and along Perry Avenue. However, there is no signage or any indication from the street layout about this relationship. The entrance to Perry Park from the A34 is an opportunity to connect to Perry Hall park with the main spine of the 3Bs Area. In the context of the development at Perry Park for the Commonwealth Games, and to maximise the relationship between these two public open spaces, development should establish a clear visual link between the two open spaces.
- 99 At Tower Hill, the main shopping centre in the 3Bs could also access to the Canal. The walking route over Freeth Bridge to the local shops is well used and the Canal is nearby. The redevelopment of the Tower Hill should include proposals to improve the bridge and provide safe access to the Canal.
- 100 **Access to Turnberry Park** is unannounced; an important access is from opposite the school. In the photo below on the left access to the park is next to the shop with the red signage – there is nothing to indicate that there is a park beyond.



### Access to Turnberry Park

101 Pedestrian access to Kingsdown Park is similarly ‘unannounced’ and the footpaths in the park that lead you to this entrance it is not appealing.



### Entrance to Kingsdown Park from Hamstead shops

***NPP 5 Improving blue and green connections***

1. **Development proposals will be supported that provide a high quality network of routes that make active connections for walking or cycling between the parks and waterways. This could include**
  - a) **changes to the road layout, crossing points, pavements and street scene that make active movement routes safer and more direct;**
  - b) **access to the Canal at the points identified on Map 8 (from Rowdale Road, Fairview Avenue and Walsall Road);**
  - c) **accessibility along Regina Drive from Walsall Road to Perry Hall Park;**
  - d) **improve pedestrian connectivity between Perry Park and Perry Hall Park (as identified on Map 2);**
  - e) **open up the pedestrian access to Kingsdown Park and Turnberry Park from their local shops; and**
  - f) **regenerate Tower Hill Community Shopping Hub including improvements to the Freeth Bridge and seek a safe route to the canal where feasible.**
  
2. **Proposals that provide visibility to the canal through or over the bridge on Walsall Road are supported.**

**Community Action****The Forum to work with:**

- a) **BCC to seek design solutions to the railings and lack of maintenance on Freeth Bridge**
- b) **work with the police and other agencies to open up the Canal at the location identified as 'potential' access on Map 8**
- c) **the police and other agencies to address the fly tipping and maintenance issues on Regina Drive and other sites to be identified in due course by the Forum**
- d) **the Friends of Perry Hall Park and the Friends of Perry Park, to identify ways of improving the visual connections with Perry Park**
- e) **BCC to open up the unannounced access points to Kingsdown and Turnberry Park.**

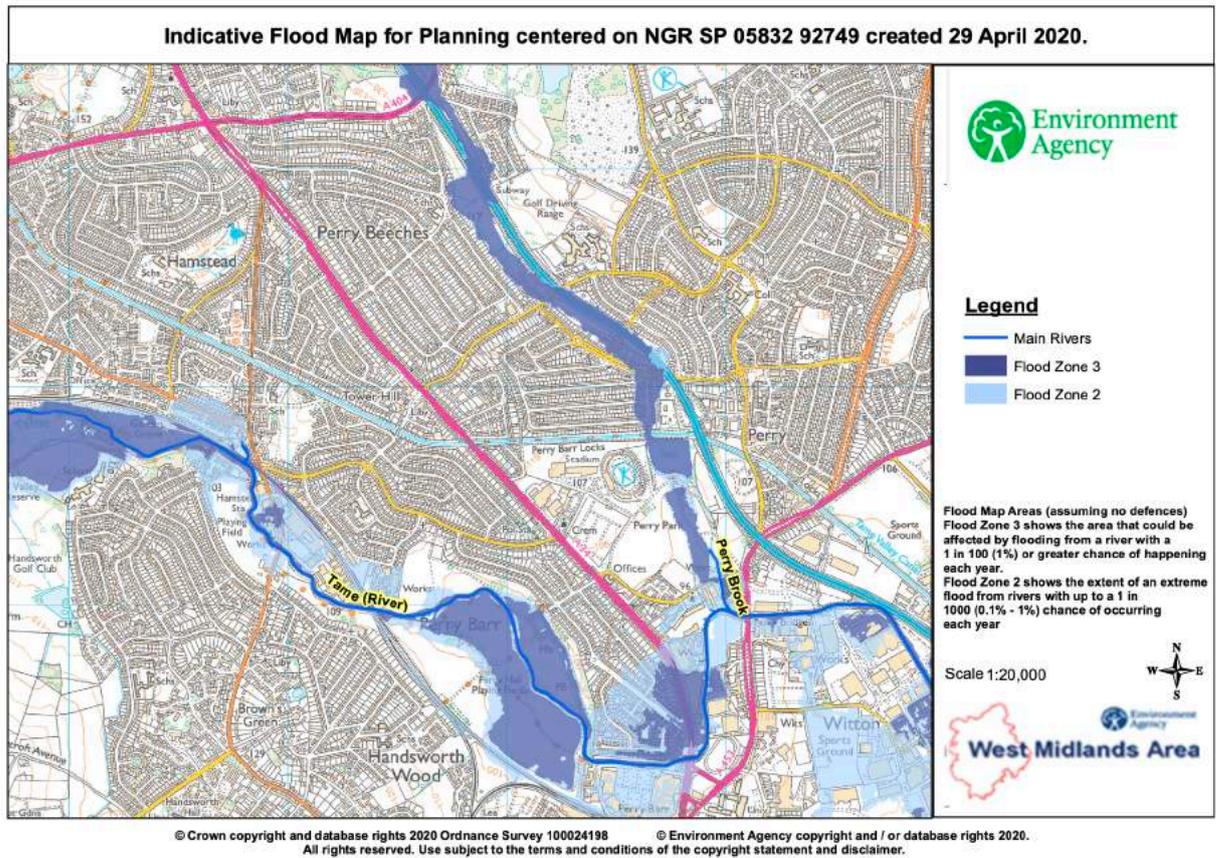
**The Forum to seek opportunities to work with St Marks Primary School and BCC to investigate how the school could become more involved in the redesign, use and involvement at Kingsdown Park.**

**11 Reducing the Risk of Flooding**

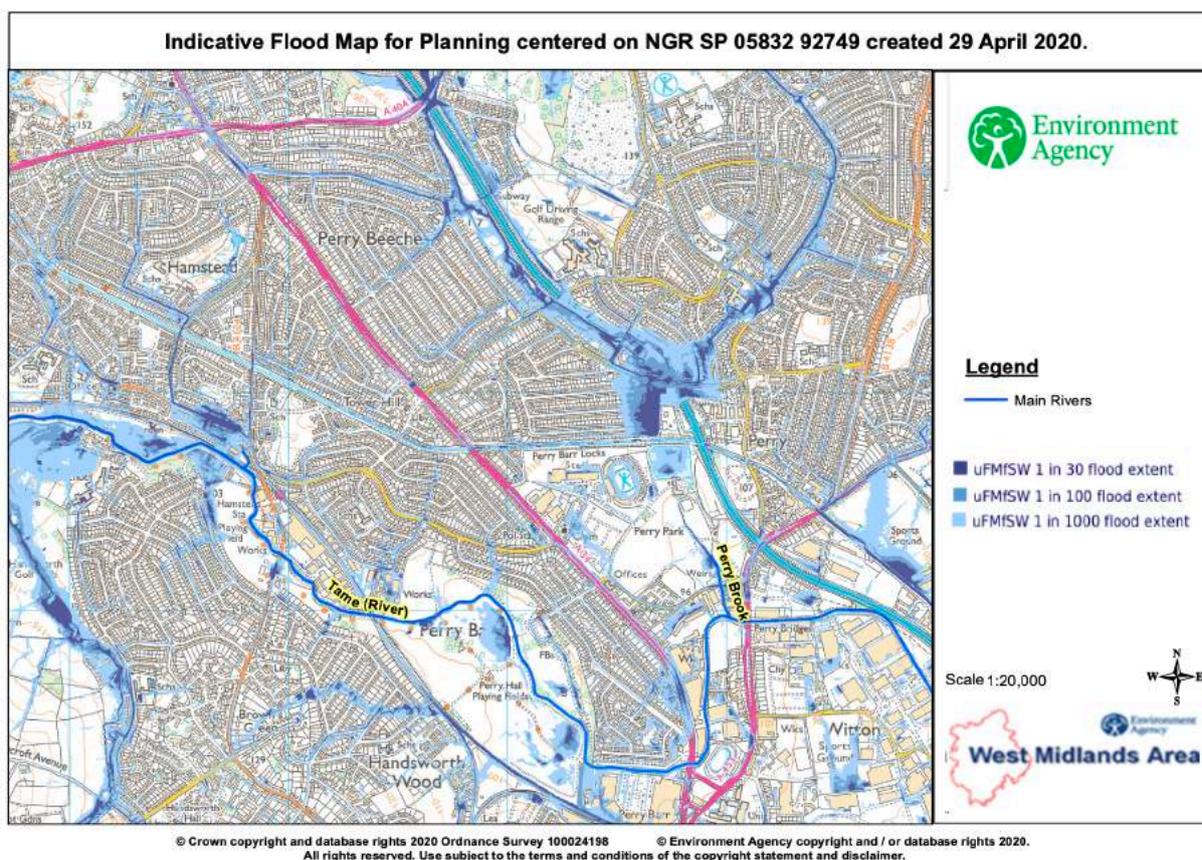
102 Maps 8 and 9a, 9b and 9c show the extent of the flood zones and that there are significant numbers of properties at risk of flooding, additional properties are also affected by rising groundwater. Maps 9a show the flood zones for rivers and 9b for surface water run off.

103 Development in Flood Zone 3 is restricted by planning policy as there is a very high risk of flooding (one in 100 or greater chance of flooding every year). The Maps show that Perry Hall Park and Turnberry Park act as flood plains to allow the overflow of water. Both parks are protected from development being allocated as public open space (Turnberry Park) and playing fields (Perry Hall park).

Map 9a Environment Agency River Flood Zone



## Map 9b Environment Agency Surface Water Flood



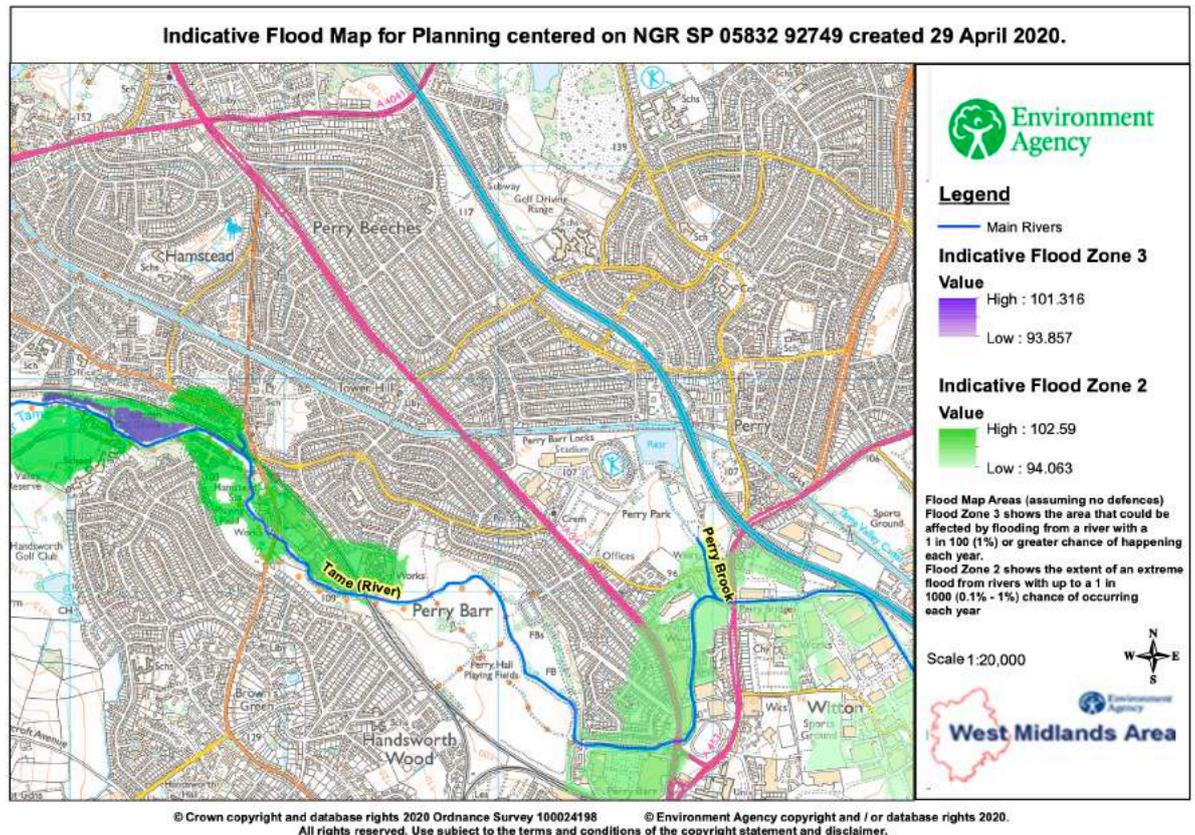
104 In June 2016 about 100 properties were flooded in six locations on a single day of flash-flooding. The worst affected area, encompassing Haddon Road and Thornbridge Avenue, was hit by a combination of circumstances caused by highly concentrated rainfall. This included the blockage of the Holbrook drain/river, water running off the motorway and water running down the paved hillsides. A Flood Report was produced to investigate the cause of flooding. There is an extract from this Report at Appendix C.

105 The report identified a number of immediate actions that had been taken (localised silt removal, drains and trash screen cleared by BCC and 'corrective measures'<sup>31</sup> by the Highways Authority). However, the 3Bs Forum recognise that the surface water run off flooding was made worse by the lack of front gardens and grass verges that in the past would have soaked up some of the water.

106 In 2017 the Perry Barr and Whitton Flood Risk Management Scheme was started – completion is expected in 2020. Much of the work is outside the Plan area and involves increasing storage capacity upstream and improving flood walls and gates. Map 9c shows the anticipated flood map once the scheme is completed. The 3Bs area should benefit considerably once this project is completed.

<sup>31</sup> S19 Report page 51

### Map 9c Flood Map post completion of Perry Barr and Whitton Flood Risk Management Scheme



107 The impact of paving over of front gardens is a concern for the Forum especially where impermeable materials such as tarmac are used. It not only erodes the character of the street scene but it was a contributory factor in the flooding of Haddon Road, Thornbridge Avenue, Cardington Avenue and Turnberry Road.

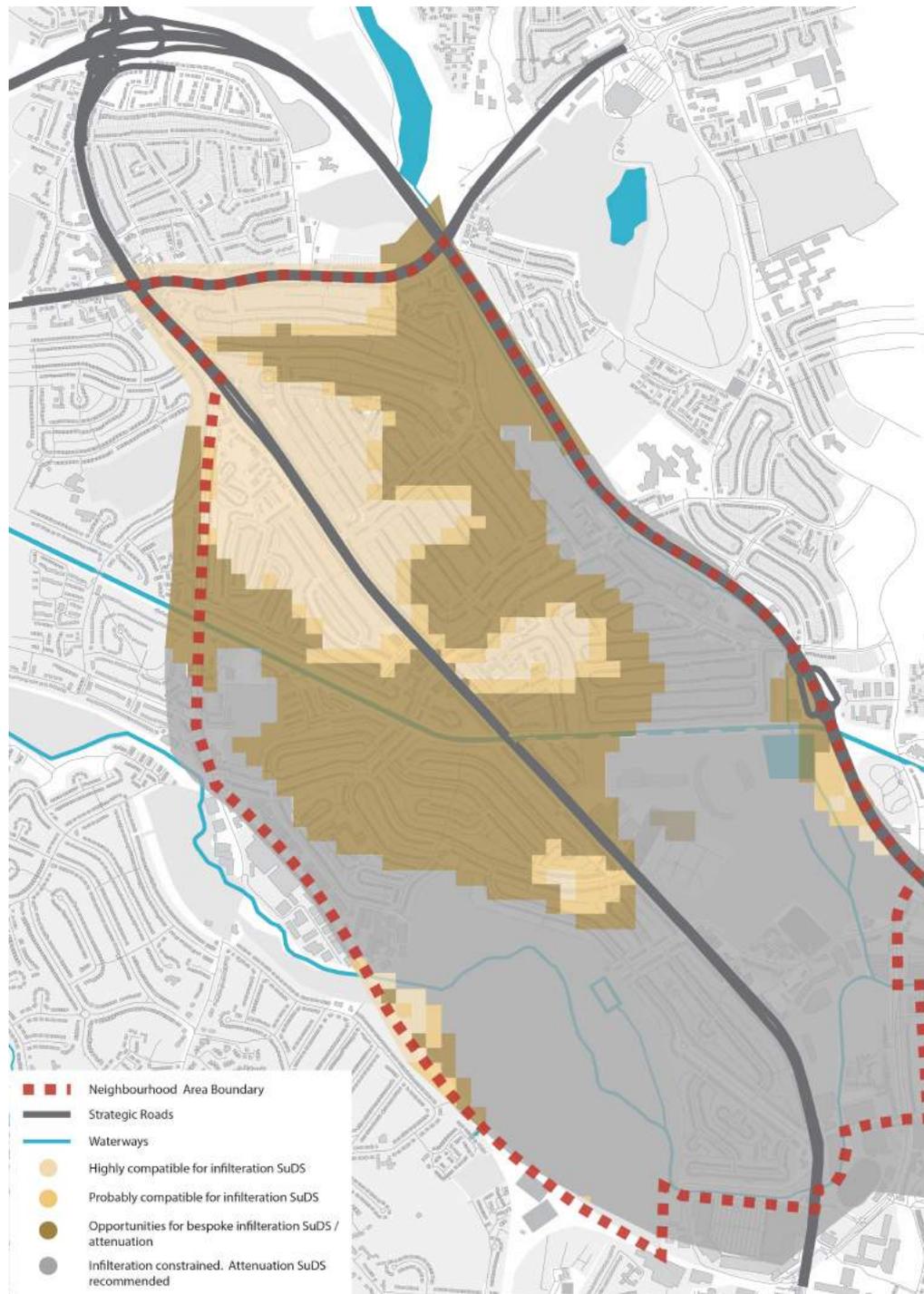
108 Implementing Neighbourhood Plan Policies 3, 4 and 5 will help to alleviate the extent of surface water run off as well improving landscape character and biodiversity. However, the Landscape Analysis makes the point that *'SuDS as a technique is ... not centrally about flood defence, but incorporates management of water flows as part of a broader strategy to deliver multifunctional spaces.'*

109 The AECOM report on SuDs commissioned for the 3Bs NP looks at how SuDs could help alleviate flooding in the 3Bs Area. It includes reference to Policy TP6 of BCC's Development Plan: *'To minimise flood risk, improve water quality and enhance biodiversity and amenity all development proposals will be required to manage surface water through Sustainable Drainage Systems (SuDS).'*

110 Development covers a range of activities that affect the use of land and buildings. Permitted Development Rights, however, enable some works to be undertaken without the need for planning permission.

- 111 In 2008 Permitted Development Rights enabling the resurfacing of front gardens were tightened to help reduce surface water flooding risks. Planning permission is not required if a new or replacement driveway of any size uses permeable (or porous) surfacing, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally. Planning permission is however required if the surface to be covered is more than five square metres and the application is proposing traditional, impermeable driveways that do not provide for the water to run to a permeable area. However, as most gardens in the Plan area are less than 5 square metres this tighter control will usually not apply.
- 112 Birmingham's Sustainable Drainage: Guide to Design, Adoption and Maintenance highlights that SuDS should not be restricted to just major developments, *but prioritised on any development (major or minor) where there is benefit to reducing flood risk*. The Guide emphasises that new development is likely to be a relatively small proportion of urban areas and that retrofitting SuDS is actively encouraged where it can be promoted as a means of mitigating flood risk in existing developments.
- 113 SuDS can either work by allowing water to infiltrate the ground or by holding excess water back to allow for existing drainage channels to cope (attenuate). The AECOM Study identified the type of SuDS scheme that would work based on ground conditions.
- 114 The AECOM Study describes the two different schemes and provides examples of their application. As part of the pre-application consultation (in accordance with NPP 1) the Forum will use the AECOM SuDS Guidelines to work with developers to secure the most effective SuDS solution.
- 115 Some of the SuDS solutions in the report could be undertaken by house holders with minimal cost or intrusion – the provision of water butts connected to down pipes on houses for example. The Landscape Analysis and Map 7 provide a framework for the range of interventions that would be suitable across the 3Bs Area.
- 116 It is also worth noting that within the areas identified on Map 10 as being suitable for attenuation only there are small areas like Clivedan Avenue roundabout that would provide good infiltration and a SuDS scheme on this currently tarmacked roundabout was proposed in community consultation.
- 117 The southern end of Turnberry Park is wet and boggy much of the winter. A dyke taking the surface water from the M6 runs parallel with the motorway and forms the park's boundary to the west. A flood alleviation scheme is proposed by the Environment Agency and will be necessary once the 400 houses on the former quarry have been built out. (This site is outside the Plan area to the east of the M6.) The topography means that water run-off will increase the flooding issues at Turnberry Park if this is not addressed.
- 118 The S106 funding associated with the new development provides the opportunity for a creative solution to the flooding of the park and the Forum will need to work with the Environment Agency to ensure a solution is found that reflects best practice in SuDS schemes.

**Map 10 Where a SuDS scheme would help water soak away (infiltrate) and where a SuDS scheme will have to hold water (attenuate)**



### ***NPP 6 Reducing the Risk of Flooding***

- 1. Excepting where permitted development rights apply, all permanent alterations to a building and associated curtilage (including the conversion of front gardens for parking) will demonstrate how the proposal meets the requirements set out in the 3Bs SuDS Design Guidelines in the AECOM SuDS Guidance Report. Where the**

assessment finds that surface water flooding will increase, SuDS must be incorporated into the design to mitigate impacts. In cases where surface water run-off is expected to rise and SuDS are not proposed, alternative mitigation proposals will need to be justified.

2. Applications for planning permission or other statutory consents will include an assessment that demonstrates that the proposal will either reduce surface water flows from the site through the utilisation of SuDS, or incorporate measures within the design to mitigate against any increase in flood risk caused by new areas of hardstanding.
3. Special justification will be required to permit development where surface water run-off could be increased and SuDS are not proposed. Alternative mitigation proposals will need to be suggested and justified by the developer to mitigate against the impacts of such development.
4. Proposals will be supported that include the replacement of tarmac or an equivalent non-porous surface with a SuDS scheme in the areas identified on Map 7, 8, 9a and 9b and 10 in accordance with the AECOM SuDS Guidance Report and the Landscape Analysis as part of a highways scheme.
5. The flood alleviation scheme at Turnberry Park should reflect best practice to ensure that the SuDS proposals maximise the opportunity for biodiversity enhancement and improved amenity for park users at Turnberry Park.
6. Development at Perry Park must provide creative solutions to flood risk.

## 12 Improving Biodiversity

119 The planting of trees and other vegetation that are characteristic of the area will deliver numerous benefits including improving biodiversity and ecological connections, increasing shade and reducing storm water runoff.

120 *'The City's green infrastructure network has a vital role in enabling biodiversity to adapt to the impacts of climate change. The network of green corridors and open spaces such as river corridors, parks, allotments and informal green spaces need to be maintained to facilitate the movement of species to new locations in response to the changing climate.'*<sup>32</sup>

121 The Forum agrees with this statement from the Birmingham Development Plan and the desire to create a garden suburb is driven by the recognition of the need to increase biodiversity in the 3Bs Area. Whilst NPP 7 focuses on biodiversity it must be recognised that NPP 3, 4, 5, 6, 7, 8, 9, 10, and 11 are policies that, if applied by BCC, will directly increase biodiversity.

122 The Ecological Strategy 2017-2022<sup>33</sup> identifies the River Tame, the Canal and the trainline (that forms the western boundary of the Plan area) as being ecological linking areas that play a crucial role in providing habitats for flora and fauna. BCC designates these wildlife corridors as Sites of Local Importance for Nature Conservation (SLINCs).

123 The BCC uses Ecorecord to gather data on the biodiversity in these areas and to identify additional areas of biodiversity value. BCC advise that these have not been assessed against

<sup>32</sup> Birmingham Development Plan 2017 para 6.49

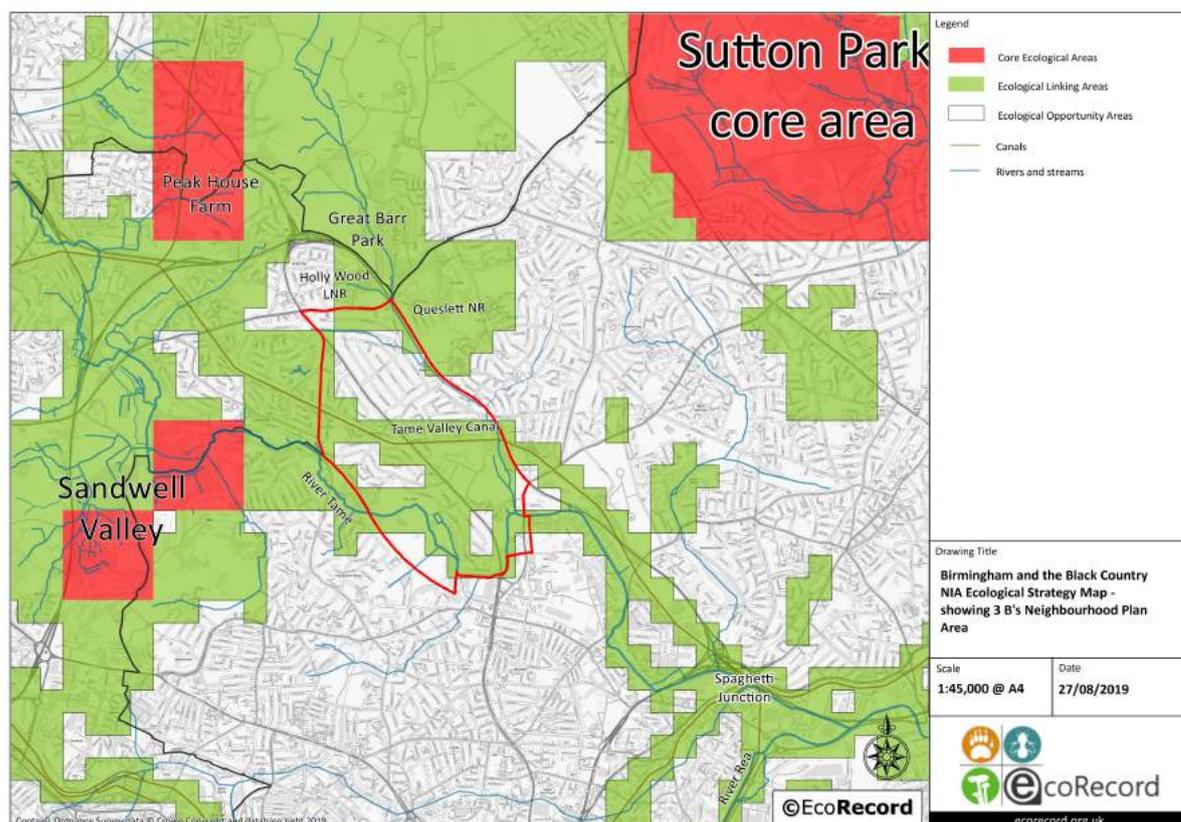
<sup>33</sup> See Birmingham and Black County Nature Improvement Area Ecological Strategy 2017-2022

their criteria and the SLINCs have not been assessed since the 1980's. Forum members are passionate about improving the biodiversity of the 3Bs. An up to date assessment of the SLINCs is a community action for the Forum.

124 The importance of these ecological linking areas is noted in the Ecological Strategy *'The solution to halting biodiversity loss will ... require the .... establishment and reinforcement of ecological connections that allow species, or their genes, to move between these sites... this network of high quality sites, or 'core areas', protected by 'buffer zones' and linked by 'landscape corridors', 'linear corridors' and 'stepping-stone corridors'.*<sup>34</sup>

125 Map 11 shows how these ecological linking areas connect through the 3Bs NP area away from the City Centre. The ecology of the southern end of the NP area will be sensitive to change given the major proposals for development and associated infrastructure relating to the Perry Barr Residential Scheme (known locally as the Commonwealth Games village.)

**Map 11 Ecological Strategy Map**



126 The allotments on Walsall Road and Thornbridge Avenue and the parks are classed as ecological opportunity areas. Given the development of Perry Park for the Common Wealth

<sup>34</sup> See Birmingham and Black County Nature Improvement Area Ecological Strategy 2017-2022 Technical Report section 1

Games there is clearly an opportunity to ensure that these proposals achieve a net biodiversity gain.

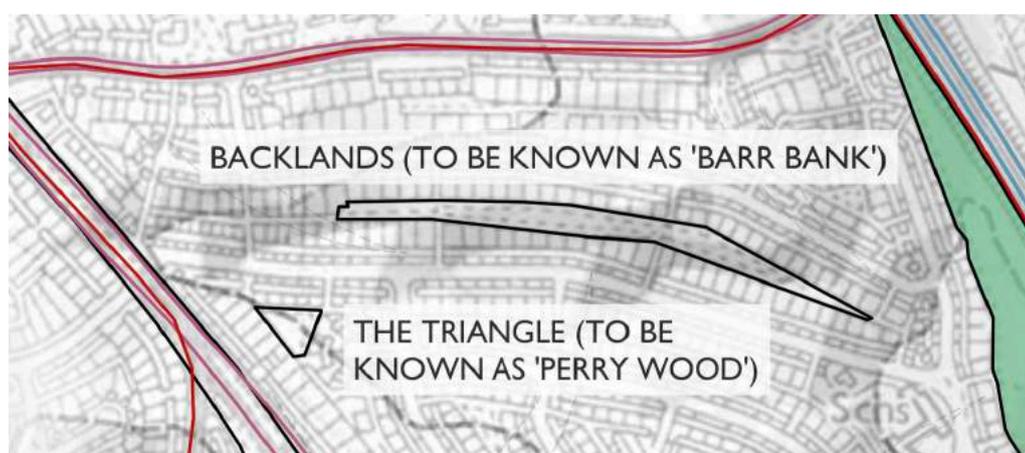
127 The Landscape Analysis identified areas of opportunity for increasing street trees, utilising tarmacked roundabouts and unused pockets of land for SuDs schemes, adding hedges and planting to front gardens and boundaries and a combination of these where possible (see map 7).

128 The Landscape Analysis also identified how the biodiversity of the Plan area would be improved by better connecting the existing green open spaces. Active 'Friends' groups are aware of the opportunity that exists to both improve the management and biodiversity of the parks and to improve the linkages between them.<sup>35</sup> The fact that these linkages are predominantly waterways, and are already identified as SLINCs, highlights the potential for significant improvements to the biodiversity of the 3Bs Area. Those streets that allow direct access between the parks e.g. Perry Avenue, are also identified as a possible focus for tree planting to connect Perry Hall Park and Perry Park. The Master Plan (Map 2) identifies these connections.

129 The local community have identified additional small sites known locally as the 'back lands'. These are pockets of undeveloped land at the rear of residential areas; ownership is unclear. Most of the back land areas are long and narrow but two areas in the north of the 3Bs (known locally as Barr Bank and New Perry Wood) are more substantial and provide an opportunity for community planting.

130 These areas are identified on Map 12 and are also proposed as Local Green Spaces. The Landscape Analysis identified one of these - Barr Bank is an ideal location for a SuDS scheme. This would see an unused space providing two important functions increasing biodiversity and contributing to the management of surface water flooding.

### Map 12



<sup>35</sup> The Landscape Analysis noted that less regular mowing at Turnberry Park would encourage a broader range of flora.

***NPP 7 Improving Biodiversity***

1. Development should achieve a net biodiversity gain, in accordance with local and national planning policy and the mitigation hierarchy in accordance with NPP 2 (g). Compensation is a last resort and should only be used to address residual impacts that cannot be avoided or adequately mitigated. These measures should be targeted to benefit local conservation priorities as identified in the Nature Improvement Area Ecological Report 2017 (or equivalent).
2. Proposals which improve existing environmental assets and enhance biodiversity are encouraged. This includes;
  - a) strengthening hedgerows and planting wild flower meadows and strips to provide more robust habitat 'corridors' in and between Perry Hall Park, Perry Park, Turnberry Park and Kingsdown Park; and
  - b) planting of trees and other vegetation that are characteristic of the area, especially at locations identified on Map 5 and 7, where there has been a loss of trees and hedge planting; and
  - c) encouraging the creation of Sustainable Urban Drainage Schemes, (e.g. rain gardens, pond and wetland creation) in new schemes and 'retrofitting' in locations identified on Map 7; and
  - d) the installation of habitat features (i.e. nest boxes) to benefit bats and bird species, such as swifts, swallow, house martin and house sparrow as part of major development proposals.
3. The planting of tree species that have been shown to support improvements in local air quality should be included in major development proposals.
4. Where appropriate, landscaping schemes submitted to support major planning applications in the 3Bs Area should include landscape schemes that increase the extent of woodland cover and result in the planting of flora to enhance biodiversity in the 3Bs Area.

**Community Action****The Forum to:**

- a) work with EcoRecord<sup>36</sup> and the landowners to provide data on the biodiversity of the wildlife corridors, Barr Bank and Perry Wood,
- b) work with BCC and the landowners to seek designation of Perry Wood and Barr Bank as SLINCs,
- c) support the work of the Friends of Groups working with the wider community to improve the biodiversity of all green spaces through a range of planting initiatives,
- d) work with BCC (and Birmingham Wildlife Trust) to amend the mowing regime at Turnberry Park.

<sup>36</sup> EcoRecord is the Local Environmental Record Centre for Birmingham EcoRecord collects, collates and makes available information about the wildlife, wildlife sites and habitats of Birmingham

### 13 Local Green Spaces

131 The National Planning Policy Framework<sup>37</sup> affords Neighbourhood Development Plans the powers to designate certain areas as Local Green Spaces and protects them from development for the duration of the Plan.

132 The National Planning Policy Framework links the designation of Local Green Space to the wider context of local planning of sustainable development to *'complement investment in sufficient homes, jobs and other essential services'*.

133 The selection of sites was based on feedback from the initial community consultation and subsequent discussions at Forum meetings. Based on the NPPF criteria it is considered that the following green open spaces be designated as Local Green Spaces. These are shown below.

134 The designation of these areas as Local Green Spaces is a measure of their value to local people. Designation may also assist in securing grants to undertake environmental improvements as necessary over the Plan period.

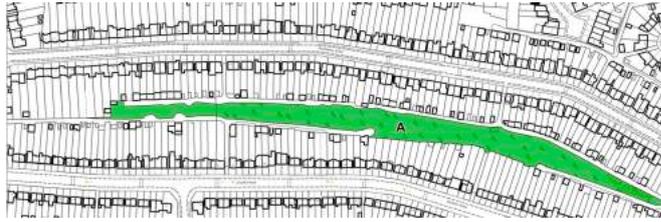
135 BCC advises that the richness of wildlife for these sites is yet to be established, and a SINC/SLINC designation could be the most appropriate route if these sites meet the criteria for such a designation.

#### Local Green Spaces

Site A	Description	How does it meet the NPPF criteria
<b>Barr Bank Between Calshot Road and Mildenhall Road</b>	About 1km in length, with no registered owner A steeply banked area of land with diverse flora and fauna and considerable evidence of maintenance and enhancement by local residents. Accessible to about 200 households. Has residents active in monitoring bird life and working towards creating a small nature reserve.	It is close to the community it serves within a residential area, is demonstrably special to local people for its flora and fauna and is local in character.

<sup>37</sup> NPPF para 99-101

Barr Bank



Site B	Description	How does it meet the NPPF criteria
<p><b>New Perry Wood between Calshot Road, Perry Wood Road, Walsall Road and The Rise</b></p>	<p>About 2 acres with no registered owner; this is a concealed hilltop that has been the subject of a community regeneration project, involving clearance and community planting. It is locked and gated but community groups have access through a shared access code. The aim is to recreate in a small way the original Perry Wood, that ran alongside the A34 Walsall Road and played an important role in the ecology of the area.</p>	<p>It is close to the community it serves and within a residential area, is demonstrably special to local people for its flora and fauna and is local in character.</p>



Site C	Description	How does it meet the NPPF criteria
<b>Rocky Lane, potential Perry Hall Park extension</b>	About 3,000 sq m and no registered owner. A paved pathway to Perry Hall Park runs through this site. The land either side of the path is wild with diverse trees and wild plants. This is an important community access way to the Park and the Friends of Perry Hall Park are keen to protect and manage this green space.	It is close to the community it serves within a residential area, is demonstrably special to local people for its flora and fauna and is local in character.



C - Rocky Lane/Perry Hall Park Extension



Site D	Description	How does it meet the NPPF criteria
<b>St Pauls Green Walsall Road, surrounding St Paul's Church</b>	About 8,000 sq m in ownership of BCC; There are wide grass verges here on north end of the Walsall Road, providing a green gateway to the area. It is planted with a mixture of mature and newer trees of mixed species. The church (listed), trees and planting make a significant contribution to the character of this part of Walsall Road as a garden suburb	It is close to the community it serves within a residential area, is demonstrably special to local people and is local in character.



### ***NPP 8 Designation of Local Green Spaces***

- 1. The sites identified as site A Barr Bank, site B New Perry Wood, site C Rocky Lane and site D St Pauls Green in Section 13 are designated as Local Green Spaces and are protected for their beauty, recreational value, tranquillity or richness of wildlife.**
- 2. Development that would have an adverse impact on the openness and special character of these Local Green Spaces will not be supported except in very special circumstances (in accordance with national policy) or if the development clearly enhances the Local Green Space, for the purpose for which it was designated.**
- 3. So far as is consistent with their predominantly open and undeveloped character, opportunities to improve public access and recreational use will be encouraged for the benefit of the wider community.**

### **Community Action**

#### **The Forum to:**

- a) raise awareness of the impact of paving over front gardens and to work with local residents to encourage the use of permeable materials and to provide advice and encouragement to plant front gardens with suitable trees and hedgerows,**
- b) use the Landscape Analysis to encourage a consistent approach to maximise the benefit.**

## **14 Improving Community Shopping Hubs**

136 Across the 3Bs Area there were 169 shops and businesses clustered in 19 locations<sup>38</sup>

Community Shopping Hubs provide access to a range of local services including convenience shopping and local employment. Three of these shopping clusters serve particularly as community shopping hubs due to their location. AECOM were commissioned to investigate how the environment and function around Tower Hill, Thornbridge Avenue and Turnberry Shops can enhance the 3Bs Neighbourhood Area by providing:

- Public realm improvements;

<sup>38</sup> See supporting documents at <https://3bsplanning.wixsite.com/planningforum>

- A safer environment to live and work;
- Strategies to reduce issues related to ground water flooding;
- Potential public open spaces that benefit the local community;
- Safe, walkable connectivity between the different local centres; and
- Frontage (shops and houses) design guidance.

137 The appearance of the shop fronts themselves are vital in contributing to the character of the area. It follows that shop fronts which are unsympathetically designed will have the opposite effect. For many people they are the most visually important feature. The maintenance of good shop fronts and the encouragement of a high-quality design is vital to the improvement of an area.

138 An important principle is that a shop front should not be designed in isolation but should be considered in relation to the composition of the building above and to the adjoining buildings.

139 The 3Bs Forum wish to encourage the creation of attractive and visually lively local shopping areas. Some types of shutters, particularly solid shutters have a deadening effect on the character and appearance of these local shopping areas. BCC's discussions with the West Midlands Police confirmed that the forbidding appearance of solid security shutters '*creates a fear of crime and deters the public from window shopping which in turn results in a lack of natural surveillance.*'<sup>39</sup>

140 BCC's shopfront design guide remains the adopted guidance and provides detailed advice on how the design of a shop front that makes a positive contribution to Tower Hill, Thornbridge Avenue and Turnberry Shops. This guidance will be superseded by the Birmingham Design Guide in due course.

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<sup>39</sup> BCC Shopfront Design Guide page 23 at

[https://www.birmingham.gov.uk/downloads/file/1185/shopfront\\_design\\_guide](https://www.birmingham.gov.uk/downloads/file/1185/shopfront_design_guide)

Map 13 3Bs Community Shopping Hubs<sup>40</sup>

### Tower Hill

141 Tower Hill is at the heart of 3Bs Area and contains 23 shops or small businesses. It sits on Walsall Road and has a busy bus interchange, a landmark art deco (grade 2 listed) building, now the Badshah palace, a main retail centre (Co-op) and the Tower Hill Library. The post office is on the east side of Walsall Road; the crossings are unsafe (with frequent near misses and one pedestrian fatality).

142 Bescot Court is part of the library building and is a BCC run 26 flatted sheltered housing scheme. There is good pedestrian access over the Canal from the west across Freeth Bridge. Tower Hill was not included on BCC's list of Local Centres in the Birmingham Development Plan. The 3Bs Forum seeks to work with BCC to get Tower Hill recognised as a Local Centre according to BCC's definition to reflect the relative significance of Tower Hill to the local community.

143 Tower Hill is dominated by the A34. This gives it high visibility and makes it more able to attract passing customers. However, the AECOM study notes that the quality of the public realm is poor. The large areas of tarmac, multiple telecoms units, rows of garages, difficult

<sup>40</sup> The Hamstead shops are on the border of the 3Bs Area and were not included in the AECOM study.

pedestrian crossing and poor quality of the library makes it feel quite desolate. There is no café or community space that will draw people to this Community Shopping Hub.



**Tower Hill frontage – hard boundary treatment and telecoms units.**



**This landmark art deco building is prominent but the site treatment (bollards and tarmac) do not enhance the wider public realm or the setting of the listed building.**

144 The AECOM study proposed a comprehensive scheme that created multi use public open space that could benefit the tenants at Bescot Court as well as shoppers.

145 Generally, the AECOM proposals are supported by the Forum. If implemented the scheme would address other policies and objectives in the Plan. The addition of trees and green

screening along Walsall Road and around the listed building and the creation of a multi use public space that is also a SuDS will contribute towards making the Plan area feel more like a garden suburb and help alleviate flooding issues.

146 The pedestrian route to Tower Hill from the west crosses the Canal. This route and its potential for improvement including seeking access to the Canal where feasible has been addressed in NPP 4.

147 Despite Tower Hill's central location there is nowhere inside to meet. The redevelopment of the Library site and surrounding flats to include a community space and café would make a significant contribution to the social fabric of Tower Hill. It would encourage people to spend locally and would enhance community cohesion. However, the community do not want to lose the library service which is a highly valued resource; the library should be an anchor facility at Tower Hill.

148 The prominent location of Tower Hill means the proposals to add trees and planting will have a significant impact creating a positive impression for residents and visitors as a garden suburb and contributing to City wide objectives.

**Figure 1 – indicative scheme Tower Hill**



***NPP 9 Regeneration of Tower Hill Shopping Area***

1. The redevelopment of Tower Hill (including environmental improvements) will assist in meeting the wider social, economic and environmental regeneration objectives of the 3Bs Neighbourhood Plan.
2. Development proposals that include the planting of trees and green screening (particularly within the setting the listed building) in accordance with figure 1 are supported.
3. The redevelopment of the Library site as a regeneration project is supported where the scheme includes the creation of community and library facilities.
4. A proposal for a mixed-use scheme to include housing and a cafe as part of the library regeneration is supported where this secures community and library facilities.
5. The design of new (or replacement) shop fronts should demonstrate how the proposal reinforces local character and is in accordance with BCC's design guidance on shopfronts.

**Community Action****The Forum to:**

- a) undertake a parking survey to understand the capacity required to meet retail needs.
- b) work with the businesses, residents and landowners to assess the benefits of providing a multi-use public open space
- c) lobby for the inclusion of Tower Hill on BCCs list of Local Centres

**In partnership with BCC, the Forum to undertake community consultation to seek ideas for the design and function of a community space at Tower Hill.**

***Turnberry Shopping Area***

149 Turnberry Community Shopping Hub contains 7 shops and is adjacent to Turnberry Park and Calshot Primary School. The shops are well used but the public realm is poor. Earlier sections have identified that this is an area where surface water run off occurs. The AECOM Study identifies opportunities for softening areas of tarmac – proposals that will visually enhance the area and help with surface water run-off.

150 At school start and finish times the area is congested and pedestrian safety (particularly for children crossing Calshot Road) is an ongoing concern. Improved pedestrian crossings should be provided as part of any environmental improvement scheme.

151 The forecourts are often used as parking areas. Proposals that soften the forecourts may impede parking. Consultation is required with the local shop keepers, landowners (where they are absent) and the local community to make sure the scheme balances environmental and economic objectives.



Forecourt - Turnberry Road Shops



Roundabout opposite shops identified in AECOM report for pocket open space and SuDS scheme

Figure 2 – indicative scheme Turnberry Shops



152 Earlier sections have identified the 'unannounced' park entrance; proposals that enhance the public realm should also include ways of opening up the park entrance next to the shops.

#### ***NPP 10 Regeneration of Turnberry Shopping Area***

1. Development that includes environmental improvements to the public realm in the vicinity of Turnberry Shopping Area will assist in meeting the wider social, economic and environmental regeneration objectives of the 3Bs Neighbourhood Plan.
2. Development proposals that include the planting of trees as part of forecourt improvements and the creation of SuDS schemes in accordance with figure 2 are supported.
3. The design should make a more visible connection between the park and the shops so that the entrance to the park is clear.
4. The provision of crossing points to improve pedestrian safety near the school is supported.
5. The design of new (or replacement) shop fronts should demonstrate how the proposal reinforces local character and is in accordance with BCC's design guidance on shopfronts.

**Community Action****The Forum to:**

- a) consult the community and minimise the loss of parking near the shops,
- b) work with the school to seek their support and involvement especially with the maintenance of the trees and planting in the early months when they will need more watering.

***Thornbridge Avenue Shops***

153 Thornbridge Community Shopping Hub contains 16 shops and is located in an area that has many components of a garden suburb. There are wide tree lined streets, that create a boulevard effect and the area includes a pub and that is very popular and independent shops that help to generate activity around the Community Shopping Hub at most times.



**Thornbridge Avenue already has many components of a garden suburb**



**Thornbridge Avenue shop forecourts do not enhance the garden suburb character of street**

154 The shops are at the lowest part of the Plan area and includes properties that were flooded in 2016. The AECOM proposals make use of the existing wide grass verges for a SuDS scheme to help alleviate surface water run off. A swale (a shallow channel with gently sloping sides planted with marsh loving plants) is proposed. Seating could be included along the swale creating an outdoor community space. The roundabouts at either end could be planted and designed as water attenuation pocket open spaces.



### **Wide boulevard and roundabout ideal location for SuDs scheme**

- 155 Street rain gardens are also suggested along Haddon Road. Whilst there are significant cost and practical implications of street rain gardens the Landscape Analysis approach supported in NPP 2a to encourage the planting of trees and hedges and the use of porous paving materials in front gardens (NPP 6) will have a similar affect in allowing more water to soak into the ground.
- 156 With active local allotment holders in the vicinity there is potential for local people to assist in the design, planting and maintenance of the SuDs until the planting is well established.
- 157 The potential for a range of SuDS initiatives along Thornbridge Avenue is in accordance with the Landscape Analysis proposals (see h/s hatched area on Map 7.)
- 158 The forecourts are often used as parking areas. Proposals that soften the forecourts may impede parking. Consultation is required with the local shop keepers, landowners and the local community to make sure the scheme balances environmental and economic objectives.
- 159 The quality and appearance of the shop fronts themselves is not coherent and does not enhance the visual appearance of the shopping area.

Figure 3 – indicative scheme Thornbridge Avenue



### ***NPP 11 Regeneration of Thornbridge Avenue Shopping Area***

1. Development that includes environmental improvements to the public realm in the vicinity of Thornbridge Avenue Shopping area will assist in meeting the wider social, economic and environmental regeneration objectives of the 3Bs Neighbourhood Plan.
2. Development proposals that include softening the shop forecourts with tree planting and the creation of a SuDS schemes along Thornbridge Avenue in accordance with figure 3 will be supported.
3. The design of new (or replacement) shop fronts should demonstrate how the proposal reinforces local character and is in accordance with BCC's design guidance on shopfronts.

### **Community Action**

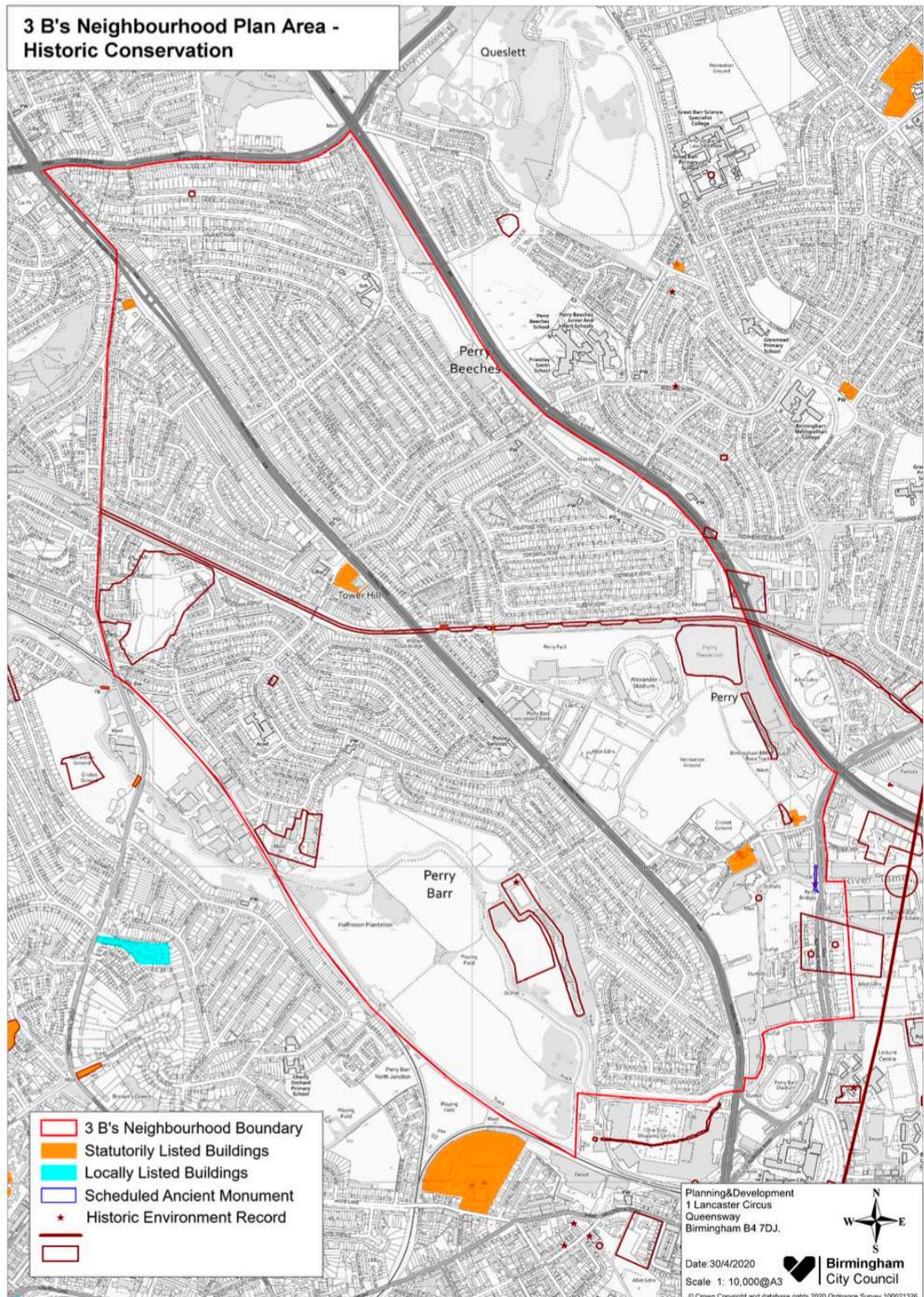
#### **The Forum to:**

- a) consult the community to ensure that any detrimental loss of parking near the shops is outweighed by the improved local environment,
- b) seek involvement from the Thornbridge Allotment holders to assist in the implementation the SuDS schemes.

## 15 Protecting and Enhancing Heritage Assets

160 Heritage assets include Listed Buildings, Scheduled Monuments, archaeological sites, Conservation Areas and buildings on the Local List. BCC maintains the Historic Environment Record which records items of historic importance - these include earthworks and archaeological sites as well as listed buildings and structures and locally valued heritage assets. Regard should be had to this list in accordance with National Planning Policy (para. 187). The heritage assets in the Plan area shown on Map 14.

Map 14 Heritage Assets in the Plan Area<sup>41</sup>



<sup>41</sup> Heritage assets in the 3Bs area include listed buildings, scheduled monuments, buildings on the local list and archaeological sites

**67** All policies should be read in conjunction with adopted policies in the Birmingham Development Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

- 161 Perry Hall Park contains the medieval moat formerly surrounding Perry Hall and former fishponds attached to it. Water mills were a feature of the area and there was a mill at Perry Hall. These features contribute to the character of the park.
- 162 The waterways are also heritage assets with the locks, lock house and bridges being listed.
- 163 BCC has a Local List of 441 buildings, structures and features in the city. A Locally Listed Building is a building, structure or feature which, whilst not listed by the Secretary of State, has been designated an important part of Birmingham's heritage due to its architectural, historic or archaeological significance. As with statutory listed buildings, any works carried out should preserve or enhance the building and any features of architectural or historic interest retained and appropriate materials used. Inclusion in the local list does not give the building any statutory protection, but Policy TP12 Historic Environment sets out the weight that should be given to them in considering their protection.
- 164 Planning custom and practice protects the setting of Listed Buildings. The Forum consider that the setting of the Badshah Palace (Grade 2 Listed) does not reflect its historical significance. It is hoped that the green screening and improvements to the public realm as part of the Tower Hill regeneration scheme will improve the setting of the Badshah Palace.
- 165 The building next to the zig zag bridge (B below) diminishes the setting of this medieval bridge. The existing buildings on this small industrial site appear to be reaching the end of their life and the redevelopment of this site would be supported where the design of new proposals was sensitive to the setting of the bridge.



A - Unsympathetic hard landscaping and boundary treatment around the Listed Building Badshah Palace



B - Perry Bridge is Grade 2 listed and a Scheduled Monument - known locally as the 'zig zag' bridge – it has medieval origins

166 The Forum has identified a number of buildings and structures that they consider are of significant local historic and/or architectural merit using criteria agreed by BCC.<sup>42</sup> BCC will be requested to consider adding these buildings to their local listing records. The list is at Appendix B.

167 The Forum will work with the conservation team at BCC to assess these buildings in accordance with the agreed criteria. Where eligible they will be added to their local listing records.

168 NPP 11 provides a policy framework to ensure that future development protects and where possible enhances these heritage assets

#### ***NPP 12 Protecting and Enhancing Heritage Assets***

- 1. Heritage assets<sup>43</sup> (and their settings) are protected in accordance with Birmingham City Council and the National Planning Policy Framework.**
- 2. Development proposals that respond positively to enhance the setting of a listed building will be supported**
- 3. The buildings and structures identified in Appendix B are nominated as historic buildings of local significance. The effect of a proposal on the significance of non-designated heritage assets will be considered in determining a planning application in order to minimise the conflict between the heritage assets' conservation and any aspect of the proposal.**
- 4. Proposals that enhance the setting of Badshah Palace and Perry Bridge to better reflect their historic significance will be supported.**

#### **Community Action**

**The Forum to work with BCC to add buildings or structures that meet BCCs criteria to the local list where they have been identified as having local heritage value.**

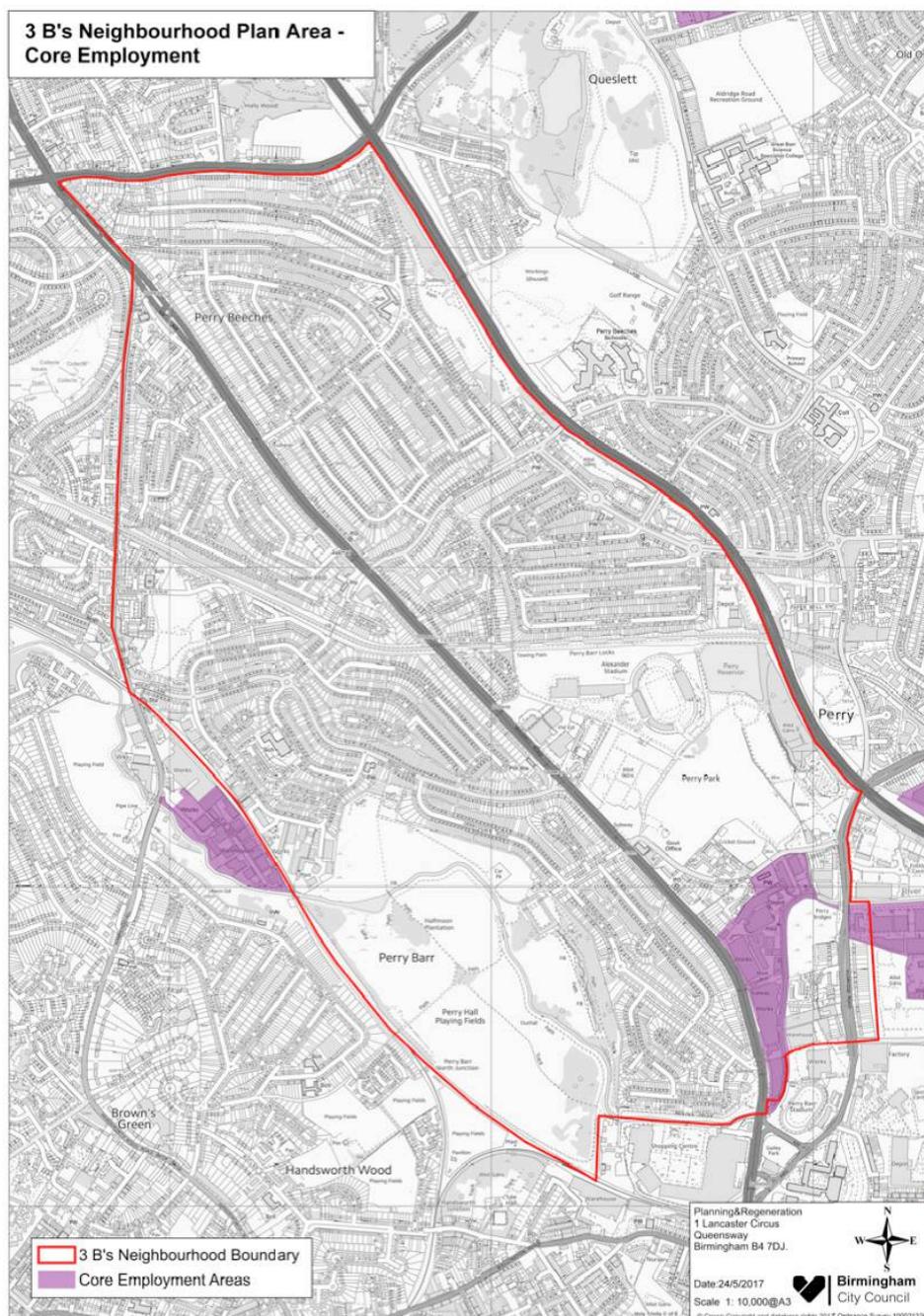
<sup>42</sup> Criteria used was produced originally by Bassetlaw District Council and is at <https://www.bassetlaw.gov.uk/media/1133/non-designated-heritage-assets-criteria-november-2016-update.pdf>

<sup>43</sup> Heritage assets in the 3Bs area include listed buildings, scheduled monuments, buildings on the local list and archaeological sites

## 17 Development of Employment Sites

169 The 3Bs Area includes core employment areas defined by BCC and identified in the Birmingham Plan. These are shown on Map 15. There are various other smaller industrial sites that are not classed as 'core' employment sites. The 3Bs Forum values local businesses for providing employment and supports initiatives that will see them grow.

**Map 15 Core Employment Areas**



170 Map 15 does not fully convey the extent of industry in the 3Bs area. Baltimore Industrial Estate (shown above as works on the north western edge of Perry Hall Park just inside the

Plan boundary) is a busy industrial estate with a range of units. 18 businesses are listed as trading from this estate.<sup>44</sup> The Baltimore Estate is an industrial estate sandwiched between Perry Hall Park, the railway line and a residential area. It is in Flood Zone 2.

171 The Baltimore Estate includes large units off Lavendon Road whose operations have been the cause of complaint amongst local residents and users of Perry Hall Park. There is a well-documented history of planning conflict on this part of the Baltimore Industrial Estate. The Forum have evidence that the activity on the boundary of this part of Baltimore Estate (as shown on Map 15a) harms the visual amenity of the Park.

172 Windmill Cottages are nominated by the Forum as non designated heritage assets. Subject to BCCs consent they will be added to BCCs Local List (see Appendix B and NPP 11).

#### Map 15a Part of Baltimore Estate adjoining Perry Hall Park



**A = windmill cottages**

**Green zig zag line denotes the boundary where conflict exists between the industrial use (as it is presently operated) and the park**

<sup>44</sup> <https://suite.endole.co.uk/explorer/postcode/b42-1dd>

- 173 National policy requires planning to balance economic, social and environmental objectives to achieve sustainable development. The 2006 SPD on the Loss of industrial land to alternate uses defines a non-conforming use as ‘*small (generally less than one acre) within predominantly residential areas*’.<sup>45</sup>
- 174 BCC advise that there will be a review of the 2006 SPD soon and the Forum will work with officers to develop a comprehensive approach to this site given its close proximity to Perry Hall Park. The Forum supports this approach and would support a consideration of the redevelopment of this part of the industrial area off Lavendon Road for residential use (housing, sheltered housing or care home facilities) so long as the scheme provides wider benefits - for example improved access to Perry Hall Park from this location and respects the proximity of the Park in its landscaping.
- 175 In 2017 an industrial/distribution facility 66.5 metres long and 13 metres high was constructed on a site located within the core employment area along Walsall Road. Because it was in a designated core employment area the design of the scheme was considered suitable. The location of this employment site per se is supported by the Forum it is the scale, massing and design of the elevation onto Walsall Road that is considered inappropriate. The western elevation fronts Walsall Road and is dominated by grey cladding.<sup>46</sup>



**The industrial unit on Walsall Road does not respect the suburban feel of the opposite side of the road**

- 176 The photo below shows that the semi-detached houses, street trees and grass verges on the western side of Walsall Road give the area a transitional feel – one is moving from the city into the suburbs. Whilst it is accepted that the Warehouse provides valuable employment, the new industrial building erodes this character presenting a hard boundary (metal fence). The design and scale of the front elevation has a negative impact on the street scene.

<sup>45</sup> See Para 5.2 at

[https://www.birmingham.gov.uk/directory\\_record/648/loss\\_of\\_industrial\\_land\\_to\\_alternative\\_uses\\_supplementary\\_planning\\_document](https://www.birmingham.gov.uk/directory_record/648/loss_of_industrial_land_to_alternative_uses_supplementary_planning_document)

<sup>46</sup> See 2017/02352/PA at

<http://eplanning.idox.birmingham.gov.uk/publisher/mvc/listDocuments?identifier=Planning&reference=2017/02352/PA>



Industrial units on the right in their wider setting opposite the suburban feel of houses whose boundaries are softened with trees and grass verges

### ***NPP 13 Development on Employment Sites***

1. The protection of employment sites in accordance with BDP policies is supported.
2. If a planning application comes forward for housing (C2 or C3) for part of Baltimore Estate that adjoins Perry Hall Park, it will be supported where it is evidenced that it is in accordance with TP20 in the BDP.
3. Where the scheme for part of Baltimore Estate is in accordance with TP20, the design and layout of the proposal should;
  - a) retain Windmill Cottages using their heritage character as a design anchor for new development; and
  - b) provide access to the site from Windmill Cottages (where this would meet Highway Standards); and
  - c) include a landscape scheme for the boundary to Perry Hall Park that is in keeping with its location and uses native trees and hedgerows to reflect its location next to Perry Hall Park; and
  - d) provide a public access to Perry Hall Park as part of the proposal where possible; and
  - e) demonstrate the safety of any residential development and future occupants from identified flood risks, over the lifetime of the development; and
  - f) manage surface water through keeping to a minimum the creation of non-permeable areas and the incorporation of SuDS in accordance with NPP 5.
4. Development on all core employment sites within the 3Bs Area should demonstrate a landscaping scheme that contributes to biodiversity, including tree planting where they are a character forming feature of the area.

### **Community Action**

The Forum to work with BCC to ensure that the industrial activity on the Baltimore Estate does not harm the amenity of Perry Hall Park. The Forum will seek enforcement action and improved boundary screening (tree planting and fencing) on the boundary between Baltimore Estate and Perry Hall Park.

## 18 Protecting and Enhancing Community Facilities

177 The range of community facilities<sup>47</sup> in the 3Bs are listed in Table 3 below. These spaces play a vital role in providing indoor and/or outdoor space for people to get together for leisure and recreation. Many provide double benefits i.e. the allotments enhance biodiversity and are very popular, active membership organisations; the Beeches Leisure Centre is a base for local sports clubs enabling people to stay fit and active.

**Table 3 Community Facilities**

<p>Trehurst Community Centre          Thornbridge Avenue Allotments          Walsall Road Allotments          Tower Hill Library          Community rooms, Tower Hill Co-op          St Pauls Hall          Perry Hall Methodist church and Hall          Beeches Evangelical Church          St Johns Church Hall          Beeches Pool and Leisure Centre          Alexander Stadium and fitness centre          Former Walsall Road police station – awaiting planning consent as a religious centre and community centre          Eidgah Shah educational centre, Cliveden Avenue – youth activities          Badshah Palace, Walsall Road – enabling the wider community to enjoy the old cinema building is supported          Tower Hill Medical Centre, Walsall Road – organises some community activities          The Rise Club, Perrywood Road – private club but makes facilities available for community groups          Aston Manor Cricket Club, Church Road - private club but makes facilities available for community groups</p>
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178 Community Consultation for the Neighbourhood Plan, for the Commonwealth Games proposals and Perry Barr regeneration has demonstrated the importance of these facilities in maintaining a sense of community in the 3Bs Area.

### ***NPP 14 Protecting and Enhancing the provision of community facilities***

- 1. Proposals to improve community facilities within the 3Bs Area will be supported where the design and location of the scheme is in accordance with the other policies in this Plan and where it can be demonstrated that the proposal would not cause harm to residential amenity particularly (but not solely) by way of noise or traffic movements.**
- 2. Development proposals for community facilities will need to demonstrate that the scheme takes into account the most up to date published evidence of community need in the 3Bs (and the surrounding area).**

<sup>47</sup> Community facilities defined as places that provide community activities and/or access to general facilities for community organised events

- 3. The redevelopment of the facilities listed in Table 3 for non-community uses will be resisted, unless;**
- a) for sports facilities, it can be demonstrated that the facility is surplus or will be replaced by equivalent or better provision in accordance with TP11 and NPPF para 97; or**
  - b) for all other facilities in Table 3, the operation of the facility is no longer financially viable or necessary, or that a replacement facility of equal size and quality is provided in an equally accessible location.**

## 19 Developer Contributions

179 Developer contributions should seek to mitigate the negative impacts of development, address infrastructure needs, contribute towards placemaking and meet Development Plan policy requirements. Paragraph 34 of the NPPF requires Plans to set out the contributions expected from development.

180 The importance of enhancing the green infrastructure across the 3Bs, strengthening the connections between the parks, canal and river, regaining the tree lined streets of the past and reducing the risk of future flood events are especially important to local people. The additional opportunity provided by the Commonwealth Games and associated development should focus on providing these benefits where possible.

181 BCC has a CIL policy<sup>48</sup> and NPPF para 54-57 sets out the national policy framework. Whilst residential, hotel or industrial development within the 3Bs area does not attract CIL, BCCs Regulation 123 list identifies public realm, and highway improvements as schemes that would attract CIL funding<sup>49</sup>.

182 The requirements for developer contributions should be discussed as part of the engagement on the planning application proposals in accordance with NPP 1 with the 3Bs Forum and BCC.

183 The master plan (see Map 2) provides the overall framework for the community's aspirations for the 3Bs area. Table 4 below sets out a list of the projects that could be funded as part of development taking place in the Plan area up to 2031.

**Table 4**

Projects
Improving access to the canal at the points identified on Map 8 and shown on Map 2 as C2
Creating a green avenue along Perry Avenue to improve the pedestrian links between Perry Hall Park and Perry Park

<sup>48</sup> See

[https://www.birmingham.gov.uk/info/20181/planning\\_obligations/62/community\\_infrastructure\\_levy\\_cil](https://www.birmingham.gov.uk/info/20181/planning_obligations/62/community_infrastructure_levy_cil)

<sup>49</sup> See CIL charging schedule at

[https://www.birmingham.gov.uk/downloads/download/307/community\\_infrastructure\\_levy](https://www.birmingham.gov.uk/downloads/download/307/community_infrastructure_levy)

Environmental improvements to Tower Hill, Thornbridge Avenue and Turnberry Park, reflecting the ideas in section 14 and NP policies 9,10 and 11.
Improving connections to Turnberry Park
Works to manage storm water streets (see those identified D in Map 2)
Improving walking/cycling connections to schools
Programme of Street Tree Planting in areas identified on Maps 5 and 7
SuDs scheme to alleviate the regular flooding at Turnberry Park

#### ***NPP 15 Developer Contributions***

1. In accordance with TP 47 of the BDP, development will be expected to provide or contribute towards the provision of;
  - a) measures to mitigate its impact and make it acceptable in planning terms;
  - b) physical, social and green infrastructure to meet the needs associated with the development;
  - c) the projects identified in Table 4 where possible and appropriate.

## **20 How will this Neighbourhood Plan deliver change?**

184 The Forum want this plan to make things happen and to deliver the changes our area needs.

185 As part of the development plan for BCC there are certain things that will happen when the Plan is 'made'. The policies in this plan will be implemented by Birmingham City Council as part of their development management process but the 3Bs Forum will also be actively involved, for example as part of the pre-application process as outlined in the Key Principle. Whilst Birmingham City Council will be responsible for development management, the Forum will use this Neighbourhood Plan to frame their representations on submitted planning applications.

186 There are several areas of activity which will affect delivery and each is important in shaping the 3Bs Area in the months and years ahead. These comprise:

- a) The statutory planning process; this Neighbourhood Plan will direct and shape developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider Birmingham City Council planning policies and the National Planning Policy Framework.
- b) Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the Plan area. The Forum is seeking ways of maximising investment in the 3Bs Area the **creation of a Parish Council or Community Development Trust** is being explored. As part of the parish council establishment, the City Council has a process known as "Devo Deal". This could see the

parish council taking over the running of small local parks and other pieces of land that we might wish to see maintained to a high standard. This is discussed further in Appendix D.

- c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and community activity. This sector may play a stronger role in the future.
- d) The role of the Forum in delivering the community actions that have been identified as part of this Neighbourhood Planning process. **This Plan does set tasks for the local community.** Many of these require the 3Bs Forum, or successor bodies, to ensure they happen.
- e) The Forum will also look to BCC and regional investment programmes where a policy can be shown to be delivering wider objectives. Alongside the planning department, other council and West Midlands Combined Authority departments will need to pay heed to the plan when they are working in the 3Bs Area. These may include the housing department, transport planners, the parks department, the libraries department and the emergency planning team who are working on flood prevention.

187 Appendix D sets out the ideas we have to ensure the policies in the 3Bs NP are implemented. These have been consulted on alongside the Neighbourhood Plan consultation.

## 21 Monitoring and Review

188 The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by 3Bs Forum.

189 If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Forum that there will be a review of the Plan 5 years after it has been made.

190 Any amendments to the Plan will only be made following consultation with Birmingham City Council, local residents and other statutory stake holders as required by legislation.

### Appendix A: Community Consultation Summary to shape the Plan Scope and Content<sup>50</sup>

Date	Where?	What	How many approx. took part or responded	Who was invited	How invited	Key findings
Jun-2015	Alexander Stadium	Initial discussions and briefing	c 12	Perry Barr ward advisory board members, representing all community organisations	Routine meetings	Establishment of steering group
24.9.2015	Perry Hall Methodist Church, Rocky Lane	Perry Barr ward committee	100	Key stakeholders invited to ward meetings, residents of Tower Hill area affected by local issues	Leaflets, letters of invitation, social media	Brief presentation of proposals for plan
Feb-2016	Calshot Rd/Cramlington Rd	Survey organised by ward councillors, asking about flood, drainage	66	Residents of Calshot Road and Cramlington Road	Doorstep visits, surveys through door	Substantial ground water problems, support for sustainable drainage project
Feb-2016	All	Survey circulated by ward councillors, asking about name for forum	3	All residents	Leaflets through door	3 suggestions
Mar-2016	Alexander Stadium	Launch event, sustainable	80	All residents and local businesses, city council	Leaflets through door, social	Meeting voted for 3Bs name, 3Bs

<sup>50</sup> Pre Reg 14 Consultation

Date	Where?	What	How many approx. took part or responded	Who was invited	How invited	Key findings
		drainage briefing from council floods team, hosted by ward committee		emergency planning team, other key stakeholders invited to ward committee	media, press reports, stakeholders invited to ward committees	AGM organised, comments collected on proposed themes
16.6.2016	Perry Hall Methodist church, Rocky Lane	First AGM	33	All residents	Personal invites to members, local press, social media	Core themes decided, working groups established
30.6.2016	Perry Hall Methodist Church, Rocky Lane	Ward committee			social media, stakeholders invited to ward committees, flood prevention team	Report back on progress, discussion on recent floods
2016	<b>Summer survey</b>					
11.6.2016	Tower Hill Queens Birthday Event	Public invited to suggest ideas on the five themes		Attendees at event	Publicity for event, use of tent with posters and tables, social media	
23.7.2016	Perry Hall Park fun day	Public invited to suggest		Attendees at event	Publicity for event, use of tent with	

Date	Where?	What	How many approx. took part or responded	Who was invited	How invited	Key findings
		ideas on the five themes			posters&table, social media	
	<b>Flood and drainage group</b>					
29.9.2016	Thornbridge Avenue stall	Flood and drainage survey, also engagement in local centres	14	Residents of Haddon Road, passers by at shops, local shops visited		
20.1.2016	Ward committee	Presentation on plan, flood and drainage survey	30	Stakeholders, public	personal invites, social media	Meeting heard presentations from all five working groups
23.1.2017	Beeches Evangelical Church,	Public meeting on floods, members' meeting	40	Members, about 100 households affected by June 2016 floods in Church Road, Haddon Road, Thornbridge Avenue, Turnberry Road, Cardington Avenue	Letters through door (or email to members), social media	
16.3.17	Perry Hall Methodist church, Rocky Lane	Ward committee	35	Stakeholders, public	Personal invites, social media	Presentation on local innovation fund bids for plan,also related

Date	Where?	What	How many approx. took part or responded	Who was invited	How invited	Key findings
						projects Turnberry Park, Perry Wood restoration. Meeting supported proposals by show of hands
27.3.2017	Calshot School	Launch of scoping document	18	Members, residents of Calshot Road	Letters through door (or email to members), press	Scoping document approved, number of supplementary proposals from meeting
2017	<b>Summer Survey</b>	See next 3 items	15			Specific questions on backlands development, loft conversions
15.7.2017	Tower Hill community event	Survey on design, pavement design and use of backlands	12	Local residents	Publicity for event, use of tent with posters and tables, social media	See analysis
22.7.2017	Perry Hall Park community event	Local residents	Publicity for event, use of tent with posters and tables, social media	See analysis		

Date	Where?	What	How many approx. took part or responded	Who was invited	How invited	Key findings
Sep-17	on-line survey	4	Local residents	Social media, shared from Facebook group	See analysis	
Autumn 2017	Calshot Road/The Rise	Doorstep visits to all houses surrounding Perry Wood Restoration site	c40	Residents	All houses visited. Preceded by letters from ward councillors	Widespread support for project
15.2.2018	Alexander Stadium	Ward committee special meeting on Commonwealth Games	200	Local residents, businesses, stakeholders	Press coverage, social media, personal invites	3Bs reps to play key part in Games Resident Liaison Group, established by meeting
23.6.2018	Perry Wood restoration site	Action Day		Local residents, 3Bs members	Letters through door (or email to members), social media, contact via Brownies	
Jul-2018	Tower Hill community event	Survey on design, pavement design and use of backlands	3		Publicity for event, use of tent with posters, tables, social media	See analysis

Date	Where?	What	How many approx. took part or responded	Who was invited	How invited	Key findings
Aug-2018	All residents	Councillors' summer survey	20	All households	Leaflets through doors, some doorstep visits	Overwhelming support for "garden suburb" concept
5.9.2018	Whole area	Walkabout with planning consultants	8	Friends of Perry Hall Park, Friends of Perry Park, Friends of Turnberry Park, 3Bs committee	Personal contact	Site visits, some engagement with parents at Calshot School
18.10.18	Beeches Evangelical Church,	Members' meeting	30	Members, members of Commonwealth Games resident liaison group	Social media, announcement at CGRLG meeting	Meeting discussed key choices for plan, made decisions, report back on Commonwealth Games
Nov-2018	Alexander Stadium	Presentation to Commonwealth Games Resident liaison group	50	Members of group, Commonwealth Games officials	Personal invites	Stressed important of "green gateway" into Birmingham, enhancement of parks
19.11.2018	Perry Wood restoration site, Barr Bank (rear of Calshot/Mildenhall)	Site visit with Nick Sandford, Woodland Trust	1	Woodland Trust	Email	Woodland Trust supportive, supplied details of neighbourhood planning advice

Date	Where?	What	How many approx. took part or responded	Who was invited	How invited	Key findings
Jan-2019	Rocky Lane/Derrydown Road	Consultation letter on designating green space	7	All residents surrounding site	letter through door	4 in favour of green space, 1 in favour of development, 2 state leave alone
Feb-2019	Residents of Mildenhall Road and Calshot Road	Consultation letter on designating green space and naming Barr Bank	49	About 200	letter through door	Overwhelming support for proposals
10.3.2019	Rocky Lane - Methodist Church	Residents meeting	25	Residents of Rocky Lane	Personal approach by meeting organisers	Meeting voted in favour of incorporating land north of Perry Hall Park (see previous) into park
11.3.2019	Mildenhall Road	Meeting with residents	2	Resident activists	Meeting with Jon Hunt and John Spencer	Residents shared plans to develop Barr Bank Nature Reserve.
<b>Minimum number of local people involved before NP written</b>			<b>826</b>			

**Appendix B: Buildings Nominated for Local Listing**

**71 and 73 Beeches Road**



**133 Aldridge Road**



**135 Aldridge Road**



**137 Aldridge Road**



**Park Hotel Aldridge Road**



**15 and 17 Church Road**



**Thornbridge Avenue Shop fronts**



**862 Walsall Road**



**842 Walsall Road**



**810 Walsall Road**



**The Chapel, Perry Barr Crematorium**



**Regina Drive – Regina House (old farmhouse)**



Windmill Cottages



Tennis Court Pub, Walsall Road



The Towers Pub, Walsall Road



**The Church Tavern, Church Road**



**The Beeches Pub, Thornbridge Avenue**



## Appendix C: Extract from S19 Flood Report

### Perry Barr

The Perry brook came out of the channel where the watercourse enters the culvert to the rear of the Church Tavern; marked as Breach Location 1 in Figure 4-21. The volume of water was so great that it overtopped the flood defence bund within Perry Park, and flowed into Church Road flooding properties.

In addition to the river flooding, the surface water and foul water sewers in Church Road were exceeded by the storm event causing manholes to surcharge and flood, preventing the highway gullies from being able to convey water from the highway, exacerbating flooding.

There is also a possibility that the flood defence wall built to protect properties from the River Tame backing up which runs at the side of the Church Road properties made the flooding worse because it stopped water flowing from Church Road back into the brook.

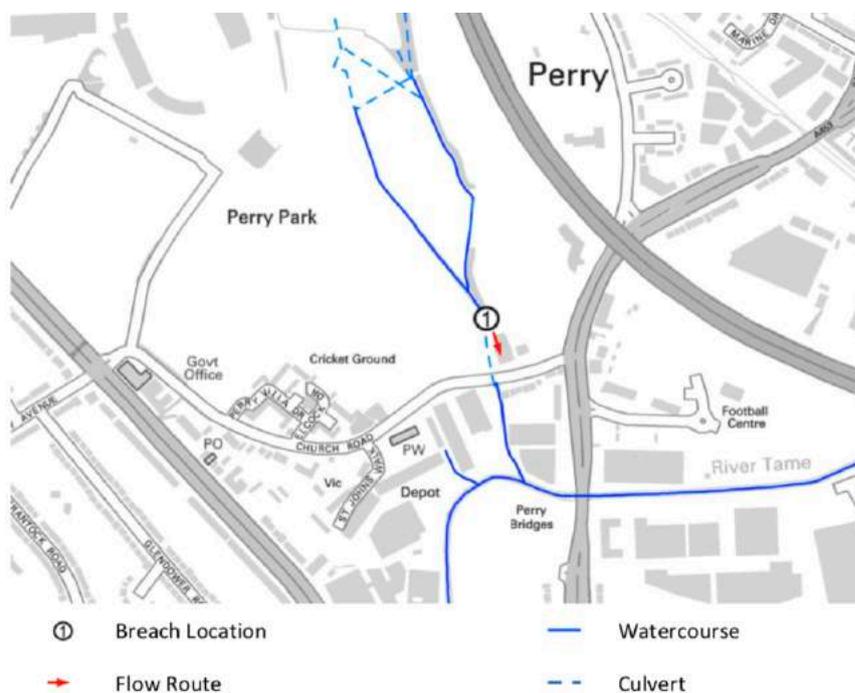


Figure 4-21 Potential watercourse breaches and overland flow routes

### Perry Beeches

... a combination of surface water flooding, river flooding, flooding from sewer infrastructure, flooding from highway drainage and flooding from the motorway/motorway maintenance depot.... highway drainage and the public sewer infrastructure were overwhelmed and unable to accommodate the volume of runoff within the system. At several locations manhole covers were blown off by the pressure of water escaping out of public sewer systems. This excess water

increased as the storm progressed, with water levels rising resulting in flooding to highways, gardens and properties located at the lowest points in the area. Overland surface water flows from surrounding roads not able to enter the highway drainage and public sewer systems ran down steep adjacent roads, adding to the flood levels.

Figure 4-24 shows the likely flow routes in the area. The ground in the area forms two relatively steep sided valleys and when it rains, surface water runoff flows downhill towards the valley floor. The valleys are arranged in a 'Y' shape, following the M6 in a north-west to south-east direction, and Birdbrook Road and Bradford Road in a north-east to south-west direction. This topography causes surface water flows to be funnelled towards the low point of the valley, near Haddon Road



Figure 4-24 Potential watercourse breaches and flow routes

## Appendix D: How Will the Neighbourhood Plan Achieve Change?

We want this plan to make things happen and to deliver the changes our area needs.

As a statutory neighbourhood plan there are certain things that will happen if it gains the approval of the local community:

- 1/ It contains planning policies that must be referred to when planning applications are submitted locally and considered by planning officers.
- 2/ It attracts a specific proportion of any section 106 money allocated with major planning approvals in the area. However we don't think this will be a source of large amounts of funds.

Alongside the planning department, other council and West Midlands Combined Authority departments would have to pay heed to the plan when they are working in the area. These may include the housing department, transport planners, the parks department, the libraries department and the emergency planning team who are working on flood prevention.

The Council currently has a multi-million pound bid with the Environment Agency for a **flood prevention scheme** for Perry Beeches. Our Plan aligns closely with what we understand to be many of the objectives of that scheme. We hope that as well as delivering effective flood prevention it can deliver environmental improvements. However, this funding is a bid and has not been approved.

There are in addition very large sums being spent on the **Commonwealth Games**, which will be based in the area. There is much talk of "legacy" and there is some prospect of funding to support local parks and other activities. The forum and the local councillors and the residents' liaison committee will continue to press hard for a decent legacy in our community.

**This Plan does set tasks for the local community.** Many of these require the 3Bs Forum, or successor bodies, to ensure they happen. The Forum has given a great deal of thought as to how this can be achieved.

One possibility is for the Forum to continue much in its present form or to become a **community development trust**, bidding for external funding. However this requires a group of very committed and skilled volunteers, giving unpaid time to seek funding from people such as Awards for All, potentially in conflict with other local organisations, also seeking funding .

The 2022 Games may leave the community with a substantial endowment to make all this possible. But we should not rely on that and there have been no promises to this effect.

So we have investigated a second possibility and decided to ask the community to consider it as part of this consultation.

**This is the creation of a parish council.** This would have the same powers as the new Town Council in Sutton but would cover a much smaller area – the area of the 3Bs Plan.

A parish council could take over some of the green spaces identified in this plan and employ a local gardener to help maintain them. It could take responsibility for some of the anti-flooding green drainage schemes identified in this plan.

A parish council would levy a small precept on the council tax, equivalent to £12 to £24 a year – potentially a pound or two pounds monthly per household. It could employ part-time staff with expertise to support community activities. The precept would raise considerable sums, annually, which would be entirely spent for local benefit. The parish council would be directly elected by local residents and would not be bound to follow this Plan if the elected councillors chose not to – but if it followed the Plan, it would find it had considerable clout over planning and funding issues.

It could for instance set aside money to contribute to the flood prevention project, helping secure the success of the Environment Agency bid and ensuring that the work enhances our area.

As part of parish council establishment, the City Council has a process known as "Devo Deal". This could see the parish council taking over the running of small local parks and other pieces of land that we might wish to see maintained to a high standard.

## Appendix E: Community Actions

The following is a summary of the community actions identified by the Forum have been identified throughout the Neighbourhood Plan. All of them require the Forum to continue and develop its work with BCC and/other stake holders and statutory providers.

1. The Forum<sup>51</sup> to:
  - a) identify and catalogue all street trees to identify others that could be protected and to assist in the more direct protection of street trees by BCC.
  - b) work with BCC to support the establishment of a tree bank to be represented on the Birmingham Forest Group.
  - c) work with local residents to encourage the planting of trees and hedges in their front gardens
  - d) to get guidance from the Woodland Trust
  
2. The Forum to work with:
  - a) BCC to seek design solutions to the railings and lack of maintenance on Freeth Bridge
  - b) work with the police and other agencies to open up the Canal at the location identified as 'potential' access on Map 12
  - c) the police and other agencies to address the fly tipping and maintenance issues on Regina Drive and other sites to be identified in due course by the Forum
  - d) the Friends of Perry Hall Park and the Friends of Perry Park, to identify ways of improving the visual connections with Perry Park
  - e) BCC to open up the unannounced access points to Kingsdown and Turnberry Park.

The Forum to seek opportunities to work with St Marks Primary School and BCC to investigate how the school could become more involved in the redesign, use and involvement at Kingsdown Park.

3. The Forum to:
  - a) work with EcoRecord<sup>52</sup> and the landowners to provide data on the biodiversity of the wildlife corridors, Barr Bank and Perry Wood
  - b) work with BCC and the landowners to seek designation of Perry Wood and Barr Bank as SLINCs
  - c) support the work of the Friends of Groups working with the wider community to improve the biodiversity of all green spaces through a range of planting initiatives
  - d) Work with BCC (and Birmingham Wildlife Trust) to amend the mowing regime at Turnberry Park

<sup>51</sup> All references to the Forum in the context of community actions may be implemented by a successor body

<sup>52</sup> EcoRecord is the Local Environmental Record Centre for Birmingham EcoRecord collects, collates and makes available information about the wildlife, wildlife sites and habitats of Birmingham

4. The Forum to:
  - a) raise awareness of the impact of paving over front gardens and to work with local residents to encourage the use of permeable materials and to provide advice and encouragement to plant front gardens with suitable trees and hedgerows
  - b) use the Landscape Analysis to encourage a consistent approach to maximise the benefit.

5. The Forum to:
  - a) undertake a parking survey to understand the capacity required to meet retail needs.
  - b) work with the businesses, residents and landowners to assess the benefits of providing a multi-use public open space
  - c) lobby for the inclusion of Tower Hill on BCCs list of Local Centres

In partnership with BCC the Forum to undertake community consultation to seek ideas for the design and function of a community space at Tower Hill.

6. The Forum to:
  - a) consult the community and minimise the loss of parking near the shops
  - b) work with the school to seek their support and involvement especially with the maintenance of the trees and planting in the early months when they will need more watering.

7. The Forum to:
  - a) consult the community to ensure that any detrimental loss of parking near the shops is outweighed by the improved local environment
  - b) seek involvement from the Thornbridge Allotment holders to assist in the implementation the SuDS schemes.

8. The Forum to work with BCC to add buildings or structures that meet BCCs criteria to the local list where they have been identified as having local heritage value.

9. The Forum to work with BCC to ensure that the industrial activity on the Baltimore Estate does not harm the amenity of Perry Hall Park. The Forum will seek enforcement action and improved boundary screening (tree planting and fencing) on the boundary between Baltimore Estate and Perry Hall Park.

## Appendix F History

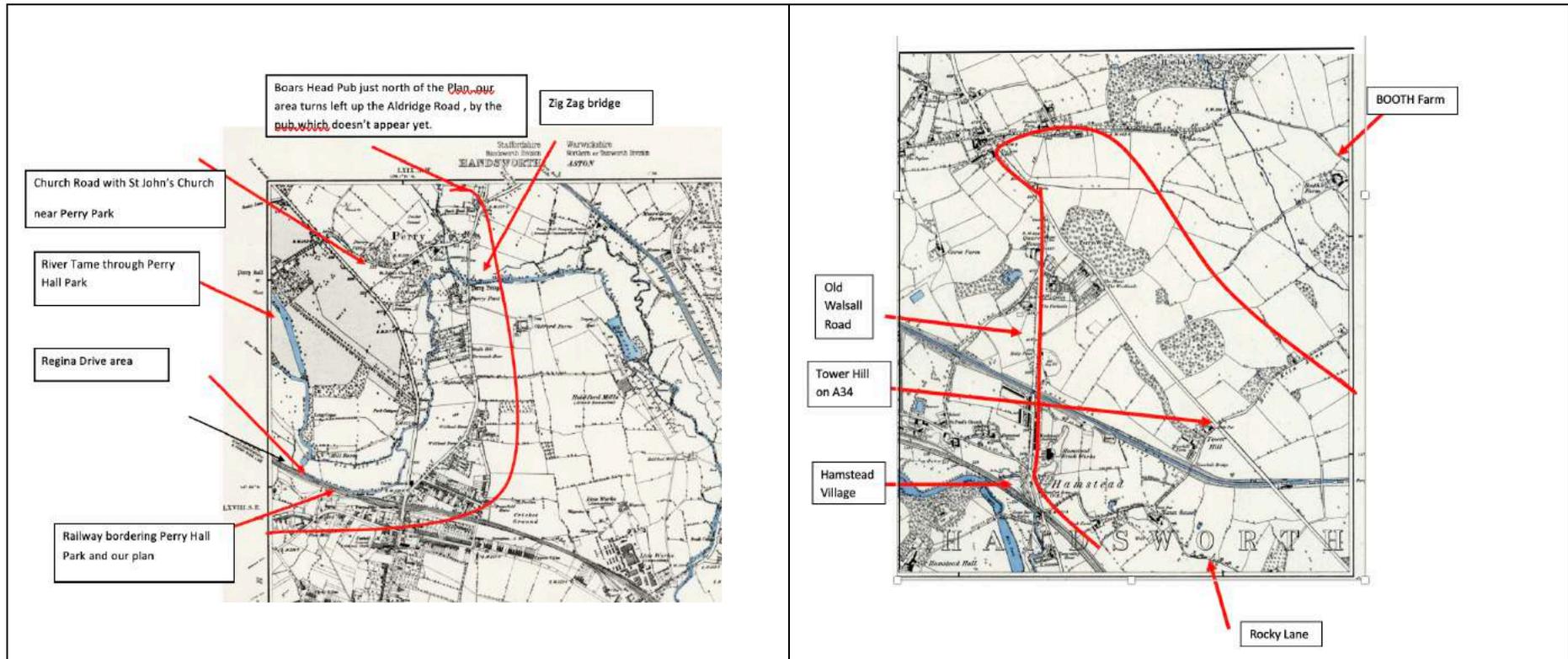
- 192 The 3Bs Area spans the ridge road linking Birmingham and Walsall, now the A34. It remained rural through the industrial revolution that put Birmingham on the map in the 1800s. A railway and a canal passed through it - but only in the 1900s was the area developed to support the growing suburbs surrounding it. Public parks, a cinema and a stadium were established, all of which were in place long before the housing developments that filled the area in the 1930s.
- 193 The Manor of Perry dates back to Saxon times was the basis for the park and houses on the former Perry Hall Estate. Perry Hall Park contains the medieval moat formerly surrounding Perry Hall and former fishponds attached to it. These features contribute to the character of the park.
- 194 By the 1830s the railway linking Birmingham and Walsall passed by on an embankment on the western edge of the estate. Perry village, surrounding St John's Church, was a derelict residential area backing on to the canal (opened in 1844) and its feeder pool. By 1915, Birmingham City Council had created a park – which was initially filled with deer. BCC also took over the Perry Hall estate creating a second park, demolishing the moated house, which dated back to 1576, and reshaping the distinctive moat for pleasure-boating.
- 195 Perry Village was bounded on the east by Aldridge Road, its history marked by the medieval zig-zag bridge. More recent excavations have shown evidence of a Roman road crossing the River Tame at this point.
- 196 In the 1870s to the west of the Plan area Hamstead Mine opened with Hamstead quickly becoming a mining village. St Paul's Church served a large parish to the north of Tower Hill, including the mining village and the worker's cottages on Beeches Road.
- 197 In the north of the Plan area was Booths Farm. The Farm was named after its most notorious inhabitant, the farmer and criminal gangster William Booth, who was hanged twice for forgery in 1812. The Farm was located to the east of Perry Wood, which spanned the Walsall Road. Builders first cut into the woodland to build the large homes along the Walsall Road and in the 1930s the rest of the woodland land was developed for housing. A few ancient trees remain on the central reservation of Walsall Road.
- 198 The Plan area represents a part of the old Perry Barr Urban District Council (UDC) that was formed in 1894. The area stretched from Sandwell valley to Erdington and had a population of 2000. In 1926 the UDC sought incorporation into the City of Birmingham. At the centre of the old Urban District Council area was Tower Hill Farm, sitting on the cusp of the ridge road. In the 1930s a magnificent new cinema was opened here as part of the Clifton Cinemas circuit.
- 199 In the 1930s the remaining farmland was made available for housing and thousands of homes, mainly semi-detached properties, were built for Birmingham's aspiring artisan classes. Most of the homes had large gardens and most anticipated the motor vehicle revolution, providing access to wooden garages at the rear. Properties surrounding

Thornbridge Avenue were a little more compact, without rear garages and initially owned by a housing trust.

200 War-time led to industry being moved from bomb-hit central Birmingham and industrial estates emerged south of Perry village and alongside the River Tame and Baltimore Road. Post-war the mining operation was shut down and within the 3Bs Area the Kingsdown estate built in its place. The construction of the M6 in the 1960's cut through Perry Park, the Beeches estate and along the edge of the Booths Farm estate, dividing the estate from the original Booths farmhouse, which stayed intact until 1974.

201 In the early 1970s Walsall Road was up-graded to a dual carriageway and linked to Birmingham City Centre by a series of flyovers and underpasses.

Extract from 1889 Map of 3Bs Area (red line is approximate NP boundary)



## Appendix G Census Data

## Population and Household Type

Population	3Bs	3Bs % <sup>53</sup>	Compared to B'ham %	Household Type	3Bs	3Bs %	Compared to B'ham %
0-15 years	4054	21	21	Lone pensioner	922	13	12
16-64	11952	63	64	Other lone householder	966	13	20
65 and over	2901	15	15	Pensioner only (excluding lone pensioner)	538	7	5
				Lone Parents with dependent children	700	10	10
				With dependent children (excluding lone parents)	2314	32	20
				Other households	1902	26	11
<b>Total</b>	<b>18907</b>			<b>Total</b>	<b>7342</b>		

## Ethnicity and Economically Active

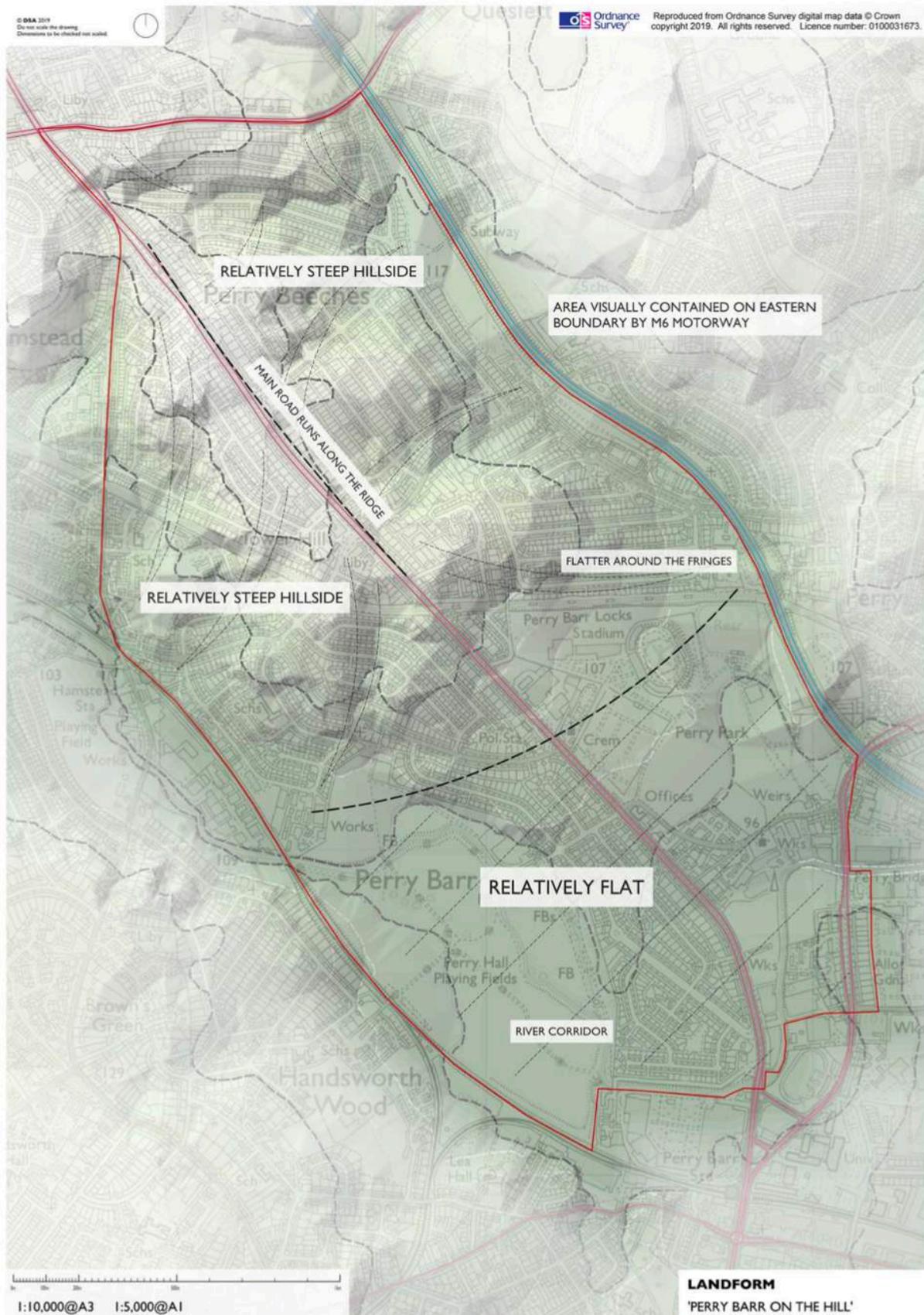
3Bs Ethnicity		%	Persons of working age 16-74	3Bs	3Bs %	Compared to B'ham %
Born overseas	3165	17	Economically active	9559	71	64
white	11176	60	Employees working full time	5503	58	33
Multiple	771	4	Employees working part time	1858	19	13
Asian or Asian British	4325	23	Self employed	927	10	7
Black or Black British	2439	13	Full time students	545	6	4
Arab or other	196	1	Unemployed	726	8	7
			Persons aged 16+ with no qualifications	3670	24	28
			<b>Total</b>	<b>13545</b>		

<sup>53</sup> All % columns may not add due to rounding

## Housing Stock 3Bs Plan Area compared to Birmingham City

	No of dwellings Plan Area	%	Compared to B'ham %		No of Households	%	Compared to B'ham %
<b>Detached</b>	401	5	11	<b>Owner occupied</b>	5718	78	55
<b>Semi detached</b>	5577	74	35	<b>Rented from Local Authority or other social registered landlord</b>	381	3	15
<b>Terraced</b>	1185	16	29	<b>Private rented</b>	1165	16	18
<b>Flats purpose built and other</b>	416	5	20	<b>Other</b>	78	1	1
<b>Vacant dwellings or no permanent residents</b>	231	3	Figure not available				
<b>Total</b>	<b>7579</b>			<b>Total</b>	<b>7342</b>		

Appendix H Landscape of the 3Bs (from the Landscape Analysis)



**102** All policies should be read in conjunction with adopted policies in the Birmingham Development Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies