

Consultation Statement 3Bs Neighbourhood Plan



11 May 2020

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1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations in accordance with the Localism Act 2011 in respect of the 3Bs Neighbourhood Plan. The legal basis of the statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
 - Contain details of the persons and bodies who were consulted about the proposed NP
 - Explain how they were consulted
 - Summarise the main issues and concerns raised by the persons consulted
 - Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed NP.
- 1.2 The 3Bs arose from discussions between local community groups (facilitated by the ward advisory board) and the ward councillors. A steering committee was first established in the autumn of 2015, leading to the Forum being formally constituted at an AGM in June 2016. Membership recruitment has been central from the start.

2. Consultation Events in 2016

- 1.3 Key events in 2016 were: Ward committee and 3Bs NP launch event at the Alexander Stadium in March 2016, attended by about 80 people. This had a presentation on sustainable drainage by council staff, followed by a presentation by members of the 3Bs steering committee. It then went on to choose the name 3Bs from a number of options put forward by residents.
- 1.4 During 2016 3Bs committee members had street stalls at:
 - The Queen's birthday event at Tower Hill in May;
 - The Perry Hall Park open day in July;
 - At Thornbridge Avenue in September



3. Summary of all Consultation Events

1.5 The table below lists all the consultation events and activities undertaken with the local community throughout the preparation of the Neighbourhood Plan.]

Date	Where?	What?	How many approx. took part or responded	Who was invited?	How were people 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

Date	Where?	What?	How many approx. took part or responded	Who was invited?	How were people invited?	Key findings
Mar-2016	Alexander Stadium	Launch event, sustainable drainage briefing from council floods team, hosted by ward committee	80	All residents and local businesses, city council emergency planning team, other key stakeholders invited to ward committee	Leaflets through door, social media, press reports, stakeholders invited to ward committees	Meeting voted for 3Bs name, 3Bs 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	Summer survey					
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 ideas on the five themes		Attendees at event	Publicity for event, use of tent with posters & table, social media	

Date	Where?	What?	How many approx. took part or responded	Who was invited?	How were people invited?	Key findings
	Flood and drainage group					
29.9.2016	Thornbridge Avenue stall	Flood and inage survey, also engagement n local centres up	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 projects

Date	Where?	What?	How many approx. took part or responded	Who was invited?	How were people invited?	Key findings
						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	Summer Survey	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	See analysis		

Date	Where?	What?	How many approx. took part or responded	Who was invited?	How were people invited?	Key findings
			tent with posters and tables, social media			
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 Commonweal th 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,	3		Publicity for event, use of tent with	See analysis

Date	Where?	What?	How many approx. took part or responded	Who was invited?	How were people invited?	Key findings
		pavement design and use of backlands			posters, tables, social media	
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 Commonweal th Games Resident liaison group	50	Members of group, Commonwealth Games officials	Personal invites	Stressed important of "green gateway" into Birmingham, enhancement of parks

Date	Where?	What?	How many approx. took part or responded	Who was invited?	How were people invited?	Key findings
Regulation 1	4 Consultation					
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
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

Date	Where?	What?	How many approx. took part or responded	Who was invited?	How were people invited?	Key findings
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.
Minimum number of local people involved before NP written			826			

4. Regulation 14 Consultation Responses

- 1.6 This section contains the responses received on the Pre-Submission Draft 3Bs NP throughout the Regulation 14 consultation period which ran from November 18th 2019 until February 7th extended until 6th March 2020 to enable BCC to respond. Responses were from both local residents and other consulted bodies and statutory consultees.
- 1.7 A questionnaire was produced that was available online at <u>https://3bsplanning.wixsite.com/planningforum</u>. This survey was also used at the drop in events where residents were encouraged to completed them during the drop in. Consultation events were held at Cliveden Avenue, Calshot School, Rockey Lane, Trehurst and St Johns. 41 surveys were completed. The feedback from the survey is set out below









The survey findings show that the vast majority of respondents support the Neighbourhood Plan vision, objectives and policies.

Below the tables show the comments received from the statutory consultees and the additional comments provided by local people as part of the survey, and how the 3Bs NP has been amended to take them into account.

Section of the Plan	Comments	Amendments Proposed	Amendments Made
General	Suggested moving some of the justification text into appendices	Editing done and some of the background information moved to appendices	Y
NPP1	Wording in NPP1 is in accordance with newly adopted Statement of Community Involvement	Noted	NA
NPP 2	Suggested wording amendment as 'proposals are required to demonstrate they will' but not all proposals have to adhere to the following points to be approved. This may not be achievable as not all the bullet points apply to every planning application received.	Amended	Y

Comments from Statutory Consultees Birmingham City Council

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	We therefore suggest the policy uses phrases such as: 'where appropriate' or 'where they affect' to resolve		
e)	this issue.	Amended	
g)	Ref to shopping centres needs amending to shopping areas	Amended and footnote added to provide explanation for the reader	
h)	Point g ref to wording hierarchy needs adding	Amended	
	Add where viable re community facilities		
NPP 3 2a	not always possible or appropriate to retain trees/hedges we suggest a caveat is included to say that if not possible to retain, trees/hedges must be replaced. – this is in accordance with BCC	Amended	Y
2b	development plan replace the word 'strong planting' with 'strong, soft landscaping'		
4	remove included in the supporting text as this can't be implemented in planning decisions. This point is supporting a council scheme that is already happening.	Added to text before NPP 3	
5	Suggested wording for clarity	Amended	
NPP 4	Suggested rewording points in policy as part of one list under NPP 4 (1)	Amended	Y
NPP 5 1 2 Map 4	Reference to mitigation hierarchy required Not compatible with NPPF 175 and TP8 not flexible enough	Amended wording added and ref back to NPP 2	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
4	Add all sites of nature conservation interest should be added on Map 4	ref to mitigation hierarchy in point 1 considered adequate point 2 removed	
4	Remove ref to tree species that assist with air quality as can caused allergic reactions And tree policy reviews in 2018 and Full Council agreed to implement this approach so no need to state tree	Moved to text and ref to other species reinforced	
5	species Alternate wording for point 5 'Where appropriate, landscaping schemes submitted to support major planning applications in the	Where appropriate added but rest of point 5 remains as Forum considered 'tree canopy' did not reflect the aspiration of the community	
	3Bs Area will need to consider the potential for tree canopy and biodiversity net gain.'	Ref to tree species removed and amended to more general statement about value of trees and vegetation in delivering numerous benefits – ref to improving air quality removed as evidence not clear (after further advise sought from landscape architect Dave Singleton)	
NPP 6	Suggest these LGs could be designated as SINCs or SLINCs	Amended	Υ
NPP 6 (2)	Wording to NPP 6 2 proposed to use similar language to the NPPF or	Amended text except for 'where the benefits of the development clearly outweigh the impact that it is likely to have on the local green space' This point was discussed with Alice Jones at – NPPF test at para 136 is development only in expectational circumstances and it was	Partial Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
		advised that BCC wording was not in line with this	
NPP 7 (1)	Wording as stated removes permitted development rights	The text made it clear that this was not the intention but agree that the policy was not clear – wording amended	Y
NPP 8 -10	Minor rewording proposed	Amendments accepted	Y
Map 17	Listed buildings – suggest one map showing all heritage assets including those proposed for local listing	BCC to provide a map showing heritage assets	?
NPP 11	Bridge is scheduled ancient monument not listed building Conservation Panel no longer exists	Noted and text amended	Y
NPP 11 (3)	Plan needs to include ref to all heritage assets	Agreed – that was the intention text amended	
	Liaise with conservation team before finalise the Plan. We suggest you provide the list, photographs of the buildings/assets, and explain why you have identified them to be of special interest at a local level e.g. architectural, historic and historic communal value etc.	Agree –this is a community action and they can begin the process as Plan being made but not nec to have all work done and Local List agreed. The policy is endorsing the nomination of these buildings and the role of the Forum in identifying future buildings that may be eligible.	
NPP 12	Not in general conformity with BDP To change use from employment to housing you need to demonstrate it is becoming obsolete HM issue I think is that type of use is considered inappropriate next to park Map requested to show extent of Baltimore Estate	Text amended to clarify that issue relates to only part of Baltimore estate and text amended to show that warehousing on Walsall Road not an issue per sey but that landscaping policy needs to reflect location Wording added to Policy NPP 12 (1) where it is	Υ

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	that is issue and location of windmill cottages Wording of policy proposed to ensure that change of use only when evidence that area obsolete The Baltimore Industrial Estate is shown as being within Flood Zone 2 on Map 8 policy should include requirements for flood mitigation measures	evidenced it is in accordance with TP20' The Forum were requested to annotate a map showing extent of proposed change of use and windmill cottages – map added.	Y
NPP 13	Policy in line with NPPF Suggest change of word order	and 3. Criteria order amended	Y
	of criteria to make it read more positively easier to read		
	Table 7 clarify what extending access to community for Badshah Palace means is development proposed?	Wording amended to enabling the wider community to enjoy the old cinema is supported – development not proposed	Y
Tree Officer	Helpful comments on importance of tree diversity, and species benefits	Amended text	Y
	TPOs- queries which trees have TPOs not ones around St Paul's– referred to in LGS designation map provided by BCC to the Forum	Ref in LGS removed ref to TPOs around St Pauls clarification on TPO map received from BCC	Y
Detailed comments – general	Various specific amendments requested to update or provide better factual information	All information added	Y

WM Police Designing Out Crime

Section of the	Comments	Amendments Proposed	Amendments
Plan			Made
General	Provided an analysis of the 3Bs	Summary useful for the	Ν
	area noting points of improved	Forum and observation	
	safety or areas indicating	of the public open	
	crime	space as jewel in the	

Many positive points re minimal litter and graffiti but noted Turnberry park - At the time of my visit (24.1.2020) there was a burnt-out car, dumped fridges and a mattress on Turnberry Park.	crown – reflects the community view and the need to maximise the benefit of these spaces.	
Public Open Space – The "jewel in the crown" in many ways with sizable areas in the study area, considerable community involvement e.g. Friends of Perry Hall Park, Bark For The Park, Cycle tracks (BMX & Cycle Speedway), gardening projects, sport and recreation, a high take up of allotment plots, well maintained and used by the community.		

WM Police

Section of	Comments	Amendments	Amendments
the Plan		Proposed	Made
general	Welcomes the recognition in the Vision that 'Streets and public spaces will be well managed and the area will provide people with a safe, pleasant and accessible place to live' (Community Vision, page 9) disappointed to see that there is no reference to the need to consider crime and safety and	Reference to designing out crime added to CO 4 and NPP 2	Y
	the need to reduce the fear of crime within the nine Objectives Consider policy to identify	Section added on	Y
	infrastructure which community consider appropriate for receipt of financial contributions and CIL	developer contributions explaining the type of projects that would be supported	

Natural England

Section of	Comments	Amendments	Amendments
the Plan		Proposed	Made
general	 Welcomes and supports the environmental aspirations its long term 'garden suburb' vision and associated community objectives. Consideration of the opportunities from the Commonwealth Games are welcomed and further encouraged. Pleased to see consideration of the 	Noted	NA
	opportunities stemming from this unique opportunity included (e.g. around Perry park proposals, River Tame / housing site interface and Alexander stadium - community Objs 1 and 7). However, there		
	is clearly a hesitancy and nervousness within the Plan around the Games and associated proposals (Paragraphs 10, 43 and 57) and the desire for clear local		
	benefit from a legacy is well made. Specifically, it is clear that the potential impact of the proposed Sprinter bus lanes is a focus for concern as well as major		
	development at Perry park as they 'may see the loss of more grass verges on Walsall Road and [impact on]the remaining mature trees and open green		
	spaces there.' (para 43). In response, Section 8 makes it clear that tackling the cumulative impact of proposals, via improved community involvement and		
	information, is seen as a core aim of the Plan. Specifically, the provision of Table 5 summarising the issues identified and the 3Bs Neighbourhood Plan response is to be		
	commended. Further, proposed Policy NPP3 (5) seeks specifically to address the protection of landscape character and street trees via consideration of sprint land		
	proposals and should be supported.		

Historic England

Section of	Comments	Amendments	Amendments
the Plan		Proposed	Made
general	We commend the commitment in the Plans Vision, objectives and policies to support well designed development that is sympathetic to the character of the area whilst conserving significant local heritage assets (including through Local Listing). Proposals to consolidate and enhance existing green infrastructure, protect green spaces and to work towards a "garden suburb" character for the area are equally commendable.	Noted	NA

Sport England

Section of	Comments	Amendments	Amendments
the Plan		Proposed	Made
General	Supports the vision or a high- quality environment including parks, waterways and open spaces but suggests the plan boundary is extended to cover Doug Ellis Sports Centre and the Holford Drive sports Hub	The plan boundary was designated in 2018 and cannot be extended at this stage without consultation – the boundary was that agreed by the Forum	Ν
Community Objectives	Supports the CO 2,3,5,7,9 Sport England are working closely with strategic partners including the City Council, Commonwealth Games Organising Committee, DCMS and community stakeholders to ensure that the development proposals at Perry Barr deliver both the necessary sporting infrastructure for the Commonwealth Games itself but also provide a legacy for sport and physical activity that will benefit the local to be physically active. Sport England is also supportive of the objective to make better green connections to and between local green spaces. Connectivity between	Noted and welcomed	Ν

Section of	Comments	Amendments	Amendments
the Plan	Alexander Stadium and Perry Hall	Proposed	Made
	Park is a priority to provide a higher quality connection for walking and cycling than currently exists between these two sports assets.		
NPP 2	Connections to waterways and cycle routes could be strengthened by adding with active forms of travel	Wording added to NPP 21c)	Y
Map of Perry Park	Queries designation of parts of Perry Park as public open space and evidences previous football pitches and cricket pitch that have existed. There are parts of this site in Perry Park that have previously been laid out as playing pitches and therefore have playing field status, albeit currently disused playing field. This is highlighted in the Council's adopted Playing Pitch Strategy and Action Plan. Sport England therefore considers that this part of the site should be recognised as playing field on these maps.	Noted the description of public open space is given by BCC and is how it is designated in the Birmingham Development Plan. The description does not preclude having football pitches on it where there is demand. Text added before Map 3 to explain that this area has in the past included various sports pitches and where demand exists and there is a demonstrated short fall the Forum would support the reinstatement of this provision.	Y
NPP 4	Supports the policy but policy should be strengthened to make reference to providing a high quality network of routes for walking and cycling	NPP 4 amended	Y
NPP 13	The proposed policy as written states that a permissible exception for the loss of these community facilities would be that they are no longer financially viable. Whilst this may be an appropriate test for non-sports	NPP 13 3a) amended to be in accordance with TP11 and NPPF.	Y

Section of	Comments	Amendments	Amendments
the Plan		Proposed	Made
	related community facilities, it is not one of the permissible exceptions in Policy TP11 and para 97 of the NPPF, which instead refers to a test of demonstrating that the facility is surplus. 5.		

ESP Utilities

Section of	Comments	Amendments	Amendments
the Plan		Proposed	Made
General	low pressure gas main and electric network serving the area in question at grid reference E405645, N294330 and security of supply is vitally important. Map provided to show the location of the network and development proposals must consider the impact on the network	Noted – ESP would be consulted as part of any planning application process	NA

British Archaeological Council

Section of	Comments	Amendments	Amendments
the Plan		Proposed	Made
General	heritage assets include archaeological sites as well as historic buildings and these must be acknowledged and included in the plan and its objectives, to ensure that it is consistent with the relevant polices of the Birmingham Development Plan and the NPPF.	Noted and reference updated throughout	Y
	Reference to historic environment record required	Added to section 15	Y

Community Responses

Section of	Comments	Amendments Proposed	Amendments
the Plan			Made
Objectives	We need more trees. More plants Need to strengthen the objective is to include tennis courts and shops	Agree and the importance of trees is highlighted reference updated throughout designated heritage assets advise forum that could	Yes agree already reflected in the NP

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	More green spaces Regina Drive totally made an entrance to Perry Hall Park	also be made assets of community value. Regina drive is seen as a key access to the park	Y
			N
NPP1, NPP2, NPP3 NPP7	What about other shopping areas? Stop extension of bus lane outside 262-270 Walsall Road	The shopping areas identified were those highlighted through community consultation that are within the 3bs area. The NP seeks to reduce the impact of the Sprint proposals but cannot stop the roll out of the project Agree Clivedan Roundabout in the area identified as being a	Noted
	Green the roundabouts Clivedan Avenue to be made SuDs compliant	attenuation area see Map 10 but here could be infiltration and text amended	Y
Enjoying the garden suburb	Better seats in parks more exercise machines, fit higher curbs to avoid parking on the verges, opening hours extended,	Agree – improving the parks is an important objective – the NP only addresses planning matters but the Forum will seek funding as part of any developer contribution for the items	Yes agree and an additional policy on improving the parks has been added although
	improve access to canal from Kingsdown Avenue, better signposting between the parks	identified Access to the canal is identified on Map 8 Signposting between the parks as part of an improved active network is in NPP 4	specifically the provision of benches does not require planning permission

Section of	Comments	Amendments Proposed	Amendments
the Plan		/ incluinents r roposed	Made
New green spaces	Land at the back of Hayden Road back of Beeches Pub, central reservation on Walsall Road, under the motorway Booth Lane Kingsdown Avenue and Canal various verges Road end of the allotments roundabout to be enhanced plant more trees on the central reservation on A34.	These areas are valuable green spaces and the landscaping, tree planting and SuDs policy seeks to maximise their benefit but they were not considered eligible to meet the NPPF criteria for Local Green Space designation.	Yes agree already reflected in the NP
Reducing flood risk	More green areas, drainage system built into grass verges, Larger trees on Perrywood Road and Calshot Road remove the small ones unblock the drains and drains to be cleaned out more often	Agree NPP 5 seeks to encourage tree planting of species in accordance with BCC tree policy. This is a matter that the Forum will raise with BCC	Yes agree already reflected in the NP Noted
Local centres Tower Hill	Improve canal bridge and lighting Improve library Make Badshar comply with regulations Old surgery would make an ideal community centre Ensure water run off from motorways is controlled	Noted the Forum continues to lobby on these issues	Noted Yes the issue of flooding from the M6 is reflected in the NP
Local Centres Turnberry Rd	Cars cause congestion by parking outside shops Electric charging points at all shops	Noted and will be considered by the Forum	Noted
Thornbridge Avenue	Improve safety for pedestrians, stop parking on pavements, encourage shops to use forecourts for customer parking, stop parking on grass verges and central reservation	The Plan is hoping to encourage SuDs schemes along Thornbridge Avenue that will also discourage parking on the verges and central reservation. Forum will continue to work with the shop keepers and residents to improve the environment	Yes agree already reflected in the NP
Special buildings	Add Farmhouse on Regina Drive and Windmill Cottages	Added	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
Other comments	Wider roads thinner verges to give more space to cars and buses	This would be contrary to the feedback from the community on creating a garden suburb	
	Ensure that Perry Hall Park is enhanced to create more biodiversity and that the northside is retained for local residents on the south side for sport	The NP seeks to do this	
	Stop fly tipping on this that Avenue	Noted: Forum aware and seeks to address this.	

5. Photos of Regulation 14 Consultation



