

**To: The Deputy Leader and Members of the Planning and Development Board  
Councillors Simpson, Bell, T Clews, Deakin, Dirveiks, Hancocks, Hayfield, D Humphreys, Jarvis, Lees, Macdonald, Morson, Moss, Parsons, H Phillips and Rose.**

**For the information of other Members of the Council**

For general enquiries please contact the Democratic Services Team on 01827 719237 via e-mail – [democraticservices@northwarks.gov.uk](mailto:democraticservices@northwarks.gov.uk)

For enquiries about specific reports please contact the officer named in the reports.

The agenda and reports are available in large print and electronic accessible formats if requested.

## **PLANNING AND DEVELOPMENT BOARD AGENDA**

**7 February 2022**

The Planning and Development Board will meet on Monday, 7 February 2022 at 6.30pm in the Council Chamber at The Council House, South Street, Atherstone, Warwickshire.

The meeting can also be viewed on the Council's YouTube channel at [NorthWarks - YouTube](#).

### **AGENDA**

- 1 Evacuation Procedure.**
- 2 Apologies for Absence / Members away on official Council business.**
- 3 Disclosable Pecuniary and Non-Pecuniary Interests**

## REGISTERING TO SPEAK AT THE MEETING

Anyone wishing to speak at the meeting, in respect of a Planning Application, must register their intention to do so by 1pm on the day of the meeting, either by email to [democraticservices@northwarks.gov.uk](mailto:democraticservices@northwarks.gov.uk) or by telephoning 01827 719221 or 719237.

Once registered to speak, the person asking the question has the option to either:

- (a) attend the meeting in person at the Council Chamber; or
- (b) attend remotely via Teams.

If attending in person, precautions will be in place in the Council Chamber to protect those who are present however this will limit the number of people who can be accommodated so it may be more convenient to attend remotely.

If attending remotely an invitation will be sent to join the Teams video conferencing for this meeting. Those registered to speak should join the meeting via Teams or dial the telephone number (provided on their invitation) when joining the meeting and whilst waiting they will be able to hear what is being said at the meeting. They will also be able to view the meeting using the YouTube link provided (if so, they may need to mute the sound on YouTube when they speak on the phone to prevent feedback). The Chairman of the Board will invite a registered speaker to begin once the application they are registered for is being considered.

- 4 **Minutes of the meeting of the Board held on 10 January 2022 – copy herewith, to be approved and signed by the Chairman.**

## ITEMS FOR DISCUSSION AND DECISION (WHITE PAPERS)

- 5 **General Fund Fees and Charges 2022/2023 - Report of the Director of Corporate Services and the Chief Executive**

### Summary

The report covers the fees and charges for 2021/22 and the proposed fees and charges for 2022/23.

The Contact Officer for this report is Nigel Lane (719371).

6 **General Fund Revenue Estimates 2022/23** - Report of the Corporate Director - Resources

**Summary**

This report covers the revised budget for 2021/22 and an estimate of expenditure for 2022/23, together with forward commitments for 2023/24, 2024/25 and 2025/26.

The Contact Officer for this report is Nigel Lane (719371).

7 **Planning Applications** - Report of the Head of Development Control

**Summary**

Town and Country Planning Act 1990 – applications presented for determination.

**7a Application No's: CON/2022/0001, 0002, 0003 and 0004**

Applications to Vary Conditions attached to the four planning permissions for the operations at the site.

**7b Application No's: PAP/2022/0033, 0034 and 0035 - Land at South Street, the Sheepy Road Car Park and other locations in Atherstone**

Notification of Works to Trees in a Conservation Area.

**7c Application No: CON/2022/0006 - Land at Lindridge Road, Sutton Coldfield**

Outline application for a Langley Sustainable Urban Extension (a residential led mixed-use development) including the provision of mixed uses floorspaces (Classes E, C1, C2, CF1, F2 and sui generis), the provision of one district and 2 local centres, education facilities comprising a secondary school (with sixth form) and up to three primary schools, or an all-through school (with sixth form) and 2 primary schools, together with six nursery units. An internal transport network with connections to the surrounding highway, cycle and pedestrian networks, green infrastructure, a sports hub and pavilion.

**7d Application No: CON/2022/0005 - Land South of Elmesthorpe between the Leicester to Hinckley Railway and the M69 Motorway**

Proposals for the construction, operation, use and maintenance of a Strategic Rail Freight Interchange together with alterations to Junction 2 of the M69 Motorway to provide south facing slip roads and a new highway linking Junction 2 with the B4468 Leicester Road.

**7e Application No: PAP/2020/0259 - South View, Weddington Lane, Caldecote, CV10 0TS**

Demolition of existing garaging, replacement garaging, gym, snug and playroom.

**7f Application No: PAP/2021/0678 - The Arcade, 71-73 Long Street, Atherstone, Warwickshire, CV9 1AZ**

Community Mural

**7g Application No: PAP/2021/0627 - Hartshill School, Church Road, Hartshill, Nuneaton, Warwickshire, CV10 0NA**

Full planning application for the demolition of existing school buildings (with the exception of the sports hall) and the development of a three-storey building for educational purposes (Use Class F1), alongside associated access, sports pitches, landscaping and parking.

**7h Application Nos: PAP/2021/0028, PAP/2021/0029 and PAP/2021/0030 - Old Rail Farm, Hurley Common, Hurley, CV9 2LS**

- i) Change of use of land to stationing a shepherd's hut for holiday accommodation and associated walkway and parking area, and formation of visitor car park for existing permitted holiday lets, for existing permitted holiday lets;
- ii) Change of use of redundant agricultural building to workshop for the maintenance of HGVs and agricultural vehicles, together with associated development including formation of hardstanding;
- iii) Change of use of redundant agricultural building to stables, feed storage, office, mess room, commercial horse-rug washing, and dog-grooming; and associated works.

The Contact Officer for this report is Jeff Brown (719410).

- 8 **Consultation - Transport and Works Act Order application for the High Speed Rail (London – West Midlands) Act 2017 (Amendment) (Bromford Tunnel) Order 202[X]** - Report of the Head of Development Control

### **Summary**

On 20 January 2022, HS2 Ltd submitted a Transport and Works Act Order application for the High Speed Rail (London – West Midlands) Act 2017 (Amendment) (Bromford Tunnel) Order 202[X]. The Council, amongst others, has been consulted for its views. The consultation period runs from 20 January to 3 March 2022. The report identifies matters for consideration when formulating a response.

The Contact Officer for this report is Erica Levy (719294).

- 9 **Exclusion of the Public and Press**

**To consider whether, in accordance with Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following items of business, on the grounds that they involve the likely disclosure of exempt information as defined by Schedule 12A to the Act.**

- 10 **Land at Kingsbury** - Report of the Head of Development Control

The Contact Officer for this report is Jeff Brown (719410).

STEVE MAXEY  
Chief Executive

## NORTH WARWICKSHIRE BOROUGH COUNCIL

### MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

10 January 2022

Present: Councillor Simpson in the Chair

Councillors Bell, D Clews, Dirveiks, Hancocks, Jarvis, Jordan, Parsons, H Phillips and Rose

Apologies for absence were received from Councillors T Clews (Substitute Councillor D Clews), Deakin, Hayfield (Substitute Jordan), D Humphreys, Lees, Morson and Moss

Councillor Reilly was also in attendance.

#### 36 **Disclosable Pecuniary and Non-Pecuniary Interests**

None were declared at the meeting.

#### 37 **Minutes**

The minutes of the meeting of the Planning and Development Board held on 6 December 2021, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

#### 38 **Planning Applications**

The Head of Development Control submitted a report for the consideration of the Board.

##### **Resolved:**

- a **That the withdrawal of Application No PAP/2021/0354 (Land Adjacent 54 Moor Road Hartshill) be noted;**
- b **That the withdrawal of Application No PAP/2021/0355 (Land to the rear of 32 to 52 Chestnut Grove, Coleshill) be noted;**
- c **That Application No PAP/2021/0660 (7 Bray Bank, Furnace End, Coleshill) be approved, subject to the conditions set out in the report of the Head of Development Control;**
- d (i) **That Application No PAP/2020/0473 (Laxes Farm, Nuneaton Road, Furnace End) be refused for the reasons set out in the report of the Head of Development Control;**

- (ii) That the Head of Legal Services be authorised to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 requiring the cessation of all use of the boilers and flues;
  - (iii) That should it be considered necessary, authorisation also be given to initiate prosecution proceedings under Section 179 of the Town and Country Planning Act 1990 should there be evidence to show non-compliance with the Notice authorised under (ii) above;
- e
  - (i) That Application No PAP/2021/0605 (Land at Smorrall Lane, Astley) be deferred for a site visit;
  - (ii) That Application No PAP/2021/0651 (Land at Nuthurst Lane, Astley) be deferred for site visit;
- f That in respect of Application No DOC/2021/0075 (92 Coleshill Road, Hartshill) the details set out in the report of the Head of Development Control be approved in discharge of conditions attached to PAP/2020/0599 dated 23/8/21;
- g That Application Nos PAP/2021/0028, PAP2021/0029 and PAP/2021/0030 (Old Rail Farm, Hurley Common, Hurley) be deferred for a site visit;
- h
  - (a) That in respect of Application No PAP/2021/0473 (Land East and South East of Dunton Hall, Kingsbury Road, Curdworth the Board is minded to support the grant of planning permission, subject to the Secretary of State not calling the application in for his own determination under the terms of the 2009 Direction, and;
    - (i) Details of new bunding to be added to the proposals along the eastern and northern boundaries of the site first having been agreed by the Chairman, the Opposition Planning Spokesperson and the local Ward Members;
    - (ii) The conditions as set out in the recommendation, but with the following changes;
      - a) Consequential changes to the wording of conditions referring to matter (i) above;
      - b) To the removal of Recommended Condition 9 if matter (i) above is agreed;
      - c) To the substitution of Recommended Condition 21 by the following two conditions;

**“No development shall commence on site until a Noise Impact Assessment has been submitted to the Local Planning Authority, the scope of which shall first have been agreed in writing by the Authority. The Assessment shall include details of any proposed mitigation measures in order to reduce adverse noise impacts so as to accord with national and local planning policy and national noise guidance. The development shall not proceed until mitigation measures, if any, are approved in writing by the Local Planning Authority.**

**Reason: In the interests of reducing the potential for adverse noise impacts at neighbouring residential property.”**

**“The development hereby approved shall only be implemented so as to incorporate the noise mitigation measures, if any, as may be approved under condition??? above. The development shall not be brought into operational use, until such time as the Local Planning Authority has confirmed in writing that any mitigation measures as approved, have been fully implemented on site.**

**Reason: In the interests of reducing the potential for adverse noise impacts at neighbouring residential property.”;**

- (b) That the LDF Group be asked to review Green Belt boundaries in the Borough as part of the work on preparing the review of the 2021 Local Plan, including the potential for extending the area covered by the Green Belt.**
- i That in respect of Application Nos PAP/2021/0261 and PAP/2021/0265 (The Homestead, 82 Main Road, Austrey);**
  - (i) The Board is minded to refuse both applications unless further information is submitted relating to the matters as outlined in the report of the Head of Development Control. In this regard the applicant is requested to engage immediately with the Council’s Heritage Officer and to provide a timetable for the submission of further information. A further report will be prepared for the next Board meeting schedule**

for 7 February 2022 outlining progress in this regard with further updates to be provided to subsequent Planning and Development Boards;

(ii) That a sub-committee consisting of Councillors Simpson, D Clews, Dirveiks, Jarvis, H Phillips, and Rose be appointed to consider whether to take action under section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in relation to 82 Main Road Austrey. For the avoidance of doubt, this will include delegation of all powers in the 1990 Act as may be required to take appropriate action;

j That Application No PAP/2021/0653 (17 Norton Road, Coleshill) be approved subject to the conditions set out in the report of the Head of Development Control; and

k That Application No PAP/2019/0451 (Blackgreaves Farm, Blackgreaves Lane, Lea Marston) be deferred in order that Officers could continue discussions with the applicant.

#### 39 **Appeal Update**

The report brought Members up to date with recent appeal decisions.

##### **Resolved:**

That the report be noted.

It was then moved by Councillor Simpson, seconded by Councillor H. Phillips and **RESOLVED:**

40 **That under Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting to allow further discussion on an appeal decision, on the grounds that it involves the likely disclosure of exempt information as defined by Schedule 12A to the Act.**

#### 41 **Appeal Update**

Further discussion took place on an appeal decision and a course of action was suggested.

##### **Resolved:**

That officers report back swiftly to the Board should there be no compliance with the Court Order and that the Board be apprised of the options open to it.

Councillor Simpson  
Chairman

**Agenda Item No 5**

**Planning and Development  
Board**

**7 February 2022**

**Report of the Director of Corporate  
Services and the Chief Executive**

**General Fund Fees and Charges  
2022/2023**

**1 Summary**

- 1.1 The report covers the fees and charges for 2021/22 and the proposed fees and charges for 2022/23.

**Recommendation to the Board**

**That the schedule of fees and charges for 2022/23, set out in the report be accepted.**

**2 Introduction**

- 2.1 At its meeting held in September 2021, the Executive Board agreed the budget strategy for 2022/26, which included an allowance for price increases of 2%.

**3 Fees and Charges proposed for 2022/23**

- ... 3.1 Attached at Appendix A for the Board's consideration are details of present and proposed fees and charges for the financial year 2022/23. The amounts shown have already been included in the revenue estimates for 2022/23.
- 3.2 Prices for Street Naming and Numbering and Local Land Charges have generally been increased by 2% in line with the budget strategy. Some of the prices have been rounded to either the nearest £0.10 or £1.00.
- 3.3 Although Planning Control is under the control of this Board, the fees and charges have not been included in this report as they are set nationally by the Government.

## 4 Report Implications

### 4.1 Financial Implications

4.1.1 The pricing structure contained in this report is expected to generate additional income of £1,540.

4.1.2 This will contribute to the achievement of income targets, which are contained within the Corporate Director – Resources report on General Fund estimates 2022/23, presented elsewhere within the agenda for this meeting. A 1% change in income generated by Street Naming and Numbering and Local Land Charges would result in an increase or decrease in income of £770.

### 4.2 Risk Management Implications

4.2.1 Changes to fees and charges may impact on the level of demand. However, this has been considered in proposing the revised charges.

### 4.3 Legal Implications

4.3.1 Those fees which are set by law or for which the law prescribes a maximum amount are identified on Appendix A as being subject to statutory control and may not be exceeded. Where a fee is not fixed by law or limited by law to a particular amount the Council must exercise its discretion reasonably and consider the impact of any increased charges on those who will be affected by them. The proposed rate of increase in the budget strategy has considered that impact.

The Contact Officer for this report is Nigel Lane (719371)

## Background Papers

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Background Paper No	Author	Nature of Background Paper	Date

**NORTH WARWICKSHIRE BOROUGH COUNCIL**  
**PLANNING AND DEVELOPMENT BOARD**  
**FEES AND CHARGES FROM 1 APRIL 2022**

	<b>2021/2022 TOTAL CHARGE</b>	<b>2022/2023 TOTAL CHARGE</b>	<b>VAT RATING</b>
<b>LAND CHARGES</b>			
Official Land Charges Register search (LLC1)	37.00	38.00	Outside Scope
Each additional parcel of land	3.00	3.00	"
Con29 R Search	113.00	115.00	Standard
Each additional parcel of land	10.00	10.00	"
Additional Question (CON29O / CON29 R) - first question	22.00	22.00	Standard
Each additional question	1.20	1.20	"
Common Land Enquiry (if submitted as part of search)	15.00	15.00	Standard
Personal searches by appointment	Free	Free	N/A

Registered Common Land and Town or Village Green (question 22) submitted in isolation should be sent to Warwickshire County Council

**STREET NAMING & NUMBERING**

Add a new property name	65.00	66.00	Outside Scope
Correct an address anomaly	34.00	35.00	"
New development (per plot up to 10 plots)	132.00	135.00	"
New development (per plot above 10 plots)	15.00	15.00	"
Rename/renumber	65.00	66.00	"
Name a new street	132.00	135.00	"
Amend development layout (per plot)	34.00	35.00	"
Commercial property (per unit)	34.00	35.00	"
Rename a street	Price upon request	Price upon request	
Building conversions per unit (minimum charge 2 units)	65.00	66.00	Outside Scope
Confirmation letters to solicitors/others	29.00	30.00	"

**PLANNING AND ADVERTISEMENT APPLICATIONS**

These charges are set by central government and are contained within the Town and Country Planning Regulations.

Details of current charges can be obtained from the Council's Development Control section :

Telephone	01827 715341
Fax	01827 719363
e-mail	<a href="mailto:planningcontrol@northwarks.gov.uk">planningcontrol@northwarks.gov.uk</a>
Web site	<a href="http://www.northwarks.gov.uk">www.northwarks.gov.uk</a>

**Agenda Item No 6**

**Planning and Development Board**

**7 February 2022**

**Report of the  
Corporate Director - Resources**

**General Fund Revenue Estimates  
2022/23**

**1 Summary**

- 1.1 This report covers the revised budget for 2021/22 and an estimate of expenditure for 2022/23, together with forward commitments for 2023/24, 2024/25 and 2025/26.

<p><b>Recommendation to the Board</b></p> <p><b>a To accept the revised budget for 2021/22; and</b></p> <p><b>b To accept or otherwise vary the Estimates of Expenditure for 2022/23, as submitted, for them to be included in the budget to be brought before the meeting of the Executive Board on 14 February 2022.</b></p>
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**2 Introduction**

- 2.1 In consultation with other Directors, the Corporate Director – Resources has prepared an estimate of net expenditure for 2022/23 and this, together with a revised budget for 2021/22, appears in Appendices A and B. To provide a more complete picture of the spending pattern of the service, the actual figures for 2020/21 are shown.
- 2.2 At its meeting in September 2021, the Executive Board agreed the budget strategy for 2022-2026, which required savings of £2.1 million over a four-year period. This required budget savings of £1.5 million in 2022/23 with additional savings of £500,000 in 2023/24 and £100,000 in 2024/25. A savings target was not included for 2025/26 at that time. Some limited growth was built into the strategy in specific areas.
- 2.3 Directors were asked to identify areas where savings could be made, either by a reduction in expenditure or through the generation of additional income.

2.4 A subjective analysis of the Board's requirement is shown below:

	<b>Approved Budget 2021/22 £</b>	<b>Revised Budget 2021/22 £</b>	<b>Original Budget 2022/23 £</b>
Employee Costs	555,950	555,950	549,650
Supplies and Services	146,400	102,690	146,820
<b>Gross Expenditure</b>	<b>702,350</b>	<b>658,640</b>	<b>696,470</b>
Income	(715,150)	(677,030)	(728,580)
<b>Net Controllable Expenditure</b>	<b>(12,800)</b>	<b>(18,390)</b>	<b>(32,110)</b>
Departmental Support	108,970	108,970	156,890
Central Support	172,140	172,140	127,400
Capital Charges	16,390	16,390	16,390
<b>Net Expenditure</b>	<b>284,700</b>	<b>279,110</b>	<b>268,570</b>

2.5 The Council values all of its assets using a five-year rolling programme, and this can affect the level of capital charges that are made to services and can therefore significantly affect the net service cost. Although few assets are used for the services within this Board, changes in net service expenditure that are as a result of increases or decreases in capital charges are shown below net operating expenditure in the following pages.

### 3 **Comments on the 2021/22 Revised Budget**

3.1 The revised budget for 2021/22 is estimated to be £279,110; a decrease of £5,590 on the approved provision. The main reasons for variations are set out below:

3.2 **Planning Control** **£6,990**

3.2.1 There is a one-off reduction in Planning income of £50,000 due to a delay in larger applications as a result of the Covid-19 pandemic. This is offset by reductions on spending on professional fees, and in advertising, promotions, and publicity costs.

3.3 **Land Charges** **(£11,880)**

3.3.1 The increase is due to additional fee income.

## 4 **Comments on the 2022/23 Estimates**

4.1 The 2022/23 estimates have been prepared, taking into account the following assumptions:

- A 2% pay award from 1 April 2022;
- An increase in income to reflect the increases included in the fees and charges report elsewhere on this agenda.

4.2 The estimated budget for 2022/23 is £268,570; a reduction of £16,130 on the 2021/22 approved budget, and a decrease of £10,540 on the revised 2021/22 budget. The main reasons for variations from the revised budget are set out below.

### 4.3 **Planning Control** **(£710)**

4.3.1 The one-off reduction in Planning income of £50,000 due to a delay in larger applications as a result of the Covid-19 pandemic has been reinstated. In addition, the reduction in spending on professional fees and on advertising, promotions, and publicity costs have also been reinstated.

### 4.4 **Land Charges** **(£14,720)**

4.4.1 The reduction is due to employee costs moving into departmental support following the restructure of the central administration unit and an inflationary increase on fee income. This has been partially offset by inflation increases on software and insurance.

### 4.5 **Departmental and Central Support Services** **£3,180**

4.5.1 Due to the restructure of the central administration unit, administration costs are now shown within Departmental Support, rather than Central Support.

## 5 **Risks to Services**

5.1 The key risks to the budgetary position of the Council from services under the control of this Board are:

- The need to hold Public Inquiries into Planning Developments. Inquiries can cost the Council up to £50,000 each.
- A change in the level of planning applications received. A fall in applications would lead to a reduction in planning income, whilst an increase in applications would increase the pressure on staff to deal with applications in the required timescales.
- The Government requires all planning applications to be dealt with within 26 weeks. If this is not achieved, the costs of the application must be borne by the authority. Whilst the Planning team deal with almost 100% of current

applications within this time, there is always the potential for this to slip, leading to a decline in the Planning income level.

- There are potential additional costs for the Council in carrying out its planning function. If the Council loses a planning appeal, an award of costs can be made against the Council (the appellant's costs for the appeal). If the Council consistently loses appeals it will become a designated authority, which means that prospective applicants can submit their applications directly to the planning directorate. This would mean the Council would lose the accompanying planning fee.

5.2 A risk analysis of the likelihood and impact of the risks identified above are included in Appendix C.

## 6 Future Year Forecasts

6.1 In order to assist with medium-term financial planning, Members are provided with budget forecasts for the three years following 2022/23. The table below provides a subjective summary for those services reporting to this Board:

	<b>Forecast Budget 2023/24 £</b>	<b>Forecast Budget 2024/25 £</b>	<b>Forecast Budget 2025/26 £</b>
Employee Costs	560,670	575,080	589,840
Supplies and Services	149,840	150,270	153,350
<b>Gross Expenditure</b>	<b>710,510</b>	<b>725,350</b>	<b>743,190</b>
Income	(730,160)	(731,770)	(733,420)
<b>Net Controllable Expenditure</b>	<b>(19,650)</b>	<b>(6,420)</b>	<b>9,770</b>
Departmental Support	157,820	160,540	163,700
Central Support	129,450	132,680	136,000
Capital Charges	16,390	16,390	16,390
<b>Net Expenditure</b>	<b>284,010</b>	<b>303,190</b>	<b>325,860</b>

6.2 The forecasts given above have used a number of assumptions, which include pay awards of 2% in 2023/24 to 2025/26, increases in contracts and general increases in supplies and services of 2% in 2023/24 and 2025/26. In total, net expenditure is expected to increase by 5.7% in 2023/24, increase by 6.7% in 2024/25, and increase by 7.5% in 2025/26.

6.3 These forecasts are built up using current corporate and service plans. Where additional resources have already been approved, these are also included. However, these forecasts will be amended to reflect any amendments to the estimates, including decisions taken on any further corporate or service targets.

**7 Report Implications**

**7.1 Financial Implications**

7.1.1 As detailed in the body of the report.

**7.2 Environment, Climate Change and Health Implications**

7.2.1 Continuing the budget strategy will allow the Council to manage its expected shortfall in resources without disruption of essential services.

**7.3 Risk Management Implications**

7.3.1 There are a number of risks associated with setting a budget, as assumptions are made on levels of inflation and demand for services. To minimise the risks, decisions on these have been taken using past experience and knowledge, informed by current forecasts and trends. However, the risk will be managed through the production of regular budgetary control reports, assessing the impact of any variances and the need for any further action.

The Contact Officer for this report is Nigel Lane (719371).

**Background Papers**

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

<b>Background Paper No</b>	<b>Author</b>	<b>Nature of Background Paper</b>	<b>Date</b>

**NORTH WARWICKSHIRE BOROUGH COUNCIL**  
**PLANNING AND DEVELOPMENT BOARD**  
**SUMMARY OF GENERAL FUND REVENUE ESTIMATES**

<b>Code</b>	<b>Description</b>	<b>Actual 2020/2021 £</b>	<b>Approved Budget 2021/2022 £</b>	<b>Revised Budget 2021/2022 £</b>	<b>Original Budget 2022/2023 £</b>
4009	Planning Control	99,092	(67,960)	(60,970)	(61,680)
4010	Building Control	36,031	35,900	35,200	35,900
4012	Conservation and Built Heritage	45,325	43,260	43,260	44,580
4014	Local Land Charges	(24,610)	(18,480)	(30,360)	(45,080)
4018	Street Naming and Numbering	(765)	(5,520)	(5,520)	(5,830)
	<b>Net Controllable Expenditure</b>	<b>155,073</b>	<b>(12,800)</b>	<b>(18,390)</b>	<b>(32,110)</b>
	<b>Departmental Support</b>	<b>94,783</b>	<b>108,970</b>	<b>108,970</b>	<b>156,890</b>
	<b>Central Support</b>	<b>151,665</b>	<b>172,140</b>	<b>172,140</b>	<b>127,400</b>
	<b>Capital Charges</b>	<b>1,481</b>	<b>16,390</b>	<b>16,390</b>	<b>16,390</b>
	<b>Planning and Development Board Total</b>	<b>403,001</b>	<b>284,700</b>	<b>279,110</b>	<b>268,570</b>

### 4009 - PLANNING CONTROL

A statutory service which determines planning and listed building applications submitted to the Council and the enforcement of contraventions of the Planning Acts.

DESCRIPTION	ACTUALS	APPROVED	REVISED	ORIGINAL
	2020/2021	BUDGET 2021/2022	BUDGET 2021/2022	BUDGET 2022/2023
Employee Expenditure	505,325	499,130	499,130	505,120
Supplies and Services	40,128	82,910	39,900	83,200
Earmarked Reserves	412,355	-	-	-
<b>GROSS EXPENDITURE</b>	<b>957,807</b>	<b>582,040</b>	<b>539,030</b>	<b>588,320</b>
GROSS INCOME	(858,715)	(650,000)	(600,000)	(650,000)
<b>NET CONTROLLABLE EXPENDITURE</b>	<b>99,092</b>	<b>(67,960)</b>	<b>(60,970)</b>	<b>(61,680)</b>
Departmental Support	69,531	79,460	79,460	96,380
Central Support	121,824	140,260	140,260	98,590
Capital Charge	1,481	13,090	13,090	13,090
<b>NET EXPENDITURE</b>	<b>291,928</b>	<b>164,850</b>	<b>171,840</b>	<b>146,380</b>

Contributes to corporate priorities :

- Protecting our countryside and heritage
- Promoting sustainable and vibrant communities
- Supporting employment and business

#### KEY PERFORMANCE INDICATORS

Number of Planning Applications	943	900	873	900
Gross cost per application	£1,218.62	£890.84	£869.13	£870.32
Net (surplus)/cost per application	£309.57	£183.17	£196.84	£162.64
Caseload per officer	175	167	162	167

### 4010 - BUILDING CONTROL

A statutory service which ensures the health and safety of the occupants of buildings by achieving acceptable standards of building work through the enforcement of the Building Regulations. The service is provided by the Central Building Control Partnership.

DESCRIPTION	ACTUALS	APPROVED	REVISED	ORIGINAL
	2020/2021	BUDGET 2021/2022	BUDGET 2021/2022	BUDGET 2022/2023
Employee Expenses	831	-	-	-
Supplies and Services	35,200	35,900	35,200	35,900
<b>NET CONTROLLABLE EXPENDITURE</b>	<b>36,031</b>	<b>35,900</b>	<b>35,200</b>	<b>35,900</b>
Departmental Support	1,462	1,710	1,710	2,250
Central Support Services	13,323	13,910	13,910	8,050
<b>NET EXPENDITURE</b>	<b>50,815</b>	<b>51,520</b>	<b>50,820</b>	<b>46,200</b>

Contributes to corporate priorities :

- Protecting our countryside and heritage

### 4012 - CONSERVATION AND BUILT HERITAGE

This service looks to maintain the historical built heritage within the Borough

DESCRIPTION	ACTUALS	APPROVED BUDGET	REVISED BUDGET	ORIGINAL BUDGET
	2020/2021	2021/2022	2021/2022	2022/2023
Employee Expenditure	45,292	43,210	43,210	44,530
Supplies and Services	34	50	50	50
<b>NET CONTROLLABLE EXPENDITURE</b>	<b>45,325</b>	<b>43,260</b>	<b>43,260</b>	<b>44,580</b>
Departmental Support	8,015	9,650	9,650	11,350
Central Support	5,036	5,490	5,490	4,800
<b>NET EXPENDITURE</b>	<b>58,376</b>	<b>58,400</b>	<b>58,400</b>	<b>60,730</b>

Contributes to corporate priorities :  
- Protecting our countryside and heritage

### 4014 - LOCAL LAND CHARGES

The Council is obliged to maintain a register relating to its area which includes any details of developments, road proposals, closing orders etc., which may affect properties and details of any charge (financial or otherwise) that is registered against each property. In addition the Council provides details on enquiries made by solicitors acting on behalf of prospective purchasers. The income received from search fees is based upon charges that the Council is free to set itself.

DESCRIPTION	ACTUALS	APPROVED BUDGET	REVISED BUDGET	ORIGINAL BUDGET
	2020/2021	2021/2022	2021/2022	2022/2023
Employee Expenditure	15,671	13,610	13,610	-
Supplies and Services	19,371	17,910	17,910	18,040
<b>GROSS EXPENDITURE</b>	<b>35,042</b>	<b>31,520</b>	<b>31,520</b>	<b>18,040</b>
GROSS INCOME	(59,652)	(50,000)	(61,880)	(63,120)
<b>NET CONTROLLABLE EXPENDITURE</b>	<b>(24,610)</b>	<b>(18,480)</b>	<b>(30,360)</b>	<b>(45,080)</b>
Departmental Support	8,001	9,920	9,920	38,380
Central Support	10,445	11,350	11,350	11,480
Capital Expenditure	-	3,300	3,300	3,300
<b>NET EXPENDITURE</b>	<b>(6,165)</b>	<b>6,090</b>	<b>(5,790)</b>	<b>8,080</b>

Contributes to corporate priorities :  
- Protecting our countryside and heritage

#### KEY PERFORMANCE INDICATORS

Number of Local Land Charge Searches	409	400	481	400
Gross cost per search	£130.78	£131.98	£109.75	£169.75
Net cost per search	-£15.07	£15.23	-£12.04	£20.20

**4018 - STREET NAMING & NUMBERING**

This function covers naming and numbering of new and existing properties and streets, to ensure consistency and reliability of addressing, which then feeds into the Council's Land and Property Gazetteer.

DESCRIPTION	ACTUALS	APPROVED	REVISED	ORIGINAL
	2020/2021	BUDGET 2021/2022	BUDGET 2021/2022	BUDGET 2022/2023
Employee Expenditure	1,207	-	-	-
Supplies & Services	5,451	9,630	9,630	9,630
<b>GROSS EXPENDITURE</b>	<b>6,658</b>	<b>9,630</b>	<b>9,630</b>	<b>9,630</b>
GROSS INCOME	(7,423)	(15,150)	(15,150)	(15,460)
<b>NET CONTROLLABLE EXPENDITURE</b>	<b>(765)</b>	<b>(5,520)</b>	<b>(5,520)</b>	<b>(5,830)</b>
Departmental Support	7,774	8,230	8,230	8,530
Central Support	1,038	1,130	1,130	4,480
<b>NET EXPENDITURE</b>	<b>8,047</b>	<b>3,840</b>	<b>3,840</b>	<b>7,180</b>

Contributes to corporate priority :  
- Creating safer communities

## Appendix C

### Risk Analysis

	<b>Likelihood</b>	<b>Potential impact on Budget</b>
Need for public enquiries into planning developments	Medium	Medium
Decline in planning applications leading to a reduction in planning income.	Medium	Medium
Applications not dealt with within 26 weeks, resulting in full refund to applicant.	Low	Medium
Implications of losing planning appeals, resulting in appellant costs awarded against the Council or loss of Planning Income	Medium	Medium

**Report of the  
Head of Development Control**

**1 Subject**

- 1.1 Town and Country Planning Act 1990 – applications presented for determination.

**2 Purpose of Report**

- 2.1 This report presents for the Board decision, a number of planning, listed building, advertisement, proposals, together with proposals for the works to, or the felling of trees covered by a Preservation Order and other miscellaneous items.
- 2.2 Minerals and Waste applications are determined by the County Council. Developments by Government Bodies and Statutory Undertakers are also determined by others. The recommendations in these cases are consultation responses to those bodies.
- 2.3 The proposals presented for decision are set out in the index at the front of the attached report.
- 2.4 Significant Applications are presented first, followed in succession by General Development Applications; the Council's own development proposals; and finally Minerals and Waste Disposal Applications.

**3 Implications**

- 3.1 Should there be any implications in respect of:

Finance; Crime and Disorder; Sustainability; Human Rights Act; or other relevant legislation, associated with a particular application then that issue will be covered either in the body of the report, or if raised at the meeting, in discussion.

**4 Site Visits**

- 4.1 Members are encouraged to view sites in advance of the Board Meeting. Most can be seen from public land. They should however not enter private land. If they would like to see the plans whilst on site, then they should always contact the Case Officer who will accompany them. Formal site visits can only be agreed by the Board and reasons for the request for such a visit need to be given.
- 4.2 Members are reminded of the "Planning Protocol for Members and Officers dealing with Planning Matters", in respect of Site Visits, whether they see a site alone, or as part of a Board visit.

## 5 **Availability**

- 5.1 The report is made available to press and public at least five working days before the meeting is held in accordance with statutory requirements. It is also possible to view the papers on the Council's web site: [www.northwarks.gov.uk](http://www.northwarks.gov.uk).
- 5.2 The next meeting at which planning applications will be considered following this meeting, is due to be held on Monday, 7 March 2022 at 6.30pm via Teams.

## 6 **Public Speaking**

- 6.1 Information relating to public speaking at Planning and Development Board meetings can be found at:  
[https://www.northwarks.gov.uk/info/20117/meetings\\_and\\_minutes/1275/speaking\\_and\\_questions\\_at\\_meetings/3](https://www.northwarks.gov.uk/info/20117/meetings_and_minutes/1275/speaking_and_questions_at_meetings/3).

**Planning Applications – Index**

Item No	Application No	Page No	Description	General / Significant
7/a	CON/2022/0001 CON/2022/0002 CON/2022/0003 CON/2022/0004	1	<b>KSD Recycled Aggregates, Lichfield Road, Curdworth</b>  Applications to Vary conditions attached to the four planning permissions for the operations at the site.	General
7/b	PAP/2022/0033 PAP/2022/0034 PAP/2022/0035	5	<b>Land at South Street, the Sheepy Road Car Park and other locations in Atherstone</b>  Notifications of Works to Trees in conservation area.	General
7/c	CON/2022/0006	13	<b>Land at Lindridge Road, Sutton Coldfield</b>  Outline application for a Langley Sustainable Urban Extension (a residential led mixed-use development) including the provision of mixed uses floorspaces (Classes E, C1, C2, CF1, F2 and sui generis), the provision of one district and 2 local centres, education facilities comprising a secondary school (with sixth form) and up to three primary schools, or an all-through school (with sixth form) and 2 primary schools, together with six nursery units. An internal transport network with connections to the surrounding highway, cycle and pedestrian networks, green infrastructure, a sports hub and pavilion.	
7/d	CON/2022/0005	62	<b>Land South of Elmesthorpe between the Leicester to Hinckley Railway and the M69 Motorway</b>  Proposals for the construction, operation, use and maintenance of a Strategic Rail Freight Interchange together with alterations to Junction 2 of the M69 Motorway to provide south facing slip roads and a new highway linking Junction 2 with the B4468 Leicester Road.	

7/e	PAP/2020/0259	90	<p><b>South View, Weddington Lane, Caldecote, CV10 0TS</b></p> <p>Demolition of existing garaging, replacement garaging, gym, snug and playroom.</p>	
7/f	2021/0678	132	<p><b>The Arcade, 71-73 Long Street, Athertstone</b></p> <p>Community Mural</p>	
7/g	2021/0627	139	<p><b>Hartshill School, Church Road, Hartshill, Nuneaton, Warwickshire, CV10 0NA</b></p> <p>Full planning application for the demolition of existing school buildings (with the exception of the sports hall) and the development of a three-storey building for educational purposes (Use Class F1), alongside associated access, sports pitches, landscaping and parking.</p>	
7/h	PAP/2021/0028 PAP/2021/0029 and PAP/2021/0030	157	<p><b>Old Rail Farm, Hurley Common, Hurley, CV9 2LS</b></p> <ul style="list-style-type: none"> <li>i) Change of use of land to stationing a shepherd's hut for holiday accommodation and associated walkway and parking area, and formation of visitor car park for existing permitted holiday lets, for existing permitted holiday lets;</li> <li>ii) Change of use of redundant agricultural building to workshop for the maintenance of HGVs and agricultural vehicles, together with associated development including formation of hardstanding;</li> <li>iii) Change of use of redundant agricultural building to stables, feed storage, office, mess room, commercial horse-rug washing, and dog-grooming; and associated works.</li> </ul>	

## **General Development Applications**

**(7/a) Application Nos: CON/2022/0001, 0002, 0003 and 0004**

**Applications to Vary Conditions attached to the four planning permissions for the operations at the site for**

**KSD Recycled Aggregates Ltd**

### **Introduction**

Four applications have been submitted to the County Council as Minerals Planning Authority to vary existing conditions attached to the various planning permissions enabling the operations at this materials recycling facility. The County Council has invited the Borough Council to submit any representations that it might have to assist in their determination.

### **The Site**

This is the established site just south of Dunton Island (Junction 9 of the M42) and to the east of the A446 dual carriageway. It also adjoins the line of the HS2 rail line to the east. The site is illustrated at Appendix A.

The proposals below refer to existing components of the site and for ease of reference these are shown at Appendix B.

### **The Proposals**

The existing four permissions enabling the recycling operations at the site expired on 31 December 2021. The current four variation applications seek extensions of time for all four expired applications until 31 December 2031 – a further ten years. None of the applications seek any additional or different operations at the site.

The site was originally quarried for sand and gravel and had consent for restoration using imported materials. Subsequently, four consents have allowed its use for the recycling of materials to produce aggregates either imported to the site or through excavation of previous tipped material; for a concrete batching plant, for workshops and for a northern extension to provide a stocking area. An unworked reserve of sand and gravel also remains on the site. All four have end dates of 31/12/21.

### **Development Plan**

The North Warwickshire Local Plan 2021 – LP1(Sustainable Development); LP3 (Green Belt), LP14 (Landscape), LP15 (Historic Environment), LP29 (Development Considerations) and LP35 (Renewable Energy)

Saved Policies of the Minerals Local Plan for Warwickshire 1995 – M4 (Sand and Gravel Extraction); M7 (Controlling Environmental Effects) and M9 (Restoration of Mineral Workings)

Warwickshire Waste Core Strategy 2013-2028 – Policy DM1 (Protection and Enhancement of the Natural and Built Environment); DM2 (Managing Health, Economy and Amenity Impacts), DM6 (Flood Risk and Water Quality), DM8 (Restoration and Aftercare)

### **Other Material Planning Considerations**

The National Planning Policy Framework

Proposed Modifications to the Warwickshire Minerals Plan 2021

Waste Plan for England 2021

National Planning Policy for Waste

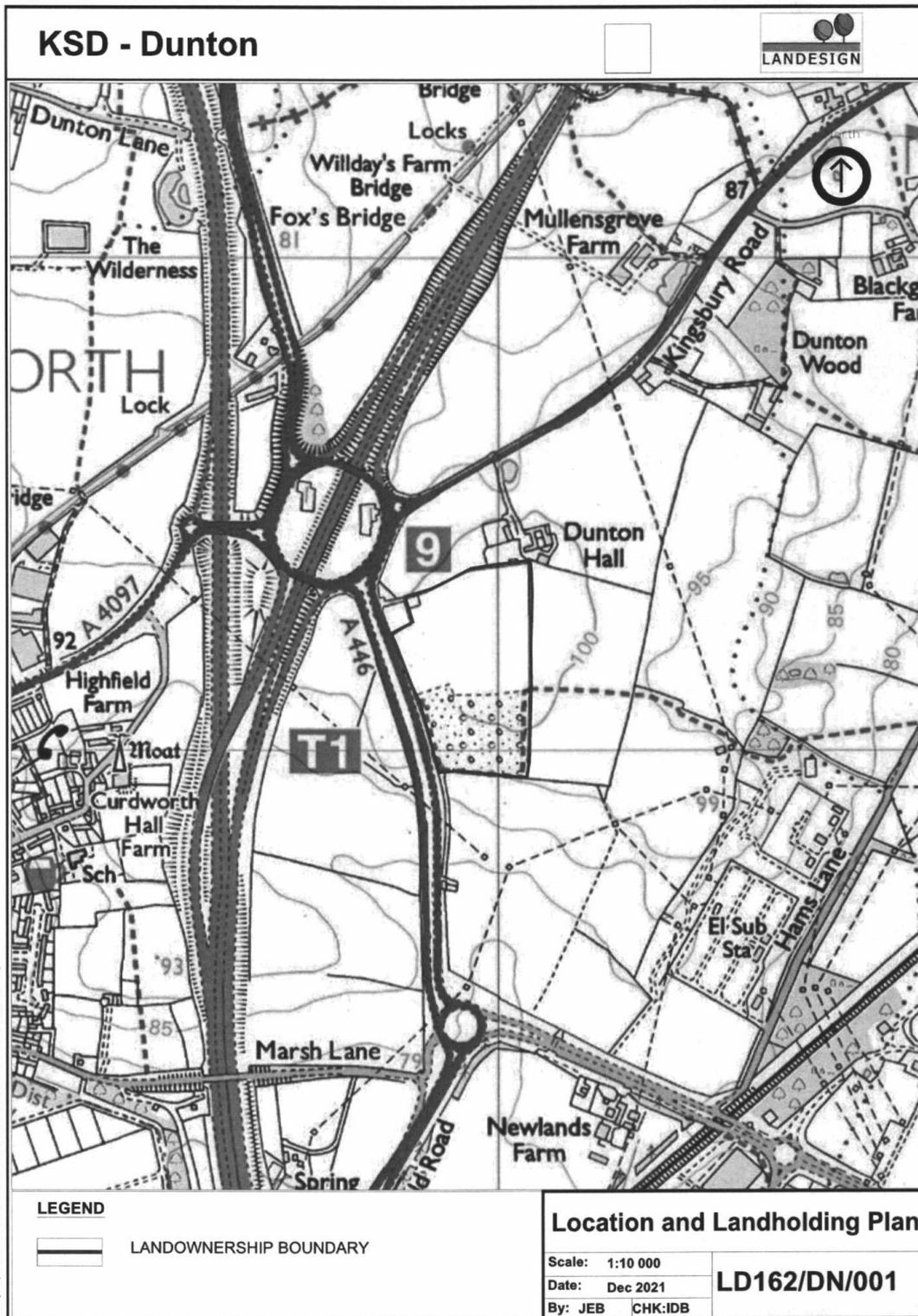
### **Observations**

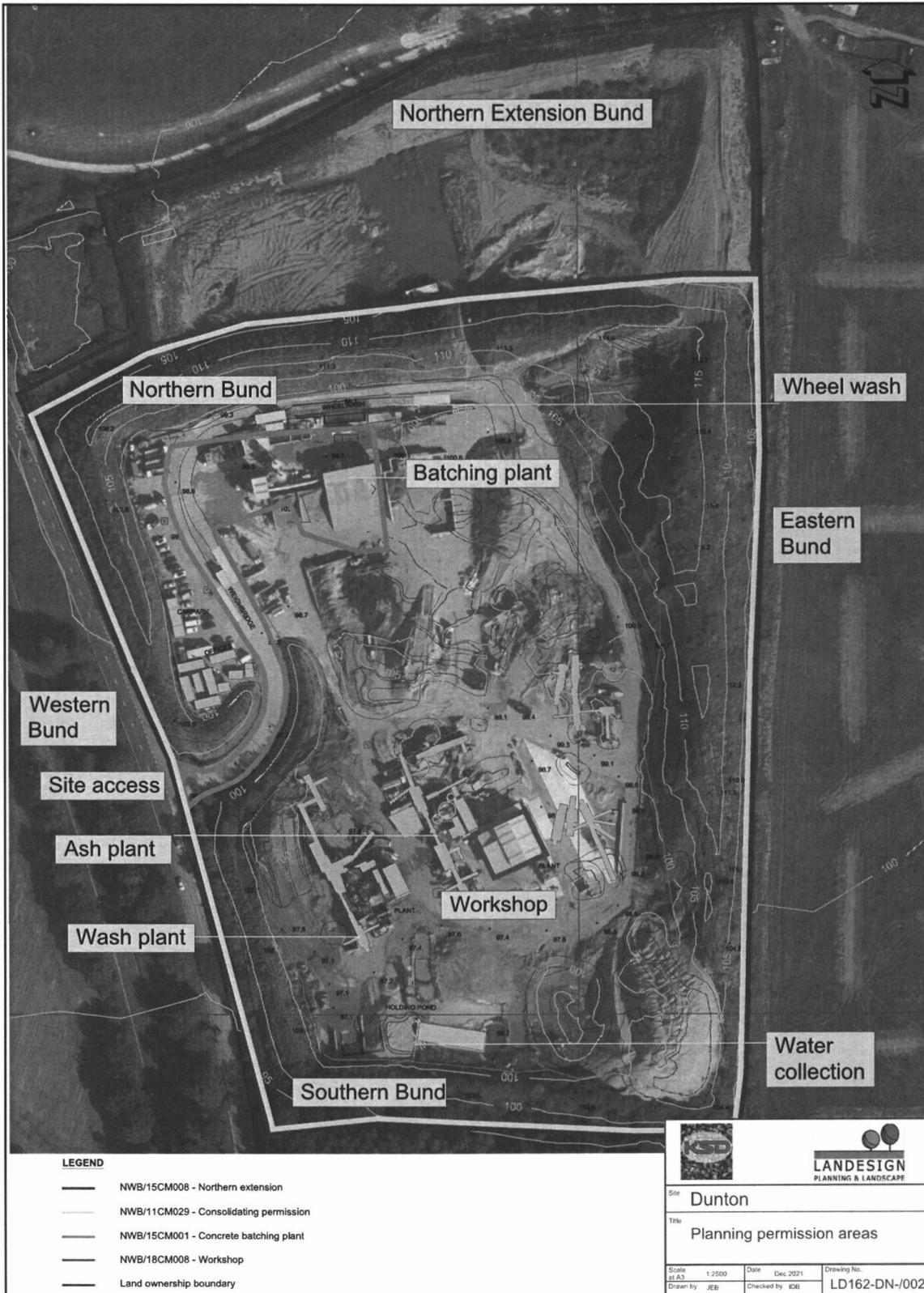
Members will be aware of this site and the previous applications which have been referred to us by the County Council. Given the increasing emphasis on materials recycling in both national and local planning policy it is considered that continuation of the existing established site for this use is preferable to the opening of a completely new site. This one has direct access to the main highway network and there are limited residential properties nearby. Moreover, the construction of the HS2 line immediately to the east is a new consideration since the grant of the current permissions, which effectively helps to “contain” the use to the established site both spatially and visually.

The main concerns are for the County to consider whether there are any opportunities for increased landscaping and limiting the heights of buildings and stockpiles to their current limits. Additionally, it should be made clear that at the end of any extended period of operations, the site is restored and landscaped in view of the ongoing need to enhance bio-diversity and to retain the openness of the Green Belt.

### **Recommendation**

That no objection is raised subject to the comments set out in this report and any others that the Board may wish to make





## **General Development Applications**

**(7/b) Application No: PAP/2022/0033, 0034 and 0035**

**Land at South Street, the Sheepy Road Car Park and other locations in Atherstone**

**Notification of Works to Trees in a Conservation Area for**

**Warwickshire County Council and North Warwickshire County Council**

### **Introduction**

These Notifications relate to trees both within the highway and thus to land under the control of the County Council as well as to land owned by the Borough Council. Each notification contains a mixture of both.

### **Background**

The trees are all protected by virtue of their location within the town's Conservation Area.

The applications are not proposals to undertake works to trees protected by an Order. They are notifications to the Council that works to the trees are proposed. The remit of the Council in this situation is that it can either make an Order for any of the trees included in the Notifications, or it does not. If no decision is taken within six weeks of the receipt of the application, the works may proceed by default. As a consequence, there is no reference to planning policy in this report as the only issue is whether any tree merits the additional protection of a bespoke Order.

The six week period expires on 1 March and thus the Notifications are reported to this meeting of the Board.

The trees have all been inspected by the County Council's forestry officers.

### **The Proposals**

Application 33 covers 17 trees all within the highway, generally in Long Street, Church Street and Station Road. The works proposed include crown lifting, trimming to take account of CCTV cameras and re-pollarding. Three trees are proposed for felling with their stumps being removed for replacement planting. These are two rowan trees behind the New Swann Public House and a lime in Station Road.

A full schedule of works is at Appendix A with a location plan at Appendix B.

Application 34 includes 36 trees on Borough Council and County land generally on the Sheepy Road, its car park and along Ratcliffe Street. All works include crown lifting and pruning apart from the felling of one Rowan tree at the North Street end of Ratcliffe Street.

A full schedule is at Appendix C with a location plan at Appendix D

The final application includes 28 trees generally on Long Street, Woolpack Way and South Street. No felling is proposed, just pruning and crown lifting.

A schedule is at Appendix E and a plan at Appendix F.

### **Observations**

These works are a result of regular management inspections and are all proportionate and reasonable. Of the 95 trees included, only four are proposed to be felled and three are to be replaced.

It is considered that the works should proceed, but that the replacement trees be replaced in the next available planting season and that the County forester review the need not to replace the single rowan tree in Ratcliffe Street as it one on highway not Borough Council land. These matters cannot be conditioned as the applications here are not for Consent to do works to protected trees, only Notifications as explained above.

### **Recommendation**

That the works may proceed as proposed in all three applications and that the comments relating to replacement be passed on to the County Council.

## Atherstone WCC Tree Works Schedule

Tree No.	Species	Works
03ET	Sorbus aria	Fell and grind stump for replacement planting
03EU	Sorbus aria	Fell and grind stump for replacement planting
05CL	Platanus x hispanica	Crown lift to 4.5m all round; urban prune
05CM	Alnus sp.	Crown lift to 3.5m all round
03EW	Tilia sp.	Crown lift to 5.5m all round
03EH	Sorbus aria	Reduce as before for CCTV
03EJ	Sorbus aria	Reduce as before for CCTV
03EK	Sorbus aria	Reduce as before for CCTV
05EJ	Platanus x hispanica	Re-pollard to previous pollard points
05EK	Platanus x hispanica	Re-pollard to previous pollard points
05EL	Platanus x hispanica	Re-pollard to previous pollard points
05EM	Platanus x hispanica	Re-pollard to previous pollard points
05EN	Platanus x hispanica	Re-pollard to previous pollard points
05EE	Platanus x hispanica	Crown lift to 4m all round
05EF	Platanus x hispanica	Crown lift to 4m all round
05EG	Tilia sp.	Fell at ground level; grind stump for replacement planting
05EH	Tilia sp.	Crown lift to 4.5m all round

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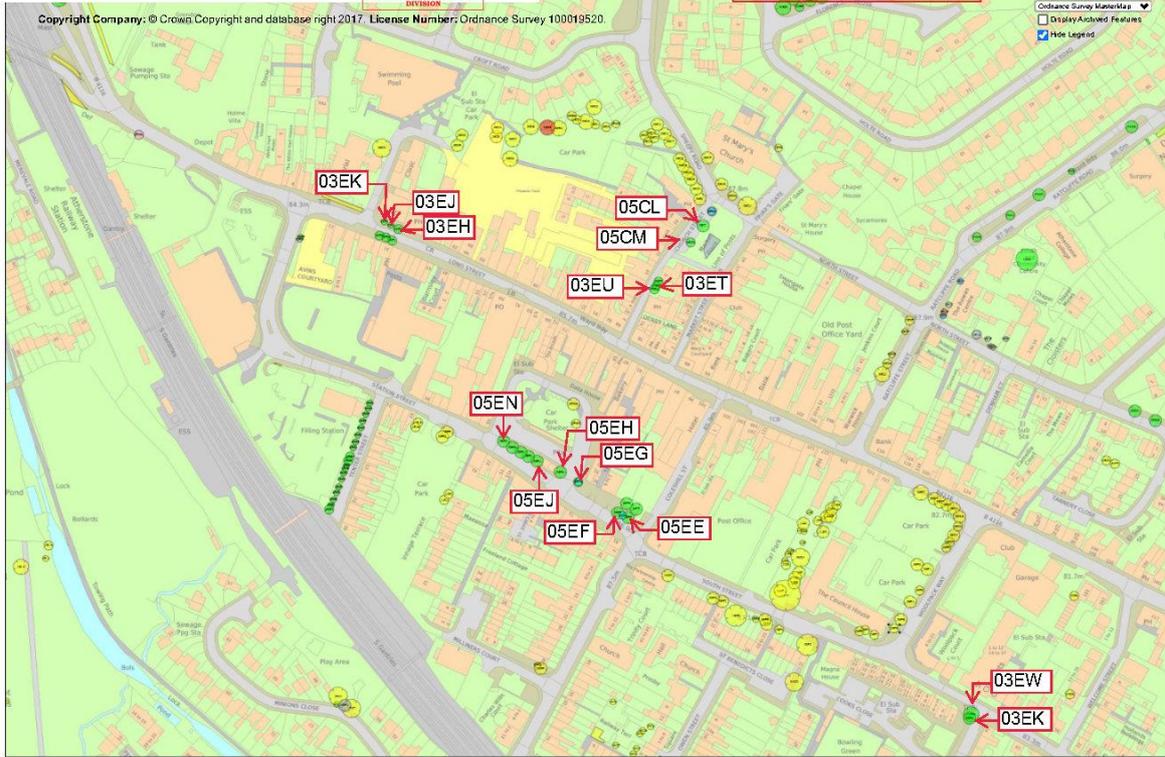
Atherstone WCC Tree Location Plan

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APPENDIX B

PAP/2022/0033



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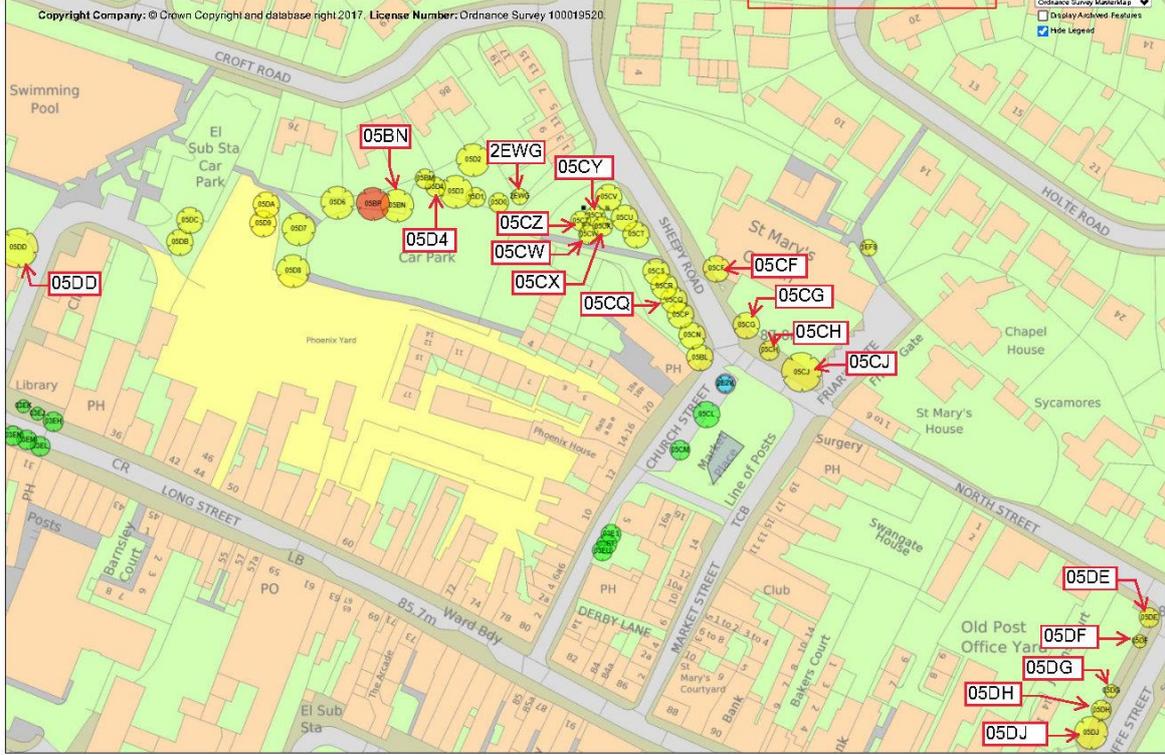
## Atherstone Sheepy Road NWBC Tree Works Schedule

Tree No.	Species	Works
05DD	Platanus x hispanica	Crown lift to 5m all round
05DE	Betula sp.	Crown lift to 5m all round
05DF	Sorbus sp.	Fell at ground level
05DG	Sorbus sp.	Crown reduce by 0.5m
05DH	Betula sp.	Crown lift to 3.5m all round
05DJ	Platanus x hispanica	Crown lift to 5m all round
05CF	Betula pendula	Crown lift to 4.5m over footpath
05CG	Acer platanoides	Crown lift to 4.5m over footpath
05CH	Prunus sp.	Crown lift to 3.4m all round
05CJ	Acer platanoides	Crown lift to 6m over footpath
02WG	Prunus ceracifera 'Pissardi'	Prune/tip back by 3m from CCTV camera
05CN	Acer platanoides	Crown lift to 4m all round
05CP	Acer platanoides	Crown lift to 4m all round
05CQ	Acer platanoides	Crown lift to 4m all round
05CR	Acer platanoides	Crown lift to 4m all round
05CS	Acer platanoides	Crown lift to 4m all round
05BL	Betula pendula	Crown lift to 3.5m all round
05D6	Quercus robur	Crown lift to 4.5m all round
05D7	Acer pseudoplatanus	Crown lift to 4.5m all round
05D8	Acer pseudoplatanus	Crown lift to 4.5m all round
05D9	Taxus baccata	Crown lift to 2.5m all round
05DA	Taxus baccata	Crown lift to 2.5m all round
05DB	Tilia sp.	Crown lift to 4.5m all round
05CZ	Sorbus aria	Crown lift to 3.5m all round
05D0	Prunus domestica	Crown lift to 3m all round
05D1	Crataegus sp.	Crown lift to 3m all round
05D2	Fagus sylvatica	Crown lift to 5m all round
05D4	Crataegus sp.	Crown lift to 3.5m all round
05CT	Acer platanoides	Crown lift to 4m all round
05CU	Acer platanoides	Crown lift to 4m all round
05CV	Acer platanoides	Crown lift to 4m all round
05CW	Sorbus aria	Crown lift to 3.5m all round
05CX	Sorbus aria	Crown lift to 3.5m all round
05CY	Sorbus aria	Crown lift to 3.5m all round
05DC	Tilia sp.	Crown lift to 4.5m all round
05BN	Salix x sepulcralis 'Chrysocoma'	Crown lift to 5m all round

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## Atherstone Long Street NWBC Tree Works Schedule

Tree No.	Species	Works
2EWN	Prunus sp.	Prune/tip back to boundary, from CCTV camera
2EWQ	Prunus sp.	Prune/tip back by 1m from street furniture
05EZ	Platanus x hispanica	Crown lift to 5m all round
05DK	Platanus x hispanica	Crown lift to 5m all round
05DT	Platanus x hispanica	Crown lift to 5m all round
05DU	Platanus x hispanica	Crown lift to 5m all round
05DV	Platanus x hispanica	Crown lift to 5m all round
05DW	Platanus x hispanica	Crown lift to 5m all round
05DX	Acer platanoides	Crown lift to 3.5m all round
05DY	Acer platanoides	Crown lift to 4.5m all round
05DZ	Acer platanoides	Crown lift to 3m all round
05E0	Acer platanoides	Crown lift to 4m all round
05E1	Carpinus betulus 'Fastigiata'	Crown lift to 4.5m all round
05E2	Carpinus betulus 'Fastigiata'	Crown lift to 4.5m all round
05E3	Robinia pseudoacacia	Crown lift to 3.5m all round
05E4	Tilia sp.	Crown lift to 4.5m all round
05E5	Acer platanoides	Crown lift to 4m all round
05E6	Castanea sativa	Crown lift to 3m all round
05E7	Betula sp.	Crown lift to 4m all round
05E8	Betula sp.	Crown lift to 4m all round
05E9	Betula sp.	Crown lift to 4m all round
1J1Y	Fagus sylvatica	Prune/tip back to boundary, from CCTV camera
05EP	Betula sp.	Crown lift to 4m all round
05EQ	Betula sp.	Crown lift to 4m all round
05ED	Betula sp.	Crown lift to 3.5m all round
05EC	Fraxinus excelsior	Crown lift to 5m all round
05EB	Betula sp.	Crown lift to 9m over footpath
05EA	Betula sp.	Crown lift to 5m all round

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Atherstone Long Street NWBC Tree Location Plan



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## **General Development Applications**

**(7/c) Application No: CON/2022/0006**

### **Land at Lindridge Road, Sutton Coldfield**

**Outline application for a Langley Sustainable Urban Extension (a residential led mixed-use development) including the provision of mixed uses floorspaces (Classes E, C1, C2, CF1, F2 and sui generis), the provision of one district and 2 local centres, education facilities comprising a secondary school (with sixth form) and up to three primary schools, or an all-through school (with sixth form) and 2 primary schools, together with six nursery units. An internal transport network with connections to the surrounding highway, cycle and pedestrian networks, green infrastructure, a sports hub and pavilion for**

**Members of the Langley Sutton Coldfield Consortium and Ciel Property Holdings Ltd**

### **Introduction**

This outline planning application has been submitted to the Birmingham City Council and it in turn has invited the Borough Council to make any representations that it wishes so that they can be taken into account in the City Council's determination of the case.

A substantial amount of supporting documentation has been submitted to accompany the application. However, the sections below will describe the site and proposal in very general terms together with identifying relevant background planning policy.

### **The Site**

In short, the site is the whole of the currently open and mainly agricultural land between the present eastern edge of Birmingham and the A38 dual carriageway to the east and extending from Lindridge Road in the north to the A38/A4097 roundabout in the south at Minworth. In total this amounts to around 250 hectares of land.

### **The Proposals**

This is outlined in the header above and an illustrative layout or Master Plan is included at Appendix A which also helps in looking at the location and setting on the site.

The Application is accompanied by a full Environmental Statement. A useful Non-Technical Summary is attached at Appendix B which sets out the main components of the proposal as well as the applicant's assessments of the main impacts summarising the documentation accompanying the application.

## Background

The following matters provide the material planning policy background to the proposal.

- The site is allocated in the adopted Birmingham Development Plan as the Langley Sustainable Urban Extension. This is the principal residential allocation in that Plan. The relevant policy is GA5. It removes the site from the Green Belt and allocates up to 6000 homes.
- There is an adopted Supplementary Planning Document linked to this allocation
- That Plan also includes an employment allocation under Policy GA6 comprising 71 hectares and this is land on the east side of the A38 just north of Minworth, known as the Peddimore Site. Phase One of the scheme benefits from a planning permission and is underway.
- The common administrative boundary with the Borough runs along Lindridge Road at the northern end of the site and then over the A38 towards Wishaw and Curdworth. The North Warwickshire Local Plan 2021 removes land from the Green Belt in the triangle of land beyond the application site and the A38 and allocates development here for up to 140 houses under Policy H6.

## Observations

Members will note the allocation of this large strategic housing site along with its extension into the Borough. As a consequence, there is no objection in principle to the planning application as submitted. The Board should thus focus on the potential impacts and how the Borough can best accommodate this development.

The following matters are of concern:

- i) Firstly, there will be significant impacts on local services and facilities and the proposal attempts to deal with many of these on site. It is agreed that the main impact will be on existing services within Birmingham. However, it is important to point out to the City Council, that there may well be impacts on such services within North Warwickshire. As a consequence, those Agencies responsible for delivery of the these within the County and Borough should be formally consulted and if appropriate the necessary contributions accommodated within a Section 106 Agreement.
- ii) Secondly, although the shared boundary with the Borough is limited, the proposed allocation of land north of Lindridge Road should not be treated in isolation from the main site. It is thus important in terms of “place-making” and “connectivity”, that appropriate pedestrian and cycle links are made between the two sites, such that future occupiers of the H6 allocation can readily access the facilities within any community hub at the northern end of the site and indeed the amenity/ recreational open space within the planning application site without the need to drive. The open corridor being proposed along the Langley Brook is thus a welcome feature as that could be extended into the H6 site.

- iii) Thirdly, following on from this, there is an opportunity here to extend new bus services and other transit networks into the allocated site in North Warwickshire, as well as to the rural settlements within North Warwickshire itself.
- iv) Fourthly, the whole of the eastern boundary of the site is the A38. As a consequence, the noise and visual impacts arising from that should be mitigated by landscaping and bunding within a significant corridor or buffer of land within the application site. From the Borough Council's perspective that should be a substantial buffer so as to mitigate these impacts, but also so that it provides a defensible barrier in terms of protecting the Green Belt boundary.
- v) Finally, the traffic impact will be significant. Because of the nature of the very rural and limited nature of the highway network to the east of the A38 in the Borough, there should be no vehicular access from the site onto Lindridge Road.

### **Recommendation**

That the Council makes the representations as outlined in this report, together with any others that the Board may agree and that it requests that the City Council engages with both officers and Members of the Borough Council in respect of the relationship between this SUE site and the land allocated by the Borough to the north, as well as with the opportunities for wider transport connectivity.





# LANGLEY

SUTTON COLDFIELD

ENVIRONMENTAL STATEMENT  
NON-TECHNICAL SUMMARY

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MAY / 2021

## NON-TECHNICAL SUMMARY

### 1.1 INTRODUCTION

1.1.1 Langley Sutton Coldfield Consortium ('the Applicant') is proposing the comprehensive development of land to the west of the A38 and east of Sutton Coldfield, known as Langley Sustainable Urban Extension ('the Site'). The land is allocated for development in the Birmingham Development Plan (BDP).

1.1.2 The Project will deliver:

- Site clearance, including demolition;
- Up to 5,500 dwellings, comprising a mix of market and affordable housing (Use Class C3);
- Retail, employment, community, hotel, health and leisure facilities (Potential Use Classes E, C1, F.1 and F.2) comprising a district centre and up to 2 local centres;
- Care provision (Use Class C2);
- A Single Secondary School and up to 3 No Primary Schools or a Single All-through School and up to 2 No Primary Schools, Special Education Needs (SEN) provision in addition to sixth form and nursery provision (Use Class D1);
- The provision of new and amended vehicular and pedestrian access points from the A38, Webster Way, Walmley Ash Road, Thimble End Road, Springfield Road, Fox Hollies Road, Ox Leys Road and Lindridge Road; and
- Open Space, Sports Pitches, Formal areas of Play, Youth Provision and associated facilities and amenity space, including, landscaping, green infrastructure and sustainable drainage systems.

1.1.3 The overall aim is to deliver a single cohesive, co-ordinated and comprehensive sustainable urban extension, which incorporates a mix of housing tenures, employment, healthcare and education provision, open space and recreational facilities. It is envisaged that the new development will become a popular residential community and place of work, creating a network of pedestrian and cycle routes and open spaces which connect the Site with the surrounding area and respond to the local context.

- 1.1.4 Savills has co-ordinated the preparation of an Environmental Impact Assessment (EIA) including the preparation of the Environmental Statement (ES) and Non-Technical Summary (NTS) (this document) to support an outline planning application. The NTS sets out the key issues and findings of the ES in an accessible format for the wider audience.
- 1.1.5 The ES and this NTS accompany a suite of documents that together support the outline planning application submitted to the Local Planning Authority (LPA), Birmingham City Council (BCC).

## **1.2 WHAT IS EIA?**

- 1.2.1 EIA is a systematic, objective and iterative process through which the likely significant environmental effects of a project can be identified, assessed and, wherever possible, avoided or mitigated. EIA aims to improve the environmental design of a development scheme and to provide decision-makers with sufficient information about the environmental impacts of a proposal.
- 1.2.2 This process and its outcomes are then reported in the ES to the decision maker (here the LPA), its advisors, and the public.
- 1.2.3 This NTS and the ES have been prepared under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the '2017 Regulations').

## **1.3 SCREENING AND SCOPING FOR EIA**

### **Screening**

- 1.3.1 The 2017 Regulations set out the types of development that must always be subject to an EIA (defined as Schedule 1 development) and other development that will only require assessment if it is likely to give rise to significant environmental effects (defined as Schedule 2 development).
- 1.3.2 An EIA Screening Opinion request in relation to the Project was submitted to BCC on the 20<sup>th</sup> February 2018. On the 12<sup>th</sup> March 2018 BCC issued its Screening Opinion and concluded that the Project is considered to be "EIA Development"

### **Scoping and EIA Consultation**

- 1.3.3 In July 2018 an EIA Scoping Opinion was requested from BCC. As part of the Scoping process, statutory consultees were advised of the proposal and given the opportunity to provide comments in order to assist the Council in the formulation of its Scoping Opinion.

1.3.4 The Scoping Opinion was received from BCC in August 2018, which set out the City Council's view as to the scope of environmental topics requiring assessment, and confirmed the proposed EIA approach was acceptable.

1.3.5 The EIA has included the following topics:

- Socio-Economics
- Ground Conditions
- Archaeology
- Water Environment
- Traffic and Transport
- Noise and Vibration
- Air Quality
- Ecology
- Landscape and Visual
- Built Heritage
- Greenhouse Gases
- Agricultural Land

1.3.6 These topics have been assessed through the EIA process and the outcome of the assessments have been presented in the ES. They are also summarised in Section 1.9 of this NTS.

1.3.7 As part of the Scoping process additional topics, set out in Table 1, were also considered by the EIA project team prior to the receipt of the LPA's Scoping Opinion. It was not considered likely that the Project would lead to significant effects in this regard.. This was confirmed within the Scoping Opinion. The topics were subsequently scoped out from further assessment.

**Table 1: Environmental topics scoped out from the EIA**

Topic	Justification for Scoping out topic
Accidents, Fire and Natural Disasters	The Site's location within the UK is such that natural disasters are not considered to represent a likely risk to the Project. Furthermore, the topography of the Site is not considered to be sufficiently steep such that a major mass movement disaster could arise.
Health and Safety	The Site is not located within or near any sites identified in zones for the Health and Safety Executive (HSE). Such zones are established around major hazard

	sites and pipelines for the purposes of consultation with the HSE upon any potential risks presented to either a Project or existing sites.
Waste	The requirement for a specific waste chapter was scoped out of the ES because it is a policy issue rather than a development-specific environmental issue. Given the above, and the size and nature of the Project, significant effects related to waste arisings are not likely to occur.

#### 1.4 THE SITE AND SURROUNDINGS

- 1.4.1 The Site, identified on Figure 1, is an area of land to the east of Sutton Coldfield and is allocated for development in the Birmingham Development Plan (BDP). The A38 runs along the eastern boundary of the Site. The EIA Site boundary comprises the extent of the BDP allocation and other land required to deliver the Project. The EIA boundary is approximately 303 hectares.
- 1.4.2 The majority of the Site is undeveloped, although some buildings are present, including Old Langley Hall, Langley Gorse and several farm buildings.

Figure 1: The Site



1.4.3 The Site contains, and surrounds, built form and other land uses broadly comprising:

- Properties and structures within the Site:
  - Two semi-detached properties east of Springfield Road near its junction with Churchill Road;
  - Langley Park House to the east of Langley Hall;
  - Springfield Farm – foundations/remains of previously demolished buildings only;
  - Langley Gorse Farm – currently houses Langley Gorse Day Nursery east of Fox Hollies Road;
  - Barn to the south of Fox Hollies House;
  - Pylons associated with the 132kV overhead line;
  - Ash Farm north of Signal Hayes Road;
  - Gardeners' World plant nursery, north of Signal Hayes Road; and
  - The Oaks north of Signal Hayes Road at its junction with Fox Hollies Road.
- Properties within the Site, but excluded from the red line of the application:
  - Brockhurst Farm, to the south of Lindridge Road;
  - Flats: Regan Court, Soma House, Springfield Court, Flagstaff Court, and properties on Fordrift cul-de-sac east of Springfield Road near its junction with Langley Hall Road;
  - Old Langley Hall which comprises several properties within the old stable block, north of Ox Leys Road;
  - Langley Heath Farmhouse, east of Fox Hollies Road;
  - Fox Hollies, east of Fox Hollies Road;
  - Property east of Fox Hollies;
  - Footsteps Day Nursery, north of Walmley Ash Lane; and

- o Yew Tree Cottages, two semi-detached properties north of Walmley Ash Lane.

**Local Road Network**

1.4.4 The Site incorporates existing adopted roads including Ox Leys Road and Fox Hollies Road within the centre of the Site and Lindridge Road, Springfield Road, Thimble End Road, Webster Way, Bull's Lane, Signal Hayes Road, and Walmley Ash Road (south) along the edge of the Site.

1.4.5 The A38 runs along the eastern edge of the Site. Locally the road provides connections north towards Lichfield and south towards Birmingham City Centre.

**Public Rights of Way**

1.4.6 Within the Site, two Public Rights of Way (PRoW) routes run west to east across the centre of the Site. A third route runs from the southern boundary to the A38. A fourth PRoW provides a convoluted route across the northern part of the Site between Ox Leys Road and Lindridge Road.

**Archaeology**

1.4.7 There are no "Designated" Archaeological Assets within the Site. The nearest, and the only one within 1km of the Site, is the scheduled monument Moated site at Peddimore Hall, which is located 150m to the east of the Site. Peddimore Hall is also a Grade II listed building.

**Nature Conservation**

1.4.8 There are no "Statutory Designated Sites" of Nature Conservation interest within the Site.

1.4.9 The closest "Statutory Designated Sites" of Nature Conservation value are Plantsbrook Reservoir Local Nature Reserve (LNR) at 800m southwest and Sutton Park Site of Special Scientific Interest (SSSI)/National Nature Reserve (NNR) at 2.5km west of the Site.

**Trees**

1.4.10 There is no ancient woodland within or immediately adjacent to the Site.

1.4.11 There are a number of Tree Preservation Orders (TPOs), numbered 415, 446 and 742.

1.4.12 The TPOs broadly comprise:

- TPO 415: The Birmingham (Belt of Trees – West of Fox Hollies Road, Sutton Coldfield) which protects trees lining the west side of the southern section of Fox Hollies Road to the south of Fox Hollies.
- TPO446: The Birmingham (Belt of Trees – East of Fox Hollies Road, between Ox Leys Road and Brookhust Farm, Walmley, Sutton Coldfield) which protects trees lining the full length of the east side of Fox Hollies Road including the small copse to the south of Langley Heath Farm.
- Area TPO 742: The Birmingham (Webster Way, Walmley Ash Lane, A38T and Summerhouse Plantation, Walmley), which covers the southern area of the Site, in the west, and the A38, in the east, and from the southern boundary north to encompass the plantations south-east of Fox Hollies House.

**Built Heritage**

1.4.13 There are three "Nationally Listed Buildings" located within the Site, which will remain in situ as part of the Project.

1.4.14 The "Nationally Listed Buildings" located within the Site are:

- Langley Hall – Grade II Listed;
- Fox Hollies – Grade II Listed; and
- Langley Heath Farmhouse – Grade II Listed.

1.4.15 The Site also contains other unlisted historic buildings:

- a barn at Langley Heath Farm (locally listed at Grade B and now in residential use);
- other farm buildings now in residential use at Langley Heath Farm and Fox Hollies;
- a cartshed at Langley Hall Stables;
- Langley Gorse; and
- The Oaks;

1.4.16 Two walls of furnace crucibles at Fox Hollies, probably brought from Penns Mill, are also considered as structures.

## 1.5 THE PROJECT

1.5.1 The planning application is for:

*“Outline planning application for the phased development of the allocated Langley Sustainable Urban Extension in Sutton Coldfield. Works to include the demolition of two semi-detached dwellings to the east of Springfield Road, Langley Park House buildings to the east of Langley Hall, Springfield Farm buildings, Langley Gorse Farm buildings, and barn to the south of Fox Hollies House; diversion underground of 132Kv overhead power line, removal of existing pylons and construction of new termination pylons; site clearance / remediation works and engineering works to create a development platform; the construction of dwellings (Use Class C3); the provision of mixed-use floorspace (comprising a mixture of Use Classes E, C1, C2, F.1 and F.2) to be delivered in 1 no. district centre and 2 no. local centres; education facilities comprising a secondary school (with sixth form), up to 3 no. primary schools, or an all-through school (with sixth form) and 2 no. primary schools, together with up to 6 nursery / early years units; the creation of an internal transport network with connections to the surrounding highway, cycle and pedestrian network (including A38 northern and southern junctions); green infrastructure comprising formal, informal open space and amenity space, play areas and the creation of a sports hub with a pavilion building; the stopping up / diversion of the existing public highway and public rights of way, and the creation of new routes; supporting utilities infrastructure including sustainable drainage system; the realignment of the Langley Brook and the creation of a new linear park; and the creation of an acoustic fence and bund along part of the eastern boundary with the A38. Details of strategic access points are submitted for approval. All other matters are reserved for future determination.”*

1.5.2 Alongside the above description, as the planning application has been made in outline, the ES assesses the effects of the Project using a series of plans, known as 'parameter plans', which show the proposed distribution and scale of the development. They have also been submitted as application plans that would be approved if planning permission is granted.

1.5.3 The EIA has also considered any wider land outside the Site boundary needed for development specific infrastructure.

1.5.4 The Parameters Plans are set out in Table 2 below and provided at the end of this NTS. These parameters identify the maximum extent of development in order to assess the “worst case” development scenario.

**Table 2: Assessment Drawings**

Drawing Number	Drawing Title
342916-AI74 (Rev G)	Land Use
342916-AI77 (Rev G)	Maximum Development Envelope
342916-AI78 (Rev G)	Green Infrastructure
342916-AI79 (Rev G)	Access and Movement
342916-AI83 (Rev R)	Ground Levels and Structures
342916-AI131 (Rev A)	Building Heights

**Indicative Masterplan**

- 1.5.5 The Project has been informed by an indicative masterplan for the Site (see Figure 2). The masterplan for the Project is based upon the outcome of extensive data collection and context appraisal including a variety of engagement and public consultation events.

Figure 2: Illustrative Masterplan



#### **Demolition**

1.5.6 The following buildings and structures (from north to south) are proposed to be demolished/removed as part of the Project:

- Two semi-detached properties east of Springfield Road near its junction with Churchill Road;
- Langley Park House to the east of Langley Hall;
- The remaining foundations associated with the previously demolished Springfield Farm;
- Langley Gorse Farm – currently houses Langley Gorse Day Nursery east of Fox Hollies Road;
- A single barn to the south of Fox Hollies House; and
- Pylons associated with the 132kV overhead line.

#### **Access Strategy**

1.5.7 Primary vehicular access to the Project is to be achieved from two new accesses onto the existing A38. The first will serve both the Langley residential development (the Project) and any future employment uses proposed at Peddimore. The second of the new accesses will be in the form of a new A38 northern access.

1.5.8 Additional secondary points of vehicular access will be provided along the Site's western boundary onto Springfield Road, Thimble End Road, and Webster Way with possible tertiary access to/from Lindridge Road and Warmley Ash Lane.

1.5.9 Where possible, the Project has been designed to promote the use of sustainable travel options including new on-site high-quality footpaths and cycleways to encourage future residents to walk/cycle to destinations and on-site public transport infrastructure. .

1.5.10 A number of bespoke travel measures will be implemented throughout the Site to encourage sustainable travel, including shelters and seating with real-time timetable information and bus-priority at access junctions and throughout the Site.

**Landscaping and Open Space Strategy**

1.5.11 An illustrative Landscape and Ecology Strategy accompanies the outline application. The strategy shows how the landscaping and open space strategy will deliver a development which retains and enhances existing green infrastructure assets, including trees and woodlands and on-site water bodies, as well as creating a high quality landscape setting.

1.5.12 The proposed green areas will incorporate existing retained landscape, biodiversity, and heritage assets as well as proposed drainage features, designed for visual, recreational and wildlife amenity. The green areas also provide the opportunity for creation of destination and recreational routes within green corridors linking across, and beyond, the Site. These areas are to be overlooked by adjacent properties to ensure that all residents have access to attractive, safe, green space.

**Utilities**

1.5.13 All necessary enquiries have been undertaken with statutory undertakers and utility service providers which confirmed that the existing utility infrastructure within the vicinity of the Site appears to be capable of supporting the additional demand required to provide connections for the Project.

**Waste**

1.5.14 A waste management strategy has been produced for the Project, covering the construction and operation phases.

1.5.15 It is estimated that the Project could potentially generate up to 94,394 tonnes of construction waste, not including waste from infrastructure development, such as utilities and pavements, which will add to the total construction waste volume.

1.5.16 For waste arising from the construction phase of the Project, materials will be separated into key waste groups. Suitable areas will be provided within the construction site(s) for the separation of materials for recycling (e.g. timber, metals, packaging, hardcore etc.).

1.5.17 It is estimated that the Project would generate approximately 5,183 tonnes of household waste per annum (approximately 100 tonnes per week) should all units be constructed and occupied.

1.5.18 As the Project is still at the outline planning application stage, it is not possible to accurately assess the operational waste generated from the non-residential elements, as this will be dependent upon the exact nature of the uses and their management practices.

1.5.19 However, residential units will incorporate sufficient internal waste storage container space to promote the separation of recycling and compostable materials at source. Externally, sufficient space will be provided to enable waste containers to be stored in accordance with BCC's refuse and recycling collection arrangements.

## **1.6 MANAGEMENT OF CONSTRUCTION**

1.6.1 It is anticipated that construction of the Project will commence in 2023 and continue to 2040.

1.6.2 To manage potential impacts during construction, a Construction and Environment Management Plan (CEMP) will be prepared and implemented. This will address hours of working, noise, vibration, dust, light spill, wheel washing and control of runoff. It is anticipated that the implementation of the CEMP will be a condition of the planning permission and that it will be regularly monitored.

1.6.3 The CEMP will be developed in liaison with the Council's Environmental Health Advisors, and in accordance with relevant guidance and legislation, such as the Environment Agency's Pollution Prevention Guidance Notes and any additional guidance issued by the Government.

## **1.7 DEVELOPMENT ALTERNATIVES CONSIDERED**

1.7.1 The 2017 Regulations do not require the full assessment of all potential alternatives, only a reasonable account of those actually considered prior to the submission of the planning application.

1.7.2 There are two common types of alternative, both of which have been considered as part of the EIA process for the Project:

- *Do Nothing*: under this scenario no development is implemented at the Site.
- *Different Design*: under this scenario the Project is done with alternative scales and layouts (taking into account any constraints present at the Site).

### **The 'Do Nothing' scenario**

1.7.3 Under the 'do nothing' scenario, the Site would remain in its current condition. The Site would therefore remain underused in terms of its economic and social potential and could not

contribute to the local and regional housing needs of both private and affordable tenure. As a result there would be no socio-economic benefit from the Site. This is not an alternative option that has been considered further.

#### **A Different Design**

- 1.7.4 The design has followed an iterative process whereby the illustrative masterplan and the parameters of the Project, including layout, heights and land use were informed through consultation with the key stakeholders and local residents. Design comments were taken on board at each stage in the consultation and the scheme evolved into the current Project, which is submitted for planning.
- 1.7.5 The Design and Access Statement, submitted as part of the suite of planning application documents, explains the scheme's evolution.
- 1.7.6 As part of the iterative process, initial and early high level massing appraisals were undertaken by the technical team, with the aim of avoiding and minimising adverse effects from the outset. Both professional judgement and targeted testing have informed this process.

### **1.8 THE ASSESSMENT TEAM**

- 1.8.1 The project team has been led by consultants Savills, with input from other specialists both internal and external to the company. The EIA team comprises:

EIA Management and Co-ordination	Savills
Socio-Economics	Savills
Ground Conditions	WSP
Archaeology	EDP
Water Environment	WSP
Traffic and Transport	WSP
Noise and Vibration	WSP
Air Quality	WSP
Ecology	EDP
Landscape and Visual	EDP
Built Heritage	Jeremy Lake Consulting
Greenhouse Gases	WSP
Agricultural Land	Savills

## 1.9 ASSESSMENT SUMMARY

### Socio-Economics

- 1.9.1 The 5,500 households assessed for the Project will result in an increase in population for the area by approximately 14,520 people when completed. As a result of the new dwellings the local population will increase by around 15.3%. It is proposed that the scheme will deliver market and affordable housing through the delivery of 5,500 dwellings in a range of sizes. Up to 35% affordable housing will be provided across the Site (subject to viability).
- 1.9.2 During the construction stage, the Project is estimated to support 825 full-time equivalent jobs in construction. The construction process would include a range of occupational levels from unskilled or labouring jobs to more senior positions across a range of disciplines. In addition to direct employment, the construction industry utilises an extensive supply chain and it is estimated that some 1,650 jobs could be indirectly support by the Project.
- 1.9.3 The increase in population would be likely to have a substantial impact on local services and facilities in the surrounding area if appropriate mitigation was not provided as part of the Project. The Project, however, proposes a range of services and facilities. Up to three primary schools, a secondary school, a district centre and up to 2 subsidiary local centres/ community hubs with commercial and community facilities, and a sports hub will be provided on-site, creating job opportunities for future occupants of the Project and existing residents in within the local area.
- 1.9.4 It is estimated that 1,449 full-time equivalent jobs would be created by the Project. The additional employment created by the Project would have wider economic effects by generating gross value added to the local economy. The gross value added to the local economy by the additional employment as part of the Project is estimated be around £72.82 million per year.
- 1.9.5 The new permanent residential population would generate additional demand by increasing household spending in the local area, estimated to be around £98 million per annum. Initial expenditure by residents on services and items to furnish their new homes will be in addition to this sum.
- 1.9.6 Over 49 hectares of green infrastructure is planned as part of the Project. This includes formal public open space, children's play space, strategic parks, community orchards, and sports pitches/playing fields. The Project will provide access to open space of at least 0.2 ha in size with children's play facilities within 400m (5 to 10 minutes' walk) of each home. . This provision will be in accordance with the standards set by BCC.

- 1.9.7 The overall strategy for Site will ensure that the Project will assist with having a positive impact on the local area and will not result in an adverse effect on local facilities and services. The Project offers the chance to enhance the character of the area, whilst the increase in open space, community facilities and employment space will help create a sustainable community for the long term.

**Ground Conditions**

- 1.9.8 The Ground Conditions chapter describes the assessment of the likely significant environmental effects of the Project with respect to ground contamination and ground stability on human health, ecological systems and natural resources including Controlled Waters (i.e. groundwater and surface water).
- 1.9.9 The Site is predominantly comprised of agricultural fields with some associated farm buildings and woodland also present within the Site boundary. It is located in a predominately rural area adjacent to residential zones of Sutton Coldfield to the west. Historically a refuse tip and landfill (Ox Leys Road Landfill) were recorded in the north of the Site, the latter was recorded to have last received waste in 1968 and was licensed to receive household and commercial waste.
- 1.9.10 Given the Site history with regards to bomb strikes in the area the risk from UXO was considered to be medium. A subsequent geophysical site survey has been undertaken and a strategy to investigate potential anomalies is being developed.
- 1.9.11 The Site is underlain by Topsoil and Made Ground (including landfill material) over Alluvium, Glaciofluvial Deposits, Head Deposits and Sidmouth Mudstone. The Glaciofluvial and Alluvial deposits are designated as Secondary A Aquifers, whilst the Head Deposits are classified as a Secondary (Undifferentiated) Aquifer. The Sidmouth Mudstone Group is classified as a Secondary B Aquifer.
- 1.9.12 During a ground investigation at the Site visual/olfactory observations of contamination (hydrocarbon odours and black staining) were noted within Made Ground in the Ox Leys Road refuse tip / landfill. Elevated concentrations of contaminants (metals, petroleum hydrocarbons and asbestos fibres) were recorded in the Made Ground. Elevated concentrations of aluminium, manganese, nitrate and hydrocarbons were recorded in the groundwater, likely associated with the overlying landfill materials.
- 1.9.13 In addition, samples were taken from the surface water bodies across the Site including Langley Brook and its tributaries, drains and ponds and identified contaminants of potential concern to Controlled Waters including copper, manganese, nickel, lead, zinc, ammonium and nitrite.

Boreholes within the landfill were monitored for ground gas; negligible concentrations of methane (0.1%) and elevated concentrations of carbon dioxide (up to 18.1%) were recorded beneath the landfill with low rates (up to 0.2l/hr).

- 1.9.14 Sensitive receptors identified as part of the EIA include human health receptors (current and future site occupants and users, construction workers, local surrounding residents and members of the public) and Controlled Water receptors.
- 1.9.15 Prior to mitigation the significance of effects to sensitive receptors would be Moderate to Major (negative). However, post mitigation (including a CEMP and ground investigation) the residual significance would be Neutral.

#### **Archaeology**

- 1.9.16 An assessment has been made of the potential effects of the Project on archaeological remains and the historic landscape. This has included a desk-based assessment and an archaeological geophysical survey of all suitable areas within the Site. An assessment of built heritage assets is made separately.
- 1.9.17 The Site does not contain any designated heritage assets, such as World Heritage Sites, scheduled monuments, RPGs, registered battlefields or listed buildings, where there would be a presumption in favour of their physical preservation in situ and against development.
- 1.9.18 Furthermore, there are no such (non-built) heritage assets in the vicinity of the Site, or which could reasonably be expected to be affected by the Project through changes to their setting.
- 1.9.19 Evidence for archaeological activity has been identified within the Site, although no remains suspected of being of potential national importance have been identified, such that these could require preservation in situ. The earliest evidence is from findspots of worked flint, including flint cores of Mesolithic and Neolithic dates. These could indicate that flint was being worked within the Site, or close proximity. However, whilst such flintworking sites, if present, would be of substantial interest, none have been identified at this stage and associated below ground archaeological features of this period are rare.
- 1.9.20 The geophysical survey identified some potential features of interest. Potentially, the most interesting of these are two curvilinear features which would be consistent with ring ditches. If proven to be archaeological, these could be indicative of the remains of a barrows, or burial mounds, typically of Bronze Age date, or could be the remains of round houses, typically of Iron Age date.

- 1.9.21 Potential evidence for the presence of burnt mounds has been identified from scatters of burnt stone, although no surviving burnt mounds have been identified. These are thought to represent Bronze Age activity.
- 1.9.22 A possible former course of Langley Brook has been identified to the east of Langley Hall by the geophysical survey undertaken as part of this assessment, supported by evidence from historic maps. Any alluvial deposits within former watercourses would be likely to be of palaeoenvironmental interest, with some potential for the survival of environmental remains and possibly artefactual remains within waterlogged deposits. However, much of this area has been identified as the location of modern landfill, which is likely to have substantially compromised the survival of any deposits of interest.
- 1.9.23 Features and sites of medieval date have also been identified within the Site. The most important of these are the Langley Hall moated site and associated fishponds, as well as the potential site of Brockhurst Mill (which could be later). These have both been identified in areas of strategic green infrastructure and therefore could be retained in situ as part of the Project.
- 1.9.24 Other medieval features within the Site, such as the routes of Ox Leys Lane, Bulls Lane, the enclosure around Springfield Farm; as well as later features such as the droveway field enclosures around Ash Farm and the 19th century landscape to the south of Fox Hollies; are of interest primarily as historic landscape features. These have been retained as far as possible within the design of the Project, such that the evolution of the historic landscape could continue to be read within the proposed design of development.
- 1.9.25 The precise nature, extent, quality and date of archaeological remains within the Site will be established through archaeological investigation including a trial trench evaluation. It has been agreed with Birmingham City Council that it would be appropriate to secure this work via a condition(s) on any outline planning permission. However, it is assumed, given the arable use of the vast majority of the Site, that below-ground archaeological remains will generally have been disturbed by modern agricultural activity, thereby reducing their significance.
- 1.9.26 Given the nature of the archaeological assets, and potential assets, identified; it is likely that these are of interest at a local, or at most County/Regional, level. The results of the trial trench evaluation will inform any further mitigation that may be required. It is anticipated that this will generally involve the provision for the excavation and recording of archaeological remains, followed by publication of the results. This would help to realise the evidential value of the remains, which would off-set the adverse effect of their loss and would have the potential to

complement local and regional research aims. Therefore loss of archaeological remains within the Site is not considered to not give rise to EIA significant effects.

1.9.27 Archaeological remains within the Site are therefore generally unlikely to be a barrier to the Project, or to require changes to the parameters plans.

1.9.28 In the unlikely event that important archaeological remains are identified, there is some potential for mitigation to be incorporated into detailed development design in order to preserve these assets in situ through detailed design, should it be considered that their loss is not acceptable.

#### **Water Environment**

1.9.29 The likely significant effects that may occur during both the construction phase and operation phases on the water resources and flood risk have been assessed. There are a number of key areas of likely significant effects, with these grouped under the following headings:

- Flood risk;
- Surface water drainage; and
- Water quality.

1.9.30 The significant likely effects that may occur during the construction phase include impacts on flood risk (compaction of ground leading to accelerated surface water runoff, changes to topography and damage to existing water infrastructure) and water quality (release of sediment from stockpiles and release of pollutants during construction).

1.9.31 The significant likely effects that may occur during the operation phase include impacts on flood risk (introduction of additional hardstanding, morphological changes to the watercourse and modifications to the topography) and impacts on water quality (release of pollutants from car parks and internal roads).

1.9.32 The proposed mitigation measures for the construction phase include good site practice and hiring competent professional throughout the Site construction. Method statements for the proposed works, details of materials to be taken from and to the Site, and a pollution control and contingency plan should be included in a Construction and Environment Management Plan (CEMP).

- 1.9.33 The proposed mitigation measures for the Project include the implementation of attenuation ponds and other sustainable drainage features to manage surface water, thereby providing a positive impact in terms of ecology, landscape and surface water run-off.
- 1.9.34 Following the adoption of the proposed mitigation measures, the majority of the potential effects are considered to be negligible.
- 1.9.35 There are no identified cumulative effects on the water environment as the design of each schemes will need to be undertaken to ensure that there are no adverse impacts resulting from each scheme on the receiving water features.

#### **Traffic and Transport**

- 1.9.36 The road network in Sutton Coldfield in the vicinity of the Site is generally busy during peak times with significant congestion on key routes and in a number of constrained location such as; the M6, M42, A38 Kingsbury Rd, Chester Road, and Walmley Road. Much of the traffic congestion is located on the key commuting routes to central Birmingham and the surrounding industrial areas of Tyburn and Castle Bromwich. There are a number of local areas where there are major traffic issues due to the constraints of the local highway network such as Minworth, Walmley and Sutton Coldfield Town Centre.
- 1.9.37 The following 11 transport corridors that have been identified are designed to capture the most significant parts of the network that will be affected by the development.

#### Corridor A – Whitehouse Common

- 1.9.38 Corridor A comprises several roads to the north-west of the site which provide a route to Sutton Coldfield, Walmley and Minworth. Corridor A consists of Thimble End Road, the B4148 Walmley Road, the B4148 Hollyfield Road and the B4148 Whitehouse Common Road.
- 1.9.39 This corridor is not significantly affected by the Project, as it does not provide a desirable route to a major destination for traffic from the Site. However, this corridor is sensitive and currently experiences issues at peak times. Therefore, due to the close proximity of the corridor to the Site, it is considered possible that the Project will provide some form of contribution to road safety and sustainable travel to off-set any impact of the Project.

Corridor B – Lindridge Road

1.9.40 Corridor B consists of Lindridge Road from its junction with Springfield Road at the Site's most north-western extent and its junction with the B4148 Whitehouse Common Road.

1.9.41 There are high percentage increases in traffic forecast due to the Project on this corridor. This is on top of the low traffic volumes currently expensed on the corridor, however, and it is not expected that the increase in traffic on this route due to the Project will have a significant impact on the corridor.

Corridor C – Sutton Coldfield

1.9.42 Corridor C comprises several roads which provide a link from the Site to Sutton Coldfield (Reddicap Heath Road, Reddicap Hill / Coleshill Road and the A5127).

1.9.43 Traffic on this corridor is forecast to increase due to the Project, due to the corridor providing a direct link between the Site and Sutton Coldfield town centre. A new site access junction is to be provided at the eastern end of the corridor at Springfield Road/Ox Leys Road and Reddicap Heath Road. This new junction, along with other improvements to walking cycling and public transport facilities on the corridor will help to mitigate the effects of the increased traffic due to the Project.

Corridor D – Langley Border

1.9.44 Corridor D comprises the residential roads which border the Site's western boundary. These include Springfield Road, Thimble End Road and Webster Way. Corridor D provides a connection to most key local destinations due to its proximity to the Site.

1.9.45 Traffic on this corridor will be subject to some redistribution with the changes to the network as the new roads provided as part of the Project will allow alternative routes through the Site. This will result in a reduction in traffic on some the existing roads on the corridor, such as Springfield Road, in the future.

1.9.46 Two new formal uncontrolled crossing facilities will be provided on Webster Way to provide access and permeability to the residential areas and facilities to the west of the Site. In addition, five informal crossing facilities will be provided along Springfield Road to allow safe passage and provide access to the Site.

1.9.47 The Project will enhance public transport with the addition of three new bus stops on Webster Way and, in consultation with service providers and local authorities, divert existing bus routes to serve the new development and improve the number and frequency of services provided. Junction improvements will be made to the following locations to allow access to the site by car in addition to walking and cycling;

- Calder Drive/Webster Way Access – Convert existing 3-arm roundabout to traffic signals.
- Webster Way Access – New priority access.
- Fox Hollies Road/Webster Way Roundabout – Addition of new arm at the roundabout to access the site.
- Thimble End Road/Signal Hayes Road Junction – Improvements to allow bus access.
- Thimble End Road Access – New priority access.
- Springfield Road/Reddicap Heath Road/Ox Leys Road – Convert existing 4-arm roundabout to traffic signals.
- Springfield Road/Churchill Road – Convert existing priority junction to traffic signals.

Corridor E – Walmley & Wylde Green North

1.9.48 Corridor E comprises Fox Hollies Road and Wylde Green Road which run in an east to west alignment, providing a link from the Site to Walmley and Sutton Coldfield.

1.9.49 This corridor sees increases in traffic due to the Project, which are a result of the corridor providing a direct link between the Site and Walmley centre and key local routes. A new site access is to be provided at the eastern end of the corridor with a new arm on an improved roundabout with Webster Way and Thimble End Road. This, along with other improvements to walking cycling and public transport facilities on the corridor, will help to mitigate the effects of the increased traffic due to the Project.

Corridor F – Walmley & Wylde Green South

1.9.50 Corridor F connects the Site to Sutton Coldfield and provides a route into Birmingham City Centre via the A5127 Birmingham Road. The corridor comprises Walmley Ash Road and the B4148 Penns Lane.

1.9.51 There is an increase in traffic due to the Project, which is a result of the corridor providing a direct link between the Site and Walmley centre and key local routes.

1.9.52 Two new formal uncontrolled crossings on Walmley Ash Lane are to be provided to improve pedestrian facilities on the corridor. In addition, a scheme has been developed on Walmley Ash Road / B41448 Eachelhurst Road / Penns Lane junction to improve capacity and help to improve the traffic flow on the corridor overall.

Corridor G – Chester Road

1.9.53 Chester Road is a key local link connecting the M6, at Junction 5, and the A38 Kingsbury Rd to the local area and as such already has high traffic volumes throughout the day. Corridor G provides an alternative route into Sutton Coldfield and Birmingham City Centre.

1.9.54 Corridor G sees some minor increases in traffic due to the Project. Due to the local importance of this corridor a number of mitigation schemes have been proposed at; M6 junction 5, the A452 Chester Road/A5127 Sutton Road junction and the Chester Road/College Road junction to improve capacity. The Project will contribute towards these works.

Corridor H – A38 Kingsbury Road

1.9.55 Corridor H consists of the A38 Sutton Coldfield Bypass and the A38 Kingsbury Road. The corridor provides the most direct strategic route from the site to Birmingham City Centre. The A38 Kingsbury Road is a key link connecting the eastern suburbs to central Birmingham and the industrial areas of Tyburn and Castle Bromwich and as such already has high traffic volumes throughout the day.

1.9.56 This corridor sees some increases in traffic due to the Project. Due to the local importance of this corridor mitigation schemes have been proposed at Minworth Island and Tyburn Island.

Corridor I – A4097 Kingsbury Road

1.9.57 The A4097 Kingsbury Road runs in an east to west alignment to the south-east of the Site between the M6 Toll and Minworth Island and provides access to several residential roads.

1.9.58 On Corridor I there are some minor increases in traffic due to the Project.

1.9.59 Additional mitigation is proposed at the Kingsbury Lane/Cottage Lane/ Water Orton Lane/Minworth Parkway junction and the A4097 Kingsbury Road/Coleshill Road/Wishaw Lane junction to improve traffic capacity.

Corridor J – Water Orton

1.9.60 Corridor J follows Water Orton Lane to the south-east of the Site from its junction with Midpoint Way / Minworth Parkway to Minworth Road.

1.9.61 This corridor sees moderate increases in traffic due to the Project. This corridor is sensitive and currently experiences issues during peak periods. It is therefore considered possible that the Project will provide some form of contribution to road safety and sustainable travel, which is to be agreed with the local authority, to off-set any impact of the Project.

Corridor K – M42 Junction 9

1.9.62 Corridor K follows the A446 Lichfield Road to the east of the Site from its junction with the A4091 to Watton Lane, crossing the M42 Junction 9.

1.9.63 Corridor K is not significantly affected by traffic due to the Project. The M42 Junction 9 is part of a strategic route and therefore it is considered possible that the Project will provide some form of a financial? contribution to road safety and sustainable travel, which is to be agreed with the local authority, to off-set any impact of the Project.

**Noise and Vibration**

1.9.64 A noise and vibration assessment has been undertaken to determine the potential noise and vibration effects from the Project, which may impact on existing sensitive receptors (including residential properties) surrounding the Site, and on the proposed uses within the Site itself. Consultation took place with BCC, to discuss baseline noise monitoring and agree the assessment methodology. The assessment has been undertaken in accordance with current legislation, local and national planning policy and relevant guidance documents related to the proposed uses within the Site.

1.9.65 Baseline noise monitoring was undertaken in May 2018 and February 2019, to determine the existing noise climate within the Site. The survey results were used to calibrate a computer noise model, which was then used to determine the increases in noise level arising from increased road traffic movements associated with the Project. Future noise levels have been

used to determine the implications on proposed residential, healthcare and educational uses within the Site and existing surrounding uses. The baseline survey results were also used to set noise limits for new fixed plant proposed as part of the Project.

- 1.9.66 An assessment has been undertaken of noise and vibration arising from the construction phases of the Project, based on a worst-case methodology. Without mitigation, the impact from construction noise and vibration would be moderate adverse. Mitigation measures have been outlined to reduce the impact at the nearest existing sensitive receptors near the Site boundaries. The residual impact from construction noise with mitigation measures in place is minor adverse. The residual impact from construction vibration is moderate adverse. It is noted that the impacts during the construction phasing will be temporary in nature.
- 1.9.67 Increases in road traffic movements will result in a minor adverse impact at the worst-affected existing sensitive receptors. Additional mitigation is not proposed, so the residual impact will be minor adverse.
- 1.9.68 In order to reduce the noise impact from the A38 on the east of the Site, mitigation is proposed in the form of a noise barrier/bund, which is included as part of the Parameter Plans design. This will reduce noise levels for the proposed uses within the Site. The Site is considered to be suitable for residential, healthcare and educational development, subject to appropriate design of the building envelope elements (glazing, ventilators) and orientation of habitable rooms and external amenity areas.

#### **Air Quality**

- 1.9.69 An air quality assessment has been undertaken to determine the potential air quality effects from the Project, which may impact on existing sensitive receptors surrounding the Site, and on the proposed uses within the Site itself. Consultation took place with BCC to agree the scope and approach to the assessment methodology. The assessment has been undertaken in accordance with current legislation, local and national planning policy and relevant guidance documents.
- 1.9.70 Baseline nitrogen dioxide (NO<sub>2</sub>) diffusion tube monitoring was undertaken between March and June 2018, to determine the existing air quality levels surrounding the Site. The annualised survey results were used to verify a detailed atmospheric dispersion model, which was used to determine the changes in air quality levels arising from increased road traffic movements associated with the Project. Future air quality levels have been used to determine the impacts on residential, healthcare and educational uses, both existing and within the Site. An

Ecological assessment was also undertaken to determine the impacts of the development on the Sutton Park SSSI.

- 1.9.71 An assessment has been undertaken of air quality impacts arising from the construction phases of the Project. Without mitigation, there is a high risk of dust soiling impacts and a low risk of impact to human health. Mitigation measures have been outlined to reduce the impact at existing sensitive receptors near the Site boundaries. The residual effects of dust and particulate emissions generated by construction activities on air quality will be negligible and is not likely to constitute a significant effect with respect to local air quality.
- 1.9.72 The assessment has demonstrated that the Project would not result in any exceedances of the relevant air quality objectives (NO<sub>2</sub>, PM<sub>10</sub> & PM<sub>2.5</sub>) at all existing and proposed receptors. All predicted changes in air pollutant concentrations, both improving and deteriorating are considered to be negligible. The overall residual effects of the Project on local air quality will be negligible.
- 1.9.73 The ecological assessment has demonstrated that the Project will have an overall negligible impact upon the Sutton Park SSSI.
- 1.9.74 Mitigation will be incorporated for the operational phase of the Project. This includes a Community Travel Plan Framework, on site electric vehicle charging points and design mitigation measures such as minimising the number of parking spaces within the development and the incorporation of new cycling and walking infrastructure. All of these would be of benefit to local air quality. Given the results of the local air quality assessment and evaluation within the context of the significance criteria adopted for the assessment, the operation of the Project would not constitute a significant environmental effect with respect to local air quality.

#### **Ecology**

- 1.9.75 An assessment has been carried out to assesses the likely significant effects of the Project with respect to Ecology. This includes the impacts and consequential ecological effects that may occur to Important Ecological Features from the Project.

#### **Baseline**

- 1.9.76 A number of Designated sites are hydrologically or terrestrially connected to the Site and thus potentially impacted by the Project:
- Sutton Park SSSI/NNR – National value

- Middleton Pool SSSI – National Value
- Plantsbrook Reservoirs LNR – County Value
- Lindridge Pool and Langley Mill SINC – County Value
- Brockhurst Farm hedge SLINC – Local value
- Fox Hollies Road pond SLINC – Local value
- Fox Covert SLINC – Local value
- Bulls Lane Pool SLINC – Local value
- Holly Lane Farm and Ox Leys Pond SLINC – Local value
- Colletts Brook Valley SLINC – Local value

1.9.77 The Site is predominantly arable fields delineated by a network of hedgerows and scattered trees with narrow margins. Langley Brook and some connecting streams lie in the north. There are 10 fields of semi-improved grassland of varying quality, nine discrete patches of woodland and a network of nine ponds. The more valuable habitats on Site include:

- Semi Improved Neutral Grassland- Fields F1 and F2 – Regional value
- Semi Improved Neutral Grassland Fields F5 and F6 – Local value
- Semi Improved Neutral Grassland Fields, F7 & F8 – Local value
- Ponds P2 - P8 – Local value
- Hedgerow network – Local value
- Broad leaved Semi Natural Woodland- W2 and W6 – Local value
- Langley Brook – Local value
- Veteran trees – Local value

1.9.78 These habitats were considered to have potential to support a number of species and a suite of field surveys have therefore been completed. The detailed surveys have recorded:

- Breeding bird assemblage (proven present, County value);
- Skylark (proven present, County value);
- Foraging bat assemblage (proven present, Local value and protected species);
- Roosting bats (proven present, Local value and protected species);
- Badger (proven present, Less than Local value and protected species);
- Great crested newt (GCN) (proven present, Local value and protected species);
- Hedgehog (likely present, Less than Local value);
- Invertebrates (likely present in areas of higher quality habitat, Local value); and
- Azolla filiculoides (proven present, Less than Local value, non-native species).

1.9.79 A summary of the identified Important Ecological Features (IEF) within the Site can be found in Table 3:

**Table 3: Summary of IEFs Taken Forward for Assessment**

IEF	Key Attributes	Value
<b>Statutory Sites</b>		
Sutton Park SSSI and NNR	Largest and richest areas of ancient woodland, heath and wetland in the County.	National
Middleton Pool SSSI	Supports 46 species of breeding bird and the adjacent habitats, in particular the damp woodland, provide nesting sites for 35 species of birds.	National
Plantsbrook Reservoirs LNR	Comprises a number of ponds and areas of woodland.	Local
<b>Non-statutory Sites</b>		
Lindridge Pool and Langley Mill SINC	Former mill pools with associated reed swamp and fringing wet woodland designated as ancient semi-natural. Diverse community of butterflies. Wet meadow associated with stream to west of Lindridge Pool. Connect to the Site via Langley Brook.	County

**Environmental Statement Non-Technical Summary**  
**Langley SUE, Sutton Coldfield**



<b>IEF Key Attributes</b>		
Brockhurst Farm hedge SLINC	Overgrown hedgerow following Langley Brook, a reminiscent damp woodland strip with a tributary drainage ditch and an adjacent area of marshy grassland/ tall herb. Within the Site.	Local
Fox Hollies Road pond SLINC	A small roadside pond shaded by mature oaks with a small area of adjacent acidic grassland. Within the Site.	Local
Fox Covert SLINC	19th Century derived open canopy. Oak and Ash woodland and a small area of species-rich unimproved neutral grassland. Noted for bird diversity in shrub layer. Adjacent to the eastern boundary.	Local
Bulls Lane Pool SLINC	A small shaded pond in an agricultural landscape with muddy banks, emergent vegetation and trees around the pond. Supports a high diversity of macro-invertebrates. Adjacent to the eastern boundary.	Local
Holly Lane Farm and Ox Leys Pond SLINC	Two small farmland ponds with a good aquatic flora including several uncommon species including Orange Foxtail. Adjacent to the eastern boundary.	Local
Colletts Brook Valley SLINC	Small stream adjacent to woodland and arable fields. Mature oak and native woodland along Colletts Brook and pool at Sutton Crematorium. Connected to the Site via Langley Brook.	Local
<b>Habitats</b>		
Semi-improved Neutral Grassland-Fields F1 and F2	One discrete area formed by two individual field parcels (F1/2) displaying good examples of subcommunities of NVC grasslands.	Regional
Semi-improved Neutral Grassland Fields F5, F6, F7 and F8	Two areas of grassland formed by four individual field parcels (F5/6 and F7/F8) supporting the habitat lowland meadow.	Local
Ponds	Seven ponds (P2-P8). Most are in poor condition but form a network. Some confirmed as supporting great crested newts.	Local
Hedgerow network	Large network all designated as PSIs and all classed as Priority Habitat. None qualify as 'important' under the botanical criteria of Hedgerow Regulations.	Local
Broad leaved Semi Natural Woodland	Two areas (W2 and W6) designated as PSIs but would qualify as SLINCs and classed as Priority Habitat.	Local
Watercourses	Langley Brook and Peddimore Brook and tributaries are considered to form wildlife dispersal corridors.	Local
Veteran trees	20 trees are considered to be veteran and offer high habitat diversity and value.	Local

IEF	Key Attributes	Value
<b>Species</b>		
Breeding Bird Assemblage	Assemblage typical for a lowland urban edge farmland site though populations of several species of conservation concern, including declining farmland species, recorded.	County
Skylarks	Although skylark is abundant in the region, it is a declining species of conservation concern and there is a high population on site (31 - 40 pairs). As a result it has been separated as an IEF from the greater breeding bird assemblage.	County
Foraging/commuting Bat Assemblage	Assemblage of seven bat species heavily using some areas of the Site.	Local
Roosting Bats	Roost within tree T30. Included due to legal protection.	Site
Great Crested Newts (GCN)	Small, isolated population moving between seven ponds on Site. GCN are common in the West Midlands.	Local
Invertebrates	Fields F1/F2 likely supports a diverse assemblage of invertebrates.	Local
Badgers	Two active sites present with badgers potentially foraging across the Site. Included due to legal protection.	Site

Methodology

1.9.80 The assessment of the potential impacts of the Project was undertaken in accordance with best practice guidance and considers both on-site impacts and those that may occur to adjacent and more distant ecological features. Impacts are considered at both the construction stage and operation stage and significant negative or beneficial effects on wildlife identified.

Summary of Likely Effects

1.9.81 The Project will predominantly result in the loss of arable land of high value to the breeding skylark recorded on Site but of limited value to other species. In addition, a small area of semi-improved neutral grassland will be lost and a small number of hedgerows and trees which will potentially impact the breeding bird assemblage. There is also potential for wetland habitats and thus the great crested newts to be adversely affected by changes in surface water run-off and pollution incidents. The loss of some hedgerows and use of lighting is also likely to adversely effect commuting and foraging bats.

Mitigation

1.9.82 To mitigate for the potential adverse ecological effects identified, the network of retained habitats across the wider site will be consolidated and enhanced through new habitat creation and management to strengthen connectivity to surrounding habitats and enhance these habitats for protected species. This would include the creation of substantial areas of new semi improved neutral grassland and ponds as well as a significantly enhanced Langley Brook corridor to maximize opportunities for wildlife and deliver a significant gain in these habitat types. Birds, bats, great crested newt and other species interests would be further protected through sensitive working methodologies and opportunities for these species will be enhanced through measures such as the erection of bird and bat boxes and creation of log piles. These measures will be delivered via the Ecological Construction Method Statement (ECMS) and Ecological Management Plan (EMP) submitted with the proposals.

Residual Effects

1.9.83 In summary, with appropriate avoidance/mitigation measures successfully implemented, with the exception of skylark, no significant adverse effects are predicted to the ecology interests identified. Indeed, it is considered that the habitat creation and enhancement measures proposed, combined with the species enhancement measures, could potential deliver significant beneficial effects over the long-term, with respect to Langley Brook, ponds and great crested newts.

Cumulative Effects

1.9.84 All planning applications in the local area which have been approved, validated or have a current appeal lodged have been considered and it is demonstrated that there will be a cumulative impact with the Peddimore development on skylark.

Summary

1.9.85 The Project will predominantly result in the loss of arable habitat of low ecological value except to skylark. The loss of higher quality habitats (e.g. ponds, semi-improved grassland and hedgerows) has been minimised through the design process and will be mitigated and compensated for through significant areas of new grassland, wetland and shrub creation across the wider site and enhancement of retained habitats through appropriate long-term management. Protected species interests will be safeguarded during construction and new opportunities for these species delivered over the long-term.

1.9.86 In light of the ecological assessment, there is no evidence to suggest that the proposed development, with the use of the appropriate safeguards, mitigation and enhancements proposed, would lead to significant adverse effects on any of the ecological features of value. Indeed, the development could potentially create and enhance opportunities for wildlife, and contribute to a net gain in biodiversity in accordance with planning policy.

**Landscape and Visual**

1.9.87 A Landscape and Visual Impact Assessment of the Project has been to assess the likely significant effects arising from the Project in this regard.

1.9.88 The assessment has found that the only predicted significant residual effect on the landscape resource is the effect on the landscape character of the Site itself, with the exception of across Character Area (CA) 13: Fox Hollies Woodland Ridge – south-east of Fox Hollies, where there will be no significant effect. There will be no significant effect across this area due to it being retained as existing with only minor changes to allow access for informal recreation. There will be no significant effects on the published CAs across the study area due, primarily, to the visual containment of the Site and resultant low level of visibility to it from these CAs. In addition, where the Site is visible from these areas it is seen in the context of the existing settlement edge and the road network, at the Site boundary and across the study area, so reducing the scale of change.

1.9.89 A significant adverse effect on the majority of the landscape character of the Site itself is not surprising. The conversion of any greenfield site to a major residential development site would yield such an outcome. This is not a reflection on the quality of the scheme design, but of the process that requires an assumption to be made that most people would see the visual and sensory change from greenfield to development as adverse. However, it should be noted that the existing key landscape elements across the Site; the hedges, trees, streams and ponds, and the heritage features, including the listed buildings, will be retained and protected wherever this is compatible with allocated use. In addition, the Project provides an opportunity to deliver a benefit in landscape fabric and biodiversity whilst ensuring the long-term maintenance of existing retained key landscape features.

1.9.90 In addition, it is noted that the Site is allocated as the 'Langley Sustainable Urban Extension', for the provision of new homes, in the adopted Birmingham Development Plan 2031 (adopted 2017). This indicates an acceptance that the current land use will change. The loss of the existing land use, predominantly farmland, is unavoidable to accommodate the Project. However some land, an area of CA13: Fox Hollies Woodland Ridge falling to the south-east

of Fox Hollies, will be retained as existing and 92.99 ha will be retained as strategic green infrastructure (GI) appropriate to the new land use and integrated with the Site context.

- 1.9.91 With regard to visual matters, this assessment has found that significant effects are predicted for 10 of the 23 photoviewpoints (PVPs) at Years 1 and 15, with significant effects at Year 1 only at one additional PVP, PVP 'EDP 15'. It is notable that all the receptors at PVPs off-site do not experience significant effects, with the exception of PVP 'EDP 15'. This limited level of effect on off-site receptors is due to the screening effect of existing development, the rolling topography, and vegetation across the Site and context, which increases with distance, and the fact that the Project will predominantly be seen in the context of the existing settlement edge and the roads surrounding the Site.
- 1.9.92 From PVP 'EDP 15' at Year 1, proposals will be apparent above the intervening planting and across a wide horizontal extent. In the medium-term, mitigation planting within the strategic GI along the A38 would have matured providing a softening and screening effect that would reduce the level of effect to not significant.
- 1.9.93 Neither is it surprising that the effects upon the other, on-site, PVPs are predicted to continue into Year 15 given that these PVPs are located on-site. While mitigation planting will have matured and will soften the development and assist in its integration to some degree, it is not intended to screen the development, especially so from locations within the Site itself, so that the change from agricultural land to housing will still be apparent.
- 1.9.94 With regard to visual receptors it is notable that significant residual effects on users of public rights of way (PRoW) are limited to those on PRoW on-site, with one exception, the route comprising PRoW 1131 (footpath), and 3108 (restricted byway).
- 1.9.95 Residual significant effects on on-site routes are due to the change of use of the Site land and the proximity of development to these routes. It should be noted that on-site PRoW are subject to review at the reserved matters stage. If the routes are retained, they will generally pass through the proposed new development and become urban routes. However, the opportunity exists to create new routes that are appropriate to the new layout and located within a green corridor forming part of the wider GI so providing linked, green, pedestrian routes. This is shown on the Illustrative Masterplan and Illustrative Landscape and Ecology Strategy plans and could be secured through condition.
- 1.9.96 The only off-site PRoW route where there are predicted to be residual significant effect is PRoW 1131 (footpath), and 3108 (restricted byway) where there will be a significant effect at Year 1 only. This level of effect is due, primarily, to the proximity of the route to the Site, it lies within

some 200m of the boundary. At Year 1 the proposals will be apparent above the intervening planting and across a wide horizontal extent resulting in a significant effect. In the medium-term, at Year 15, mitigation planting within the strategic GI along the A38 would have matured providing a softening and screening effect that would reduce the magnitude of change so that it is not significant at Year 15.

- 1.9.97 The roads where effects are predicted to be residual and significant are all on-site. The level of effect on all of these routes will be significant at Years 1 and 15, with the exception of Fox Hollies Road where the level of effect will reduce to not significant at Year 15. The full length of Fox Hollies road will be altered to some degree as a result of the Project, both physically and in terms of its visual character, so that the effect on the route as a whole is assessed as significant at Year 1. However, by Year 15 mitigation planting will have matured and the route will be an integral part of the new land use and the level of effect will reduce to not significant.
- 1.9.98 With regard to other on-site routes, while mitigation planting will have matured at Year 15 and had a modest effect on the levels of effect predicted on other on-site routes, it is not intended to screen the development but to soften and filter views to it. This is especially so from locations within the Site, so that the change from agricultural land to housing will still be apparent.
- 1.9.99 Effect on users of other roads off-site will be not significant primarily due to the retention of vegetation lining the majority of these roads and between the routes and the main Site area.
- 1.9.100 There are predicted to be residual significant effects at Year 1 and 15 on residential receptors located on, adjacent to, or within some 500m of the Site boundary. The exception is Peddimore Hall and properties to its south-west where there will be a significant effect at Year 1 but not at Year 15. It is notable that receptors beyond would not experience significant levels of effect. This is due primarily to the screening effect of development and vegetation at the Site boundary and across the Site context, which increases with distance; and the fact that the Project will be seen in the context of the existing modern development edge.
- 1.9.101 The level of effect at Peddimore Hall and properties to its south-west is due, primarily, to the proximity, they lie within some 230m of the Site boundary. Receptors at these properties are assessed to experience a not significant effect at the construction phase due, primarily, to the intervening A38 and lining vegetation. However, at Year 1 the proposals will be apparent, from some of these properties, above the intervening planting and across a wide horizontal extent resulting in a significant effect. In the medium-term, at Year 15, mitigation planting within the strategic GI along the A38 would have matured providing a softening and screening effect that would reduce the magnitude of change.

1.9.102 Despite the above effects, the parameter plans, the Illustrative Masterplan and the Illustrative Landscape and Ecology Strategy plans show a design which respects the privacy and visual amenity of existing private residences along the Site boundaries through separation by existing roads and sensitive building heights, achieving a balance between development densities and minimising impacts on neighbouring residential areas. For those within the Site, again the layout of the Project seeks to ensure appropriate offsets and buffers are provided such that visual amenity is maintained for those most likely to be affected.

1.9.103 In terms of temporal effects it is unsurprising that significant effects are predicted to continue into Year 15 for receptors located on, or are surrounded by, the Site. While mitigation planting will have matured, and will soften the Project and assist in its integration to some degree, it is not intended to screen the development, especially so from locations within the Site, and so the change from agricultural land to housing will still be apparent. However, the development will become increasingly integrated with, and accepted as a part of, the context at this new settlement edge to Birmingham.

1.9.104 It is assessed that there would be significant cumulative effect on each of the following receptors:

- The area of the Arden Parklands CA falling within the study area;
- PVP EDP 15 on PRoW (1131) along Peddimore Lane south of Peddimore Hall;
- PVP EDP 16 on Walmley Ash Lane bridge over the A38;
- PVP EDP 19 on Wishaw Lane east of Peddimore Hall;
- PVP EDP 20 on PRoW (2086) west of Wiggins Hill Road;
- PVP EDP 21 on Birmingham and Fazeley Canal Path (locally promoted cycle route and footpath) west of Wiggins Hill Road bridge over canal;
- PRoW 1131 (footpath), and 3108 (restricted byway) (PVP EDP 15);
- PRoW 2086 (footpath) (PVP EDP 20);
- Users of the Birmingham and Fazeley Canal Route (PVP EDP 21);
- Users of Walmley Ash Lane;

- Peddimore Hall and properties to the south-west; properties off Wiggins Hill Road; and properties at Minworth; and
- Users of Wishaw Golf Club.

1.9.105 It should be noted that all of these receptors are located on, or within approximately 300m of the Peddimore site. The limited number of cumulative effects on receptors further afield is due, primarily, to the visual containment of the Site which means that there are few locations from which it is apparent in combination, either simultaneously or sequentially, with the Peddimore site.

1.9.106 The very limited residual effect on visual receptors is primarily due to the visual containment of the Site and the low number of locations, or routes, within the Zone of Primary Visibility where visual effects are likely to be significant. The visual containment is due to the rolling topography and the screening effect of development and vegetation across the Site and context, which increases with distance; and the fact that the Project will predominantly be seen in the context of the existing settlement edge.

1.9.107 It is not surprising that the effects are predicted to continue into year 15 for receptors located on, or are surrounded by, the Site. While mitigation planting will have matured by year 15, and will soften the proposals and assist in its integration to some degree, such mitigation is not intended to screen the development, especially so from locations within the Site. However, the Project will become increasingly integrated with, and accepted as a part of, the context at this new settlement edge to Sutton Coldfield, as mitigation planting continues to mature.

1.9.108 The submitted Arboricultural Assessment has determined the proposals would result in the loss of 5 Category 'A' items, 10 Category 'B' items, 75 Category 'C' items and 3 Category 'U' items. In addition, one Category 'A' item, 6 Category 'B' items, and 13 Category 'C' items (hedgerows and groups) require partial removal to further facilitate development.

1.9.109 The loss is based upon the parameter plans which have been prepared in consultation with EDP to ensure that as many trees, groups of trees and hedgerows as possible are retained. This represents the worst case scenario for tree, tree group and hedgerow loss, and takes a precautionary approach in this respect.

1.9.110 An Illustrative Landscape and Ecology Strategy plan shows how the loss of trees could be substantially compensated for through the provision of new planting of younger trees that could be secured through condition, with potential for greater longevity within the landscape. The new trees would improve the species and age diversity of the tree stock, whilst also enhancing the

setting of the new development within the landscape. The loss of hedgerows could be compensated for with new hedge planting but also, in terms of their role in connectivity, by SuDS flow routes planted with appropriate native grasses and wild flowers.

#### **Built Heritage**

1.9.111 The Built Heritage chapter of the ES assesses the Project in relation to the effects it would have upon built heritage. The Site contains three Grade II listed buildings:

- Langley Hall Stables;
- Fox Hollies; and
- Langley Heath Farm.

1.9.112 The Site also contains other unlisted historic buildings:

- a barn at Langley Heath Farm (locally listed at Grade B and now in residential use);
- other farm buildings now in residential use at Langley Heath Farm and Fox Hollies;
- a cartshed at Langley Hall Stables;
- Langley Gorse; and
- The Oaks;

1.9.113 Two walls of furnace crucibles at Fox Hollies, probably brought from Penns Mill, are also considered as structures.

1.9.114 None of these will be directly affected by the Project, but the introduction of up to 5, 500 houses into the Site will impact upon the contribution to significance made by their settings.

1.9.115 These are located within a part of England with a high density (by national standards) of medieval moated sites and 17th century and earlier farmsteads, set within fields largely enclosed by this date, contrasting with open wastes and commons enclosed in the later 18th and 19th centuries.

1.9.116 This part of Sutton Chase was sparsely inhabited and dominated by Langley Heath until the final phase of enclosure from the 1820s. To its north was the formerly moated medieval site at Langley Hall with its fishponds. To its east are two farmsteads dating from the late 17<sup>th</sup> -18<sup>th</sup>

centuries at Langley Heath Farm and Fox Hollies, whose land extended towards the medieval moated site of Peddimore Hall, located approximately 150m to the east of (the southern part of) the Site. The Oaks and Langley Gorse were built in the mid-late 19th century off Fox Hollies Road, one of the straight routeways made at the time of the enclosure of Langley Heath. Ox Leys Road was a medieval routeway that provided access to Langley Hall.

- 1.9.117 The setting to these buildings further changed from the late 19<sup>th</sup> century, at first to further facilitate fox hunting and the shooting of game with the removal of field boundaries and the planting of woodland in an area which retains early field boundaries extending to the south and south-east of Fox Hollies. The woodland was extended post-1950, alongside the removal of many hedgerows, largely smoothing out historic distinctions between meadow, arable and pasture land. Residential and commercial development to the west and south of the Site has enveloped heritage assets within it, including Penns Hall Hotel and other buildings taken over or built for the Penns Hall estate. It is separated from the Arden landscapes (and part of the 19th century Penns estate including Peddimore Hall) by the A38 dual carriageway along the eastern border of the Site.
- 1.9.118 Whilst the effects of major residential development will have a significant effect on all designated and some non-designated heritage assets within the Site, and how they are experienced, most of the remaining distinctive landscape elements will be retained and approaches to new landscaping have been informed by historic landscape character.
- 1.9.119 Langley Hall Stables (Grade II), built in the late 17th century to the designs of Sir William Wilson, is of medium importance as an example of high-status stables of this period, and one of a small group of brick-built and classical-style buildings found in this area. They were saved and developed into a residential development in 1989, when the west elevation was rebuilt and the remnants of the western courtyard of farm buildings were taken down and rebuilt as a courtyard of housing with associated garages. The development shall retain the area fronting the principal south-east elevation, so that it can be appreciated as an open space hub and thus a focal point for the new community and also in relationship to the main historic approach from Ox Leys Road and the moated site of Langley Hall (demolished in 1819). The cartshed east of Langley Hall Stables has negligible importance as the sole minor survival from the farm at Langley Hall in the second half of the 19<sup>th</sup> century.
- 1.9.120 Langley Heath Farmhouse (Grade II) is considered to be of medium importance as an example of local vernacular architecture, rebuilt and extended in the 18<sup>th</sup> and 19<sup>th</sup> centuries around an earlier (17<sup>th</sup> century, possibly late 16<sup>th</sup> century) core. The Farm buildings at Langley Heath Farm

incorporate an 18<sup>th</sup> century barn and a legible group of mid-late 19<sup>th</sup> century farm buildings, and are considered to survive as a legible group of medium importance.

1.9.121 Fox Hollies (Grade II) is a mid 18<sup>th</sup> century farmhouse which is considered to be of medium importance, drawing its significance from its archaeological and historic interest as a mid 18<sup>th</sup> historic century farmhouse, formally-designed in alignment to the driveway and approach from the west (on the line of an old routeway that extended eastwards to the Arden) and with internal features characteristic of a working farm including a dairy, cheese room, back kitchen and servant's quarters. Farm buildings at Fox Hollies are of medium importance, comprising an L-shaped multi-functional range which mostly housed cattle and their fodder but also incorporating an earlier timber-framed barn (possibly resited in its present position) which may either predate or be contemporary with Fox Hollies. The buildings to the west of the yard and facing the drive date from the 1960s and later, but on the footprint of buildings shown on late 19<sup>th</sup> century maps and sympathetic in form and scale to the historic farm buildings and Fox Hollies.

1.9.122 Both Fox Hollies and Langley Heath Farm are set back from Fox Hollies Road, but both houses and the barn at Langley Heath faced Langley Heath prior to its enclosure and the planting of trees and shelter belts. Langley Heath Farm and Fox Hollies are excluded from the Site boundary, and thus their historic and visual inter-relationship within extensive mature grounds facing Fox Hollies Road can be retained. The Project has been designed to maintain an appropriate buffer of undeveloped land to the north of the grade II listed Langley Heath Farmhouse and in the most significant of the viewsheds towards the grade II listed Fox Hollies from the south west. The significant effect of new development to the east of both sites and the open landscape to the south of Fox Hollies shall be softened by using their historic layout and character to inform new and innovative design within the development, that establishes a strong sense of place in these sensitive landscapes. The open character of the landscape to the east will be retained as part of the proposed sports hub, thus retaining the sense of historic and visual inter-visibility with the Arden landscape to the east of the A38.

1.9.123 The walls of reused furnace crucibles at Fox Hollies have low importance as examples of crucibles for the reheating of steel, resited in their present position after 1977, and will not be affected by the Project.

1.9.124 Langley Gorse has negligible importance as a commonplace example of a late 19<sup>th</sup> century suburban residence of a type built around Birmingham and other urban areas in this period. Total loss consequent to demolition will have a minor to neutral effect.

- 1.9.125 The Oaks, despite some alteration, has low importance as a prominently-sited house remaining from one of the smallholdings created in this area after enclosure. Its prominent roadside location in relation to Fox Hollies and the road junction shall not be affected by the development.
- 1.9.126 The Built Heritage Assessment has assessed the effects of the Project on designated and non-designated built heritage assets in a 2km radius around the Site. Due to the fact that heritage assets to the west and south have been enveloped by residential and commercial development, and that those to the east and north are distant and separated by the A38, it is determined that the occupation phase of the Project will generate a Minor or Neutral level of effect which would be Not Significant. The most significant relationship of Brockhurst Farm to Lindridge Road will not be affected by the Project, with most housing development within the Site being also set back behind a strip of Green Infrastructure. Views from the east of Fox Hollies towards Peddimore Hall, identified as a Baseline Viewpoint Location in Chapter 10 of the EIA for Peddimore Hall – now the subject of a planning application with development to its south-east - will also be retained.

#### **Greenhouse Gases**

- 1.9.127 An assessment has been undertaken to determine the potential impacts and mitigation of greenhouse gas (GHG) emissions from the Project. These emissions arise from both buildings and traffic associated with the construction and operational stages. Consultation took place with Birmingham City Council to agree the scope and approach to the assessment methodology. The assessment has been undertaken in accordance with current legislation, local and national planning policy and relevant guidance documents.
- 1.9.128 The likely impacts and effects of the Project were assessed under three categories: embodied carbon of materials, operational building emissions and operational transport emissions.
- 1.9.129 Emissions associated with other stages of the project lifecycle, including transport during the construction stage, is considered unlikely to be significant and has therefore not been included in this assessment.
- 1.9.130 Where significant effects have been identified, extensive mitigation measures have been proposed.
- 1.9.131 During the construction stage, this includes minimising the use of energy intensive materials, using local suppliers where possible and reducing traffic and improving vehicle efficiency through the CEMP. In the operational stage, this includes promoting active travel and public transport through the Sustainable Travel Plan, reducing vehicle emissions by implementing Electric

Vehicle charging points, improving the energy efficiency of buildings using a fabric first design approach and maximising clean energy use in buildings through renewable energy generation. These mitigation measures will ensure GHG emissions will be reduced, giving a residual low impact and residual effect of minor significance.

1.9.132 For the reduction of operational energy, the Project has been developed in accordance with the desire to achieve an energy efficient and sustainable development. Primary mitigation measures have been identified at each stage of the Energy Hierarchy to reduce the GHG emissions arising from operational energy, including:

- All dwellings will meet or exceed the minimum fabric requirements of Part L1A (2013) of the Building Regulations;
- All dwellings will include 100% low energy lighting;
- Buildings associated with these non-residential uses will incorporate building fabric that is in line with notional values and high efficiency LED lighting;
- External lighting is also intended to consist of high efficiency LED;
- Solar PV are currently proposed for some of the residential and non-residential uses of the Project; and
- Other renewable technologies viable at the site may be reconsidered for inclusion as the design develops.

1.9.133 For the reduction of transport emissions, the Transport Assessment includes a Community Travel Plan, which aims to reduce the number of vehicle movements to the site and encourage the use of sustainable transport modes.

#### **Agricultural Land**

1.9.134 The Agricultural Land ES chapter assesses the likely impacts of the Project upon the agricultural land resources within the Site, the soil resources associated with the land and the farm businesses occupying farmland in and around the Site.

1.9.135 The quality of land in England and Wales is assessed according to a system devised by the former Ministry of Agriculture, Fisheries and Food (MAFF) and is known as the Agricultural Land Classification (ALC). This is a nationally accepted system used by Planning Authorities to identify the relative quality of agricultural land. The ALC system considers the extent to which physical or chemical characteristics impose long term limitations on agricultural use.

1.9.136 The key finding of the assessment is that the Project will result in the loss to the national agricultural resource of an area of approximately 250 hectares of agricultural land, of which

214.35 hectares is considered 'best and most versatile' land. The remainder of the site is of Grade 3b or non-agricultural. This loss of land would be permanent and irreversible for all practical intents and purposes. The resultant effect would be a major adverse..

1.9.137 The loss of agricultural land also impacts the occupying farming business, but the nature of the impact depends upon a range of factors, including the scale of the farm business and the enterprise it runs. The construction and change of use of a development site can have effects on the ongoing management of agricultural land outside the site boundary, both for the residual land of any directly affected farm and that of neighbouring farms.

1.9.138 The assessment concluded that additional impacts upon the farm businesses occupying land at and adjoining the Site are of negligible impact or lower following additional mitigation.

## **1.10 STRUCTURE OF THE ENVIRONMENTAL STATEMENT**

1.10.1 The ES is structured as follows:

- Volume 1a: ES Main Statement
- Volume 1b: ES Main Statement Figures (including Plans)
- Volume 2: Technical Appendices
- Non-Technical Summary (NTS)

## **1.11 OPPORTUNITY FOR PUBLIC CONSULTATION**

1.11.1 Should interested parties wish to make representations on the content of this ES and the planning application submission, they should be made in writing to:

Joanne Todd  
Langley and Peddimore Lead Officer  
Planning and Development  
Inclusive Growth Directorate  
Birmingham City Council  
PO Box 28  
B1 1TU

Alternatively, representations can be made online by following instructions at:

**[https://www.birmingham.gov.uk/info/20160/planning\\_applications/22/view\\_planning\\_applications\\_and\\_documents](https://www.birmingham.gov.uk/info/20160/planning_applications/22/view_planning_applications_and_documents)**

1.11.2 The ES is available to purchase from the Planning and EIA Consultants working on behalf of the applicant using the following address:

FAO Michael Burrow  
 Savills  
 Planning Department  
 55 Colmore Row  
 Birmingham  
 B3 2AA

1.11.3 Table 4 sets out the costs related to the volumes of the ES available. The ES should also be available on the Local Planning Authority's website.

**Table 4: Environmental Statement Costs**

	Volume	Hard Copy	USB
1	Main ES Report	£300	£20
2	Technical Appendices	Please enquire at above address	
3	Non-Technical Summary	Free of Charge	

1.11.4 Requests should be made in writing to the above address.

## **1.12 PARAMETER PLANS**

1.12.1 The Parameter Plans on which the assessments have been based are listed below.

Drawing Number	Drawing Title
342916-A174 (Rev G)	Land Use
342916-A177 (Rev G)	Maximum Development Envelope
342916-A178 (Rev G)	Green Infrastructure
342916-A179 (Rev G)	Access and Movement
342916-A183 (Rev R)	Ground Levels and Structures
342916-A1131 (Rev A)	Building Storey Height