

BIRMINGHAM DEVELOPMENT PLAN EXAMINATION

**MATTER D: About Birmingham, Vision, Objectives,
Strategy and general policies (BDP sections 2 & 3,
policies PG2-3)**

**STATEMENT ON BEHALF OF BIRMINGHAM CITY
COUNCIL**

Main issues: Do sections 2 and 3 of the Plan set out a sound basis for its policies and proposals? Are the provisions of policies PG2 and PG3 justified and effective?

General

Issue 1

Do the sections of the Plan entitled *About Birmingham* and *The Vision, Objectives and Strategy* provide a sound basis for the policies and proposals in the rest of the Plan?

- 1.1 The *About Birmingham* section sets out a 'pen picture' of Birmingham including a summary of the challenges that the City faces in terms of its growth and development over the next 20 years. The Council is satisfied that it provides an appropriate starting point for the Plan.
- 1.2 At each consultation stage the Council has consulted on *the Vision and Objectives* and these have evolved in response to the comments received. Again the Council is satisfied that they provide an appropriate basis for the Strategy and policies which follow.
- 1.3 The Council has also consulted on the *Strategy* at each consultation stage. The overall approach has been refined but has remained consistent throughout this process. However there has been a change in relation to peripheral development as a result of the need for the Council to plan for significantly higher levels of development than previously expected and the lack of capacity within the existing urban area. This aspect of the strategy has attracted the most comment and will be discussed in more detail under other Matters, but the Council remains convinced that it is the correct approach and that it is soundly based.

Issue 2

Does policy PG3 effectively identify what is necessary for successful place-making, and are its requirements justified?

- 2.1 PG3 sets out the broad approach to place making that will apply to new development in the City. It sets out a number of key principles based on design best practice and established guidance contained in local planning documents. This is considered justified and consistent with the Design chapter in National Planning Policy Framework, particularly paragraph 58 which sets out a number of high level principles that are reflected in policy PG3 to set it in context of Birmingham.
- 2.2 The policy contains the necessary elements to broadly guide the design of development. It is not overly prescriptive, and retains an element of flexibility to account for the wide range of developments and locations in the City to which it will apply.
- 2.3 Further detailed policy on place making is subsequently given in supporting policies of the BDP (e.g. TP29 on housing density) and other local planning documents (e.g.

Places for Living Supplementary Planning Document). PG3 also provides necessary policy guidance for those parts of the City without further detailed design policies.

Issue 3

Are policies PG2 and PG3 effectively drafted to achieve their intended purpose and do they provide a clear indication of how a decision-maker should react to a development proposal?

- 3.1 PG2 and PG3 both provide strategic direction on key investment and place shaping issues for the City. The policies have been drafted to clearly set out what developments are expected to deliver.
- 3.2 PG2 provides a positive approach to enable the City to support major investment decisions where they could raise the City's national and international profile (see examples listed in policy PG2 supporting text). It therefore can help add weight to support strategic developments in the City, particularly in circumstances where there could be competing priorities / policies to apply. An example of this is the HS2 proposals where the City is working closely with HS2 Ltd and other partners to ensure the scheme submitted for approval will achieve these aims.
- 3.3 PG3 identifies a clear set of requirements for new development to comply with. The flexibility built into the policy is detailed in the response to question 2 above. This approach, along with supporting design best practice and local design guidance (as referred to in the supporting text to PG3), gives the decision maker the tools they need to deliver successful places.