

## **LANGLEY FREQUENTLY ASKED QUESTIONS**

### **Introduction**

The Langley Sutton Coldfield Consortium [“the Consortium”] is submitting an outline planning application to Birmingham City Council [“BCC”] for the development of the Langley Sutton Coldfield Sustainable Urban Extension. The Consortium comprises a mixture of landowners, land promoters and house builders who are working in collaboration to deliver this development. The Consortium has set out answers within this note to some of the more frequently asked questions about this proposed development. This will be updated as the project progresses.

### **Theme 1 – Need and Location for the Development**

#### **Q. Why are more new homes required?**

BCC is required to assess its future housing need on a periodic basis and put in place a plan for meeting this need. For the period 2011 to 2031 the housing need for Birmingham was assessed as 89,000 additional homes. BCC adopted a statutory plan in 2017, called the Birmingham Development Plan, which set out proposals for delivering 51,100 new homes within the Birmingham administrative area over this period.

#### **Q. Why is development being proposed on this site?**

The Birmingham Development Plan, as part of its housing delivery strategy, allocates the Langley site for the delivery of a residential-led sustainable urban extension to Birmingham with a focus on the provision of family housing and associated infrastructure. The Consortium is now bringing forward its proposals for this allocated development site through the submission of an outline planning application.

#### **Q. Is this site in the Green Belt?**

When BCC allocated the Langley site in the Birmingham Development Plan for the delivery of a residential-led sustainable urban extension the site was removed from the Green Belt. The site is therefore now not in the Green Belt.

#### **Q. Will there be any affordable housing provided?**

The scheme will deliver up to 5,500 dwellings and it is intended that 35% of these will be affordable homes. This will comprise a mixture of social rented, affordable rented and affordable ownership homes, including homes for first time buyers sold at a discount to normal market value. This level of affordable housing is in accordance with BCC’s policy requirements. The Consortium would like the affordable housing to be made available to people with a local connection to the Sutton Coldfield area.

#### **Q. How long will it take to complete the development and how will it be phased?**

It is currently anticipated that construction will commence in late 2023 and continue until around 2040. The development would be undertaken on a rolling programme of site preparation and construction, allowing earlier phases to be completed and occupied whilst subsequent phases are constructed. The first dwellings are likely to be completed on the western side of the site within 12 months of the first development works commencing. The new community facilities and open space will be delivered alongside the delivery of the new houses.

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### **Theme 2 – Highways, Noise and Air Quality**

#### **Q. Has a review of the impact of the proposed development on the local highway network been undertaken?**

An assessment of the potential impact of the proposed development on the local highway network has been undertaken and will be set out in the Transport Assessment document that will be submitted with the outline planning application. As a result of this, and in order to mitigate the impact of the additional traffic that will be created by this development, a suite of off-site highways works and interventions has been identified through discussions with BCC Highways Officers. The assessment of impact on the highways network has cumulatively considered traffic from both the Langley development and the separate but adjacent Peddimore employment site. Both the Consortium and the developers of the Peddimore employment site are providing funding to BCC to enable the identified off-site highway improvements to be delivered on a phases basis.

#### **Q. Why is a new roundabout on the A38 to the east of Langley already under construction?**

The new roundabout on the A38 which is currently under construction sits between the Langley and Peddimore employment site. The roundabout design was approved as part of the Peddimore proposals and is being delivered now in order to provide vehicular access into the Peddimore site. The Langley internal road network will then link into this new roundabout.

#### **Q. Where are the proposed vehicular and pedestrian access points into the site?**

The site is proposed to be served by 9 primary access points. These include the new A38 roundabout which is currently under construction at the south eastern corner of the site and an additional access to the A38 from Ox Leys Road further to the north, as well as additional primary access points from Webster Way, Thimble End Road, Springfield Road and Lindridge Road. There will also be additional smaller junctions and a network of pedestrian and cycle access points into the site from the existing road network.

#### **Q. How much car parking will be provided within the scheme?**

The aim is to provide sufficient car parking within the scheme to meet the needs of the development. The quantum and location of car parking within the development is to be discussed with BCC during the course of the detailed design stage, with reference to the provisions of BCC's new Car Parking Supplementary Planning Document.

#### **Q. Are any improvements to public transport proposed?**

Yes. A Public Transport Strategy has been developed as part of the outline planning application. The Strategy identifies ways in which the public transport services in proximity to the development may be enhanced to provide greater accessibility to residents, and increase the modal share of journeys undertaken using public transport. This includes the re-routing of existing routes to serve the site. The site is being designed to accommodate Bus Rapid Transit services and take advantage of the benefits provided by Demand Responsive bus services. Bus shelters and seating will be provided and bus priority measures have been accommodated within the on-site highway strategy. The Strategy concludes that the majority of the site would be within 400m walking distance of a bus stop.

#### **Q. Has an Air Quality Assessment been undertaken?**

Yes. An Air Quality Assessment has been undertaken to assess the likely significant effects of changes in local air quality on nearby sensitive receptors, including the existing and future residents of the area. The assessment shows that taking account of the identified mitigation measures, the development is consistent with the BCC initiatives to improve air quality in Birmingham.

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### **Q. How are impacts (e.g. noise, air quality and dust) on the existing residents during the construction phase going to be managed?**

The impacts on existing residents during construction will be managed and minimised through the implementation of specific measures (including site preparation, site management, monitoring and general communication with the local community). These measures will be established through a Construction Management Plan. This Plan will be prepared as part of a best practice approach to construction and will be submitted to BCC for approval prior to the commencement of construction.

### **Theme 3 – Parameter Plans and Illustrative Masterplan**

#### **Q. What is the outline planning application actually seeking permission for?**

The outline planning application being submitted to BCC is seeking planning permission for the principle of accommodating up to 5,500 new homes, up to 70,000sqm of mixed use floorspace and associated landscaping, open space, drainage and highway infrastructure. Permission is being sought for the locations of the principal vehicular access points into the site. All other detailed matters are reserved for future consideration.

The outline planning application is supported and framed by a series of parameter plans, which set out: the proposed locations of the areas for residential development, mixed-use development and open space within the site; the maximum heights of new buildings within the site; the proposed approach to achieving access into and through the site; and the proposed approach to site levels.

The detailed layout and design of new buildings and green spaces is not being applied for at this stage. These will form part of subsequent detailed applications. However the outline planning application will be supported by an illustrative masterplan, which provides an indication of how the development might come forward.

#### **Q. Can the site really accommodate 5,500 homes and the associated development proposed?**

Extensive technical assessment work has been undertaken to identify the site's development capacity. This has identified that the site has the capacity to accommodate up to 5,500 new homes and associated open space, community uses and wider infrastructure.

#### **Q. What is the design vision for the scheme?**

The development layout, buildings and open spaces will be designed to be of a high quality. The new neighbourhood will have a strong sense of place and distinctive character. Building layouts and designs will be informed by the local topography, landscape and heritage assets and complemented by appropriate use of innovation in design.

The development will be designed to be a safe place, where carefully-considered site layouts and well-designed buildings and open spaces promote positive social interaction, achieve natural surveillance and minimise the potential for crime and anti-social behaviour. Appropriate provision will be made for people with disabilities. The Consortium would like local people to play a meaningful role in shaping development and managing the new neighbourhood, contributing to establishing a sense of community.

### **Theme 4 – Green & Blue Infrastructure**

#### **Q. What sport and play facilities are being proposed?**

The proposed development includes c.90ha of interconnected, managed and accessible open space, which links into the existing residential areas to the west and countryside to the east. This will include formal open space in the form of a Sports Hub (with pavilion and playing pitches), as well as informal open space in the form of parks, amenity space, equipped play areas and strategic green links. A Green

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Infrastructure Strategy accompanies the application, which will guide the future development of these spaces, and has been informed by carefully considering sensitive on-site features and the wider context.

### **Q. What regard is being given to existing wildlife?**

Existing on-site habitats and species have been identified through comprehensive Ecological Assessment work. The proposed green infrastructure has been designed to provide appropriate buffers around the existing retained features and will further enhance the site's biodiversity through the creation of areas of new trees and woodland planting, hedgerows, species rich grassland and ponds.

### **Q. How is site drainage being dealt with?**

The Sustainable Drainage Strategy (SuDS) which accompanies the application demonstrates how surface water will be positively managed on site as part of a holistic approach. The surface water drainage from the site will be held within on-site attenuation features prior to release to the existing watercourses and drains in a managed fashion. The masterplan approach incorporates the provision of multi-functional SuDS features set within the proposed green infrastructure. The strategy has been designed having regard to climate change.

## **Theme 5 – Community Facilities**

### **Q. What community facilities will be provided?**

The scheme will include a new District centre and two new local community hubs. Within these a wide range of community facilities will be provided to cater for the day-to-day needs of the local community including pubs, restaurants, shops, schools, sports and leisure facilities, community and medical buildings, as well as office space. There will also be opportunities to provide additional flexible community spaces suitable for groups, clubs and other gatherings. The exact range and form of community facilities has not yet been determined and proposals will be developed further at the reserved matters design stage.

### **Q. Will there be new schools provided in the development?**

The scheme incorporates new on-site provision for the delivery of up to 3no. 3 Form Entry Primary Schools, 1no. 9 Form Entry Secondary School, Post-16 (Sixth form) provision (300 pupils) and facilities for Early Years provision (up to 6no. facilities). Some of this provision may take place through the delivery of an All-Through School.

## **Theme 6 – The Next Steps**

### **Q. Where can I view the outline planning application proposals?**

Following the submission of the outline planning application to BCC, the documents will be uploaded to BCC's website to view. BCC will also notify adjoining property owners and advertise the application on site and in the local media. There will be an opportunity to submit comments directly to BCC on the application proposals once the determination period has commenced.

### **Q. What are the next stages in the planning process?**

Following the submission of the outline planning application, a further planning application will be prepared and submitted by the Consortium for the strategic infrastructure components of the site-wide proposals (primary roads, drainage and strategic green infrastructure which will service the development parcels). This will be followed by detailed (reserved matters) applications for the layout and design of the buildings within each development parcel.

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### **Q. How to register an interest in the future homes on site?**

If you would like to register your interest in the homes to be delivered on site, please leave your details and a brief message on the 'contact us' page of the website.