

**Site & Planning Policy Context**

The Langley Sustainable Urban Extension is located on land to the west of the A38 and east of Sutton Coldfield. The site is allocated in the adopted 2017 Birmingham Development Plan (BDP) for the delivery of a residential-led sustainable urban extension. A Supplementary Planning Document (SPD) was adopted by Birmingham City Council in 2019 to provide a framework for the design and delivery of the site.



**December 2021 Onwards: Outline Planning Application**

The Langley Sutton Coldfield Consortium submitted a comprehensive site-wide outline planning application (ref. 2021/10567/PA) to Birmingham City Council in December 2021 for the delivery of:



**Residential**

Up to 5,500 new homes (including up to 35% affordable).



**Commercial and Community Space**

Up to 70,000sqm mixed-use floorspace (including: community facilities; health facility; shops; food and drink uses; and leisure uses).



**Education**

Land for a new secondary school (up to 9FE) with sixth form; up to 3 new primary schools (up to 3FE); and early years education.



**Strategic Infrastructure**

Highways, drainage and open space infrastructure and other necessary works.

Birmingham City Council Planning Committee resolved to approve the outline planning application in December 2022 subject to the signing of the S106 Agreement, which is in the process of being drafted. The Consortium will commence work on site when the outline planning permission has been issued following the signing of the S106 Agreement.

The Outline Planning Application includes details for the strategic highway access points into the site from the western boundary and to provide a new access from the A38 at Ox Leys Road towards the northern end of the site. The design details for the layout, landscaping, scale, appearance and non-strategic highway points for this development have been reserved for future submission and determination.



**June 2023: This Strategic Infrastructure Application**

The second stage of the design process undertaken by the Langley Sutton Coldfield Consortium for the Langley site has involved progressing the site-wide designs for the on-site strategic infrastructure. These designs form the subject of this new full planning application and include:

**Connectivity**



Strategic primary and secondary highway routes and walking and cycling connectivity within the Langley site.

**Drainage**



A site-wide strategic sustainable drainage network to attenuate the surface water run-off from the Langley development proposals.

**Open Space**



Multifunctional network of interconnected green spaces which incorporates an east-west green link, green corridors along the Langley Brook and the A38, new parks, off-road walking and cycling routes, play areas, informal amenity spaces, additional tree planting, community food growing spaces, landscaping and biodiversity enhancements.

This strategic infrastructure will service and provide the framework for the parcels of new residential, mixed-use and education built development. This information is shown across a series of detailed drawings and: is in line with the outline planning application parameters; responds to the strategic infrastructure Design Coding principles; and is in accordance with the Langley SPD strategic Big Moves.

The design details (layout, scale, appearance, access and landscaping for the built development parcels have not yet been progressed. These details will be submitted in the future under separate reserved matters applications pursuant to the outline planning permission and therefore have not been included in this full planning application.





## Strategic Infrastructure Application Key Features

● **Langley Brook Park:** Informal open space with a wetland character, incorporating local play footpaths and cycleways.

● **Greenways:** Interconnected network of green links throughout the site providing biodiversity, walking and cycling links.

● **Langley Hall Park:** Play areas and both formal and informal recreation.

● **Secondary Highway Network:** New strategic highway routes linking to the Primary Highway Network.

● **Ox Leys Road:** Eastern end retained and the western end will be realigned.

● **Eastern Boundary Corridor:** Green link alongside the A38.

● **Primary Highway Link:** New highway route linking between Ox Leys Road and Thimble End Road.

● **Fox Hollies Road:** Road retained and designed to accommodate buses.

● **Langley Heath Park:** East-west green link which includes play areas, biodiversity features and landscaping. [Further details for the sports hub to the south will be submitted in due course].

● **Bus Only Links:** Bus only connections to facilitate the passage of bus services, including Sprint bus, through the site.

● **Fox Hollies Wood:** Retained woodlands, pond and meadow with boardwalk access.

● **Langley Fields Park:** Play areas and both formal and informal recreation.

● **Secondary Highway Network:** New strategic highway routes linking to the Primary Highway Network.

● **Sustainable Drainage:** Interconnected network of drainage features throughout the site, including swales and basins.

● **Primary Highway Link:** New highway route between the A38 and Webster Way.

● **Primary Electricity Substation:** New primary substation to service the Langley scheme.

