

Brookhay, Staffordshire

Brookhay Villages and Twin Rivers Park (BV&TRP) is a development proposal for a 'Garden City' approach to a new settlement in Staffordshire. The site crosses the boundaries of two local authorities; East Staffordshire Borough Council to the north and Lichfield District Council to the south.

Jam was instructed by BDW Trading Ltd to undertake a review of the Sustainability Appraisals of the Local Plans for both Councils in relation to the absence of a site allocation in the Local Plans.

“ A proposed mixed-use scheme which spans both East Staffordshire Borough and Lichfield District. The Centre would include new national homes for British Rowing, Canoeing and Sailing Governing bodies and be located near to the FA's Centre of Excellence. East Staffordshire Borough Council would implement a Local Development Order to support development and the Single Pot could support associated infrastructure costs ”

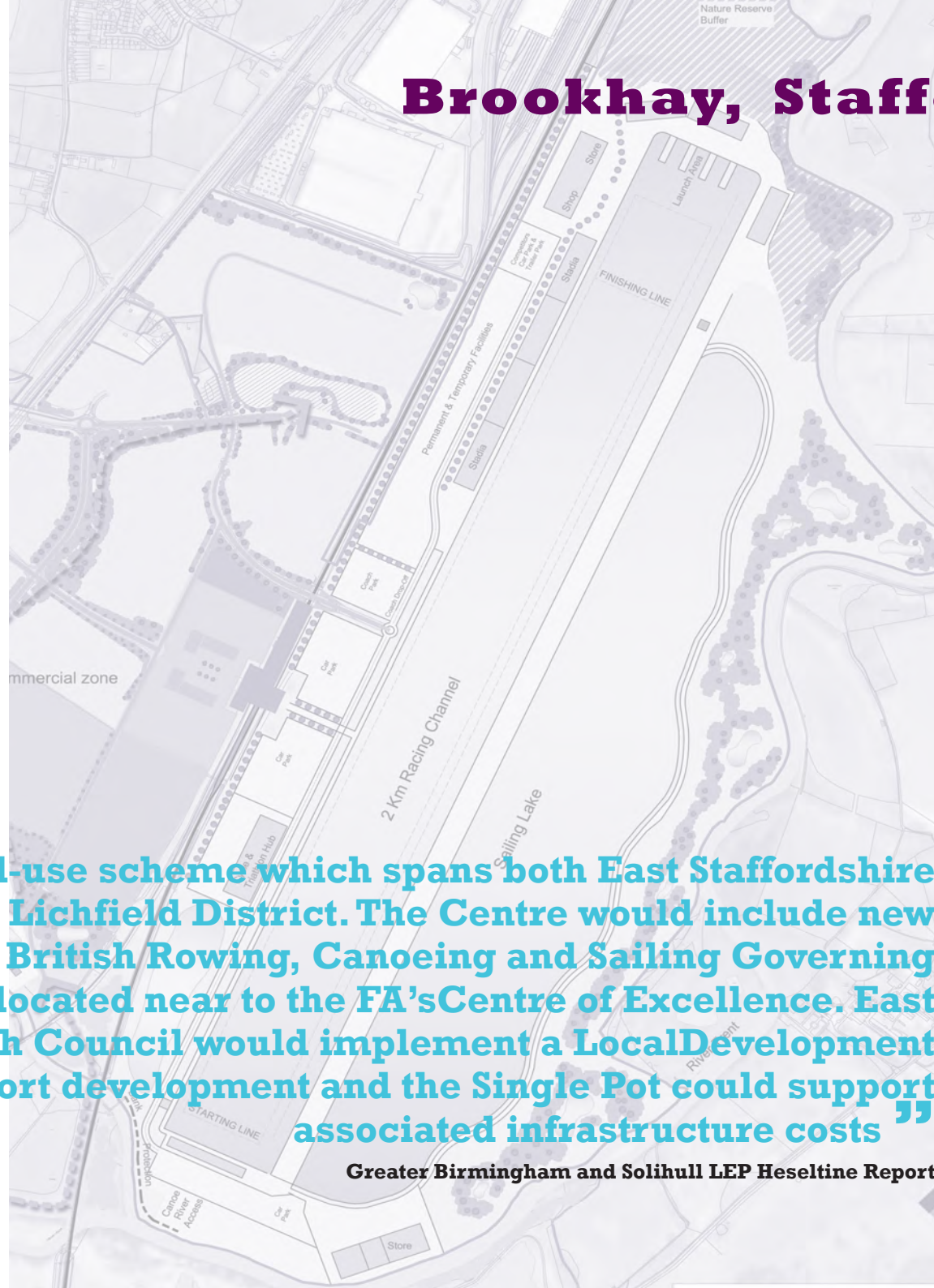
Greater Birmingham and Solihull LEP Heseltine Report

Project:
Strategic Sustainable Development

Jam:
Sustainability Appraisal Review,
Expert Witness for EiPs

Client:
BDW Trading Ltd

Consultants:
Davis Weatherill Partnership
IPaD
No5 Chambers
Nortoft
Pinsent Masons
PPS Group
Wardell Armstrong



Brookhay, Staffordshire

The proposal is for an infrastructure led sustainable strategic development, which will deliver long term growth to the region including:

- A mixed-use proposal with residential and employment throughout
- Up to 7,500 new homes
- A major upgrade to a substantial length of the A38 Trunk Road
- Sustainable transport infrastructure including a major rail, park & ride & bus interchange
- Grade A (Olympic standard) world class water sports facility for rowing, with additional sailing and canoeing
- Use of former gravel extraction areas to create water bodies
- 250,000 sq m of 'themed' employment, for regional headquarters and R&D facilities
- National Angling Centre and National Angling Museum with aquaria and fisheries management facilities
- Sport and outdoor pursuits crafts/retail village with supporting retail & food outlets
- Hotel accommodation
- A substantial District Centre
- Local employment – B1 Offices and commercial of approx. 20,000 sq m.
- New rail station on the Birmingham Cross City Line
- Two primary schools
- A secondary school
- Footpath & cycleway linkages
- Cannock Chase SAC SANG of over 30ha to address residual recreational pressure
- Innovative transport, water and energy sustainability

Major open space
inc. SANG

Jam's review of the SAs of the Local Plans found that both authorities had a flawed approach to their assessments, including a failure to assess all the alternatives appropriately, flawed methodologies and inadequate consultation.

Lichfield DC, also failed to set out the exceptional circumstance for building in the Green Belt when land outside the Green Belt was readily available.

Both authorities failed to show an objectively assessed housing need, exacerbated by the shortfall in housing availability identified in Birmingham's Development Plan.

“ The Revised SA is thus deficient as a source of evidence in support of the ESLP, both in respect of its technical adequacy and legal compliance ”

Inspector's Interim Findings East Staffordshire BC, 2014