



BIRMINGHAM DEVELOPMENT PLAN

Employment Land Availability Assessment (ELAA) 2020

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1. Summary of Findings

- 1.1 Birmingham is home to one of the most important employment areas within the UK and contains clusters of to some of the country's most successful industries, including those in engineering, automotive, life and medical sciences, food and drink and logistics economic sectors. Strengthening this position and ensuring the city continues to have a successful and prosperous economy requires the city to provide for a wide range of opportunities for economic development and job creating activity. This is particularly important given the contribution that Birmingham makes to the West Midlands and UK economies.
- 1.2 Birmingham sits at the heart of the West Midlands region which has a long standing association with manufacturing and is located at the heart of the UK's transport network. The region also benefits from the presence of globally leading expertise in engineering and is well supported by its Universities which ensure a strong supply of suitably qualified graduates.
- 1.3 This high demand has resulted in substantial levels of employment land take-up in recent years. This is reflected in the completions on employment land in Birmingham which has averaged 9.65 hectares per year over the most recent ten year period (2010-2020). This high level of completions is to be celebrated and demonstrates the importance of employment land to the health of the wider economy of not just Birmingham, but also the West Midlands. However, while this success is very welcome it does increase pressure to maintain a healthy supply of readily available employment land.
- 1.4 In terms of overall employment land supply, the average over the last ten years has been 92.1 ha of readily available land and 102.14 ha of not readily available land. The readily available supply had been decreasing in recent years but has been boosted to over 120 hectares this year following the outline approval of the 71 hectare Peddimore site in September 2019. Since the Birmingham Development Plan (BDP) was adopted in January 2017 the not readily available supply has also been increasing, but at just under 89 hectares it is now lower than last year's figure of 145.53 hectares. This is primarily due to Peddimore moving in to the readily available supply.
- 1.5 The BDP does not set any land requirements for the supply of readily available land in the Regional Investment Sites, but of the 45 hectares of land allocated across these two sites there are 29.37 hectares remaining this year, 9.44 hectares of which are in the readily available supply.
- 1.6 The supply of readily available Best Quality employment land has been boosted above the BDP requirement of 60 hectares by the 71 hectare Peddimore site receiving planning consent in September 2019. The adoption of the Bordesley Park Area Action Plan in January 2020 has also enabled the allocation of 16 hectares of employment land at the Wheels site and Environs to be counted in the not readily available supply for Best Quality land this year. This will help to maintain a continuing supply of employment land in this category in the medium to long term.

- 1.7 In the Good Quality category there are currently 37.46 hectares of readily available land, which is above the BDP target of 31 hectares and equates to 6.04 years of development land supply in this category. There are also a wide range of sites in the not readily available supply for Good Quality land, amounting to 46.45 hectares, that could be brought forward in to the readily available supply in the future. The City Council will continue to identify and support further opportunities to bring forward additional supply within this sub market across the city.
- 1.8 Good Quality sites are also likely to continue to become available through the continued churn of existing sites as occupiers relocate and expand. The City Council will continue to proactively identify potential development sites, particularly within the Best Quality and Good Quality categories through measures such as undertaking an annual call for sites, desktop mapping exercises and utilising commercially available databases.
- 1.9 At 2.45 hectares, the supply of Other Quality sites that are readily available is below the BDP target for a minimum reservoir of 5 hectares for the second year running. There is however a supply of 6.22 hectares in the not readily available supply that could be brought forward in the future.
- 1.10 The future supply of Other Quality sites, and potentially also Good Quality sites, is at significant risk due to the government's changes to the Use Classes Order in September 2020. The changes have deleted the B1(b) and B1(c) use classes and have merged them into the much broader E use class. As these previous use classes typically comprised of smaller scale employment developments they were more likely to provide site supply in the Other Quality category and the Good Quality supply where developments involve multiple small units. The impacts of this change on the city's employment land supply will be monitored over the next year and will be discussed further in next year's ELAA report.
- 1.11 The Coronavirus pandemic has also caused a significant economic downturn at the global, national and local scales over the past year. As this ELAA reports on the monitoring year from 1st April 2019 to 31st March 2020 the full impact of the pandemic on economic development and employment land supply in the city will not be apparent in the data presented within this report. However the pandemic is likely to have a short to medium term impact on the delivery of employment land in the city, and the scale of this will be reported on in next year's ELAA report. In the more immediate term, the City Council has been preparing a Covid-19 Economic Recovery Strategy to help the city's economy bounce back from the current downturn. The Draft Strategy was made available for consultation in late 2020 and it is anticipated the Strategy will be adopted in March 2021.
- 1.12 A further risk to the delivery of employment development in the city in the short to medium term will be the impact of a no deal Brexit. The extent of any impacts arising from this are unclear at this stage but this will also be explored further in next year's ELAA report.
- 1.13 The medium to longer term prospects for employment development do look more positive. In particular, HS2 will generate future demand for employment development land by making the city more attractive to investors. New employment land development opportunities will also

arise before the end of the BDP plan period, through the release of land at Washwood Heath which had previously been required for the construction of HS2.

- 1.14 The City Council will also continue to work with its partners such as the WMCA, GBSLEP and neighbouring local authorities to ensure that employment developments in the city can also be of benefit to the wider region. This will include supporting the implementation of the West Midlands Local Industrial Strategy which was published in May 2019.

2. Introduction

- 2.1 The ELAA is a study of sites within Birmingham that have the potential to accommodate employment development. Its purpose is to provide evidence to support the Local Development Framework, in particular the Birmingham Development Plan (BDP). Taken together, the ELAA and the SHLAA constitute Birmingham's Strategic Housing and Employment Land Availability Assessment (SHELAA). These are both key components of the evidence base to support the delivery of land to meet the need for development within the city. The main role of these assessments is to:
- Identify sites (and broad locations) with potential for housing and employment development
 - Assess their development potential
 - Assess their suitability for housing and employment uses and the likelihood of development coming forward.
- 2.2 The ELAA is technical document only. It is not a decision making document and it does not allocate land for development. As a technical exercise the ELAA is based on the best information at a given point in time. The inclusion of a site in the ELAA does not mean that it will be developed for employment, it does not mean that employment is the only suitable use for a site, and it does not necessarily mean, where it is not already the case, that planning permission would be granted for employment development. Circumstances may change over time.
- 2.3 Development proposals on sites identified in the ELAA are required to comply with relevant development plan policies. For example, where the site falls outside of a Core Employment Area or there are policies relating to open space or sports facilities.
- 2.4 The core role of the ELAA is to support Policy TP17 of the BDP, which requires the provision of a portfolio of 'readily available' employment land. This portfolio consists of two Regional Investment Sites in addition to a 5 year minimum reservoir of 60 hectares of Best Quality employment land, 31 hectares of Good Quality employment land and 5 hectares of Other Quality employment land (96 hectares in total). Further information about Policy TP17 and the portfolio of sites is provided in Section 3 of this report.
- 2.5 A key element of maintaining an appropriate supply of employment land is regular monitoring and review. A detailed review of employment land in Birmingham was undertaken in 2013 by Warwick Economics and Development through the Employment Land and Office Targets Study, and this was a key component of the evidence base for the BDP. The ELAA builds on this evidence by providing up to date information on employment land site supply in the city, whilst also aiming for closer alignment and consistency with SHLAA. This will ensure that the City Council's evidence in support of the BDP is also consistent with national planning policy which has advocated a move towards shared evidence bases for housing and employment land assessments in recent years. The ELAA and SHLAA will also provide key evidence to

inform the review of the BDP which will be published in 2022, five years after the BDP adoption date.

- 2.6 The City Council also produces an Authority Monitoring Report on an annual basis which contains headline information regarding the development and supply of housing and employment land in Birmingham, amongst other types of development.

3. Background

Policy Context

- 3.1 There are three key documents in relation to employment land in Birmingham. They are:
- The National Planning Policy Framework (Revised February 2019)
 - The Birmingham Development Plan (January 2017)
 - The Loss of Industrial Land to Alternative Uses Supplementary Planning Document (February 2006)
- 3.2 The role of each document and their relationship to the supply of employment land within Birmingham are explained below.

National Planning Policy Framework (NPPF)

- 3.3 The requirement to produce a ELAA is set out within paragraph 120 of the 2019 NPPF:

“Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:

- a) they should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and*
- b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.*

Birmingham Development Plan (BDP)

- 3.4 The BDP was adopted by the City Council in January 2017. The key BDP policies relating to the provision of land for employment development are as follows:
- PG1 – Overall Levels of Growth
 - GA3 – Aston, Newtown and Lozells
 - GA6 – Peddimore
 - GA7 – Bordesley Park
 - GA10 – Longbridge
 - TP17 – Portfolio of Employment Land and Premises
 - TP18 – Regional Investment Site
 - TP19 – Core Employment Areas
 - TP20 – Protection of Employment Land
- 3.5 These policies are summarised below and the full policies and reasoned justification are available to view at <https://www.birmingham.gov.uk/plan2031>

- 3.6 Paragraph 4.8 of the BDP forecasts that over 100,000 new jobs will need to be created from 2013 to 2031 to meet the needs of the city’s growing population and help reduce the levels of unemployment and worklessness that currently exist.
- 3.7 Policy PG1 sets out the overall levels of growth to be delivered over the BDP plan period. This includes two Regional Investment Sites (at Aston and Longbridge), a 71 ha employment site at Peddimore and a minimum 5 year reservoir of 96 ha of land for employment use.
- 3.8 Policy TP17 sets out the details of the portfolio of ‘readily available’¹ employment land required to provide the 5 year reservoir of 96 ha required under policy PG1. This portfolio is sub-divided into three different categories of employment land to ensure that the needs of all types and sizes of businesses are met and that desirable employment development is not lost due to a lack of site availability by ensuring that size leads demand. These categories are as follows:

Portfolio of land	Land requirements
Best Quality	
High quality attractive sites, of a minimum 10 ha in size suitable to attract clients with an international/national/regional choice of location.	A minimum reservoir of 60 ha of land
Good Quality	
Good quality sites suitable for locally based investment, likely to exceed 0.4 ha in size.	A minimum reservoir of 31 ha of land
Other Quality	
Other sites less than 0.4 ha of average or poor quality likely to be of interest to local companies.	A minimum reservoir of 5 ha of land

- 3.9 Policy TP18 sets out the requirement for the two Regional Investment Sites that are currently being developed at Longbridge (25 ha) and the Advanced Manufacturing Hub in Aston (20 ha). Developments on these sites are restricted to uses falling within Use Classes B1 and B2. This can include standalone B1a office development, but not B8 warehousing. Other uses are acceptable if they are ancillary and complementary to the main B1/B2 use of the site. Further detailed policies for each of these sites are contained within Policies GA3 and GA10 of the BDP, the Longbridge Area Action Plan and Aston, Newtown and Lozells Area Action Plan. These sites are in addition to the 5 year reservoir of employment land required by Policy TP17.
- 3.10 Policy GA6 allocates land to the east of Sutton Coldfield at Peddimore to provide 71 ha of Best Quality employment land. In support of this, the City Council adopted the Peddimore

¹ ‘Readily available’ sites are defined as committed employment sites with no major problems of physical conditions, no major infrastructure problems and which are being actively marketed.

Supplementary Planning Document (SPD) on 16 April 2019. This provides detailed guidance for how this strategically important site will be developed. Further information about the SPD can be viewed via the following link: www.birmingham.gov.uk/langleyppeddimorespd. The site received outline planning approval in September 2019 and so it has now been included in the readily available supply for Best Quality employment land in this year's ELAA.

- 3.11 Policy GA7 relates to the Bordesley Park growth area and is supported by the Bordesley Park Area Action Plan which was adopted in January 2020. This policy and the Area Action Plan target the delivery of 3,000 new jobs in the area by 2031. The Wheels site and its environs is identified within the Area Action Plan as the key opportunity to deliver this job growth. As this site is now allocated within an adopted development plan document it has now been added to the not readily available supply in the Best Quality category.
- 3.12 Policy TP19 relates to the city's Core Employment Areas which are to be retained in employment use and are the focus of economic regeneration activities. These are also areas where additional development opportunities for employment uses are likely to come forward over the plan period. The policy defines employment use as B1b (Research and Development), B1c (Light Industrial), B2 (General Industrial) and B8 (Warehousing and Distribution) and other uses appropriate for industrial areas such as waste management, builders' merchants and machine/tool hire centres. Applications for uses outside these categories within the Core Employment Areas are not supported unless an exceptional justification exists.
- 3.13 Policy TP20 relates to the protection of employment land outside the Core Employment Areas and sets out the justification required from applicants who wish to demonstrate that an existing employment use is obsolete and can no longer make a contribution towards the portfolio of employment land. This includes whether the site is considered to be non-conforming employment use or where it can be demonstrated that the site is no longer attractive for employment use, having been actively marketed for a minimum of two years and at a price which accords with other property of a similar type in the area. Viability assessments are required where an applicant argues that redevelopment of sites for new employment uses would be commercially unviable.

Loss of Industrial Land to Alternative Uses Supplementary Planning Document (SPD)

- 3.14 This SPD sets out further information on what is required to demonstrate that an employment site is obsolete and provides guidance on potential circumstances where an exceptional justification is likely to exist for alternative uses on employment sites. This document was originally produced to support policies in the Unitary Development Plan (UDP) that have been replaced by the adoption of the BDP. The general approach to employment land in the BDP is consistent with the approach in the UDP and as such the SPD has been retained.

4. Market Commentary

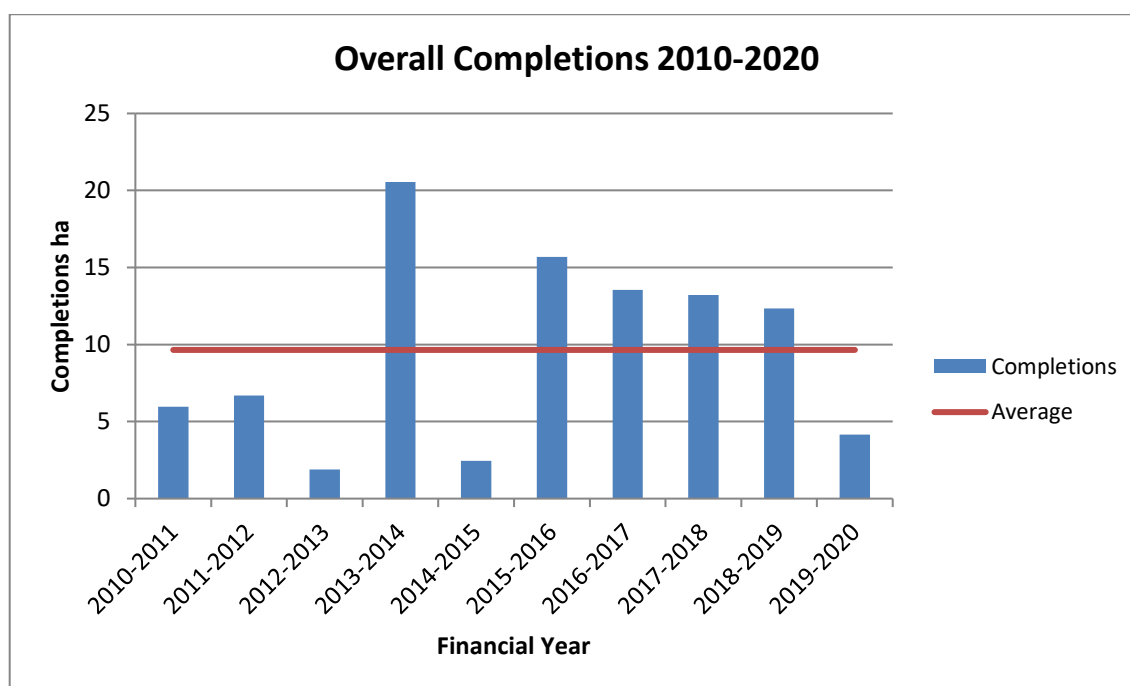
- 4.1 Birmingham sits at the heart of the West Midlands at the centre of the UK's transport network. The region's central location means that 90% of the UK population is within 4 hours travel time. The region also benefits from the presence of globally leading expertise in engineering, automotive, life and medical sciences, food and drink and logistics economic sectors and is well supported by its universities which ensure a strong supply of suitably qualified graduates. These factors mean there is a significant industrial and logistics market in the region.
- 4.2 The latest figures for the first half of 2020² show that the supply of existing and completed industrial and logistics sites in the region was at near record levels of 8.6 million sq. ft. as recent speculative development completed and a number of second hand units came back onto the market. Using 5-year average rates there is only 1.6 years of supply left in the market across the West Midlands. The existing pipeline of development in the region stands at 0.25 million sq. ft. which is down by 81% on the previous year.
- 4.3 Uncertainty in the market due to the pandemic, particularly in the automotive and aerospace sectors affected take up in the first half of 2020. Take up of employment floorspace reached 0.9 million sq. ft. in the first six months of 2020, down by 40% on the same period last year.
- 4.4 At a local level within the city the increased speculative development that has been experienced at a regional level is reflected in the development of sites such as Phase 2 of the Former Yuasa site development at Battery Way in Tyseley.
- 4.5 Current demand in the market is focused on smaller footprints and high quality spaces; with 83% of deals in the first half of 2020 being within the 100,000 to 200,000 sq. ft. size band and 76% of leased space regionally being Grade A quality (ibid). Within Birmingham the allocation of 71 ha of employment land at Peddimore, which received planning consent in September 2019, provides the City with a site capable of accommodating large Grade A footprints.
- 4.6 There has been a decline in demand for larger units in the region over the last year which is reflective of the economic uncertainty around the pandemic and Brexit. The ongoing impact of Covid and the potential impacts of Brexit are a concern, especially with regards to the automotive sector, which is an important part of the local economy. In particular given its reliance on components and parts which frequently cross the borders between the UK and Europe and which currently benefit from harmonised regulations and a lack of trade barriers. However, while the potential threats of Brexit are apparent there is also the opportunity for the region to increase trade with new and emerging markets.

² Big Shed Briefing July 2020, Savills

5. The Assessment – Site Supply

Overall Completions

- 5.1 Over the last ten years (2010-2020) there have been 96.52 ha of employment land completions, averaging 9.65 ha per annum. These figures comprise of completions in the Best Quality, Good Quality and Other Quality categories in the portfolio of employment land prescribed by policy TP17 of the BDP. A further 11.06 ha were developed within the two Regional Investment Sites over the same period.
- 5.2 Completions were lower prior to the adoption of the BDP in 2017, apart from an exceptionally high year in 2013-2014 when 20.56 hectares were completed. Since the BDP was adopted there has been an average of 9.9 hectares per annum completed, although there has been a progressive reduction in completions over this period. In the most recent 2019-2020 monitoring year there were fewer completions of larger sites in the Best Quality and Good Quality supply but there was an increase in completions of smaller sites in the Other Quality category. This has had an overall effect of reducing the overall number of hectares completed in this most recent monitoring year. It is anticipated that this trend will be reversed in future years as development progresses on the strategically important Peddimore and Wheels sites.



Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council.

Regional Investment Sites (RIS) Completions

Longbridge RIS

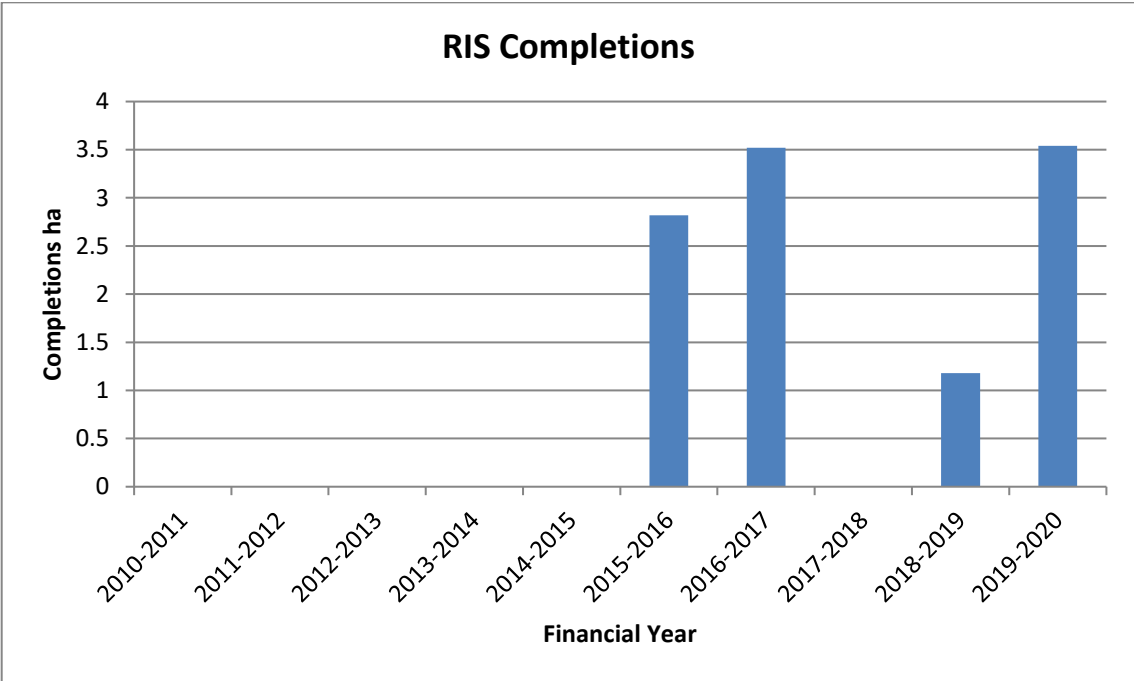
- 5.3 The BDP and the Longbridge AAP identify a 25 hectare Regional Investment Site on part of the former MG Rover Works. This incorporates a Technology Park that has been designed specifically to attract a nucleus of high technology businesses to the Longbridge area. 1.73ha was completed in 2007/8 delivering over 400 permanent jobs at Longbridge Technology Park and over 5,700m² of high-quality office space. Over 60 businesses are now accommodated across two buildings: The Innovation Centre and 2 Devon Way.
- 5.4 In May 2018 planning approval was granted for a new building for offices and/or research & development at Plot 3 Longbridge Technology Park, Devon Way. This plot has now been completed and has contributed 0.53 hectares to this year's overall completions figure.
- 5.5 Phase 1 of Longbridge RIS, known as Longbridge West has yet to come forward. In October 2018, St Modwen secured planning approval for infrastructure works (roads and environmental works) to service West Works site and create development ready plots.
- 5.6 Planning approval has also been granted in September 2018 for the erection of four employment units (use classes B1, excluding offices, and / or B2) on the RIS site (2018/02549/PA – split in to two sites under reference numbers 007720305 and 007720800 within this ELAA).
- 5.7 A prior notification application for demolition has also been submitted for part of the Nanjing site. A significant part of the site is vacant with Nanjing's occupation reducing towards the Lowhill Lane part of the site.
- 5.8 Alongside the main landowner, St Modwen, the City Council are currently exploring options for land assembly to bring forward the RIS proposal.

Aston RIS

- 5.9 The 20 hectare Aston RIS within the Aston, Newtown and Lozells Area Action Plan (AAP) is one of six economic zones in Birmingham, and is an important area for the advanced manufacturing sector in the wider West Midlands. The site is more commonly known by its brand name the Advanced Manufacturing Hub, or AMH. The AMH is a joint initiative between the City Council and Homes England (HE). A Local Development Order (LDO) for key development plots within the RIS area was adopted by the council in January 2014 and amended in October 2016. The LDO introduced a simplified planning permission (including a prior approval process) for certain uses on key sites in order to stimulate new investment, economic growth and job creation.
- 5.10 To expand on the Area Action Plan policy, a development framework for this area has been prepared and was adopted in July 2016. This highlights the importance of high quality design and place making to create an attractive business environment for both new businesses and

the wider community. To this end, the City Council has produced design briefs for the development of the key sites identified in the framework.

5.11 The first occupier to be operational within the site was Hydraforce (2.82 ha completed in 2015-2016) which comprises a new 120,000 sqft (11,150 sqm) facility. Two further developments were completed in 2016-2017: a 50,000 sqft (4,645 sqm) unit occupied by Guhring a precision engineering company and a 94,500 sqft (8,780 sqm) industrial unit built on a speculative basis by Trebor (developer) and Aviva Investors which has been let to Salts Healthcare. Together these units amount to total completions in 2016-2017 on 3.52 ha. 2018-2019 saw the completion of a 64,497 sqft (5,992 sqm) warehouse for Mayflex and in 2019-2020 a 124,000 sqft (11,520 sqm) warehouse was completed for Y International. These developments are a major success story for Birmingham and demonstrate that there is a need to provide high quality industrial accommodation in the City to meet the requirements of the growing advanced manufacturing sector.



Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council.

Best Quality Completions

5.12 There were no completions on Best Quality land this year. This reflects the limited supply of sites of over 10 ha in the city. Over the past ten years completions on Best Quality land has fluctuated, with a high of 15.9 ha in 2013-2014 and no completions in 2009-2010, 2010-2011, 2012-2013, 2018-2019 and 2019-2020.

5.13 The nature of these very large employment sites in the Best Quality category means that they are often major developments undertaken for specific end users. This type of development occurs as required by an end user and not on a regular basis, so this fluctuating pattern is not surprising.

5.14 The two recent peaks in the years 2013/14 and 2015/2016 are attributed to Midpoint and JLR. In 2016-2017 completions in the Best Quality category included 10.92 ha for JLR, while in 2017-2018 a further 9.46 ha was completed at the Hub in Witton which included the 8 ha Wholesale Markets development. This latter development has also allowed the City Council to progress proposals for the mixed use Smithfield development in the City Centre.



Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council.

Good Quality Completions

5.15 There were 3.38 ha of completions on Good Quality land in 2019-2020, which results from a single completed site at Mucklow Park, Battery Way in Tyseley. This is a marked reduction from last year's completion figure of 12.02 ha, although that was a much higher completion figure than during any of the preceding 10 years.

5.16 The average annual completions on Good Quality sites over the past 10 years is 3.5 hectares, which is comparable to this year's completion figure.



Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council.

Other Quality Completions

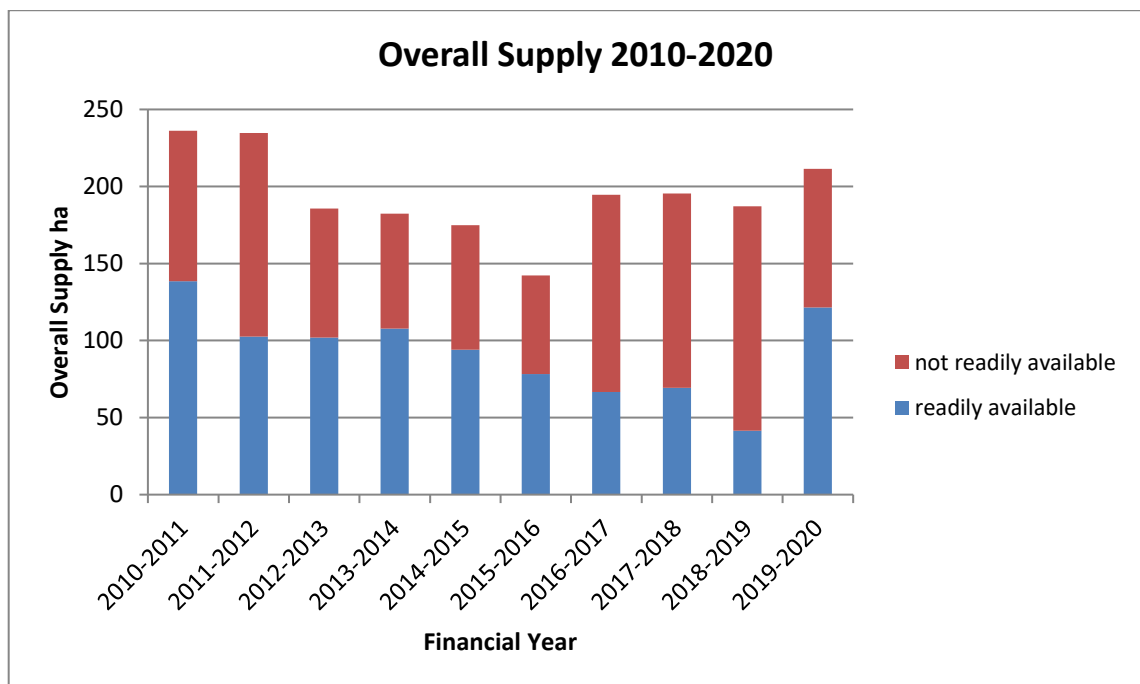
5.17 Completions on Other Quality sites were 0.78 ha in 2019-2020. Completions within this category have generally been low for most of the past ten years, but with notable peaks in 2010-2011, 2012-2013, 2015-2016 and the most recent 2019-2020 monitoring year. This results in an average annual completion figure of 0.6 ha over the ten year period. Five sites contributed to the completion figure this year, ranging from 0.05 ha in size up to 0.38 ha.



Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council

Overall Supply

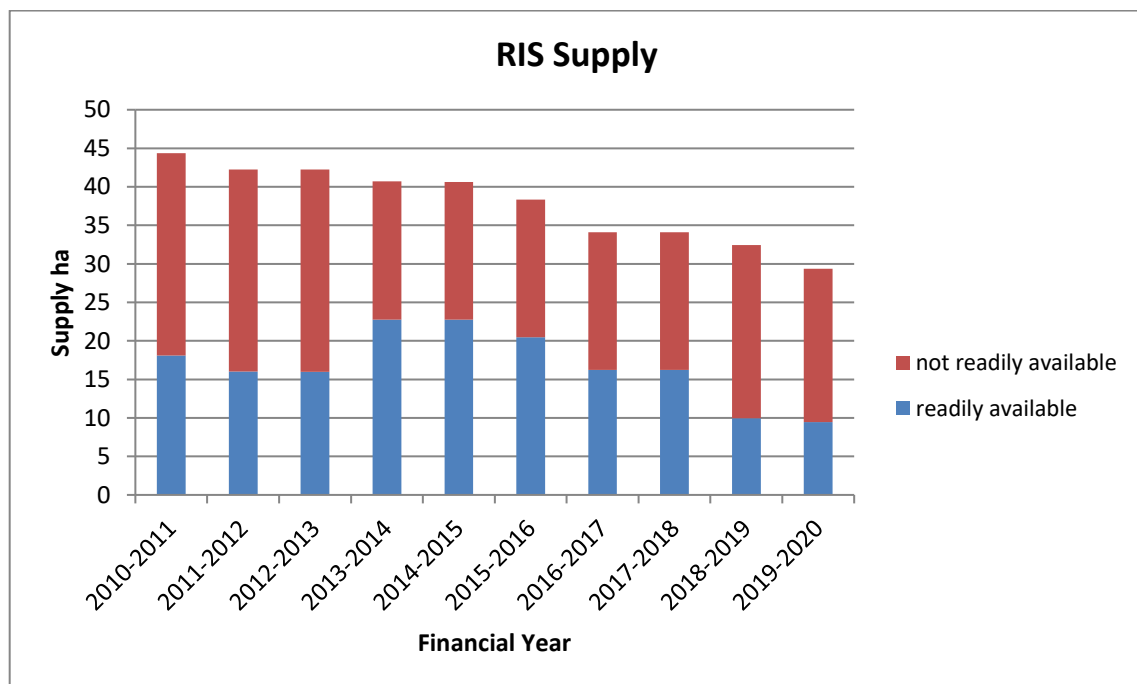
- 5.18 The bar chart below illustrates readily and not readily available employment land for all categories. On average over the last ten years there have been 92.1 ha of readily available land and 102.14 ha of not readily available land. The supply of readily available land had been progressively decreasing from a high of 138.45 ha in 2010-2011 to a low of 41.57 ha in 2018-2019, however the supply has been boosted up to 120.35 ha this year by the outline planning approval for the 71 ha Peddimore site.
- 5.19 The above supply figures include the capacity within the two Regional Investment Sites. BDP Policy TP17 sets a requirement for a five year reservoir of 96 ha of readily available land to be provided on top of the RIS supply, which is to be provided from the Best Quality, Good Quality and Other Quality supply. The readily available supply from these three categories amounts to 110.91 hectares this year, which represents 5.78 years of supply when measured against the requirement of Policy TP17. Further explanation about the supply of land within each of these categories is provided later in this section.
- 5.20 The overall supply of not readily available land, including the RIS supply, fluctuated up to 2012, it remained relatively consistent between 2012 and 2016 and then increased significantly by 2017 when the Peddimore site was allocated within the BDP. The not readily available supply decreased again in the 2019-2020 monitoring year due to the Peddimore site moving in to the readily available supply but it has also been boosted by the allocation of the Wheels site and its environs in the Bordesley Park Area Action Plan, which was adopted in January 2020.



Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council.

RIS Supply

5.21 As of April 2020 there were 9.44 ha of readily available land and 19.93 ha of not readily available land across the two RIS areas. In Longbridge, St Modwen secured planning approval in October 2018 for infrastructure works (roads and environmental works) to service the West Works site and create development ready plots that can be considered as part of the readily available supply. The chart below shows that, as to be expected, overall supply has fallen over the ten year period as land in both areas is gradually taken up.



Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council.

Best Quality Supply

5.22 The supply of readily available land in the Best Quality category is 71 ha this year, due to the approval of the outline planning application for the development of the Peddimore site in September 2019. This has brought the supply of readily available land to a level above that required under BDP Policy TP17. Furthermore, the allocation of 16 hectares of land at the Wheels site through the adoption of the Bordesley Park Area Action Plan has helped to maintain the not readily available supply for the medium to longer term.

5.23 The other main potential contributor to longer term future supply in this category is land currently within the HS2 safeguarding zone at Washwood Heath. A significant amount of this land will be required for the Rolling Stock Maintenance Depot (RSMD) to serve the entire currently proposed HS2 network and the HS2 National Control Centre, which jointly are expected to employ up to 500 people. The City Council has an assurance from the Secretary of State for Transport that requires that the detailed design of this area should further reduce the amount of land permanently required for the RSMD and the Control Centre. It is anticipated that the development land available at the end of construction will equate to

approximately 24 ha. The timing of when this land will become available is not yet known, although it is likely to be before the end of the BDP plan period in 2031. This capacity has not been included within the not readily available supply at this time but when the details about the delivery of this site become clearer the capacity will be added to the supply.



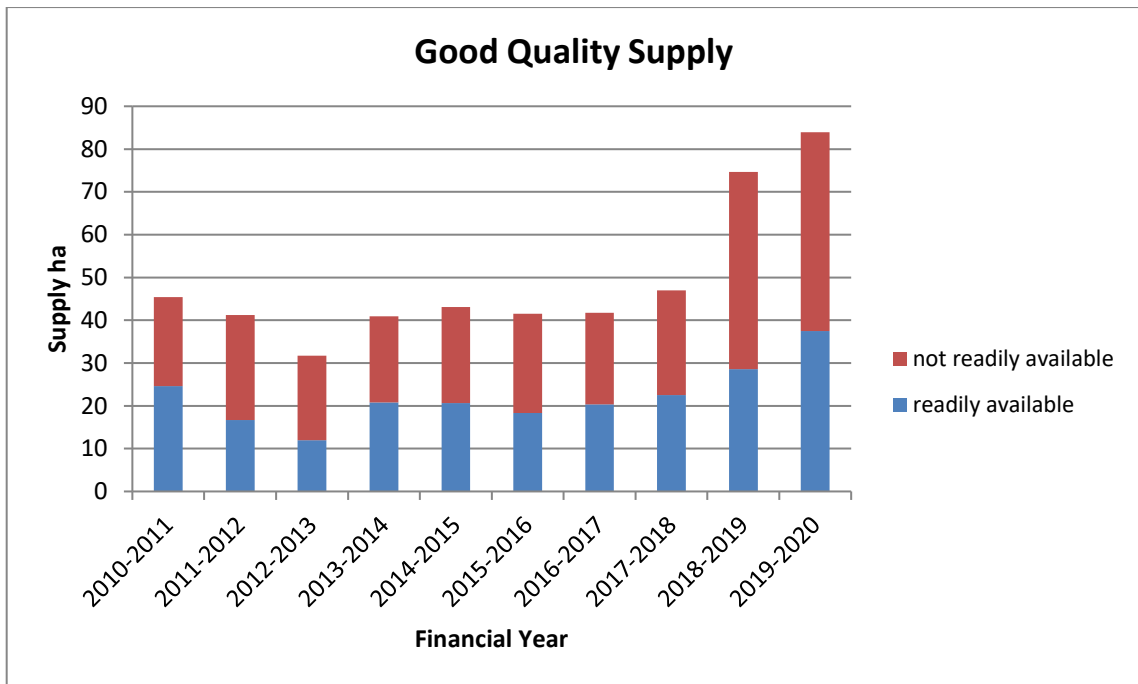
Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council.

5.24 In the longer term there may be a need to identify further supply of Best Quality land. Ongoing monitoring and review of the supply of Best Quality employment land will provide greater certainty on whether or not additional supply is required as the plan period progresses.

Good Quality Supply

5.25 The Good Quality sub-market is primarily intended to provide for the needs of local Birmingham firms for expansion and for new businesses starting up. There are currently 37.46 hectares of readily available Good Quality land compared to the BDP target of 31 hectares. The supply of land of both readily available and not readily available land in this category has been increasing each year since the BDP was adopted in 2017.

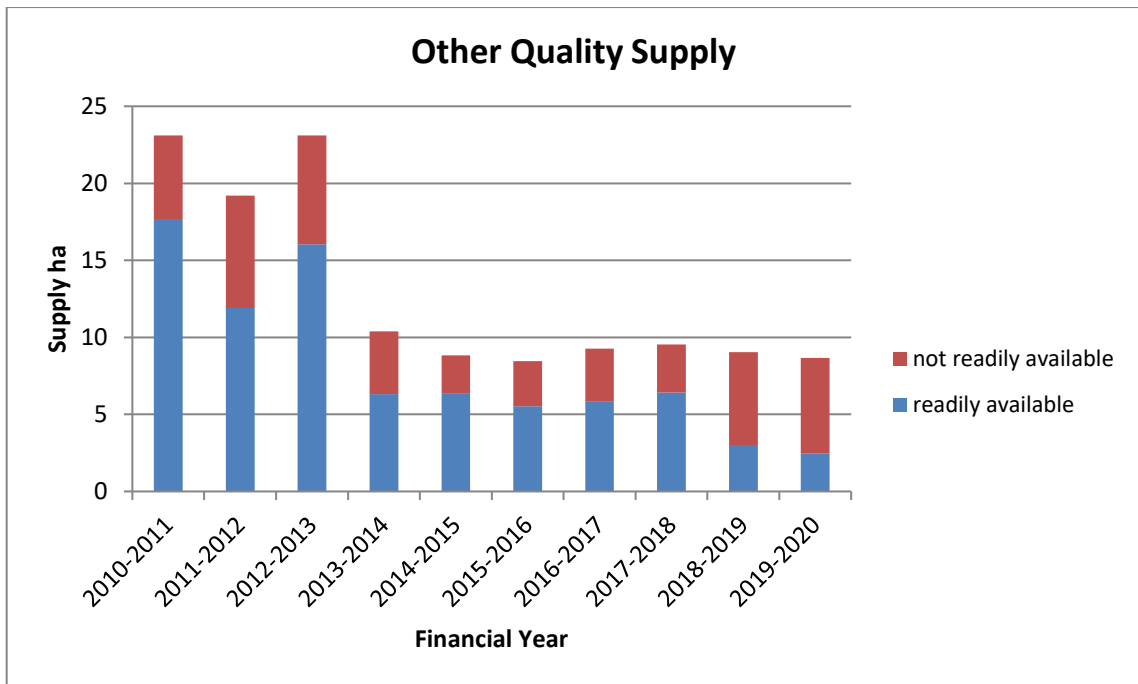
5.26 There continues to be a large amount of land which can be brought forward from the not readily available supply into the readily available supply for the remainder of the plan period.



Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council.

Other Quality Supply

- 5.27 There are currently 2.45 ha of readily available land and 6.22 ha of not readily available land in the Other Quality supply. The current supply of readily available land in this sub-market is below the BDP target of 5 ha, however there is typically a continual churn of this type of site with new approvals and completions regularly coming forward. Therefore, although the readily available supply is below target this year there is potential for this to recover to the levels required next year and in future years.
- 5.28 This land supply category is however the most at risk from the government's changes to the Use Classes Order which were introduced in September 2020, as sites falling in the B1(b) and B1(c) use classes that were removed by the changes are more likely to be of a smaller size. The impacts of these changes will be considered next year when it will be clearer how the changes will have affected the 2020-2021 monitoring figures.



Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council.

6. Conclusions

- 6.1 Overall completions on employment land in Birmingham have been at a high level in recent years, averaging 9.65 hectares per year between 2010 and 2020. They have dipped to 4.16 ha this year due to fewer completions taking place on larger sites in the Best Quality and Good Quality categories. Completions did increase at the Regional Investment Sites where 3.54 hectares were completed this year, and in the Other Quality category where 0.78 hectares were completed.
- 6.2 There are also 11.5 hectares of employment land under construction this year in the Good Quality and Other Quality categories, which will contribute towards higher employment land completions in the 2020-2021 and 2021-2022 monitoring years.
- 6.3 There are 120.35 hectares in the readily available employment land supply this year, or 111 hectares when supply in the Regional Investment Sites has been discounted. This exceeds the overall requirement within BDP policy TP17 for a five year reservoir of 96 hectares of readily available employment land.
- 6.4 The supply of readily available land in the Best Quality category has been boosted this year by the 71 hectare employment site at Peddimore receiving planning consent in September 2019. This land supply exceeds the requirement for 60 hectares of readily available Best Quality employment land in policy TP17. The not readily available supply in the Best Quality category has also been supported this year by the allocation of the 16 hectare Wheels site in the Bordesley Park Area Action Plan, which was adopted in January 2020. In the longer term, but before the end of the BDP plan period in 2031, it is anticipated the supply of Best Quality employment land can be maintained through the release of land at Washwood Heath which is currently required for the construction of HS2.
- 6.5 The readily available supply in the Good Quality employment land category has been progressively increasing since 2015 and is now at 37.46 hectares, thus exceeding the 31 hectare requirement in policy TP17. It is anticipated that this supply will remain above the requirement in the short to medium term, as there is also a large supply of 46.45 hectares of land in the not readily available supply which could be brought forward in to the readily available supply in future years.
- 6.6 Readily available land in the Other Quality category has been below the level required by Policy TP17 for the past two monitoring years, with this year's supply being 2.45 hectares compared to the 5 hectare requirement in policy TP17. This may be in reflection of the higher completions that have been experienced in this category within these monitoring years, but this category is also susceptible to a greater churn of sites as it is driven more by the day to day requirements of small and medium enterprises than it is by major regeneration and development initiatives. In this respect, this category is similar to windfall development in the housing land supply and so the most important actions that the City Council can take to support this category is to continue to monitor land supply and completions, continue to

engage and respond with small and medium enterprises to understand their development needs and to proactively seek any further opportunities for land which may be suitable development within this category. There is however a significant risk to the future supply of land in the Other Quality category due to the government's changes to the Use Classes Order in September 2020. Many of the sites falling in this category will have been suitable for smaller scale B1(b) and B1(c) development which have now been deleted and subsumed within the broader E use class. The implications of this change on the City Council's employment land supply will be considered further next year.

- 6.7 In summary, apart from the Other Quality category the supply of readily available land is now above that required by Policy TP17 of the BDP. Excluding the Regional Investment Sites the overall supply of readily available land is 110.91 hectares, representing 5.78 years of land supply. The Best Quality employment land supply has been boosted this year due to the Peddimore site receiving planning consent and the allocation of the Wheels and environs site. Longer term trends in the Good Quality category will see its supply continue to exceed the BDP requirement, and the City Council will continue to monitor and support the delivery of land in the Other Quality category. In particular the government's recent changes to the Use Classes Order will pose a significant risk to maintaining an adequate supply of smaller employment sites in the Other Quality supply in future years.

Appendices