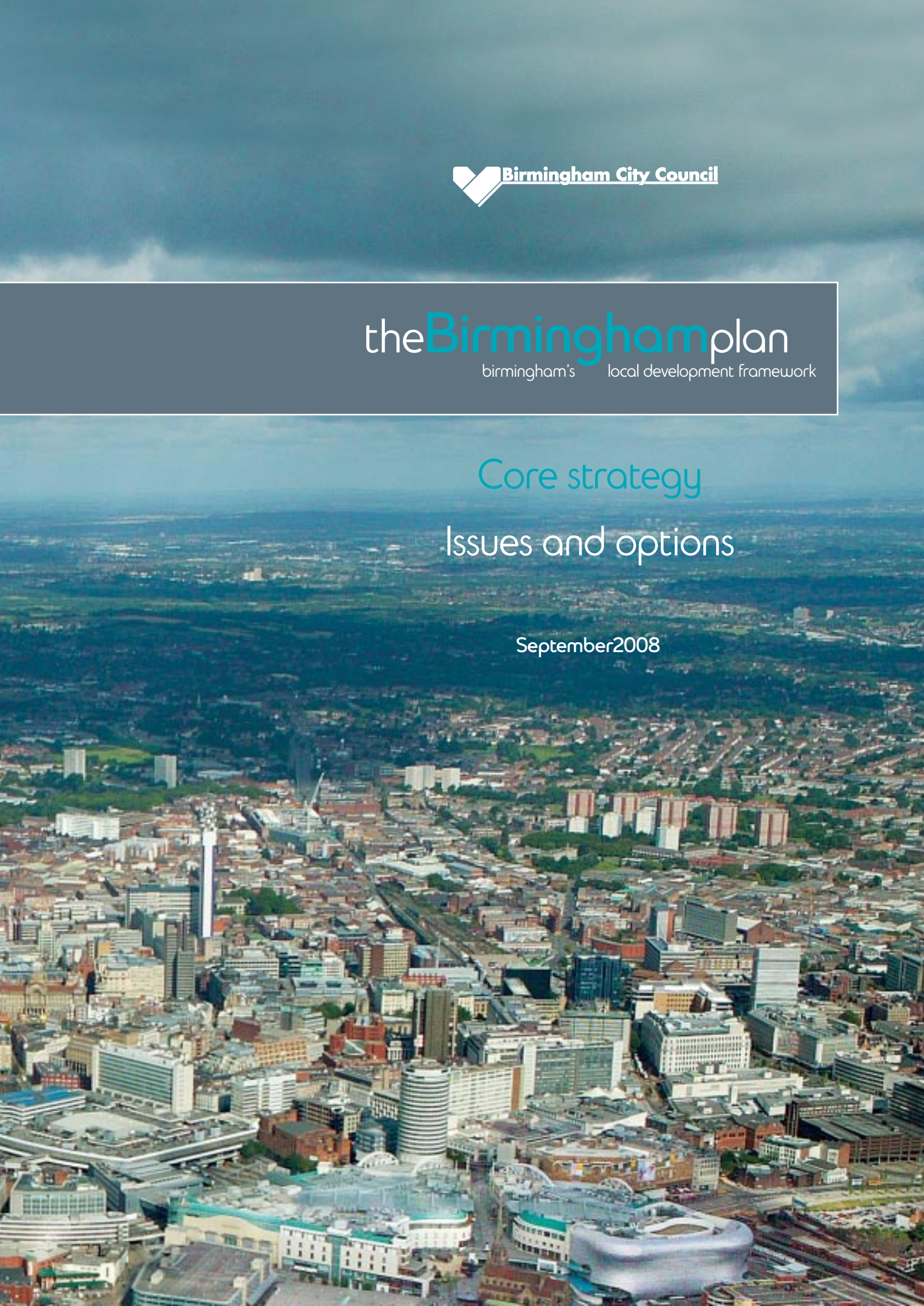




the **Birmingham** plan
birmingham's local development framework

Core strategy
Issues and options

September 2008



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Clive Dutton

Acting Strategic Director of Development



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foreword

The 'Summit for the Future' held in March 2006 marked the beginning of a new phase in the renaissance of Birmingham.

It provided us with the chance to reflect on past achievements - and there have been many of these - and to look forward to the new challenges and fresh opportunities which we will face in the years ahead. The Summit led to a period of dialogue with the private, public, voluntary and community sectors in our city, culminating in the publication of the 'Birmingham Prospectus' in April 2007. This committed us to an ambitious 'Growth Agenda' - a commitment to promote growth in opportunity for all, growth in the city's economy and our ability to generate wealth, growth in our capacity to understand and respond to the challenge of climate change, and also growth in our population, by up to 100,000 people by 2026.

Our 'Growth Agenda' will influence many aspects of life - but one of the most visible will be its effect on our physical surroundings - the neighbourhoods where we live, the shopping centres that we visit, the places where we work and the parks, playing fields and leisure facilities that we use. All of this will be the subject of our 'Core Strategy'. Like all other Councils, we are required by legislation to produce this strategy, and its purpose will be to provide a framework for physical change within our city for the next twenty years.

We now want to start a new dialogue on the shape that this Strategy should take. Where should we encourage new investment in new businesses and jobs? How many new houses should we plan for - and where should they be located? How can we minimise the carbon footprint of new development? How can we make it easier to travel around the city? These and many other issues will need to be addressed and I hope that the information contained in this Issues and Options document will prompt you to take part in this debate.

Although the 'Growth Agenda' is about much more than housing, I am conscious that currently the issue of housing numbers figures very strongly in the public debate. The Government has recently announced it wants to see a big increase in new housebuilding. The Government has also stated it wants the provision for higher housing numbers in the West Midlands to be considered. To take into account the Government's request, we have put forward certain options including higher housing numbers. Some of these options are inevitably controversial.

I want to emphasise that these options are being put forward to allow debate on these proposals. The Council is not seeking to promote any particular option - and I want to emphasise that we remain committed to the protection of the green belt both within and beyond our boundary.

Your response to this consultation will be used to help us determine our response to the Government's proposals for more housing and to help us prepare 'Preferred Options' for the Core Strategy next year. These will also be open for discussion.

I look forward to receiving your contribution.



Cllr Neville Summerfield,
Cabinet Member for Regeneration.

1 Executive summary

Birmingham Core Strategy 2026

This Issues and Options consultation is the first stage of the preparation of the Core Strategy for Birmingham.

The Core Strategy will contain the city wide strategic development policies to take Birmingham forward to 2026 and beyond.

Once completed, it will form the centre-piece of the statutory development plan for Birmingham alongside the Regional Spatial Strategy (RSS). The Core Strategy will cover the whole of Birmingham. At the same time more detailed plans are being prepared for the City Centre (the Big City Plan) and for the Aston/Newtown/Lozells area in the north west of the city.

The Core Strategy has a number of key issues to address. Birmingham is a changing city, with an increasing population and a need for significant housing and economic growth over the next 20 years. Birmingham is ambitious and aims to continue to grow and build upon its assets, to become a city of global standing with a lively network of urban villages. Birmingham will also need to mitigate and adapt to the local effects of climate change.

Issues and Options

Issues and Options is the first stage of the consultation process and its purpose is to seek your views on the key issues and choices which need to be faced in determining the direction of development in Birmingham over the next twenty years. This will provide the foundation to develop the Preferred Options and to guide the development of the policies which will make up the Birmingham Core Strategy. It sets out the current spatial profile of the city and suggests a vision, key issues and objectives for the growth of Birmingham over the next twenty years.

The options

Three spatial options have been formed to consider alternative scenarios as a starting point. Each option takes into account the emerging RSS for the West Midlands. It is the intention of the presented options to consider alternative profiles of growth, and to stimulate your feedback. The final strategy may incorporate elements of all three options and therefore your choice is not limited to the options presented here.

One option would continue to promote growth at current levels and would meet the current minimum RSS housing targets. A second option concentrates upon significant housing redevelopment in the East and West of Birmingham in the form of 'sustainable urban neighbourhoods' and exceeds RSS minimum targets. These urban neighbourhoods would be built to the highest sustainability standards. Three local centres possibly at Selly Oak, Perry Barr and the Meadway Centre in East Birmingham are also proposed as the focus for new development, investment and service provision.

To achieve higher levels of housing growth a third option is to extend outwards into green belt land in either the north/north east and/or south/south west of the city. This would create a greater choice and affordability of housing in the form of new sustainable settlements. Releasing green belt land is a sensitive issue and would be a difficult, carefully considered decision, which may generate much debate; we welcome your comments.

Details of all three options are found at the end of the document. A separate response form is also available.

2 Introduction and purpose

Planning deals with issues that involve the use of land. Such issues include where homes are built, where employment should be located, and how to improve the supporting transportation infrastructure. But planning is not just about the development of land; it is also about protecting land from undesirable development, improving the environment, and enhancing our parks and open spaces. Planning, therefore, affects many aspects of our lives from where we can live and work to how we can travel and where we can pursue our leisure interests.

In September 2004 the Government introduced legislation (the Planning and Compulsory Purchase Act), which established a new Planning System in England and Wales. This new legislation will change the way in which the City Council will plan for the future of Birmingham.

Like all other local authorities across the country, we are now in the process of implementing the new legislation. For Birmingham this will mean that instead of having a Unitary Development Plan (UDP) with accompanying Supplementary Planning Guidance (SPG) as under the old system, Birmingham will have a Local Development Framework (LDF). This will be made up of a portfolio of documents ranging from a Core Strategy which will set out the overall strategic policies to more detailed documents which are concerned with specific areas or proposals.

We are currently in the early stages of producing a Core Strategy. This is the LDF's most important document in that it will set out the strategic criteria that all other documents in the LDF must conform with.

Work on producing the Core Strategy has already begun. We have been undertaking research for some months to gather information to ensure that the policies which emerge later in the process are grounded in robust, up to date information. A consultation event was held in February 2007, to mark the official launch of the process, and feedback from this event can be found later in this report.

The purpose of this document is to encourage all members of our community to play a part in shaping the future of Birmingham and to seek your views on the issues that will affect development in the city over the next twenty years. Although this will not be the only consultation undertaken, it is important to remember that as the process progresses, and we get closer to a final version of a Core Strategy, it will become more difficult to change the content.

This report sets out the main issues that we need to consider in producing a Core Strategy for the city and it sets out a number of structured questions in order to focus your responses on these key issues. However, the issues set out in the paper are by no means exhaustive and your views are welcome on any other issues which you feel are relevant.

In addition to considering the key issues we also set out a range of options which could form the basis for the policies in the Core Strategy. The options set out the various ways in which the key issues could be addressed. The options are, at this early stage in the process, quite general, but will become more detailed as work on the Core Strategy progresses. We have provided a response form which contains structured questions to enable you to give your opinions on the options. We would find it helpful if you could use this form as the basis for your response. The form and the Core Strategy Issues and Options report itself are available online at:

www.birmingham.gov.uk/corestrategy

The response form can be completed and returned on-line.

Please let us know your opinions on the Issues and Options by 24th October 2008 to enable us to take them into account as work on preparing a Core Strategy progresses. You can return your comments by post to:

FREEPOST RRYL-HXEZ-SGXS
Birmingham City Council
Planning Strategy
Alpha Tower
Suffolk Street Queensway
Birmingham
B1 1TT.

Alternatively you can respond on-line by visiting the Core Strategy website at:

www.birmingham.gov.uk/corestrategy



3 The current position

A spatial portrait of Birmingham

Birmingham is facing and will need to adapt to many challenges and pressures over the next twenty years including climate change, population growth and increased housing demand within a changing economy. The sustainable growth of Birmingham's varied character will be essential to secure a robust and prosperous future for the city and its residents and to achieve Birmingham's aspirations as a global city.

Birmingham growth agenda

Birmingham's ambitious growth agenda, agreed by the Council in March 2006 aims to increase the city's population by up to 100,000 by 2026. Birmingham and Solihull have successfully bid for government funding as one of 29 growth points in England, which will enable significant housing expansion and renewal. Growth proposals are centred around the Eastern Corridor, North West Birmingham and the Western Growth Corridor and South West Birmingham including the Longbridge redevelopment which extends beyond the city boundary. The options at the end of the document offer alternative profiles for growth in the city.

The spatial portrait outlines the current social, economic and environmental profile of the city. Your input is needed into how this portrait should evolve and what the key issues and options should be to take Birmingham forward over the plan period to 2026.

Spatial portrait

Birmingham is the dynamic core of the Birmingham City-region. With a population of just over 1 million and covering an area of 26,777 hectares, Birmingham is England's second largest city with an ever-increasing standing as a vibrant and diverse global city.

Birmingham is divided into 40 wards each with their own distinctive characteristics (Fig.1).

An increasing population

- Birmingham's population has drifted downwards during the second half of the 20th century as a result of net out migration primarily to other parts of the West Midlands conurbation.
- However the population has grown since 2001 due to high levels of international immigration, higher birth rates and lower death rates.
- The city is densely populated at 37.4 persons per hectare.
- Birmingham contains a relatively young population with about 45% of residents under 30 compared with the national average of 37%. Demographic trend projections from the National Statistics Office for the period 2006-2026 point to growing numbers in all age groups except 15-29. The projections show a 12% growth in the number of Birmingham's residents aged 65 or



older, but this is noticeably lower than the 43% national increase. In contrast the number of children in Birmingham is shown to increase by 10%, compared with the national growth of only 2%.

- The city contains a significant percentage of Black and Minority Ethnic (BME) citizens and this section of the population is predicted to increase in future years.

A diverse social character

- Birmingham's residents are from a diverse range of national, ethnic and religious backgrounds. According to the 2001 Census, non-white groups form 29.6% of the city's population, which is one of the largest proportions outside of London. Just over 10% are Pakistani with the next largest groups being Indian and Black Caribbean.
- The black and minority ethnic communities are mainly concentrated in the inner parts of the city with the highest proportion found in the inner city wards of Lozells and East Handsworth, Sparkbrook and Aston.
- Birmingham's most deprived wards are also predominantly located in the inner areas. About 38% of Birmingham's residents live in areas that are in the most deprived 10% in England (Index of deprivation 2004).
- Birmingham recorded the lowest overall crime rate per 1,000 population in 2005/2006 amongst the major English cities, although fear of crime remains a concern for many local people. Only one third of survey respondents regarded Birmingham as a safe city in a 2004 MORI Opinion Survey.



A variety of open space and nature conservation

- More than one fifth of the city consists of open space. There is a great variety of open space provision including parks, nature reserves, allotments, golf courses and playing fields.
- 16% of Birmingham's land area is designated as green belt.
- Birmingham contains a number of areas that are protected for their nature conservation value including two Sites of Special Scientific Interest (SSSIs): Sutton Park and Edgbaston Pool. Sutton Park is also designated as a National Nature Reserve (NNR). There are presently seven Local Nature Reserves (LNRs) with those at Moseley Bog and Plantsbrook covering the largest areas.

Fig.1 Birmingham Wards



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Quality urban spaces

- Birmingham has reinvented itself over the last fifteen years to rival major global cities with many leisure attractions and quality urban spaces.
- A distinctive network of attractive public squares runs across the City Centre with grand civic architecture found at Victoria Square. Centenary Square and Millennium Point create a modern public realm containing several attractions such as the REP theatre and the Think Tank museum.
- Birmingham City Centre takes advantage of its natural topography, with several landmark buildings situated at the peak of a valley ridge. The iconic silver disc Selfridges building against the Victorian gothic architecture of St. Martins Church create a contrasting cityscape and dramatic views from the south of the City Centre.
- The core of Birmingham is surrounded by many pleasant and desirable leafy suburbs such as Edgbaston, Sutton Coldfield, Bournville, Moseley and Harborne, each with their own unique character and identity.

A wealth of historic and archaeological resources

- Birmingham has 27 designated conservation areas, mainly located within attractive suburbs and within historic parts of the City Centre. These account for 4% of the land area of Birmingham including the Jewellery Quarter and Bournville conservation areas, which are nationally renowned. There are also many listed and locally listed buildings.
- Birmingham hosts an extensive network of historic canals and canalside structures, which reflect the city's key role during the Industrial Revolution. Birmingham's canal network has been successfully restored at Brindleyplace creating ambience as an attractive waterside feature alongside bars, cafes, restaurants and other attractions.
- Birmingham has a surprising wealth of archaeological resources with 13 Scheduled Ancient Monuments of national importance. Sites

range from pre-historic burnt mounds at Moseley Bog, Roman settlements in Kings Norton and the remains of a medieval fortified manor at Weoley Castle to the remains of medieval industries and examples of the city's more recent industrial heritage. Potentially many more sites are to be discovered.



A changing economy

- Birmingham's economy experienced dramatic changes after recessions during the 1970s and early 1990's hit the manufacturing industry hard, leading to heavy decline in the traditional employment base. Economic conditions began to improve by the mid 1990s as the economic base diversified into the service sector, the expansion of which has become increasingly important to the city's revitalisation.
- Birmingham today is a major employment centre drawing in workers from across the West Midlands region to the City Centre. Managers, senior officials and professionals make up about 35% of persons commuting into Birmingham, compared with 23% of the city's working residents.
- Birmingham's economy continues to move away from traditional manufacturing towards high skilled office jobs including business and

professional services and revitalised retail and an expanding creative industries' sector. As a designated Science City and a Digital City, Birmingham is attracting investment from new industries based on science and technology such as high technology manufacturing sectors, medical technologies, advanced materials and nanotechnology.

- The employment rate at 63% is noticeably below the national rate of 75%. The female rate (56%) is much lower than the male rate (70%) and the non-white employment rate in the city is 47%; 25 points lower than the white rate. Unemployment remains particularly high in some areas, with the rates in some inner city wards consistently around twice the city average between 2001 and 2005.
- Worklessness in Birmingham at 22.5% is significantly higher than the national rate of 14.5% and is mainly concentrated in inner city wards such as Washwood Heath and Aston, which contain high proportions of ethnic minority populations. Worklessness covers all of those people of working age who are not employed. Tackling worklessness has become a key policy objective at the national and local level.
- The average household income for the city as a whole is currently around £30,100 per annum (CACI). However, there are significant differences between constituencies with Sutton Coldfield households enjoying the highest average income, 54% above Hodge Hill, the area with the lowest average.

New residential developments

- Birmingham is predominantly built up in character with about 15,200 hectares in residential use.
- There were nearly 391,000 households in Birmingham according to the Census 2001. The average household size was greater in Birmingham at 2.46 persons compared with the England average of 2.36. There is a growing number of one-person households and also a relatively high proportion of households containing five or more people.

- Birmingham contains a wide range and quality of housing. There is a relatively low proportion of detached housing and higher proportions of terraced housing and flats. In recent years the city has seen major new residential developments and substantial clearance programmes. Between 2001 and 2006 about 16,000 dwellings have been completed, many of which are new apartments in the City Centre. However the supply of land for housing within the city boundary is constrained due to the extent of the built up area.
- House prices in Birmingham have increased rapidly since 2001 although the market has slowed down recently according to Land Registry figures.
- A number of initiatives are underway to renew and improve the conditions of older private and Council housing and regenerate inner area neighbourhoods.
- The 'Urban Living' Pathfinder initiative, which has partially developed into the Western Growth Corridor, is a government funded regeneration programme which aims to create affordable and quality housing and mixed communities in North West Birmingham's most deprived inner neighbourhoods such as Aston, Lozells and Newtown. Pathfinders were created in areas which exhibited housing market weaknesses, evident through high vacancy rates, low sales values/low demand and in some cases, neighbourhood abandonment.



- The Attwood Green Central Area Estates are the subject of a multi million pound 10 year renewal project where over 1,500 homes are being improved and 1,350 unsatisfactory homes are to be demolished. The Ley Hill Estate is also the subject of a £45 million regeneration programme which will see over 440 new high quality homes for sale and for rent and 700 unsatisfactory homes demolished. In addition to new housing, the area will also see improved community facilities and a proposed new health centre situated around a new village green along with major improvements to Ley Hill Park.

An extensive transport network

- Birmingham has a relatively high percentage of households without a car: 38% compared to the English average of 27%. The percentages without a car are high in the inner parts of the city and in some peripheral areas.
- Just over half of people who both live and work in the city use the car to get to work, about a fifth use the bus, a tenth walk and another tenth work at or from home.
- Birmingham contains good links to the national motorway network and via the City Centre to Birmingham International Airport, which is set for significant expansion, initially to accommodate an extension to the main runway to enable direct long haul flights.
- A network of strategic highways is focused on the City Centre, with express coach links to many parts of the country. There is an intensive pattern of local bus services as well as a regional rail network.
- Birmingham New Street Station is a major rail interchange offering direct services to cities across England, Wales and Scotland. The 'Gateway' project proposes to remodel New Street to accommodate increasing passenger numbers.
- Centro have powers to build a two-mile extension route of the Midland Metro from Snow Hill to Five Ways running through the City Centre.



A vibrant city centre

- Birmingham City Centre is a major business and tourist arena with several prestigious developments created in the past decade that have revived and have promoted Birmingham both locally and internationally. These include the International Convention Centre (ICC) and Symphony Hall, the new Bullring and the attractive mixed-use redevelopment of canal side Brindleyplace, all located within a successful network of public squares, spaces and streets at the heart of the city.
- In recent years the creation of the Bullring Shopping Centre and the luxury Mailbox development have provided high quality, major retail and leisure spaces which have continued to propel Birmingham's growth and transformation as a city of innovation.

A network of urban villages

- A network of vibrant urban villages is evolving in Birmingham through the renaissance of local centres. Successful existing urban village schemes include the regeneration of the historic Jewellery Quarter and Bordesley urban village. The growth of key local centres such as Selly Oak will provide attractive, high quality residential and employment areas with a thriving mix of local amenities and sustainable uses.

Exciting future developments

Looking to the near future, there are several major and exciting developments in the pipeline, which will continue to enhance the status of Birmingham as a vibrant global city. The City Council in the Area Investment Prospectuses have highlighted over 50 of these opportunities. Some examples are outlined below:

Eastside

The Eastside regeneration initiative is a key part of Birmingham's innovative renaissance and will stimulate growth through the creation of a dynamic new learning, technology and heritage quarter in the City Centre.

The Eastside City Park will provide a major new environmental and leisure facility linking the Eastside to the City Centre and surrounding areas.

Selly Oak

Selly Oak is undergoing major change; new developments include a super hospital and a new relief road, which are under construction. A new Sainsburys has been granted permission within a mixed-use scheme at the Birmingham Battery site.

Longbridge

A new future for the former MG Rover plant at Longbridge is being taken forward which will lead to new employment opportunities, a new local centre, new housing, major businesses and significant environmental improvements.

Central Technology Belt

The first phase of the Central Technology Belt running through central Birmingham to Longbridge and beyond is underway. A series of high-tech developments are proposed including a regional centre for microsystems technology and a science and technology park at the former BBC studios at Pebble Mill.

Eastern Corridor

Major renewal of the housing market and growth opportunities are being investigated as part of the new Growth Point initiative linked to high quality public transport provision.

Icknield Port Loop

Icknield Port Loop offers a 32 hectare residential and mixed use development close to the City Centre.

Martineau Galleries

The Martineau Galleries scheme, in the heart of the City Centre, will provide a further boost to Birmingham's retail offer, building on the success of the new Bull Ring.

The Hub and Midpoint Park II

The Hub in North West Birmingham and Midpoint Park II in Sutton New Hall are both under construction and are the largest industrial development opportunities in Birmingham offering over 60 hectares of land for new industrial floor space.



4

Birmingham's existing strategy

The existing statutory development plan for the city is the Birmingham Unitary Development Plan (UDP), known as The Birmingham Plan. This plan was originally adopted in 1993. It was subsequently revised, and the modified version was adopted in October 2005. The new Core Strategy will replace the elements of the Birmingham Plan which contain the citywide, strategic policies.

There are three key themes to the existing plan: economic revitalisation; urban and social regeneration; and environmental quality. The Birmingham UDP seeks to modernise the city's economy, promote investment in new economic sectors and support existing businesses. It seeks to ensure that economic growth feeds through into real benefits for Birmingham's residents, particularly those in areas that experience the greatest deprivation. It is a strategy that emphasises the importance of having an integrated approach to regeneration that combines physical, social and economic measures. Finally it is a strategy that seeks to protect and enhance the city's environment and to improve the quality of life for the city's residents.

Pressures for change

The three key themes of the existing plan remain relevant today, but it is inevitable that over time some of the factors that influenced the strategy will change. Since the current strategy was devised, there have been changes to both government policy and regional policy and these are summarised in the next section. There have also been other social, economic and environmental changes, which need to be addressed – and some of the more significant of these are highlighted below.

- Climate change, driven by human activity, has now been generally accepted as a reality. This creates challenges in two ways. Firstly, how can we minimise Birmingham's carbon footprint and what role can the Core Strategy play in helping achieve this? Secondly, what steps should we be taking to adapt to the unavoidable consequences of climate change?

- Birmingham's population has stabilised at around one million after many years of decline. But the city still 'exports' population – we are unable to provide for all of the natural growth in our population, and there is still net out-migration. This adds to the phenomenon of 'social polarisation' – the tendency for the professional and managerial groups to move out of the city to surrounding areas. Our next challenge is to address this – and this will require positive planning for housing and population growth and for the creation of high quality residential environments attractive to all.
- The make-up of Birmingham's population is also continuing to change. Birmingham has the youngest age profile for a city of its size in Europe – but we also have a rapidly growing elderly population. The diversity of the city is also continuing to increase, with continuing inward migration from new areas such as Eastern Europe and Somalia as well as other parts of the world.
- Birmingham's economy is continuing to change. The manufacturing sector has declined, and this seems likely to continue – although it will remain a fundamental part of the city's economic base and it will be essential to ensure that we continue to encourage innovation and modernisation in the industrial sector. However most new jobs are likely to arise in the service sector, so it will also be important to ensure that we make proper provision for growth in this area. This re-emphasises the importance of the city centre and local centres.
- Unemployment in Birmingham has declined over recent years – but it still remains stubbornly high in some inner areas of the city. There is a continuing need for measures to address this and the worklessness issue.

- Local distinctiveness and the importance of local delivery of services and local access to facilities have taken on much greater importance. This has been reflected in the Council's 'localisation' process and is central to the concept of Birmingham as a city of 'vibrant urban villages'.
- The city's road system is congested and there is a need to promote greater use of public transport, cycling and walking.
- Trends within the global economy will continue to have a major influence on the city. Birmingham faces competition from the rapidly growing economies of China and India but there are also opportunities to improve trade and economic links. Currently there are also increasing uncertainties in the global economic markets following the credit crunch and increasing oil and commodity prices.



5

Preparing the core strategy

The starting point

The new planning system was introduced in order to streamline and simplify the planning process, and to increase and strengthen community involvement in the planning of local areas. It is of great importance that the city's residents are able to make their views known and are able to influence the way in which the future of Birmingham is planned.

However, we do not have the luxury of starting with a clean sheet of paper. The policies in the Core Strategy must adhere to a framework set out by Government and must take account of, and be consistent with, relevant national and regional planning policy. However, within this context there is the opportunity to tailor policies to reflect local circumstances and aspirations, and to ensure that the challenges facing Birmingham are met in the most appropriate way.

Some of the key local, regional and national guidance, which forms the starting point for developing the Core Strategy, is set out below. It is important to bear this in mind when considering the issues and options later in this paper.

LOCAL CONTEXT

There are a number of local strategies and agendas that the Core Strategy can help to implement. It is important, therefore, that the Core Strategy is consistent with other City Council strategies so that it plays its part in enabling the City to achieve its wider ambitions.

The Birmingham Prospectus

The Birmingham Prospectus sets out a long-term ambition and priorities for the future of Birmingham and then takes these forward by setting out a series of specific actions. The Core Strategy is well placed to help deliver, and in some cases lead on the delivery of these actions. This includes:

- Redeveloping New Street Station.
- Extending the runway at Birmingham International Airport.
- Securing sustainable growth in population by up to 100,000 people between 2001 and 2026.
- Producing a City Centre Master Plan (The Big City Plan).
- Developing a new creative quarter in Digbeth.
- Redeveloping three of Birmingham's urban centres.
- Planning the redevelopment of Longbridge.
- Driving forward public realm improvements in the City Centre and suburban centres.
- Delivering excellent connectivity for 21st century living incorporating transport and communications network in, out and within the city.

The Community Strategy

Birmingham 2026, Birmingham's Sustainable Community Strategy, was approved by the Council's Cabinet in July 2008. The Strategy has been prepared by the BeBirmingham Strategic Partnership and it sets out a high-level over-arching vision for Birmingham. This vision is defined around five outcomes. These are to enable Birmingham's people to:

- Succeed economically.
- Stay safe in a clean, green city.
- Be healthy.
- Enjoy a high quality of life.
- Make a contribution.

This vision provides a key starting point for the Core Strategy which will explain how it will be delivered through the process of growth and physical change within the city.

The Big City Plan (The City Centre Master Plan)

The Big City Plan will form part of the Local Development Framework as a Development Plan Document. It will need to be consistent with the Core Strategy and will follow it through the planning process. It will set out a ten-year strategy for continued development of the City Centre, defined as the area within the Ring Road. The Plan recognises the importance of the City Centre to Birmingham's status as a global city and as a key regional centre. The aims of the strategy are currently being developed but it will address the issues of connectivity and accessibility of the centre, transport and infrastructure provision, and maintenance. It will also include major land use decisions, property assembly and intervention and design standards for buildings and the public realm.

REGIONAL POLICY CONTEXT

The Core Strategy must conform to the Regional Spatial Strategy (RSS) for the West Midlands. The RSS is a key statutory strategic policy process that sets the framework for the long-term pattern of growth and development within the region. It sets out regional policies and provides planning guidance for the local authorities within the West Midlands Region. It is the RSS that sets out the number of new dwellings which must be provided in the city over the period covered by the RSS, currently 2001 to 2021.

The RSS was published in 2004 but is currently being reviewed. The Preferred Option for this revision was published in December 2007. Its key proposals in relation to Birmingham are:

- A requirement for a minimum of 50,600 additional dwellings 2006-2026.

- A requirement for a five-year reservoir of employment land of 130 hectares, and an indicative longer term requirement of 390 hectares.
- Filling gaps in existing provision for Regional Investment Sites to serve the Birmingham – Worcester High Technology Corridor and the South Black Country/West Birmingham Regeneration Zone, and considering the adequacy of existing Regional Investment Site provision for the East Birmingham/North Solihull Regeneration Zone.
- Support for the development of Birmingham as a 'global city' and proposals for an additional 225,000 sq.m of comparison retail development and 590,000 sq.m of offices in the City Centre.
- Identification of Sutton Coldfield Town Centre as a strategic centre with requirements for an additional 35,000 sq m of comparison retail floorspace and an additional 20,000 sq m of offices.
- Support for the expansion of Birmingham International Airport and increased passenger capacity at Birmingham New Street Station.

These proposals are currently out for consultation. However, the Secretary of State has decided to commission additional work to consider options for accommodating higher levels of new housing within the Region. The findings of this work are due to be published in October 2008. The RSS Revision will then be considered at a Public Examination probably in April 2009. The current RSS and Preferred Option document and associated background papers are available at: www.wmra.gov.uk.

NATIONAL POLICY CONTEXT

Government planning policy can be found in a series of documents called Planning Policy Guidance Notes (PPGs) or, for more recently published guidance, Planning Policy Statements (PPSs). These documents cover a wide range of topics. The full text of these documents can be viewed at the government's website at: www.communities.gov.uk

6 Initial consultation

Introduction

The initial consultation for the Core Strategy was launched on 13th February 2007 at an event called 'Planning for the Future of Birmingham'. A total of 57 forms with comments were returned from the day's event. Attendees included members from local resident associations, representatives from Social Registered Landlords, developers and retailers as well as disability and women's organisations.

The event was based around 10 topic areas or main themes for comment and discussion as well as an option to make further comments. 665 comments were received via e-mail, letter or from the event. Topic areas included; The City & Local Centres, Climate Change and Environment, Economy and Employment, Culture and Leisure, Global City, Growth, Housing, Infrastructure, People, Transport and Other Comments.

Key comments from these subject areas are summarised below:

- Respondents generally were in support of providing a City Centre and local centres that are strong, diverse and full of vitality.
- The retention of green belt and open space and the use of brown field land for development was considered an important issue.
- Some respondents also showed support for a review of the existing green belt boundary or flexible policies enabling release of such land.
- Many respondents were in favour of sustainable, environmentally friendly practices such as, sustainable construction techniques, waste recycling and sustainable transport.
- It was considered important to increase new sustainable employment and promote policies, focusing on retention of graduates and key groups, and improving employment skills.

- The lack of suitable employment land and the need to create new jobs and industries were considered to be important issues.
- Many respondents indicated that the city's heritage and cultural facilities should be used as assets
- Respondents indicated that improved sports and leisure facilities and new cultural events should be encouraged
- There was support for airport expansion, improvements to Birmingham Airport, rebuilding of New Street Station and improvements to the city's transport links.
- The view that Birmingham is an international city, and that it must be promoted as a Global City, received strong support.
- It was felt that perceptions of the city were poor and its profile, status and image should be raised regionally and nationally.



- A significant number of respondents supported housing growth but highlighted issues concerning the need for economic growth and associated infrastructure alongside this.
- Significant numbers of respondents expressed a wish for more affordable, rented housing stock, a greater mix of tenures and family housing in suitable locations.
- Participants expressed a wish for well designed, sustainable (eco) homes within mixed communities and near vibrant centres.
- A significant number of respondents wanted to see transport infrastructure improvements to buses, rail, the metro, road network and Birmingham International Airport.
- Responses highlighted the need for greater community involvement and support for the city's young and aging population. Ethnic diversity and community cohesion should be promoted and celebrated.
- Respondents also indicated the need for inclusion of transport initiatives such as park and ride, car sharing and road charging schemes.



7 The Birmingham vision

Our vision of Birmingham is the essential starting point to develop a clear 'spatial vision' for the future of the city.

From this vision the Core Strategy objectives and preferred options will follow. The vision proposed below concentrates on the key strategic planning aims and aspirations for the period to 2026.

As already noted, The Sustainable Community Strategy, which sets out the scale of the social, economic and environmental challenges the city faces, identifies five outcomes:

- Succeed economically.
- Stay safe in a clean, green city.
- Be healthy.
- Enjoy a high quality of life.
- Make a contribution.

The Birmingham Prospectus, which identifies the city's key assets, challenges and future priorities, has these key themes:

- Growing global city.
- Talented and diverse city.
- One city - city centre and vibrant urban villages.
- Connected city.
- Business city.
- Sustainable city.

Taking account of this, the following key principles underpin our vision for the Core Strategy:

A global city

A growing global city, with a world-class centre supported by a network of vibrant urban villages

Develop a vibrant economy

A successful city, with a dynamic and flexible economy

A place for people and a place to improve the quality of life

A welcoming and diverse city, providing places for people and a high quality of life for all

Sustainable growth

A sustainable city, making its full contribution to combating climate change

A place for creativity and innovation

A city that inspires entrepreneurs, businesses and communities and enables the development of clusters of companies in growth sectors such as medical, advanced materials, environmental and digital technologies and in the creative and cultural industries.



Our vision towards 2026

Birmingham aspires to embrace change whilst acknowledging its past. We aim to provide a high quality of life for everyone and to be a place where people feel safe and included. We aspire to develop Birmingham's role as a world-class global city by securing economic prosperity and enhancing investment for major industries over the next 20 years and beyond.

The City Centre has greatly benefited from redevelopments such as Brindleyplace, the Bull Ring and the Mailbox and further expansion of the retail area will continue to strengthen Birmingham's position as a leading retail destination.

In order to retain and better fulfil their role, major new investment will be initiated outside the City Centre within the network of centres across the city including a new local centre at Longbridge.

Birmingham has an ambitious growth agenda and we will need to cater for more people to live in the city, by providing homes, which are affordable as well as being in attractive places, where people want to live and achieve a high quality of life. We will also increase the number of job opportunities and tackle worklessness. This will result in an increased need for infrastructure such as education, public transport and leisure and cultural facilities. There will also be potential implications for the character of local areas and the wider environment.

We will aim to meet these ambitious growth aspirations while reducing Birmingham's carbon footprint. We will embrace sustainable initiatives to address the need for more homes through the creation of Sustainable Urban Neighbourhoods, which will incorporate innovative, zero carbon housing within small new settlements. These will help provide new quality and environmentally sustainable housing in suitable locations.

Local distinctiveness is central to high quality design, our quality of life and our environmental quality. We will therefore retain the character and sense of place of localities whilst promoting and stimulating positive enhancements.

All communities will be accessible to a range of good quality green space, which can provide for sport, recreation and leisure opportunities.

The proposed improvements at New Street Station will enhance Birmingham's role as the hub of the transport network and encourage visitors to the city. The future expansion of Birmingham International Airport will assist in the promotion and attraction of Birmingham as global city. Integrating local bus services, rail park and ride, enhancing cycle routes, and improving pedestrian links will promote sustainable development.



8

Objectives and key issues affecting delivery

Building on this vision, we have identified a number of objectives for Birmingham together with examples of the key issues affecting delivery. We would welcome your comments on these objectives.

Objective 1

To promote Birmingham's national and international role as a global city.

- The city will continue to promote its conference/exhibition assets such as the ICC and NEC, which are of international quality.
- Birmingham will be actively developed as a culturally diverse regional centre offering culture, retail and business opportunities for those who visit or live within the city. The city's Bullring shopping centre remains the most visited retail/shopping complex in the West Midlands.
- Improving the environmental quality of the City Centre has been a priority in recent years and much has been achieved. Further improvements have already been committed - for example the new City Centre Park in Eastside.
- Accessibility will be a key factor in the future success of the City Centre. There are proposals for a new Metro link to Five Ways and for the redevelopment of New Street Station. There are also proposals to provide an extended runway at Birmingham Airport.

Key Issues

What additional venues/facilities are needed to support Birmingham's global status and to enhance the city's position as a venue for major national and international cultural events?

Does the choice of shopping facilities in the City Centre reflect our international aspirations? What, if any, should be the main priorities for future retail development?



What are the prospects for attracting additional office and business activity to Birmingham?

Does the City Centre present a welcoming environment for visitors? What are the deficiencies and what should be the key priorities for further improvement in the future?

Objective 2

To create a more sustainable city that minimises its carbon footprint and waste while allowing the city to grow.

- We recognise that Birmingham needs growth. However, this must be in a sustainable way, which ensures that Birmingham is a city that meets the needs of the present without compromising our ability to meet future needs. In particular Birmingham needs to minimise its carbon emissions, carbon footprint and damage to the global environment.

- We will aim to reduce car dependency offering improvements to the transport infrastructure and public transport services. This is also addressed under Objective 6.
- The city needs to increase waste recycling and the use of renewable energy. More household and garden waste will need to be recycled at depots and centres with the city, reducing the amount going to landfill sites.

Key Issues

How far should we go in promoting sustainable design and construction techniques to ensure high standards of energy and resource efficiency?

What steps should be taken to encourage the use of renewable energy and to reduce the city's overall energy requirements?

Are we doing enough to encourage the recycling of waste within Birmingham? If not what locations should be identified for waste recycling/treatment?

Objective 3

To develop Birmingham as a city of vibrant urban villages, a safer, diverse and inclusive city with quality local environments.

- We need to encourage sustainable, inclusive and cohesive local communities through high quality urban design, creating clean and safe places, and environments where people want to live, work and visit. We also need to ensure Birmingham is a city where people feel safe, wherever or whoever they are, regardless of age or gender.
- It is important to promote and encourage community diversity and cohesion amongst and between all age, gender, race, faith, sexuality and disability groups within the city. The city should be inclusive of all sections of the population, removing barriers and encouraging tolerance.

- Birmingham is a city with a diverse range of retail centres ranging in scale from the City Centre to small groups of shops based around key local facilities. All are important either for drawing in visitors and their spending potential or as a focus for local communities serving key basic needs. Maintaining and encouraging the vitality and well being of these centres is a key City Council objective.
- Birmingham has a number of attractive mature suburbs, providing an element of continuity and heritage between the city's rapid development from the 1900's to the present. The retention and enhancement of this character is considered important within the context of providing more housing.



Key Issues

What are the key facilities which should be accessible locally in order to encourage more sustainable local communities?

How do we enhance local centres to fulfil their full potential as sustainable locations that can encourage community integration and local pride?

Are there any parts of the city where there is a particular need for expanded or new local centres?

Should we make it a priority to retain the existing character of mature suburbs by resisting more intensive residential development in these areas?

Objective 4

To meet the emerging RSS requirements for new housing as a minimum, and to secure a significant increase in the city's population, towards 1.1 million.

- The RSS Phase 2 Revision currently requires Birmingham to provide an additional 50,600 dwellings between 2006 and 2026. This figure is a minimum. A higher aspirational target of around 65,000 dwellings would increase the likelihood of achieving the population growth in the context of the 'Growth Agenda'.
- Ensuring a good supply of sustainable, well-designed, affordable homes to suit a range of housing needs is key to future growth.

Key Issues

What level of new housing growth should we plan for?

How should we accommodate this level of housing growth?

What types, sizes and tenures of housing should we be aiming to provide in the City?

Would you like to suggest any particular opportunities for new housing development?



What should the overall balance be between market and 'affordable' housing (that is subsidised housing only available to those who are unable to buy or rent at market prices)?

Is there a need for new housing to meet any particular housing needs - e.g. elderly people, young people, large family housing?

What provision should be made to meet the needs of gypsies and travellers?

Objective 5

To create a prosperous, successful economy, with benefits felt by all.

- To promote a sustainable, diverse and competitive employment base for continued long-term economic growth in the city. The city should promote and offer opportunities for innovation and investment in research as well as employment potential for all.

- Redevelopment of the former MG rover site in Longbridge and other potential employment sites is being encouraged. Other opportunities to diversify the city's employment base and the promotion of new research and development-based industries will also be encouraged.
- The city will continue to promote itself as an attractive location for office accommodation.

Key Issues

Is there an adequate supply of new employment opportunities in the city? If not, what types of additional opportunities are required?

Are there any sites which would be particularly suitable for development?

Should we encourage office development within the larger suburban centres (such as Sutton Town Centre, Northfield, Kings Heath etc) in addition to the City Centre? If not are there other ways in which we could encourage more office development in the city?

Are there ways in which the Core Strategy could improve the skills of the local workforce as this will be important in attracting investment to the city, creating a successful economy and reducing the problem of worklessness, including closing the gap between the worst affected areas and the rest of the city?

Objective 6

To provide high quality transportation links throughout the city and with other places and encourage the increased use of public transport.

- To see Birmingham as a city that has effective high quality transport links to the outside world. Birmingham's central position at the heart of the Country puts a premium on good accessibility. Recent developments such as the Bullring coupled with previous investment in the City Centre need to be supported by good quality transport infrastructure.

- However the transport infrastructure needs to be managed in a sustainable way and people given modal choice to create a city where all people can move about easily and safely using a variety of transport modes and have good access to services.

Key Issues

What should the main priorities be in terms of improving Birmingham's international accessibility?

What should the priorities be for investment in transport infrastructure within the city? This could include:

- Extensions to the Midland Metro network, other alternative light railway schemes and bus rapid transit.
- Further investment in the heavy rail network.
- Further improvements to bus services (e.g more showcase routes).



- Highway improvements to address particular bottlenecks and congestion issues.
- More 'red routes'.
- More provision for cyclists.
- Better provision for pedestrians.

Should we seek to introduce demand management measures in order to minimise congestion and reduce the impact of traffic, for example by restricting car parking provision in locations with good public transport, or through more investment in park and ride?

Is there a need for measures to improve local access to facilities and services in certain parts of the city? If so, which areas, and what type of measures are required?

Objective 7

To make Birmingham a learning city with quality educational institutions.

- The city has four universities; Aston University, The University of Birmingham the Birmingham City University and Newman University College as well as further education colleges and schools and many of these have plans for expansion. There is a need to build on this, to create a city where there is an opportunity for all to achieve the highest educational standards, and where the city's education institutions support innovation and growth in the city's economy.

Key Issues

How should we strengthen the links between further education and employment in order to promote innovation?

Should Birmingham be expanding facilities such as student accommodation and if so in which locations?



Are there any specific requirements for new or expanded education infrastructure?

Are there ways in which the Core Strategy could help strengthen the provision of Higher Education facilities within the city?

Are there ways in which we can encourage more graduates of Birmingham universities to remain in the city and contribute to the strength of its economy?

Are there any areas where we should seek to restrict the development of further student accommodation?

Objective 8

To encourage better health and well being through the provision of new and existing sports, leisure, and heritage assets linked to good quality public open space throughout the city.

- Birmingham has good quality park and leisure facilities such as Sutton, Cofton and Cannon Hill parks as well as an extensive canal network. We aim to create a city where people live longer, healthier, more active and fulfilling lives, a Birmingham where all have access to good quality leisure, sport, and open - space wherever they live.
- We will ensure Birmingham promotes its heritage and culture facilities as major assets and makes them available to all including visitors.

Key Issues

Does the quantity and quality of existing open space require improvement? If so, what should be the key priorities?

Are there any requirements for new or improved sports facilities, and if so what are these?

Are we doing enough to protect wildlife/ecological habitats and promote biodiversity in our green spaces and elsewhere?

Are there opportunities to take more advantage of the potential of the city's canal network?

What steps, if any, should be taken to minimise the effects of air and noise pollution within the city?

Are there any other health-related issues, which should be addressed in the strategy?



9 The spatial options

In order to deliver the objectives we have developed three spatial options, which offer alternative scenarios to guide the future development of the city.

The development of these options is constrained as there are certain targets which we will have to achieve. For example, we will have to accommodate a minimum of 50,600 homes in the period to 2026 as this is likely to be a requirement of the Regional Spatial Strategy (RSS). The RSS also proposes that the city should provide a minimum reservoir of 130 hectares of employment land which will need to be maintained throughout the plan period.

Similarly, many features would be common to all of the options such as the desire to protect core employment areas, promote good design and protect the natural environment. Affordable housing policies would also feature in all options, although it will be necessary to review the thresholds and percentage requirements set out in the current policy.

All of the spatial options will also need to follow the principles of sustainable development. We will need to promote the recycling of waste and ensure that development takes place in sustainable locations, which minimise the need to travel, encourage the efficient use of land, and reduce the city's carbon footprint.

Under all options adequate infrastructure will need to be provided including the development of new water resources, treatment and distribution infrastructure, schools and other community facilities.

However, there are still important variations between the options particularly in relation to the level of growth, which the city could accommodate. Options 2 and 3 would deliver growth in excess of the minimum levels currently required by the RSS Phase 2 Revision but offer different scenarios to deliver this, including the possible release of green belt. The level of growth envisaged under Option 3 would be in line with what is required to secure an increase of 100,000 in the city's population.

What are your views on this? Do you agree that we should aim for more growth and if so how do you think we should achieve this?





An aerial photograph of Birmingham, UK, showing a dense urban landscape with a mix of modern glass-fronted buildings and older brick structures. A railway line runs through the center of the city. The sky is filled with large, grey, dramatic clouds, suggesting an overcast day. The overall tone is somewhat somber due to the weather.

Option

1

What is due to happen if we use our existing plans

Option 1

Option 1 50,000 new dwellings

This option is based around the current approach in existing plans.

It would involve providing a level of housing which would meet the minimum target in the RSS Preferred Option of 50,600 additional houses. We have carried out a Strategic Housing Land Availability Assessment and Employment Land Capacity Study, which suggests that we have capacity to meet the 50,600 target without making significant changes to our current policy approach. So, under this option there would be no change to the green belt boundary and we would be able to continue to protect open space and the mature suburbs.

A significant element of our new housing would be provided in the City Centre where high-density apartment developments are popular, but steps would also be taken to encourage more family housing in the City Centre.

Housing regeneration programmes would continue to focus on existing estates such as the Three Estates in King Norton, Newtown and East Aston. The Western Growth Corridor would remain a key regeneration programme affecting West Birmingham. The programme initiatives include improving housing and creating better neighbourhoods.

The redevelopment of the former MG Rover works at Longbridge will provide the opportunity to create a Sustainable Urban Neighbourhood. This concept has evolved from the idea of eco-towns. Eco-towns are being promoted by the government as a part of a response to the current shortage of housing. They will be designed to meet the highest standards of sustainability, including low and zero carbon technologies and good public transport. The Longbridge Area Action Plan proposes a minimum of 1,450 new homes built to high environmental standards, a new local centre to provide a wide range of retail, leisure, commercial

and community facilities, a series of public transport and highway improvements and major employment opportunities centred around the Longbridge Technology Park. This would include a Regional Investment Site (RIS) of a minimum 25 hectares. (Regional Investment Sites are high quality sites with multiple occupiers who support the diversification of the Region's economy.)

Core employment areas, such as Bromford and Tyseley, would be protected under this and all of the options. Outside of these areas there are other existing employment areas where employment redevelopment potential is limited. In these areas change of use away from employment would be supported, where development opportunities arise. The rate at which employment land is lost to housing under this option would be in line with historic trends with most of the losses occurring in poorly located areas and the City Centre. The City Council's existing approach on the protection of employment land would continue. Over 250 hectares of developable employment land would be reserved for redevelopment for employment use over the short and medium term.

The Central Technology Belt (CTB) will act as a focus for supporting the economic diversification of the city's economy. The CTB covers an area running through much of Birmingham, through

Worcester, to Malvern along the A38. The CTB aims to move the economy away from a reliance on motor manufacturing and related industries towards new sectors including medical technologies and advanced materials. Key sites in Birmingham are the University Science Park at Pebble Mill, the Birmingham Battery Site in Selly Oak and the Longbridge Technology Park. There is potential to stretch the CTB to north of the City Centre into North West Birmingham by linking it with the emerging Regional Investment Site identified in the Aston/Newtown/Lozells DPD.

The global role of Birmingham City Centre would continue to be developed. In line with this, the main focus for new offices and large scale retailing would continue to be the City Centre and also Sutton Coldfield Town Centre in line with the RSS. The gradual redevelopment of some of the older industrial areas within the City Centre to other uses, especially housing would be encouraged. The redevelopment of New Street Station and the expansion of Birmingham International Airport would continue to be supported. City Centre metro would also be supported, along with other improvements to the heavy and light rail network, such as re-opening of the Camp Hill line. A limited programme of highway improvements would be continued, combined with demand management measures such as Park and Ride.

In order to cater for the increase in growth adequate facilities for the management and recycling of the City's waste would be provided and self-sufficiency promoted where practical. Key waste management facilities would be protected and new facilities encouraged in industrial areas to meet recycling targets. Initiatives which reduce the

amount of waste we produce and maximise waste as a resource would be encouraged. This could include community initiatives such as local biomass schemes to create energy or large citywide facilities such as anaerobic digestion plants.

Initiatives which reduce carbon emissions will be supported including sustainable design in new developments and the promotion of renewable energy schemes. Policies which protect the natural environment and features of archaeological interest will be retained.

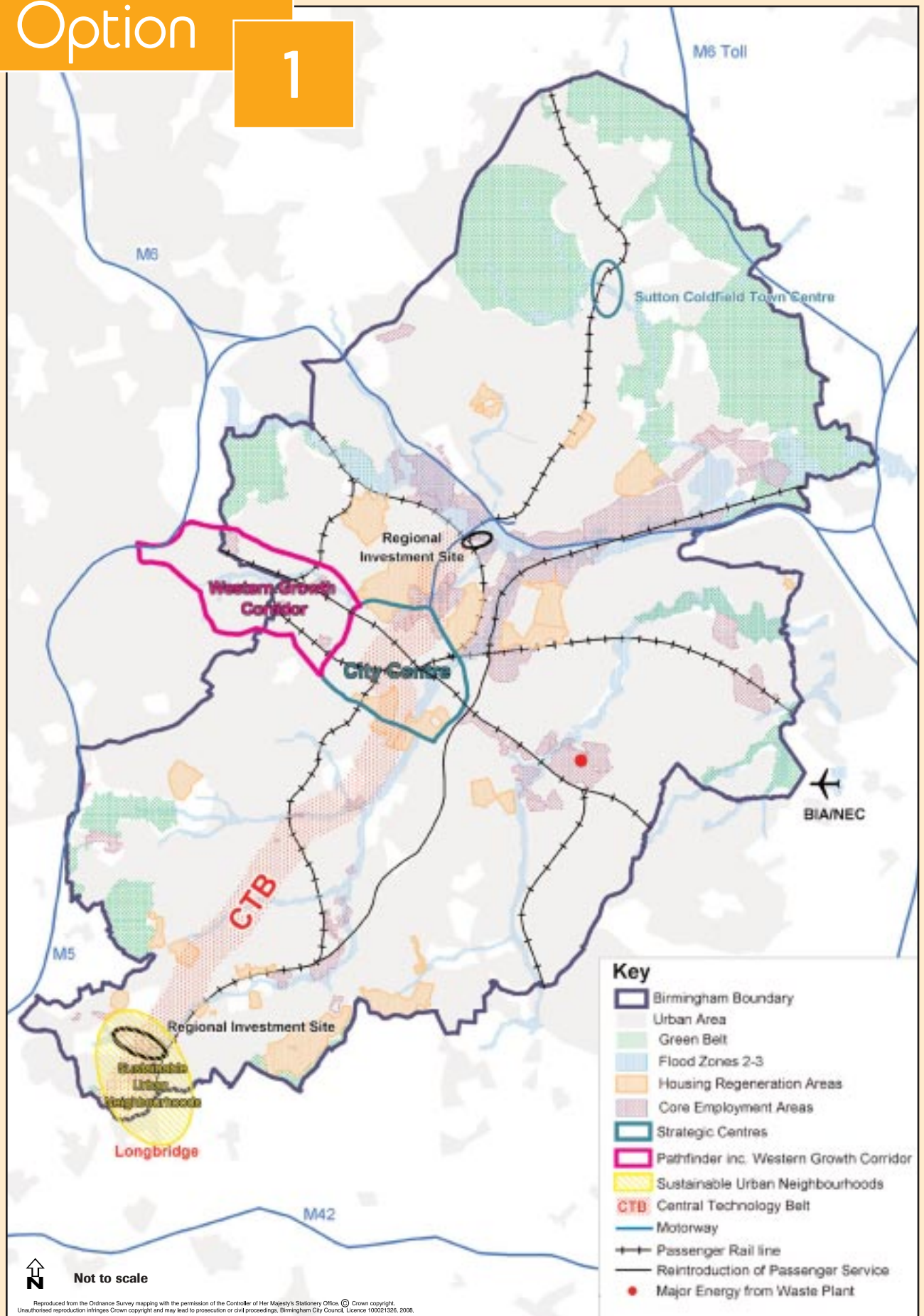
Many of the features of Option 1 are replicated in the other options.



Option 1

Option

1



Not to scale

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Option

2

Enabling more housing growth without building in the green belt

Option 2

Option 2 **55 to 60,000 new dwellings**

Under this option higher levels of housing growth would be accommodated than the minimum RSS figure, but without any physical expansion of the built-up area of the city.

To achieve this significant housing redevelopment/renewal would take place in the East and South West parts of the City. The Eastern Corridor, in addition to the Western Growth Corridor, would act as a focus for regeneration activities. The Eastern Corridor has been identified by the West Midlands Regional Housing Board as an area for potential restructuring of housing markets. A detailed study of the Eastern Corridor will be undertaken to explore and bring together a number of themes such as housing needs, local transport improvements, employment and new economic opportunities.

In the Eastern Corridor and the Western Growth Corridor three new Sustainable Urban Neighbourhoods would be created together with associated improvements to public transport. The challenge for Birmingham under this option would be to deliver the 'eco-town' concept within an urban setting. This would involve significant public sector intervention in the areas affected to create the development opportunities necessary to accommodate significant new levels of housing and associated facilities.

In the Western Corridor a Sustainable Urban Neighbourhood could be based around Icknield Port Loop and City Hospital. In the Eastern Corridor potential opportunities exist around the Meadway Centre extending to Lea Hall Station, Shard End, around Stechford and Birmingham Wheels. Further feasibility work would need to be undertaken to develop these concepts further. The possibility of Sustainable Urban Neighbourhoods in other locations (for example the Druids Heath area in the south west) would also be considered.

Current policies on the protection of employment land, open space and mature suburbs would be relaxed in certain areas to help facilitate higher levels of housing growth. Policies would also be developed to maximise provision of new housing in the City Centre, which would involve a more rapid process of redevelopment of older industrial areas. This could have implications for companies currently located in these areas that would need to be satisfactorily relocated although it is possible that some jobs may be lost.

However core employment areas would continue to be protected, and the other employment initiatives identified in Option 1 would continue to be pursued. In addition to this opportunities would be taken to create new employment sites where possible, through the process of redevelopment envisaged for the Eastern Corridor and in connection with other sustainable urban neighbourhoods. This option also introduces the three-centre concept. Under this approach, three centres possibly located at Perry Barr, Selly Oak and the Meadway in East Birmingham would act as a focus for new development and investment including high-density housing, office development, enhanced rail and bus services and additional retail provision.

The approach towards waste management and renewable energy would be as in Option 1

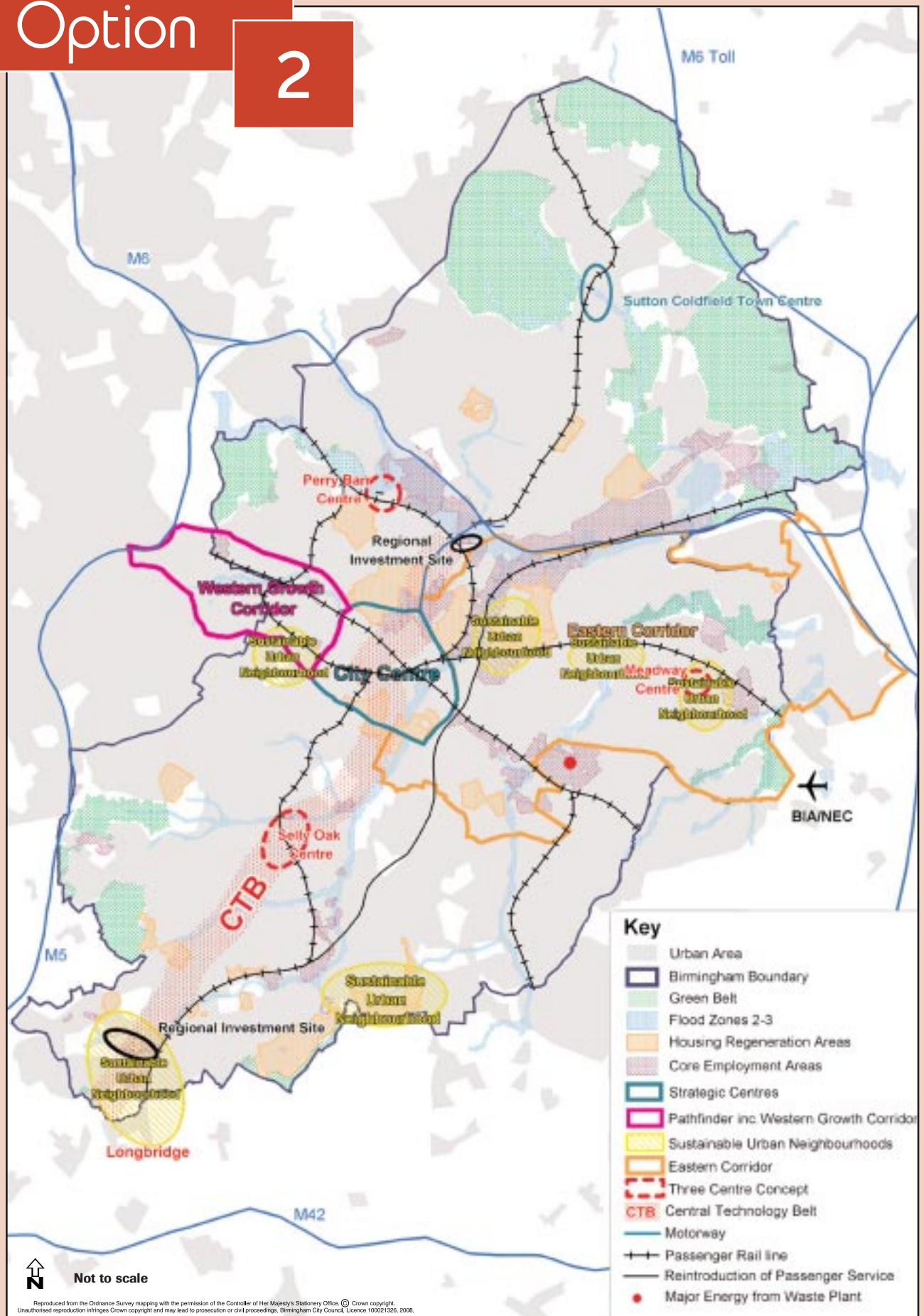
In addition to the transport priorities identified in Option 1, a key feature of this option would need to be the development of improved high volume public transport links through the Eastern Corridor.



Option 2

Option

2







Option

3

Enabling more housing growth by expanding the built-up area

Option 3

Option 3 **Up to 65,000 new dwellings**

Option 3 has potential to deliver a higher level of housing growth than under Option 2. However, under this option the increase in house building would be partly accommodated through urban extensions into areas which are currently green belt.

New communities would be created in the green belt in either the North/North East and/or South of the city. Expansion to the North could involve an urban extension into Lichfield District and in the South would involve an urban extension into Bromsgrove. The objective in promoting these extensions would be to create balanced new communities, with local facilities, shops and employment opportunities, not just new housing estates on the edge of the city. Some possible directions for urban extensions are shown on the plan and we would welcome comments on these, or any others.

This could be in addition to the significant regeneration proposals in Option 2. Housing development would be phased to ensure that greenfield land releases do not take place at the expense of continued brownfield development.

The increase in housing supply generated by releasing green belt land would enable us to continue more easily with our current approach to Mature Suburbs and the protection of open space. It would also reduce the need to allow the redevelopment of existing employment sites in the City Centre and elsewhere for residential development.

The employment proposals contained in Options 1 and 2 would all be continued under this Option.

The approach towards waste management and renewable energy would be as in Option 1.

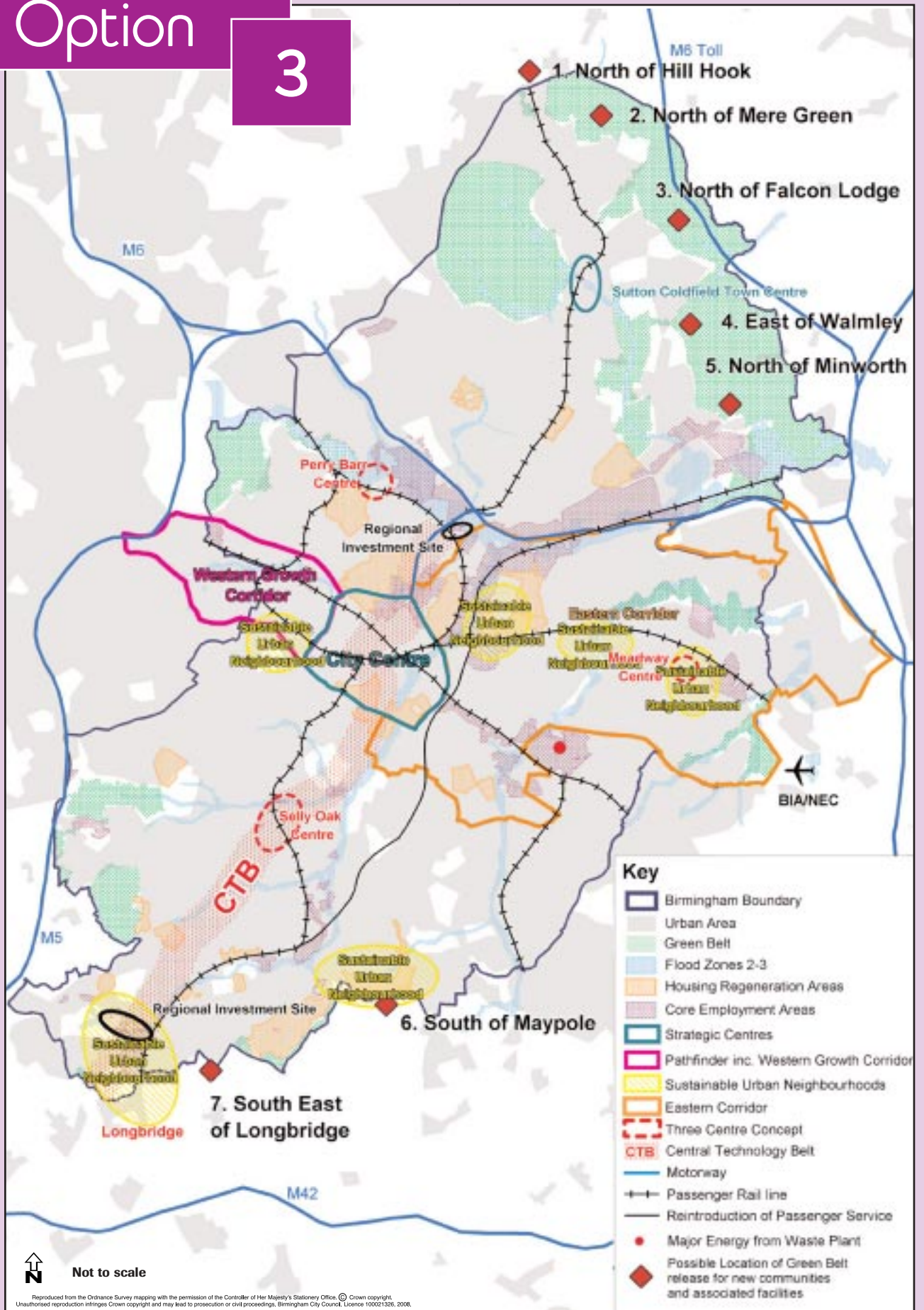
Transport priorities would also remain the same, but the potential to provide good public transport links to the new communities on the edge of the city would be an important consideration.



Option 3

Option

3





A

Appendix

Glossary of terms

Area Action Plan (AAP)

An Area Action Plan is a DPD which provides a framework for areas of change or conservation and contains specific policies and proposals for a defined area.

Annual Monitoring Report (AMR)

The Annual Monitoring Report reviews the implementation of policies contained in the LDF and the progress of document preparation against the LDS.

Area Investment Prospectuses

These are a set of three documents, which cover South, East and North West Birmingham which highlight specific opportunities for physical and economic growth and potential for business and investment. These are not formal planning documents but accompany LDD's as an aid to support developers and to facilitate change and regeneration.

Birmingham City Region

Birmingham is the core city within an inter related geographical region comprising a complex network of centres, with economic, social and cultural inter links and functions. The Birmingham City Region extends from Telford, in the West, Stafford in the North, the Coventry sub-region to the East and Worcester in the South.

Birmingham Sustainable Community Strategy

This is the overarching strategic City Council document, which the LDF must conform with. Birmingham 2026, Birmingham's Sustainable Community Strategy was agreed by cabinet in July 2008.

Birmingham Prospectus

The Birmingham Prospectus provides a vision and a framework for public and private investment across Birmingham. It is not a formal planning document but provides a context for the development of the Core Strategy.

Central Technology Belt (CTB)

The Central Technology Belt is about delivering the economic transformation of an area running from Birmingham, through Worcester, to Malvern along the A38. The transformation involves moving the economy away from a reliance on motor manufacturing and related industries towards new sectors including medical technologies and advanced materials.

The City Centre Masterplan (Big City Plan)

A DPD, which is being prepared and will provide a more detailed planning framework for development in Birmingham City Centre.

Core Strategy

The Core Strategy is the primary DPD within the LDF and will set out the spatial vision and the strategic planning objectives and policies for Birmingham.

Development Plan Documents (DPD)

Development Plan Documents, together with the RSS make up the statutory development plan for Birmingham and include the Core Strategy.

Eastern Growth Corridor

Along with Solihull, this is a key area of housing growth and associated economic development, which has been identified by the West Midlands Regional Housing Board as an area for the potential restructuring of housing markets. The area covers East Birmingham from Sparkbrook through to Acocks Green, Kitts Green and Shard End.

Global City

Birmingham aspires to raise its international standing in a changing world economy through continued sustainable development and investment and cultural, economic and population growth in order to achieve recognition as a major city on the global stage.

Green Arc Partnership (GAP)

The Green Arc Partnership is a unique initiative that cuts across local authority and other administrative boundaries. The aim is to enhance the environment around the north and east of Birmingham, the corridor through which the M6 Toll road has been constructed.

Growth Agenda

Birmingham's Growth Agenda aims to increase the City's population by up to 100,000 by 2026. Government funding has secured Birmingham as a designated growth point.

Local Development Document (LDD)

Local Development Documents comprise DPDs, the SCI and SPDs, which together form development planning policies and the LDF for Birmingham.

Local Development Framework (LDF)

The Local Development Framework is the portfolio of LDDs, which alongside the RSS make up the statutory Development Plan for Birmingham and will replace the UDP.

Local Development Scheme (LDS)

The Local Development Scheme is a three year project plan for preparing LDD's, which form the LDF.

Mature Suburbs

Any group, area or estate of dwellings that have a generally homogenous and identifiable suburban and residential character, which has been developed in a planned, rather than an ad hoc manner. Dwellings may include a broad range in age and type. There are large areas of mature suburbs in areas such as Sutton Coldfield, Edgbaston, Moseley and Erdington and smaller pockets throughout the city.

Planning Policy Guidance (PPG)/Planning Policy Statement (PPS)

Planning Policy Guidance, issued by central government, sets out national land use policies on different areas of planning and is gradually being replaced by Planning Policy Statements.

Regional Investment Sites (RIS)

High quality employment sites of a minimum of 25 hectares with multiple occupiers who support the diversification of the Region's economy.

Regional Spatial Strategy (RSS)

The Regional Spatial Strategy - previously known as Regional Planning Guidance for the West Midlands (RPG) sets out the spatial strategy for the West Midlands Region up to 2021. The RSS forms part of the Development Plan.

Sustainability Appraisal (SA)

This will identify and evaluate the effect a LDD will have on the social, environmental and economic characteristics of the area. This will incorporate any requirements for Strategic Environmental Assessment (SEA) arising from European Legislation.

Statement of Community Involvement (SCI)

The Statement of Community Involvement states how the City Council will involve communities in planning decisions, and sets out the standards by which the City Council will involve communities in the planning process.

Supplementary Planning Documents (SPD)

Supplementary Planning Documents are LDDs, which form part of the LDF but do not have development plan status. SPDs will add detail to policies and proposals contained within DPDs.

Supplementary Planning Guidance (SPG)

Supplementary Planning Guidance is guidance, which supplements policy within the Development Plan. These documents have been produced and adopted following a public consultation process.

Urban Living Pathfinder

This is a 15 year housing market renewal project, funded by the Government which aims to improve housing markets and regenerate deprived neighbourhoods in Birmingham and Sandwell.

Unitary Development Plan (UDP)

The Unitary Development Plan for Birmingham adopted in 2005 continues to be the statutory plan for Birmingham until it is replaced by DPDs.

Western Growth Corridor

Refers to the area of growth identified to the West of the City Centre, which encompasses The Urban Living Pathfinder housing renewal and regeneration programme and key residential and economic development sites, for example at Icknield Port Loop and the former Cape Hill Brewery.

For further information please visit the Department for Communities and Local Government (DCLG) website.



Contact

Birmingham City Council
Development Directorate
PO Box 28
Alpha Tower
Suffolk Street Queensway
Birmingham
B1 1TU

Tel: (0121) 303 3734
E-mail: carol.grove@birmingham.gov.uk

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info.devdir@birmingham.gov.uk

NOTES

Core strategy
Issues and options
september2008

