

2 Are there any other options that you think we should consider?

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

Core strategy
Issues and options summary

september 2008

Please return your completed form to the address below, using the correct Freepost reference.

FREEPOST RRYL-HXEZ-SGXS

Birmingham City Council
Planning Strategy
Alpha Tower
Suffolk Street Queensway
Birmingham
B1 1TT

What is the Core strategy?



The Core Strategy is a document that sets out our plans for developing Birmingham and will be used to guide the future growth of the whole city until 2026.

The first stage of preparing our Core Strategy is a document called Issues and Options, which will provide the foundation for developing policies that go into the final strategy.

The Core Strategy will replace part of Birmingham's Unitary Development Plan, adopted in 2005.

This is your opportunity to take part in the early stage of preparing and developing this important planning document.

What are the issues and what are our options?

Birmingham is ambitious and aims to continue to grow and build on its assets to become a globally recognised city of importance.

We have set out three options that offer various suggestions for helping our city grow. They are summarised here, but you can get more details in the full 'Issues and Options' paper. See 'Having your say...'

Our final Core Strategy may include elements of all three options, so please give us your comments on all of them, and anything else you think may be relevant.



What do you think?

We want to know what you think. We would find it helpful if you could use the form below. A more detailed form is also available with the full Issues and Options paper.

Name

Address

Your name and response will be publicly available.

1 Please give us your comments or questions about each option.

Option 1

Option 2

Option 3

Having your say...

We will be consulting the public until **24th October 2008**. You can get more information including the Issues and Options paper and a more detailed comment response form from:

www.birmingham.gov.uk/corestrategy

Copies are also available at libraries and neighbourhood offices and at Alpha Tower 9th floor Planning reception.

To discuss the Core Strategy further please call us on: **(0121) 303 3734**.

Exhibitions will be taking place at the following venues across the city.

Venue	Date	Time
Grace Church Mall, Sutton Coldfield.	19th September 2008	10.00 till 17.00
	20th September 2008	10.00 till 17.00
Bullring, Birmingham City Centre.	25th September 2008	10.00 till 19.00
	26th September 2008	10.00 till 19.00
	27th September 2008	10.00 till 19.00
Grosvenor Centre, Northfield.	3rd October 2008	10.00 till 17.00
	4th October 2008	10.00 till 17.00
Stechford Cascades.	9th October 2008	12.00 till 19.00
	11th October 2008	10.00 till 17.00



Option

1

What is due to happen if we use our existing plans

- Continue to protect open space and mature suburban areas.
- Continuing our programme of housing regeneration.
- Providing much more housing in the city centre.
- Supporting the proposed high-quality employment site (Regional Investment Site) at Salford Circus, Aston/ Newtown and Lozells.
- The Central Technology Belt will act as a focus for high-technology developments.
- Creating a Regional Investment Site and at least 1450 new homes at Longbridge.
- Protecting important employment areas but releasing some marginal employment areas for housing.
- 250 hectares of developable employment land reserved for employment use.
- Many of the features of Option 1 are repeated in Options 2 and 3.

Key points

- Housing is built mainly on previously developed land.
- No change to the green belt.
- New housing numbers below the higher levels currently proposed by Government.
- Will not promote regeneration in areas like the Eastern Corridor, which extends from the city centre to the city's boundary with Chelmsley Wood.

Housing growth

At least 50,600 extra homes.

■ Sites already proposed for new housing or likely to come forward under existing policies.



Option

2

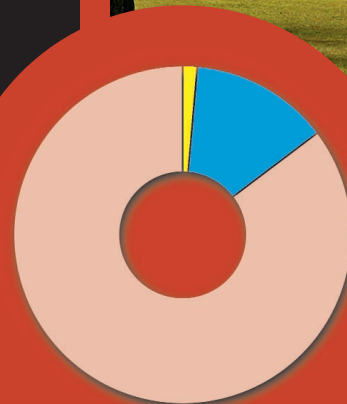
Enabling more housing growth without building in the green belt

Variation on Option 1:

- Regenerating the Eastern Corridor and the north west of the city.
- Relaxing our policy on housing development in mature suburbs, open spaces and losing industrial land to other uses.
- Possibly using employment land outside the main employment areas for housing.
- Provide a metro or other public transport links to the Eastern Corridor.
- Creating three centres possibly at Perry Barr, Selly Oak, and East Birmingham to act as a focus for new development and investment.

Key points

- Green belt protected.
- Extra regeneration in areas with a poor living environment.
- Improved public transport in the Eastern Corridor.
- Potential to create new job opportunities by swapping land use.
- Potential impact on quality of environment in mature suburbs, open spaces and employment land.
- Difficulties in relocating companies affected by employment land being lost to housing.



Housing growth

Will provide between 55,000 to 60,000 extra homes.

- Higher density elsewhere.
- Eastern Corridor and three centres.
- Sites already proposed for new housing or likely to come forward under existing policies.

Option

3

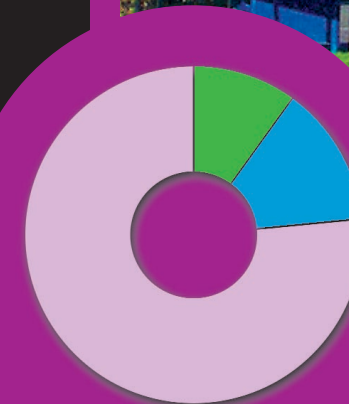
Enabling more housing growth by expanding the built-up area

Variation on Options 1 and 2

- Built-up area will have to be extended into the green belt.
- Higher levels of housing growth would require more land to be developed for jobs.
- New communities will be created in the green belt in either the north/north east and/or the south of the city.
- Phase any housing development so that we use previously developed land before releasing greenfield land.
- Link urban extension to the metro or other types of public transport, for example by re-opening passenger rail lines.

Key points

- Increasing the housing supply by releasing green belt land may enable us to continue with our mature suburbs and open space policies.
- Higher levels of housing and economic growth in the city.
- Loss of green belt to housing development.
- Meeting infrastructure (utilities, roads, rail lines) requirements to satisfy the higher levels of growth.



Housing growth

Up to 65,000 extra homes.

- Green belt.
- Eastern Corridor and three centres.
- Sites already proposed for new housing or likely to come forward under existing policies.