



Birmingham Development Plan
Authority Monitoring Report
2024 - 2025

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Executive Summary

Birmingham's Authority Monitoring Report (AMR) sets out the progress on the implementation of the Local Development Scheme (LDS) and reports on the extent to which the policies set out in the Local Plan are being achieved, as well other requirements set out in the relevant regulations. This report covers the period from 1st April 2024 to 31st March 2025.

The Birmingham Development Plan (BDP) was adopted in January 2017 and forms a key part of the statutory planning framework for the city, setting out a spatial vision and strategy for the sustainable growth of Birmingham for the period 2011- 2031.

The findings of the monitoring year 2024/25 are analysed in detail in the report, showing performance against the BDP monitoring indicators. In summary:

- The Plan requires maintenance of a 5-year housing land supply. The City has **6.41 years** housing land supply. This is derived from a 5-Year requirement under the government's Standard Local Housing Need Method (LHN) of 27,078 dwellings (including a 20% uplift for significant under delivery as defined in the Housing Delivery Test) and a supply of 34,688 dwellings.
- Before the standard LHN applied, the BDP housing requirement was for 51,100 additional dwellings to be provided within Birmingham by 2031. The cumulative requirement for the period 2011/12 to 2024/25 was 34,050 dwellings. A total of 41,412 net new dwellings were completed in this period. The cumulative BDP plan target to date has therefore been exceeded by 7,362 dwellings.
- The Council achieved 79% delivery against the Government's Housing Delivery Test (2023 measurement).
- A total of 5,602 affordable dwellings have been completed between 2011/12 – 2024/25 against a requirement of 12,939 for this period. This means that 43% of the target has been met with an under-delivery of 7,337 dwellings. In the same period the total value of Section 106 clauses containing an affordable housing commuted sum received has been £18.7 million.
- Birmingham is active in the Duty to Co-operate work to ensure that progress is being made by other authorities in the Greater Birmingham and Black Country Housing Market Area (GBBCHMA) on local plan reviews to accommodate Birmingham's unmet housing of 37,900 up to 2031. An April 2023 addendum to the latest GBBHMA Housing Need and Land Supply Position Statement (September 2020) demonstrates that the shortfall is now 2,053 dwellings compared to 6,302 the previous year.
- The Plan requires a minimum 5-year reservoir of 96 hectares of readily available employment land to be maintained throughout the plan period. As of 1 April 2025,

there were 96.91 hectares of readily available employment land, meaning that there are 5 years' worth of supply and the plan requirement is being achieved.

- There have been 172.38 hectares of employment land completed since the start of the plan period in 2011, averaging just over 12 hectares per year. 12.82 hectares were completed in the two Regional Investment Sites over the same period.
- The Plan requires an adequate supply of sites for offices to meet the target of a minimum of 745,000 sq. m. of gross office floorspace. A total of **269,178** sq. m. has been developed since 2013 and a further **1,204,424** sq. m.¹ is in the pipeline. The Plan target is therefore on track to be met.
- The Plan requires an adequate supply of retail sites to meet the target of about 350,000sq. m of gross comparison retail floorspace by 2026. A total of **56,315** sq. m. of comparison retail was developed between 2015/16 and 2024/25. Before 2015/16, comparison and convenience retail were not monitored separately, and 87,525 sq. m. was developed between 2011/12 and 2014/15. There is a retail supply pipeline of 198,447 sq.m.².
- The key development targets in the Longbridge Area Action Plan and Aston, Newtown and Lozells Area Action Plan have been incorporated into the BDP and are monitored through the AMR.

¹ Under construction, sites with detailed and outline planning permission and expired permissions

² Under construction, sites with detailed and outline planning permission and expired permissions

1. Introduction

- 1.1 The requirement for a local authority to produce an Authority Monitoring Report (AMR) is set out in Section 113 of the Localism Act 2011. Regulation 34 of The Town and County Planning (Local Development) (England) Regulations 2012 sets the minimum requirements for the contents of an Authorities' Monitoring Report. This includes reporting on implementation of the Local Development Scheme (LDS), performance against housing targets set out in the Local Plan, neighbourhood planning, Community Infrastructure Levy implementation, and the Duty to Cooperate.
- 1.2 Birmingham has established a clear agenda to deliver sustainable growth and meeting the needs of its residents and securing high quality development. This agenda is set out through Birmingham's Local Plan which consists of a series of documents containing the strategy and policies for growth. The Birmingham Development Plan (adopted on 10 January 2017) is the lead Local Plan providing spatial strategy and policies for growth. The AMR assesses the progress and effectiveness of the BDP policies against the performance indicators set out in section 11 of the Plan.
- 1.3 This AMR covers the period 1st April 2024 to 31st March 2025. The AMR is published annually, however it should be noted that not all indicators are capable of being monitored annually, for instance where the Council is reliant on third parties (such as ONS) for data, where a primary survey is required, or where the timetable for data collection is subject to other partners input.
- 1.4 The performance indicators are grouped under the same key themes as the BDP which has allowed us to structure the monitoring report in a similar way which can be related easily back to the BDP policies.
- 1.5 The AMR also reports on Planning Management performance and the significant effects indicators set out in the Sustainability Appraisal.

2. Progress against the Local Development Scheme (LDS)

- 2.1 The LDS is a three-year project plan for the preparation of new planning policy documents. The current LDS covers the period 2025-2028. This section details the progress we are making with our planning policy documents against the timescales set out within the LDS.
- 2.2 There are two types of document within the programme – Development Plan Documents (DPDs), which form the statutory Development Plan for Birmingham and are subject to a formal examination process, and Supplementary Planning Documents (SPDs), which add detail to policies and proposals contained within DPDs. A schedule of proposed DPDs is required within the LDS.
- 2.3 The Birmingham Local Plan comprises of a set of documents containing a range of policies to guide future development. The Local Plan includes:
- The Birmingham Development Plan (adopted January 2017)
 - The Development Management in Birmingham DPD (adopted December 2021)
 - Aston, Newtown and Lozells Area Action Plan (adopted July 2012)
 - Longbridge Area Action Plan (adopted April 2009)
 - Bordesley Park Area Action Plan (adopted January 2020)
 - Balsall Heath Neighbourhood Development Plan (made November 2015)
 - Beeches, Booths and Barr (3Bs) Neighbourhood Plan (made November 2021)
 - Jewellery Quarter Neighbourhood Plan (made July 2023)
- 2.4 The **Development Management in Birmingham DPD** was adopted by the City Council on 7 December 2021, replacing the saved policies in the Unitary Development Plan 2005. It provides detailed policies to guide decision making on planning applications and support the delivery of the BDP.

The Birmingham Local Plan

- 2.5 In line with legislative requirements, a review of the BDP was undertaken to assess if an update of the plan is required. The review indicated that the BDP requires updating due to several significant changes to national planning policy, guidance and legislation, as well as changes in local circumstances and priorities. The results of the review, the recommendation to commence a plan update and a revised Local Development Scheme (LDS) were approved by Cabinet dated 23 June 2021. Consultation on Issues and Options took place in October 2022 for a six-week period. In November 2023 Cabinet approved a revised LDS. The LDS sets out a timetable for the update of the BDP which has been replicated below.

Document Title:	The Birmingham Local Plan (BDP update)
Coverage:	City wide
Status:	DPD
Role and content:	The plan will update the existing BDP, reviewing the development requirements, policies and site allocations and extending the plan period to 2042.
Chain of Conformity:	National Planning Policy Framework and Guidance, Planning Policy for Travellers Sites, case law and planning legislation. Influenced local strategies and priorities.

Key Milestones:	Timescales:
Evidence gathering / Sustainability Appraisal scoping	June 2021
Issues and Options consultation (Regulation 18)	October / November 2022
Preferred Options consultation (Regulation 18)	July/August 2024
Focused Preferred Options Consultation (Regulation 18)	November/December 2025
Publication/ Pre-submission consultation (Regulation 19)	June/July 2026
Submission (Regulation 22)	October 2026
Examination (Regulation 24)	January 2027
Receipt of Inspector's Report (Regulation 25)	July 2027
Adoption (Regulation 26)	September 2027

Neighbourhood Development Plans

2.6 Small Heath Neighbourhood Plan (SH NDP)

The Small Heath Neighbourhood Plan area has been designated by the Neighbourhood Forum.

2.7 Jewellery Quarter Neighbourhood Development Plan (JQ NDP).

In May 2022, the Jewellery Quarter Neighbourhood Forum submitted their plan and supporting documents to the Council. Under Regulation 16 of the Neighbourhood Planning (General) Regulations, 2012, the Council carried out a public consultation on the submitted Neighbourhood Plan and its relevant documents for eight weeks. The consultation began on the 25 July 2022 and ended on 16 September 2022. In February 2023, The Council and the Jewellery Quarter Neighbourhood Forum received the Examiner's report on the JQ NDP. The report concluded that subject to a series of modifications, the plan met the basic conditions and should proceed to a referendum. On Thursday 13 July 2023, two referendums relating to the adoption of

the Jewellery Quarter Neighbourhood Plan were held. For the residential referendum, 93.68% voted in favour of the plan and for the business referendum, 58.82% voted in favour of the plan at a turnout of 9.25% for eligible residents and 63.97% for eligible businesses. As a majority of more than 50% of either grouping voted in support of the plan, the JQNP has now become part Council's statutory Development Plan, made and adopted as of 14 July 2023. Its policies will now be given due weight and consideration in the determination of planning applications within the NDP area. Work will now begin between the Council and representative groups, including the Neighbourhood Forum, on the delivery, implementation and monitoring of the plans' vision and proposals.

2.8 Balsall Heath Neighbourhood Development Plan (BH NDP)

This plan was made in October 2015 and remains part of the Development Plan. Delivery, implementation and monitoring by the Council and stakeholders is ongoing. While the plan is now eight years old, the BH NDP plan period extends to 2031. There is no timeframe within which neighbourhood plans are required to be reviewed or updated and at this stage, no further minor or material modifications are planned. Balsall Heath Neighbourhood Forum intend to update this.

2.9 The Beeches, Booths and Barr (3Bs) Neighbourhood Plan (3Bs NDP)

This plan was made in October 2021 and remains part of the Council's Development Plan. Delivery, implementation and monitoring by the Council and stakeholders is ongoing.

Statement of Community Involvement

2.10 Other LDDs include the Statement of Community Involvement (SCI) which details how the Council will encourage local communities to participate in the planning system. The Council's first SCI was adopted in April 2008. A revised SCI was adopted in January 2020. Temporary Covid-19 measures for the SCI were adopted in September 2020 but this has now been revoked, and the January 2020 version is now fully applicable again. The SCI can be downloaded from [the City Council's website](#).

2.11 The SCI is not a DPD, and the requirement for SCIs to be subject to public examination has been removed. However, to ensure the SCI remains relevant and has regard to new methods of engagement, the SCI will continue to be subject to review and updating as necessary.

Community Infrastructure Levy

2.12 The Community Infrastructure Levy (CIL) is a charge on new floorspace that local authorities can choose to introduce on new development to raise money for a wide range of infrastructure needs. These include transport, education, community uses, open spaces and leisure facilities. The Council adopted its CIL charging schedule in September 2015 and commenced charging of CIL on 4 January 2016.

- 2.13 The existing CIL rates have been in place since January 2016. Since then, there have been changes to sales values and build costs. A review of the CIL charges has taken place, and the revised CIL Draft Charging Schedule consultation is complete. The results are being reviewed, and the website will be updated with the next steps.
- 2.14 The government launched a technical consultation seeking views on the simplification of the Community Infrastructure Levy under the new name of “Infrastructure Levy.” This is designed to ensure that developments contribute to the necessary affordable housing, infrastructure, community and health facilities to support the growth of an area. The results of the consultation and next steps are yet to published.

3. Development Plan policies not being implemented

- 3.1 When the BDP was adopted the majority of the saved policies in the UDP (2005) were deleted because they were replaced by the policies in the BDP. Those UDP policies not deleted have now been superseded by the adoption of the Development Management in Birmingham DPD. The BDP also replaces Policy ED1 of the adopted Aston, Newtown and Lozells Area Action Plan (adopted July 2012).

4. Duty to Cooperate and Progress on Addressing the Housing Shortfall

Introduction

- 4.1 The Localism Act sets out the legislative basis for local authorities and other public bodies to have the 'duty to co-operate' in the preparation of planning documents. The duty is to 'engage constructively, actively and on an ongoing basis over matters that would have a significant impact on at least two planning areas, or in connection with infrastructure that is strategic'.
- 4.2 The City Council has sought from an early stage to address the duty to co-operate in a proactive and collaborative fashion working closely with neighbouring areas and building on the strong history of strategic planning in the West Midlands. Duty to Co-operate discussions have focused on a variety of issues including housing provision, transportation, employment land, minerals and waste management.
- 4.3 The ways in which the City Council has undertaken the Duty to Co-operate include:
- Working with neighbouring authorities in relation to the production of the Birmingham Development Plan. This also includes reciprocal actions in working with neighbouring authorities in the production of their development plans.
 - Working with neighbouring authorities in relation to the housing shortfall.
 - Working across local authority boundaries through a variety of working groups and partnerships.
 - Working collaboratively with the other prescribed bodies.

The Housing Shortfall – Birmingham

- 4.4 The adoption of the Birmingham Development Plan confirms the city's Objectively Assessed Need (OAN) for housing as 89,000 dwellings (2011-31). The Plan will provide for 51,100 homes, which is the amount of new housing that can be realistically delivered in Birmingham over the plan period despite the Council seeking to maximise supply within the urban area and removing land for 6,000 homes from the Green Belt.
- 4.5 This is 37,900 dwellings less than the objectively assessed requirement on which the BDP is based and means that it will be necessary for some provision for new housing to meet Birmingham's needs to be made outside Birmingham's boundary through the Duty to Cooperate.
- 4.6 The Planning Inspector endorsed Birmingham's approach to the duty to co-operate and the process being followed to arrive at an agreed distribution of the shortfall to other authorities in the Housing Market Area.

The Housing Shortfall – Greater Birmingham and Black Country Housing Market Area (GBBCHMA)

- 4.7 Peter Brett Associates (PBA) was commissioned by the GBSLEP and Black Country Authorities to undertake a three phase Strategic Housing Needs study. The first phase considered housing need across the GBBCHMA. PBA established that the OAN for the HMA was 207,093 dwellings. The second phase considered land supply and concluded that there is an estimated shortfall of 37,572 dwellings across the HMA with over 90% of this shortfall being accounted for by Birmingham. The final phase considered options for meeting the shortfall. This was published at the end of August 2015.

Monitoring progress in addressing the housing shortfall

- 4.8 Policy TP48 of the BDP requires Birmingham City Council to *“play an active role in promoting and monitoring progress in, the provision and delivery of the 37,900 homes required elsewhere in the Greater Birmingham Housing Market Area to meet the shortfall in the city. This will focus on:*

- *The progress of neighbouring Councils in undertaking Local Plan reviews to deliver housing growth to meet Birmingham’s needs.*
- *The progress of neighbouring Councils in delivering the housing targets set out in their plans.*
- *The extent to which a 5-year housing land supply is maintained in neighbouring areas.*

If it becomes clear that progress is falling short of the level required, the Council will undertake a review of the reasons for this, and if this indicates that it is necessary to reassess the capacity for housing provision in Birmingham, a full or partial review of this Plan will be undertaken. Key indicators which would trigger this are:

- *Failure of a relevant Council to submit a replacement or revised Local Plan, providing an appropriate contribution towards Birmingham’s housing needs, for examination within 3 years of the adoption of this Plan.*
- *Failure of Councils within the Greater Birmingham Housing Market Area to maintain a 5-year housing land supply in any monitoring year with the following 2 monitoring years indicating no recovery in the position.*
- *Housing completions within the Greater Birmingham Housing Market Area fall more than 10% beneath the planned targets in housing trajectories over any rolling 3-year period.”*

- 4.9 The next section sets out the progress made to date against the above indicators.

Addressing the Shortfall

- 4.10 Birmingham has actively led on the Duty to Co-operate arrangements to ensure that progress is being made by other authorities in the GBBCHMA on local plan reviews to accommodate Birmingham's unmet housing up to 2031.

Greater Birmingham and Black Country Housing Market Area (GBBCHMA) Housing Market Area (HMA) Officers Working Group

- 4.11 A GBBCHMA officer working group was established to monitor housing requirements, supply and delivery and to enable adjustments to be made at the HMA level. All HMA authorities are actively involved in this process. The group meets approximately every 2-3 months and continues to identify current housing requirements and possible achievable solutions to deliver the levels of housing required.

Strategic Growth Study (February 2018)

- 4.12 The 14 HMA authorities commissioned the Strategic Growth Study (SGS) in February 2017 to build upon the PBA work and other evidence to identify more specific options and broad locations for addressing the shortfall, which can be delivered by the market. By means of summary the study:
- Refreshed the housing demand parameters.
 - Updated the collective housing capacity estimates.
 - Considered the scope for increasing residential densities.
 - Considered broad growth locations unconstrained by Green Belt policy.
 - Considered broad growth locations which would require a formal review of Green Belt.
- 4.13 The study confirmed the level of the Greater Birmingham Housing Market Area (HMA) housing need and shortfall compared with the supply already identified in adopted and emerging local plans and updated the PBA Strategic Housing Needs Study accordingly to cover the period from the current baseline date (2011) to 2036.
- 4.14 For the avoidance of doubt, this is an independently prepared, objective study and not a policy statement. It does not in any way commit the participating authorities to development of any of the geographic areas referred to (nor does it exclude the testing of alternatives), but it is a thorough evidence base to take matters forward through the local plan review process.
- 4.15 24 broad locations were identified in total, with 11 identified for further analysis. All locations have been subjected to high level sustainability and infrastructure assessments. The full study can be viewed [here](#).

Greater Birmingham and Black Country Housing Market Area (GBBCHMA) Housing Need and Housing Land Supply Position Statement (September 2020, updated April 2023)

- 4.16 The local authorities in the GBBCHMA have prepared a position statement which sets out housing need and land supply in the GBBCHMA and timetables for plan reviews. It draws on the baseline established in the February 2018 Strategic Growth Study, which was commissioned by the 14 local authorities.
- 4.17 The addendum to the third Position Statement updates the housing need and supply of the HMA authorities based on 2021/22 data and shows that since the adoption of the Birmingham Development Plan in 2017 and the publication of the SGS in 2018, good progress has been made in meeting the HMA shortfall for the period 2011-31. **The shortfall is now estimated to be 2,053**, a fall of 14,275 since the SGS baseline was established, and it is considered that it will fall further as local plan reviews progress. Most of the additional capacity has come forward in Birmingham where many previously unidentified sites have been granted planning permission. Elsewhere, there have been reductions in capacity estimates, most notably in the Black Country.
- 4.18 The scale of the post 2031 shortfall for Birmingham, and potentially other authorities, is not yet fully known but this will become clearer as work on the Birmingham Local Plan progresses. The [2020 Statement](#) and the April 2023 addendum can be found [here](#). As of April 2023, these reports remain the most up to date position on housing supply in the HMA.

Progress on Local Plan Reviews

- 4.19 The Position Statement sets out the timetables for plan reviews (in Appendix 2 of the addendum document). Appendix 2 also shows the actual and emerging shortfalls and the potential contributions to meeting them. It should be noted, however, that the time frames between plans are not necessarily comparable.
- 4.20 While not all relevant local authorities have submitted a revised local plan 'providing an appropriate contribution towards Birmingham's housing needs' within 3 years since the adoption of the BDP, as required by the Policy TP48, it is clear that significant progress has been made in reviewing local plans the HMA shortfall for the period 2011-2031 has fallen to 2,053 dwellings. This is likely to fall further as local plan reviews progress.
- 4.21 Until such time plan requirements for addressing the GBBCHMA shortfall are adopted by individual authorities, the BDP monitoring indicators relating to progress on delivery of the housing targets to meet the shortfall and the extent to which a 5-year housing land supply is maintained are superfluous. Monitoring against these indicators has therefore not been undertaken.

5. Birmingham Development Plan Monitoring Indicators

PG1 Overall Levels of Growth

PG1/1: Net & Gross Dwelling Completions in the City Council Area

- 5.1 The city has an objectively assessed need for 89,000 additional dwellings. Of these, 51,100 are to be provided within Birmingham. The trajectory for delivery steps up over time with 1,650 dwellings per annum 2011/12 to 2014/15, 2,500 per annum 2015/16 to 2017/18, and 2,850 per annum from 2018/19 to 2030/31.
- 5.2 The requirement for the period 2011/12 to 2024/25 was 34,050 dwellings. A total of 41,412 net new dwellings were completed in this period, resulting in housing completions being ahead of the BDP housing trajectory and exceeding the cumulative target to date by 7,362 dwellings.

Year	Annual Requirement	Gross Completions	Net Completions
2011/12	1,650	1,584	1,213
2012/13	1,650	1,663	1,427
2013/14	1,650	2,379	2,043
2014/15	1,650	2,050	1,809
2015/16	2,500	3,100	2,948
2016/17	2,500	2,409	2,119
2017/18	2,500	3,423	3,182
2018/19	2,850	4,255	4,188
2019/20	2,850	4,299	3,765
2020/21	2,850	3,826	3,437
2021/22	2,850	3,237	3,177
2022/23	2,850	3,116	3,104
2023/24	2,850	4,602	4,546
2024/25	2,850	4,511	4,454
Total	34,050	44,454	41,412

PG1/2: Dwelling Completions in other Council areas that are contributing to meeting the City's housing needs

- 5.3 Agreement has not yet been reached on how Birmingham's housing shortfall will be distributed between other Council's areas. See section 4 for further commentary on this indicator.

PG1/3: Residential Supply Pipeline

- 5.4 The full housing supply pipeline is set out in the Housing and Economic Land Availability Assessment (HELAA). The HELAA identifies sites in the city with potential to accommodate housing and economic development over the new Birmingham Local Plan period to 2044.
- 5.5 The table below has been adapted from the HELAA 2025 but the figures have been amended to reflect the BDP plan period to 2031. This has been achieved by only including capacity figures for the 0-5- and 6-10-year time periods and removing the final four years of the latter time period. In other words, it only includes the combined future housing land supply figures for the years 2025-30 and 2030-31.

Category	Dwellings
Under Construction	19,955
Detailed Planning Permission (Not Started)	10,814
Outline Planning Permission	1,823
Permitted Development (office, retail, agricultural to residential)	246
Permission in Principle	2
Allocation in Adopted Plan	2,648
Other Opportunity (including suitable call for sites submissions)	792
Allocated in Draft Plan	4,959
Sub Total – Identified Sites	41,238
Lapse rate -12% (applied to outline consents and other opportunity)	-314
Windfalls Below the HELAA survey threshold (<0.06ha)	275
Windfalls Above the HELAA survey threshold (>=0.06ha)	2,100
Sub Total – Unidentified Sites	2,375
Total Capacity	43,613

	Dwellings
HELAA Capacity 2025 (covering the period up to 2031)	43,613
Completions 2011/12 – 2024/25	41,412
Total 2011-31	85,025

- 5.6 The future housing land capacity identified in the HELAA for the remaining plan period to 2031 is 43,613 dwellings. When this is considered together with the 41,412 new dwellings that were completed between 2011 and 2025, the total housing land supply in the city over the entire BDP plan period is 85,025 dwellings. This exceeds the BDP requirement for 51,100 new dwellings set by policy PG1 by 33,925 dwellings.

PG1/4: Five-Year Housing Land Supply 2025-2030

- 5.7 The Five-Year Land Supply Statement 2025-2030 was published in October 2025. As this was longer than five years after the adoption date for the BDP in January 2017 the strategic policies in the BDP can no longer be considered as up to date

under the requirements of the NPPF, and so the government's Standard Local Housing Need Method (LHN) has been used to establish the 5-year housing requirement.

- 5.8 The City has **6.45 years** land supply. This is derived from a 5-year requirement of **27,078** dwellings (including a 20% uplift) and a supply of **34,905** dwellings.
- 5.9 Further explanation of this is provided in the Housing Land Supply Position Statement, which can be downloaded via the Homes and Neighbourhoods evidence base documents for the new [Birmingham Local Plan](#)
- 5.10

Status	Dwellings (2025-2030)
Under Construction	19,955
Detailed Planning Permission (Not Started)	10,814
Outline Planning Permission	0
Permission in Principle	0
Permitted Development	246
Allocation in Adopted Plan	2,090
Other Opportunity	0
Total – Identified Sites	33,105
Windfalls	1,800
Total Unidentified Supply	1,800
TOTAL SUPPLY	34,905

PG1/5: Employment Land Completed

Year	Manufacturing* (B1b/c, B2)	Warehousing (B8 only)	Total
2011/12	1.29	5.41	6.7
2012/13	0.59	2.64	3.23
2013/14	5.7	9.81	15.51
2014/15	1.89	0.33	2.22
2015/16	7.65	9.6	17.25
2016/17	5.39	15.71	21.10
2017/18	8.82	4.4	13.22
2018/19	11.63	0.14	11.77
2019/20	7.4	0.3	7.7
2020/21	7.56	0	7.56
2021/22	9.97	0.16	10.13
2022/23	0.08	4.86	4.94
2023/24	12.54	18.58	31.12
2024/25	18.14	1.79	19.93
Total	98.65	73.73	172.38

*Between 2011 and 2020 manufacturing included sites developed in Use Classes B1(b)/(c) or B2 where a specific end-use is not confirmed. Since 2020 the figures are for B2 use classes only due to B1(b)/(c) uses now falling within Class E, unless the approved use is restricted to sub-classes E(g)(ii) or E(g)(iii).

- 5.11 Between 2011/12 and 2023/24 172.38 ha of employment land was completed, averaging 12 ha per annum. It is anticipated that completions will rise in future years as development progresses on the city's larger, strategic sites.

PG1/6: Employment Land Supply Pipeline

- 5.12 Policy PG1 requires a minimum 5-year reservoir of 96 ha of land for employment use. The following table shows that this year there are 96.91 ha in the readily available employment land supply (sites under construction or with planning permission), which is 0.91 hectares above the minimum requirement in policy PG1.

Status	Manufacturing (E(g)(ii), E(g)(iii), B2)	Warehousing (B8 only)	Total
Under Construction	13.86	0.94	14.8
Detailed Planning Permission	17.22	12.99	30.21
Outline Planning Permission	2.9	49	51.9
Readily Available Total:	33.98	62.93	96.91

- 5.13 Further detail about this supply can be viewed under indicator TP17 Portfolio of Employment Land and Premises within this report, and also in the Housing and Economic Land Availability Assessment (HELAA) which can be downloaded via the Economy and Centres evidence base documents for the new [Birmingham Local Plan](#)

PG1/7: Retail Floorspace Completed (Gross)

- 5.14 Policy PG1 requires about 350,000sq. m gross comparison retail floorspace by 2026. Prior to the monitoring year 2015/16 comparison and convenience retail floorspace were not monitored separately. The table below therefore shows all retail completions since 2011 and comparison floorspace completions since 2015/16. From 2020 onwards, Class E completions will be recorded as retail if it is evident from the planning application or site visit that the unit will be occupied in a retail use. In many cases a completed unit is not yet occupied when annual monitoring is undertaken and so it is not possible to identify whether it will be in use for comparison retail. In such cases the overall retail floorspace completed is recorded in the table below but it is not recorded under the comparison floorspace column.

Year	All Retail Floorspace Completed (sq. m)	Comparison Retail Floorspace Completed (sq. m)
2011/12	26,900	-
2012/13	17,606	-
2013/14	36,359	-
2014/15	6,660	-
2015/16	50,856	44,827

Year	All Retail Floorspace Completed (sq. m)	Comparison Retail Floorspace Completed (sq. m)
2016/17	18,775	547
2017/18	9,686	296
2018/19	27,965	4,389
2019/20	23,204	2,684
2020/21	12,303	0
2021/22	9,587	2,014
2022/23	12,373	755
2023/24	12,228	114
2024/25	11,380	689
Total	275,882	56,315

- 5.15 87,525sq. m. total retail floorspace was developed between 2011/12 and 2014/15. Since 2015/16 a total of 56,315 sq. m. of comparison retail floorspace has been developed, with 689sq. m completed in the past year. It can also be expected that a significant further proportion of this year's overall completed retail floorspace will be in a comparison retail use once occupied.
- 5.16 The figure for 2015/16 is significantly higher than other years due to large completions at Longbridge and at Grand Central shopping centre above New Street station.

PG1/8: Retail Supply Pipeline

Status	Total
Under Construction	26,826
Detailed Planning Permission	43,019
Outline Planning Permission*	81,548
Other**	47,054
Total	198,447

*Sites do not include floorspace figures for all proposals

** Expired permissions and allocations within Area Action Plans

- 5.17 There is a retail supply pipeline of 198,447sq. m.
- 5.18 More detail about the location of comparison retail completions and pipeline development is available under the indicators for Policy TP21.

PG1/9: Office Floorspace Completed (Gross)

- 5.19 The Plan requires an adequate supply of sites for offices to meet the target of a minimum of 745,000 sq. m. of gross office floorspace. The table below shows that a total of **269,178** sq. m. has been developed since 2013. Most of this floorspace falls within the B1(a) use class as it comprises of planning approvals prior to the

introduction of class E uses in September 2020. Where newer approvals fall within class E they are only included in the figures if it is clear from the completed scheme or planning application documents that office floorspace is included in the development scheme.

Year	Office (B1(a) or E(g)(i) only) Floorspace (sq. m)
2013/14	6,851
2014/15	3,596
2015/16	8,667
2016/17	8,559
2017/18	3,815
2018/19	32,867
2019/20	84,225
2020/21	14,785
2021/22	53,846
2022/23	51,224
2023/24	705
2024/25	38
Total	269,178

PG1/10: Office Supply Pipeline

5.20 The figures in the table below show where planning approval has been granted for new office floorspace. Most of this floorspace falls within the B1(a) use class as it comprises of planning approvals prior to the introduction of class E uses in September 2020. Where newer approvals fall within class E they are only included in the figures if there is a clear evidential commitment within the planning application documents that office floorspace will be provided within the development scheme.

5.21 The majority of floorspace in the office supply pipeline is located in the City Centre Growth Area and other district and local centres across the city, in accordance with the policy.

Status	Area (Ha)	Floorspace (sq. m)
Under Construction	3.15	80,419
Detailed Planning Permission	8.45	101,710
Outline Planning Permission	46.75	752,291
Other*	12	270,004
Total	70.35	1,204,424

* Expired permissions

5.22 Taken together with the **269,178** square metres completed since 2013, the pipeline figure demonstrates that the target in PG1 for 745,000 square metres office floorspace by 2031 is on track to be met and exceeded.

PG1/11: Major Waste Management Facilities Completed (since 2011)

Year	Location	Type	Capacity (per annum)
2011/12	61 Landor St, Nechells, B8 1AE	Wood Recycling Facility	Unknown
2012/13	None	-	-
2013/14	Former DHL site, Landor St, Nechells	Solid recovered fuel (SRF) facility -Organic components, biodegradable wastes; and Material recycling (MRF)	200,000 tonnes
2013/14	Lifford Transfer Station, 24 Ebury Rd, Kings Norton	Existing waste transfer (public disposal site). New building for storage and sorting area; increase of skips from 30 to 500	Unknown
2014/15	Former Small Heath sidings, Anderton Road, Sparkbrook	Stockpiling bays, crushing compound and contractors' area. The plant/ machinery would comprise a mobile crusher, shovel loader and mobile screen.	100,000 tonnes
2014/15	Cotton House, Firstwood Rd, Sheldon	Recycling Depot	20,000 tonnes
2015/16	Bromford Road / Fort Parkway, Tyburn	Aggregates recycling	300,000 tonnes
2015/16	Aston Church Road, Washwood Heath	Waste Transfer Station	4,000 tonnes
2015/16	Webster & Horsfall, off Speedwell Rd, Hay Mills, B25 8DW	Energy from Waste facility – Combined Heat and Power generating 7 MW electricity annually (waste timber)	60,000 tonnes
2015/16	Alcoa, Kitts Green Rd, B33 9QR	Relocation of existing Waste Transfer Station	Unknown
2015/16	39 Trent Street, Digbeth, B5 5NL	Waste Transfer Facility	30 tonnes per day
2016/17	None	None	N/A
2017/18	None	None	N/A
2018/19	None	None	N/A
2019/20	Smurfit Kappa SSK Paper Mill, Nechells, B7 5AR	Cardboard recycling facility	Unknown

Year	Location	Type	Capacity (per annum)
2020/21	65 Cheston Road, Cheston Industrial Estate, Aston, B7 5ED	Waste Transfer Station	35,000 tonnes pa
2021/22	Unit 1 Landor Street, Birmingham, B8 1AH	Change of use from storage to material recycling facility	75,000 tonnes (Material recovery/recycling) 50,000 tonnes (commercial and industrial)
2022/23	None	None	None
2023/24	2020/05790/PA Household Waste Recycling Centre and Waste Transfer Station, Holford Drive, Perry Barr, B42 2TU	233,000 tonnes (25,000 civic amenity, 208,000 transfer station)	Replacement household waste recycling centre and waste transfer station
	2021/01546/PA Former Atlas Works, Tyseley, B11 2BH	New Waste Services depot	Unknown
2024/25	None	None	N/A

PG2 Birmingham as an International City

PG2/1: Major Investments Attracted

5.23 Overview

5.24 Building from the 2023/24 AMR, the city continues to attract investment and promote itself on the global stage. Working with the West Midlands Growth Company on the momentum set by the city hosting the 2022 Commonwealth Games which catapulted the city onto a global stage.

5.25 Working with the West Midlands Growth Company has produced a range of positive promotion and investment wins for the city

Investment – creating and sustaining good jobs for local people

5.26 WMGC aims to grow the city and regional economy, increase its productivity, and enable the development of key clusters by attracting firms who are looking to drive new inward investment, to relocate, or to expand. This in turn will create good quality, high value jobs for those that live here.

5.27 For financial year 2024/25 **45 companies** were supported to invest into the city resulting in **2295 jobs** either being created or safeguarded.

5.28 Notable examples include

Company	Activity	Investment Type	Job numbers
Accenture (USA)	Tech related consultancy	Expansion	250
Cambridge Healthcare Research	Healthcare consultancy	New inward investment	30
Cisco (USA)	Multinational tech company	New inward investment	60
Dana UK Axle	Automotive manufacturer	Retention	300 jobs safeguarded
Ecoflow (China)	Energy Storage Company	New inward investment	35
Harvey Norman (Australia)	Multinational retailer	Expansion	75
Metcloud	IT Consultancy	Expansion	70
Unity Trust Bank	Specialist banking services	Expansion	144

5.29 Quarter one of 2025/26 has also been a successful period, with 8 businesses investing in the city creating a total of 443 jobs, including:

Company	Activity	Investment Type	Job numbers
Frankham Risk Management	Risk and compliance advisory service	New inward investment	30
Hitachi Energy (Switzerland)	Low carbon technology	Expansion	123
Orlo Tech	Social media management	Expansion	60
Rocksteady Music School	Rock school for primary schools	New inward investment	100
TLT LLP	Full-service law firm	Expansion	55

Foreign Direct Investment

- 5.30 Figures, published on Thursday 26 June, by the Department for Business and Trade (DBT), shows a very strong year for foreign direct investment (FDI) into the West Midlands, against a challenging national backdrop. During the 2024/25 financial year, the West Midlands represented the top performing UK location outside of London for FDI projects (130), and the second highest for job creation (5,821).

Enhancing the profile of the city

- 5.31 A number of media highlights were achieved from what was an exciting weekend of culture in July leveraging the Black Sabbath concert to tell a wider story on the city's broader cultural activity and momentum. Economic modelling of visitors to the city's events brought an **added value of £20 million**.
- 5.32 Media coverage was extensive and included a full front page in the Mail, national/regional broadcast coverage across [BBC Midlands Today](#) (00:00:15), [Radio WM](#) (02:13:00) ITV News Central and Heart FM. In addition to regional business and news titles, there was coverage in prominent outlets like [NME](#) and New York/US publication Vice.

Capital Investment

- 5.33 The most significant capital investment deals were again driven by the demand for high quality city centre BtR living provision, with fresh capital being deployed by new entrants
- 5.34 Precede Capital granted a £188m loan, their first facility for a development in the Midlands, to help fund Moda Living's Great Charles Street scheme. A joint venture between US private equity firm Harrison Street, Apache Capital and NFU Mutual then provided the remaining equity to forward fund a deal totalling £302m for 722 BtR units. This marked the largest deal in 2023 and the largest BtR deal outside of London to date, highlighting Birmingham's strong underlying fundamentals.
- 5.35 Aviva Capital Partners undertook their first investment in the UK BtR sector, entering into a joint venture with Moda Living to provide 1,000 units at Digbeth's Stone

Yard. The scheme is re-purposing a 3.9-acre brownfield site, with a total Gross Development Value of £400m.

- 5.36 The Brindleyplace estate also transacted, with Praxis and Veld Capital acquiring the estate from HSBC Alternative Investments for £125m. A schedule of retrofitting the existing assets is planned to decarbonise the estate in order to provide best in class commercial space.

PG2/2: International Events Held

- 5.37 Birmingham hosts international events on a regular basis at various venues across the city.
- 5.38 Sporting events that are usually held annually include:
- The Badminton Championships at Arena Birmingham (one of only five Badminton World Federation Super series premier events).
 - The Birmingham Classic tennis tournament at Edgbaston Priory club.
 - The IAAF Diamond League athletics at Alexander Stadium.
 - British Basketball Finals at Arena Birmingham.
 - Edgbaston Cricket Ground regularly hosts international cricket fixtures.
- 5.39 The award-winning International Dance Festival is held biennially with participants from across the world performing in venues across the city. The Frankfurt Christmas market visits the city centre annually attracting visitors from around the UK and Europe.
- 5.40 The World Trampoline Championship 2023 took place between 9th – 19th November 2023 in Birmingham. This was held at the Utilita Arena.

PG2/3: Birmingham's Ranking in Relevant Monitors

- 5.41 The [Mercer Quality of Living Survey](#) ranks over 240 cities globally in terms of quality factors such as political/social/economic environment, medical/health considerations, and education. In 2019 Birmingham was ranked 49th, up four places from the 2016 ranking and on a par with Chicago, Tokyo and Kobe. By comparison, London was ranked 41st in 2019 and 39th in 2016. The rankings were updated in 2024 for the first time since 2019; the pause was associated with the Coronavirus pandemic and the war in Ukraine. Birmingham is ranked 57th in the 2024 survey.
- 5.42 The [World's Most Competitive Cities Report](#) (published by Conway) ranks urban areas of more than 500,000 inhabitants that demonstrate competitiveness to attract investment. In 2018, Birmingham was ranked 1st in automotive; metals; transportation and logistics; 2nd in machinery and equipment; 3rd in energy; food and beverage. This report has had no further update since 2018.
- 5.43 The [World's Best Cities Report](#) (published by Resonance Consultancy) considers six different pillars of place equity: Place, Product, Programming, People, Prosperity and Promotion. In the new 2024 report, Birmingham was named 85th best city to live in the world, being the 5th highest placed UK city. It is noted in the report for being

36th highest for its convention centre size and 42nd highest ranked University Ranking.

PG3 Place-making

- 5.44 This policy has no specific monitoring indicators. Please refer to the indicators for policies TP12 and TP30.

GA1 City Centre Growth Area

GA1/1: Development Completions

Type of Development	Completed in 2024/25	Net Completions since 2011
Residential (Dwellings)	2,767	17,728
Employment (sq. m)	0	17,775
Offices (sq. m)	0	228,938*
Retail (sq. m)	2,502	67,285

*Office completions since 2013, in line with policy TP21.

GA1/2: Development Pipeline

Type of Development	Under Construction	Detailed Planning Permission
Residential (Dwellings)	10,493	11,598
Employment (sq. m)	400	495
Offices (sq. m)	79,645	99,926
Retail (sq. m)	18,451	28,383

Type of Development	Outline Planning Permission	Allocated in BDP
Residential (Dwellings)	11,601	12,800
Employment (sq. m)	0	N/A
Offices (sq. m)	724,573	700,000
Retail (sq. m)	73,697	160,000

Development Pipeline Total

Type of Development	Committed Development*	Remaining BDP Allocation**
Residential (Dwellings)	33,692	0
Employment (sq. m)	895	N/A
Offices (sq. m)	904,144	0
Retail (sq. m)	120,531	0

*under construction, detailed and outline planning permission (excludes allocations)

**allocations minus completions and committed development

- 5.45 The largest City Centre residential completions were at the Former Kent Street Baths on Kent Street (504 apartments), Courtland Broad Street at land at Ryland Street, Broad Street and Grosvenor Street West, (440 apartments), The Silver Yard at Exchange Square, Eastside (375 apartments) and Phase 2 of the Holloway at Holloway Head (251 apartments) The largest residential developments in the pipeline are at Smithfield (3,400 apartments) and at Oval Estate's Digbeth Masterplan area(2,150 apartments).

- 5.46 The largest commercial completions in the City Centre this year were at the aforementioned Former Kent Street Baths (1,326 sq. m of retail) and The Silver Yard, Eastside (728 sq. m). The largest commercial schemes in the pipeline are at Smithfield, plots 5A, 3A and 1D (34,362 sq. m), Three Chamberlain Square (22,000 sq. m offices and 1,300 sq. m ground floor retail and leisure), Phase 2 of Beorma Quarter, Digbeth (21,857 sq. m) and Axis Square (65,470 sq. m offices).

GA2 Greater Icknield Growth Area

GA2/1: Development Completed since 2011

Type of Development	Completed in 2024/25	Net Completions since 2011
Residential (Dwellings)	18	1,631
Employment (sq. m)	0	0
Offices (sq. m)	0	0*
Retail (sq. m)	0	1,092

*Office completions since 2013, in line with policy TP21.

GA2/2: Development Pipeline

Type of Development	Under Construction	Detailed Planning Permission
Residential (Dwellings)	186	711
Employment (sq. m)	0	0
Offices (sq. m)	0	0
Retail (sq. m)	0	743

Type of Development	Outline Planning Permission	Allocated in BDP
Residential (Dwellings)	1,291	3,000
Employment (sq. m)	0	N/A
Offices (sq. m)	1,000	N/A
Retail (sq. m)	5,148	N/A

Development Pipeline Total

Type of Development	Committed Development*	Remaining BDP Allocation**
Residential (Dwellings)	2,188	0
Employment (sq. m)	0	N/A
Offices (sq. m)	1,000	N/A
Retail (sq. m)	5,891	N/A

*under construction, detailed and outline planning permission (excludes allocations)

**allocations minus completions and committed development

5.47 Virtually all the 18 completions were at land adjacent to 130 Icknield Port Road. There were no more completions on the Port Loop site with 98 dwellings still under construction.

5.48 750 new dwellings at the Former City Hospital Site, Dudley Road, and the reserved matters approval of 331 dwellings Port Loop and a further 283 dwellings on a different phase of development in Port Loop.

GA3 Aston Newtown and Lozells Growth Area

GA3/1: Development Completed since 2011

Type of Development	Completed in 2024/25	Net Completions since 2011
Residential (Dwellings)	22	2,107
Employment (sq. m)	169	72,693
Offices (sq. m)	0	7,909*
Retail (sq. m)	0	2,264

*Office completions since 2013, in line with policy TP21.

GA3/2: Development Pipeline

Type of Development	Under Construction	Detailed Planning Permission
Residential (Dwellings)	727	81
Employment (sq. m)	976	225
Offices (sq. m)	0	125
Retail (sq. m)	2,694	278

Type of Development	Outline Planning Permission	Allocated in BDP
Residential (Dwellings)	10	700
Employment (sq. m)	0	20 hectares
Offices (sq. m)	0	10,000
Retail (sq. m)	0	20,000

Development Pipeline Total

Type of Development	Committed Development*	Remaining BDP Allocation**
Residential (Dwellings)	818	0
Employment (sq. m)	1,201	6.21 hectares***
Offices (sq. m)	125	1,966
Retail (sq. m)	2,972	14,764

*under construction, detailed and outline planning permission (excludes allocations)

**allocations minus completions and committed development

***land remaining at Aston Regional Investment Site

In total, 22 dwellings were completed in the Aston, Newton and Lozells Growth Area for the 2024/25 monitoring period with 15 dwellings and 4 apartments of these coming at a Site adjacent to 214 Wellington Road, Birchfield. In terms of employment completions, the largest was 169 sq. m at Dana Spicer Axle Europe Ltd on Birch Road in Witton.

- 5.49 Perry Barr was the host venue for the 2022 Commonwealth Games and a new masterplan to guide future development in the area up to 2040 and which seeks to

maximise the legacy benefits of the Games was adopted in February 2022 ([Perry Barr 2040: A Vision for Legacy](#)).

GA4 Sutton Coldfield Town Centre Growth Area

GA4/1: Development Completed since 2011

Type of Development	Completed in 2024/25	Net Completions since 2011
Residential (Dwellings)	15	188
Employment (sq. m)	0	0
Offices (sq. m)	0	114*
Retail (sq. m)	0	663

*Office completions since 2013, in line with policy TP21.

GA4/2: Development Pipeline

Type of Development	Under Construction	Detailed Planning Permission
Residential (Dwellings)	0	85
Employment (sq. m)	0	0
Offices (sq. m)	0	0
Retail (sq. m)	0	2,239

Type of Development	Outline Planning Permission	Allocated in BDP
Residential (Dwellings)	55	0
Employment (sq. m)	0	0
Offices (sq. m)	0	20,000
Retail (sq. m)	750	30,000

Development Pipeline Total

Type of Development	Committed Development*	Remaining BDP Allocation**
Residential (Dwellings)	140	0
Employment (sq. m)	0	0
Offices (sq. m)	0	19,886
Retail (sq. m)	2,989	26,348

*under construction, detailed and outline planning permission (excludes allocations)

**allocations minus completions and committed development

5.50 There were 15 dwellings completed in this growth area this year and 55 dwellings remaining from last year in the pipeline with outline planning permission. 2,239 sq. m of retail floorspace has detailed planning permission whilst 750 sqm has outline permission.

5.51 The [Sutton Coldfield Masterplan SPD](#) was adopted in May 2021. This promotes a vision for future development and helps to guide decisions on future development proposals within this Growth Area.

GA5 Langley Sustainable Urban Extension

GA5/1: Development Completed since 2011

Type of Development	Completed in 2024/25	Net Completions since 2011
Residential (Dwellings)	0	-1

GA5/2: Development Pipeline

Type of Development	Under Construction	Detailed Planning Permission
Residential (Dwellings)	0	0

Type of Development	Outline Planning Permission	Allocated in BDP
Residential (Dwellings)	0	3,042

Development Pipeline Total

Type of Development	Committed Development*	Remaining BDP Allocation**
Residential (Dwellings)	0	3,042

*under construction, detailed and outline planning permission (excludes allocations)

**allocations minus completions and committed development

- 5.52 The Langley SPD, adopted on 16 April 2019, provides detailed guidance for the development of the proposed 6,000 home sustainable urban extension to the east of Sutton Coldfield, as set out in policy GA5 of the BDP. 3,042 of the 6,000 planned homes are anticipated to be delivered within the BDP plan period.
- 5.53 An outline planning application (ref. 2021/10567/PA) for up to 5,500 dwellings, up to 70,000sqm non-residential floorspace and associated open space, drainage and works on the allocated Langley Sustainable Urban Extension (SUE) site went before Planning Committee in December 2022 and it was subsequently resolved to grant outline planning permission subject to the completion of a s106 agreement. The outline planning application reserved all matters except for the design of the nine site accesses.
- 5.54 A further full application for the strategic site infrastructure, including primary and secondary roads, segregated walking and cycling routes and the main green spaces, was submitted in late 2023 and was granted planning approval in August 2025.

GA6 Peddimore Growth Area

GA6/1: Development Completed since 2011

Type of Development	Completed in 2024/25	Net Completions since 2011
Employment (ha)	0ha	17.8ha
Employment (sq. m)	0	216,071
Offices (sq. m)	0	0

GA6/2: Development Pipeline

Type of Development	Under Construction	Detailed Planning Permission
Employment (ha)	0ha	53.22ha
Employment (sq. m)	0	170,738
Offices (sq. m)	0	0

Type of Development	Outline Planning Permission	Allocated in BDP
Employment (ha)	0ha	71 ha
Employment (sq. m)	0ha	N/A
Offices (sq. m)	0	N/A

Development Pipeline Total

Type of Development	Committed Development*	Remaining BDP Allocation**
Employment (ha)	53.22ha	0 ha
Employment (sq. m)	170,738	N/A
Offices (sq. m)	0	N/A

*under construction, detailed and outline planning permission (excludes allocations)

**allocations minus completions and committed development

- 5.55 The [Peddimore SPD](#), adopted on 16 April 2019, provides detailed guidance for the development of the 71ha employment site to the east of Sutton Coldfield as set out in policy GA6 of the BDP.
- 5.56 A hybrid outline planning application for the development of Peddimore was approved in September 2019, which is reflected within the figures in the above table.

GA7 Bordesley Park Growth Area

GA7/1: Development Completed since 2011

Type of Development	Completed in 2024/25	Net Completions since 2011
Residential (Dwellings)	18	351
Employment (sq. m)	0	3,415
Offices (sq. m)	0	533*
Retail (sq. m)	3,817	5,378

*Office completions since 2013, in line with policy TP21.

GA7/2: Development Pipeline

Type of Development	Under Construction	Detailed Planning Permission
Residential (Dwellings)	-4	115
Employment (sq. m)	0	1,196
Offices (sq. m)	0	159
Retail (sq. m)	0	361

Type of Development	Outline Planning Permission	Allocated in BDP
Residential (Dwellings)	1	750
Employment (sq. m)	0	N/A
Offices (sq. m)	0	See TP21
Retail (sq. m)	0	See TP21

Development Pipeline Total

Type of Development	Committed Development*	Remaining BDP Allocation**
Residential (Dwellings)	112	287
Employment (sq. m)	1,196	N/A
Offices (sq. m)	159	N/A
Retail (sq. m)	361	N/A

*under construction, detailed and outline planning permission (excludes allocations)

**allocations minus completions and committed development

5.57 The Bordesley Park Area Action Plan was adopted in January 2020. This carries forward the requirements of the BDP for the area and identifies the key opportunities that can deliver growth and development, including at the Wheels Site and Environs, Coventry Road and Alum Rock Road.

5.58 More than half of 750 dwellings allocated in the BDP are now complete or have planning permission. 3,817 sq. m of retail floorspace was completed at the Former Bowling Green to the Social Club off Alum Rock Road.

GA8 Eastern Triangle Growth Area

GA8/1: Development Completions

Type of Development	Completed in 2024/25	Net Completions since 2011
Residential (Dwellings)	9	621
Employment (sq. m)	0	1,890
Offices (sq. m)	0	0*
Retail (sq. m)	0	621

*Office completions since 2013, in line with policy TP21.

GA8/2: Development Pipeline

Type of Development	Under Construction	Detailed Planning Permission
Residential (Dwellings)	21	318
Employment (sq. m)	0	0
Offices (sq. m)	0	0
Retail (sq. m)	0	0

Type of Development	Outline Planning Permission	Allocated in BDP
Residential (Dwellings)	0	1,000
Employment (sq. m)	0	N/A
Offices (sq. m)	0	5,000 (TP21)
Retail (sq. m)	0	15,000 (TP21)

Development Pipeline Total

Type of Development	Committed Development*	Remaining BDP Allocation**
Residential (Dwellings)	339	40
Employment (sq. m)	0	N/A
Offices (sq. m)	0	5,000
Retail (sq. m)	0	14,379

*under construction, detailed and outline planning permission (excludes allocations)

**allocations minus completions and committed development

- 5.59 The Eastern Triangle encompasses an area covering Stechford, Meadway and Shard End. There has been significant progress in this area towards meeting the BDP allocation of 1,000 new houses, with only 40 dwellings remaining to be developed or receive planning permission, 9 dwellings were completed in the Eastern Triangle Growth Area in 2024/2025 monitoring year.

GA9 Selly Oak and South Edgbaston Growth Area

GA9/1: Development Completions

Type of Development	Completed in 2024/25	Net Completions since 2011
Residential (Dwellings)	8	2,230
Employment (sq. m)	11,173	12,673
Offices (sq. m)	0	5,431*
Retail (sq. m)	50	25,027 25,077

*Office completions since 2013, in line with policy TP21.

GA9/2: Development Pipeline

Type of Development	Under Construction	Detailed Planning Permission
Residential (Dwellings)	1,115	10
Employment (sq. m)	0	0
Offices (sq. m)	0	0
Retail (sq. m)	1,216	1,934

Type of Development	Outline Planning Permission	Allocated in BDP
Residential (Dwellings)	0	700
Employment (sq. m)	61,515	N/A
Offices (sq. m)	0	10,000
Retail (sq. m)	0	25,000

Development Pipeline Total

Type of Development	Committed Development*	Remaining BDP Allocation**
Residential (Dwellings)	1,125	0
Employment (sq. m)	61,515	N/A
Offices (sq. m)	0	4,569
Retail (sq. m)	3,150	0

*under construction, detailed and outline planning permission (excludes allocations)

**allocations minus completions and committed development

- 5.60 There has been significant progress so far towards meeting the BDP allocation in this Growth Area with the residential and retail allocations having already been exceeded. 84 of the 145 new dwellings were at the Ashcroft Halls of Residence. 1,115 dwellings are under construction in the Growth Area with 622 of these being student accommodation coming at the Former Sainsbury's Selly Oak Triangle site. In addition, 290 student accommodation units are under construction at the former industrial estate on Elliot Road.

- 5.61 15,937sq. m of employment floorspace is currently under construction at the former Birmingham Battery Site, with a further 61,515sq. m having outline planning approval at the same site.

GA10 Longbridge Growth Area

GA10/1: Development Completions

Type of Development	Completed in 2024/25	Net Completions since 2011
Residential (Dwellings)	89	1,427
Employment (sq. m)	0	5,515
Offices (sq. m)	0	7,241
Retail (sq. m)	0	36,717

*Office completions since 2013, in line with policy TP21.

GA10/2: Development Pipeline

Type of Development	Under Construction	Detailed Planning Permission
Residential (Dwellings)	205	923
Employment (sq. m)	8,063	8,703
Offices (sq. m)	0	0
Retail (sq. m)	0	1,945

Type of Development	Outline Planning Permission	Allocated in BDP
Residential (Dwellings)	376	1,450
Employment (sq. m)	0	25 ha
Offices (sq. m)	0	13,500
Retail (sq. m)	0	10,000

Development Pipeline Total

Type of Development	Committed Development*	Remaining BDP Allocation**
Residential (Dwellings)	1,504	0
Employment (sq. m)	16,766	12.97ha
Offices (sq. m)	0	6,259
Retail (sq. m)	1,945	0

*under construction, detailed and outline planning permission (excludes allocations)

**allocations minus completions and committed development

5.62 The BDP allocations for this Growth Area reflect those of the adopted Longbridge AAP. A total of 36,717sq. m of retail floorspace has been completed since 2011 which exceeds the BDP allocation. 1,427 dwellings have been completed since 2011, including 89 dwellings at the former MG factory site, with a further 1,504 in the pipeline which would exceed the plan target. 7,241sq. m of office development has been completed since 2011.

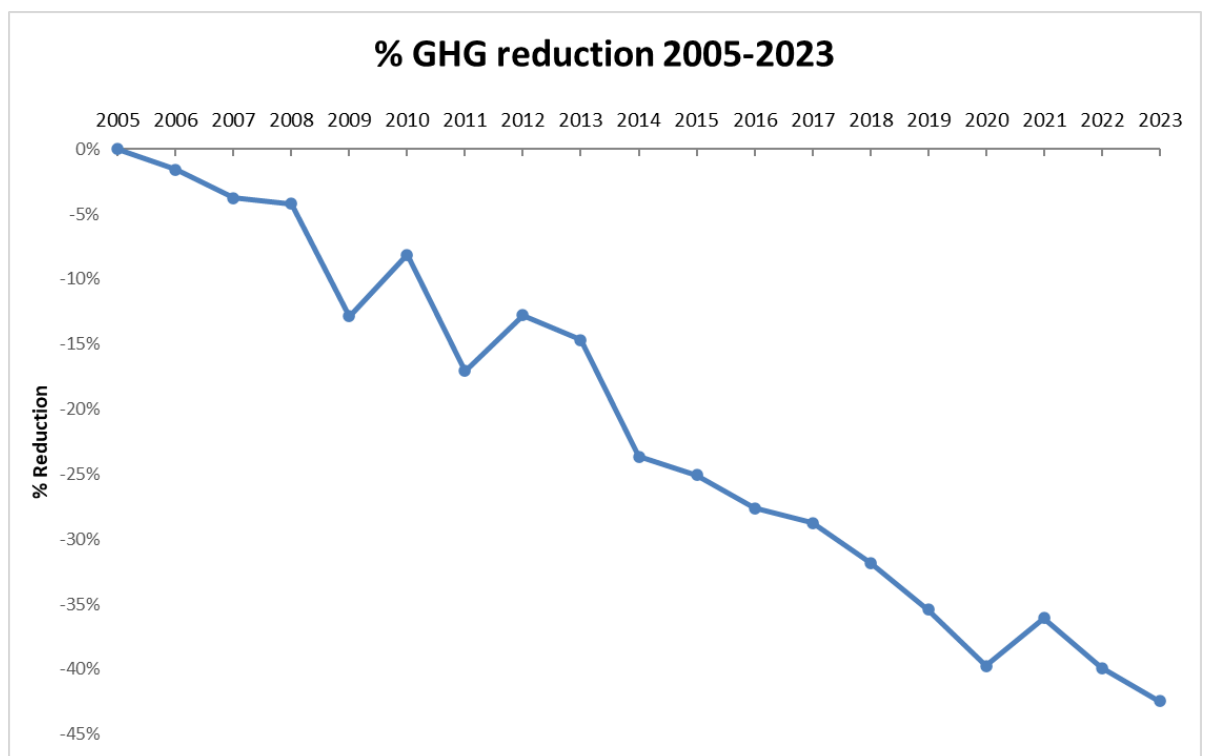
5.63 Out of the 25 hectares that are designated as a Regional Investment Site there are 7.5ha remaining to be built or to receive planning permission, all of which falls within

phase 1 at Longbridge West. A further 9.51ha of phase 1 has detailed planning permission and is being promoted for employment development as Longbridge Business Park.

TP1 Reducing the City's Carbon Footprint

TP1/1: Reduction in CO2 Emissions from 1990 Levels

- 5.64 In June 2019 Birmingham City Council declared a climate emergency with the ambition to achieve net zero carbon emissions by 2030 or as soon as a just transition allows, superseding the 60% by 2027 target in policy TP1. Carbon dioxide data is provided by DESNZ annually at a local authority level for two years previous. This delay is due to the time it takes to collect and analyse the data. These are the most reliable and consistent breakdown of greenhouse gas emissions across the country and show annual emissions from 2005, with the 2025 publication providing data for 20231 emissions: As this is the most up to date local authority source of greenhouse gas emissions data, we use this data to track progress in reducing the city's territorial emissions.
- 5.65 The latest available data from 2023 shows that Birmingham's CO2 emissions had decreased by 44.6%, against a 2005 baseline. Detailed data is only available by sector since 2005, as shown in the graph below.



Graph produced from data released by the [Department for Energy Security and Net Zero](#)

The above graph shows the 'actual' data trend line between 2005 and 2023. The City of Birmingham's territorial emissions in 2023 were down 3.8% when compared to 2022 emissions. Decreased gas use in the electricity supply sector made the largest contribution to the total reduction in 2023. Electricity supply emissions fell by 11 MtCO₂e (20%), reflecting higher electricity imports from France, unlike 2022 when

the UK had higher than usual exports, a continued decrease in UK electricity demand, and an increased share of renewables to meet remaining demand.

- 5.66 A Climate Taskforce was set up in 2019 to draw up an action plan setting out how Birmingham will tackle climate change and become carbon neutral by 2030, or as soon as possible that a just transition allows. This action plan was published in January 2021 and can be viewed [here](#). The Taskforce has since disbanded and has become the R20 Community Assembly. An update on the action plan has since been published on an annual basis – 2022 - please see item 9 of the [11/01/22 Full Council agenda](#), 2023 - ([Progress on Route to Net Zero detailed in new annual report | Birmingham City Council](#)), [Route to Net Zero Annual Report 2023-24](#) and [2025](#).

TP2 Adapting to Climate Change

- 5.67 See indicators for TP6, TP7 and TP8.

TP3 Sustainable Construction

TP3/1: Number of New Homes Meeting Zero-Carbon Standards

- 5.68 Policy TP3 does not require residential development to meet zero carbon standards in advance of such standards being prescribed through the Building Regulations. As the Building Regulations have not yet been amended any new homes meeting zero carbon standards would be implemented on a voluntary basis. As such, the Council does not currently have any records of new homes completed to zero carbon standards.

TP3/2: Number of Commercial Developments Meeting BREEAM Standard 'Excellent'

- 5.69 The Building Research Establishment (BRE) records the assessment of buildings against the BREEAM standards on the [Green Book Live website](#). The table below shows the number of developments that have been assessed as being BREEAM 'Excellent.' Where available, final assessment scores have been used, but for developments that have only received an interim assessment, that score has been recorded.

Year	Number of schemes awarded 'Excellent'	Cumulative total
2010	2	2
2011	1	3
2012	5	8
2013	6	14
2014	4	18
2015	5	23
2016	3	26
2017	5	31

Year	Number of schemes awarded 'Excellent'	Cumulative total
2018	5	36
2019	7	43
2020	4	47
2021	4	51
2022	6	57
2023	9	66
2024	11	77
2025	10	87

The above table also includes those awarded outstanding (the highest level, and above excellent). 6 developments to date have been awarded outstanding standard.

TP3/3: Number of Existing Homes Adapted Through Birmingham Energy Savers

5.70 Birmingham Energy Savers (BES) was a partnership between Birmingham City Council and Carillion that operated between 2012 and 2015 to deliver the Government's Green Deal Scheme. BES was launched as the largest energy efficiency scheme for homes in the UK and Birmingham was the first local authority to develop a Green Deal delivery programme. BES aimed to complete the refurbishment of 60,000 homes and 1,000 nondomestic buildings across Birmingham by 2020 in order to achieve significant reductions in fuel poverty. The BES scheme proved complex as it required effective communication between stakeholders, voluntary groups, residents, assessors, contractors, and council departments. As a result of these issues only 16 homes benefited from the Green Deal. More widely BES only installed around 3,000 (5%) of its planned energy saving measures. After the Government's decision to end the Green Deal, a Cabinet meeting was held on the 22 September 2015. The collective conclusion was that terminating the scheme and partnership with Carillion was the most cost-effective decision.

5.71 After declaring a climate emergency in June 2019, the City Council has worked with local and regional partners to prepare and publish a Route to Zero (R20) Action Plan (see indicator TP1/1 above). The plan sets out the actions that will be pursued to achieve net zero carbon emissions generated in the city by 2030. Up to this date and beyond it is proposed that 60,000 existing homes in the city will be retrofitted over the next 30 years.

TP4 Low and Zero Carbon Energy Generation

TP4/1: Number of new homes and commercial developments connected to CHP or other forms of low or zero-carbon energy generation

5.72 Data is not currently available on the number of buildings connected to sources of low or zero carbon energy generation. Data is, however, available on the amount of

energy produced and/or consumed across different sectors and sources in Gigawatt hours (GWh) from 2005 to 2023. This is the most up to date data available as it is published two years after the end date for the period.

	Industrial & Commercial	Domestic	Rail	Road Transport	Public Sector	Agriculture	Total
Coal	6.1	0.9	0	-	0.1	-	7
Manufactured Fuels	0.5	1.4	-	-		-	1.9
Petroleum Products	63.3	2.1	8.5	407.0	6.5	0.7	488.1
Gas	256.1	427.2	-	-			683.3
Electricity	193.5	126.8	-	-			320.3
Bioenergy & Wastes	25.3	11.5	-	29.1			65.9
				TOTAL:			1566.6

	Industrial & Commercial	Domestic	Transport	Total
All Fuels	552.0	569.9	444.7	1566.6
Date source: Total final energy consumption at regional and local authority level: 2005 to 2021 - GOV.UK (www.gov.uk)				

Low or zero carbon electricity

- 5.73 In 2023 the total electricity consumption in Birmingham was 3,724.82GWh ([DBEIS Regional and Local Authority Electricity Consumption Statistics](#)).
- 5.74 The Government's Feed In Tariff (FITs) Scheme encourages the uptake of small scale renewable and low-carbon electricity generation technologies by paying for the electricity generated by systems such as solar PV, wind or hydro turbine and micro CHP ([OFGEM Feed in Tariffs](#)). The breakdown of renewables in 2023 was as follows:

	Sites	Generation MWh 2023	Installed Capacity MWh 2023
Solar PV	13,328	39,460	54.4
Onshore Wind	2	X	0
Hydro	-	-	-
Anaerobic Digestion	1	X	0.9
Offshore Wind	-	-	-
Wave & Tidal	-	-	-
Sewage Gas	3	85,629	29.9
Landfill Gas	-	-	-

	Sites	Generation MWh 2023	Installed Capacity MWh 2023
Municipal Solid Waste	2	X	30
Animal Biomass	-	-	-
Plant Biomass	1	-	12
Cofiring	-	-	-
Total	13,339	125,088	127.2

Source: [DBEIS Regional Renewable Statistics](#)

- 5.75 There was a total of 125,088MWh of renewable energy generated in 2024, compared to 115,161MWh in 2022 ([DBEIS Regional Renewable Statistics](#)). [X] means there was some generation in this local authority, but it has been suppressed to prevent the output of individual plants being revealed.

Heating

- 5.76 Gas is commonly used for space and water heating. In 2023 Birmingham's total consumption of gas was 7,947.3GWh, of which 4,968.4GWh was consumed by domestic users and 2,978.9GWh by non-domestic users ([DBEIS Regional and Local Authority Gas Consumption Statistics](#)).
- 5.77 The city is seeking to increase the availability of new low and zero carbon heating schemes to ensure buildings are able to transition to decentralised and more efficient heating systems. Birmingham is working with the Department for Energy Security and Net Zero to ready the city for new heat network zoning legislation. The legislation will enable the designation of zones where heat networks are expected to provide the most cost-effective decarbonisation solution. Once a zone is designated, a competition to award consent to a developer partner will be undertaken. Large heat demands and new development with zones will be mandated to connect. Birmingham already has a number of district heating installations and some may be granted consents to supply additional heat in areas designated as zones ([The Association for Decentralised Energy - Birmingham District Energy Scheme](#)).
- 5.78 Birmingham District Energy Scheme is the largest low carbon heating network in Birmingham. Birmingham District Energy Company (BDEC) operates a series of networks utilising Combined Heat and Power (CHP) led energy centres which produce electricity, heat and also supply chilled water. BDEC assets and heat supply operations are managed by Bring Energy via a series of concession agreements with Birmingham City Council, Aston University and Network Rail.. BDEC supplies efficient and affordable energy to major energy consumers across the City Centre.
- 5.79 There are currently four gas CHP-led schemes in the City Centre. These are located at Broad Street (8.4Mw), Aston University (3Mw), the Children's Hospital (1.6Mw) and New Street Station (3.5Mw) and serve a number of high consuming public and private sector buildings. The scheme produces over 60GWh of heat per year, with 51GWh of electricity and 8GWh of chilled water (saving approximately 15,000 tonnes of CO₂ emissions per annum).

- 5.80 The scheme makes use of highly efficient large-scale combined heat and power (CHP) technologies across 6 energy centres, and uses conventional boilers for ‘top up’, standby and increased resilience. A strategy to introduce lower cost and lower carbon technologies for future generation and growth may also incorporate technologies such as heat pumps and waste heat sources.
- 5.81 To date there has been £20m worth of investment, £6.5m circa of energy savings and 15,000+te carbon saved p.a. Due to the exponential development growth and climate change commitments to achieve net zero across the city by 2030, an impact study which assesses growth versus energy demands forecasts 500Gwh of additional heat demand and 100Gwh of electrical demand equating to a carbon savings 90,000te per year. A pipeline between the Broad Street and Aston University schemes has been completed via Birmingham New Street Station. Biomass CHP has also been utilised in some developments and schools in the City, with wider connections being made. The expansion of these systems and networks, both in the City Centre and the rest of the City, will be a significant driver in Birmingham reducing its carbon emissions. Achieving our net zero target will be dependent on the decarbonisation of the BDEC network.
- 5.82 The R20 commissioned a decarbonisation roadmap for the network. However, this work has been paused whilst the Council considers the new heat network zoning legislation introduced by the Government via the Energy Act 2023.

TP5 Low Carbon Economy

TP5/1: Low-Carbon Initiatives supported

- 5.83 Policy TP5 supports the development of innovative energy technologies, in particular:

Low carbon vehicle technologies:

- 5.84 The city council has supported and implemented a number of schemes utilising low carbon vehicle technologies including:
- Using an initial tranche of OLEV funding, the existing Plugged-in Midlands public network of 36 charge points has been upgraded, with a further roll out of a publicly accessible fast (22kw) and rapid (50-250kw) **EV charge point network**. To date 686 charge points have been installed across the city, of which 143 are rapid charge points (enabling a full charge in less than 30 mins). This represents a 51% achievement towards the 2025 target of 280. The Cabinet approved EV Charge Point Strategy (approved Nov 2021) is a joint collaboration of the Public and Private Sector, where around 3,600 -5,000 (3.5kw-250kw) publicly accessible charge points overall are estimated by 2030, based on the Birmingham Transport Plan achieving at least 40% modal shift to public transport, cycling & walking through relevant transport infrastructure

developments, alongside behaviour change programmes to realise the significant level of reduction required of private cars on the road.

- Completion of the '**Clean Vehicle Retrofit Accredited Scheme (CVRAS)**' - compliant LPG retrofit pilot for diesel Hackney Cabs, using DfT Clean Vehicle Technology funding to retrofit the first 67 Hackney Cabs.
- Under the Clean Air Zone funding, a number of initiatives have been agreed to support 1280 Hackney Carriage Drivers to switch to a compliant vehicle. Drivers can be offered £5,000 to support payments towards CVRAS compliant retrofit solutions; operational expenses towards a purchased ULEV vehicles; or access a Council led rental electric hackney taxi vehicle scheme which enables taxi drivers to continue operating from January 2020, using short term rental of the EV Hackney Cabs, until either they retire (within 5 years) or purchase a lease or full ownership of an EV Hackney Cab with support of a grant towards operational costs. Other priority groups include residents, people who work within the CAZ (and earn less than 30k) and businesses who are located in or operate within the CAZ. Low/zero emission incentives are also being deployed which include modal shift to public transport through scrappage schemes, as well as incentives to transition to low/zero emission vehicles. This initiative concluded in 2019.
- Birmingham City Council purchased **20 hydrogen fuel buses** to kick start the transition to hydrogen zero emission vehicles and re-fuelling facilities. National Express, as the Council's procured Hydrogen Bus Operator are piloting the buses under the 'Clean Air Hydrogen Bus Pilot'. Over 200 drivers have been trained, alongside the ongoing technical staff training and development in 'drive train' and fuel cell maintenance and operational requirements. Commercial and operational viability testing is ongoing with the bus operator and hydrogen fuel provider (ITM/Motive), including fuel speed dispensing, pressure of dispensing, trialling volumes of production and km/h usage, aligned to Hydrogen bus route assessments. The Birmingham's Clean Air Hydrogen Bus Pilot will be the catalyst for the next generation of hydrogen buses, hydrogen production and re-fuelling infrastructure development.

5.85 The City Council has collaborated with Tyseley Energy Park in developing a **low/zero carbon emission re-fuelling hub**. Planning consent was granted in November 2017 with operation commencing in October 2019. Alternative fuels include hydrogen, electric and Biodiesel. Innovate UK has recently awarded to Birmingham City Council a grant for the project entitled, **Net Zero Transition for Businesses in East Birmingham**. Birmingham City Council will recruit a Net Zero Innovation Delivery Officer (NZIDO) to work across Council teams and with partners TEP and Birmingham Energy Institute, UoB. The project's aim will be to engage with businesses, workers, entrepreneurs and residents in TEED and wider East Birmingham to co-create a delivery plan for accelerating the net-zero transition for businesses.

The development of new technologies for the sustainable management of the City's waste:

- **Cogen wood biomass gasification power station** – a 10.4MWe plant currently processes 75,000 tonnes of waste wood at Tyseley Energy Park at Hay Mills, within the Tyseley Environmental Enterprise District. 9MW is sold to National Grid, which provides enough power for 17,000 homes. The wood feedstock, limited by planning permission to 60,000 tonnes per annum, will come from the City Council's parks/woodland, and A, B and C grade waste wood under a long-term contract with local recycled wood pellet provider JM EnviroFuels Ltd. This Biomass Power Station reduces the carbon footprint by a degree, equivalent to 107,000 tonnes of Carbon Dioxide (CO₂) per annum.
- The Council owned **Tyseley Energy from Waste** plant also generates electricity with at least 10 MW of power sold to the grid. Planning is underway for the next phase of waste management strategy development and subsequent contract arrangements across the city, whereby producing energy from waste will be considered a priority in addressing the decarbonisation agenda.

Bioenergy initiatives:

- The **European Bioenergy Research Institute (EBRI)** at Aston University in central Birmingham is a unique hub of bioenergy research and technology development. EBRI hosts the EPSRC SuperGen Bioenergy Hub along with other international networks. The Institute is home to both academic and industry facing teams that aim to accelerate the commercial development of emerging bioenergy and supporting technologies. EBRI is the result of a £20 million investment to support the development of a regional bioenergy supply chain and to promote the adoption of innovative new bioenergy technologies across the West Midlands region. This includes its demonstration plant that can provide the heat, electricity and cooling needs of the EBRI building and other parts of the university campus. This innovative technology is the first of its kind in the UK incorporating interoperable distributed energy technologies which supports the traditional energy system through demand side grid management; this includes deployment of the first operational Electric Vehicle to Grid system in Europe. Regional impact has been independently assessed as an estimated increase of £28.6 million GVA, and the creation of 235 jobs.

TP6 Managing Flood risk

TP6/1: Number of Developments Approved against Environment Agency Advice in Relation to Flood risk

- 5.86 The Environment Agency provided advice on 58 planning applications that were approved in 2023/24 of these were in objection to the proposed development scheme as originally submitted and in all of these cases the objection was removed once further information such as a Flood Risk Assessment was submitted, where

amendments were made, or where further discussions took place to resolve the matters relating to the objection. There were no objections from the Environment Agency.

TP7 Green Infrastructure Network

5.87 The BDP defines green infrastructure as including landscapes, natural environment, biodiversity, geological features. Public and private open space, allotments, public and private playing fields, linear corridors, blue infrastructure and blue spaces such as waterways, rivers, streams, watercourses, canals, towing paths and their environs and green-roofs or green-walls all also contribute to green infrastructure. The figures in the tables below for the areas of green infrastructure lost and gained only include green infrastructure that involves a land take. Green infrastructure incorporated into buildings such as green roofs and green walls are not included in these figures.

TP7/1: Proposals approved resulting in a loss of green infrastructure

Year	Number of Proposals	Area Lost (ha)
2011/12	2	3.61
2012/13	8	17.21
2013/14	2	0.64
2014/15	2	2.69
2015/16	6	10.97
2016/17	2	5.7
2017/18	15	7.58
2018/19	5	1.16
2019/20	26	49.5
2020/21	5	3.78
2021/22	8	4.27
2022/23	9	0.88
2023/24	3	2.01
2024/25	6	1.7
Total	99	111.7

5.88 The green infrastructure losses shown in the table above are gross figures and so they do not take account of new green infrastructure provided within development schemes. This indicator should be read alongside TP7/2 to gain an overall perspective on changes to the green infrastructure provision in the city. The figure for 2019/20 is much higher than in previous years due to the approval at appeal of residential development at the former North Worcestershire Golf Course. This development will however see the delivery of 12.45 ha of new open space which, once completed, will be shown under indicator TP7/2 in future monitoring years.

TP7/2: New green infrastructure provided

Year	Number of Proposals	Area Provided (ha)
2011/12	4	8.14
2012/13	5	3.36
2013/14	2	2.60
2014/15	4	3.82
2015/16	1	1
2016/17	0	0
2017/18	3	2.09
2018/19	0	0
2019/20	1	0.68
2020/21	1	0.58
2021/22	0	0
2022/23	0	0
2023/24	1	0.7
2024/25	2	10.98
Total	24	33.95

5.89 As the table above shows there has been a significant amount of new green infrastructure delivered and completed to compensate for losses. This largely includes areas of new open space provided within development schemes. Although the figures for new provision are lower than the areas lost, it is frequently the case that new open spaces are provided to a much higher quality than the spaces that they replaced. The figures do not include new and extended SINC/SLINCs.

5.90 compensation for loss of open space can include provision of 3G all-weather pitches to replace playing fields as well as qualitative improvements to open spaces such as new paths, seating and bins in parks.

TP8 Biodiversity and Geodiversity

TP8/1: Number of development proposals approved within or adjoining designated sites (SSSIs, NNRs, LNRs, SINC and SLINC)

April 2022-March 2023:

Designation:	Approvals Within Designation:	Approvals Adjoining Designation:	Approvals with an Adverse Effect:	Approvals Delivering Positive Enhancement:
SSSI	5	3	0	0
NNR	5	5	0	0
LNR	5	22	0	0
SINC	21	28	0	0
SLINC	111	191	0	3

April 2023-March 2024:

Designation:	Approvals Within Designation:	Approvals Adjoining Designation:	Approvals with an Adverse Effect:	Approvals Delivering Positive Enhancement:
SSSI	1	4	0	0
NNR	0	6	0	0
LNR	3	15	0	0
SINC	6	22	0	0
SLINC	95	124	0	0

- 5.91 In 2023-24, 54.5%% of approved planning applications within or adjoining designated sites were associated with discharge and variation of planning conditions, non-material and minor material amendments to previously approved schemes or reserved matters applications pursuant to outline planning approvals. Of the remainder, 20% were for new residential development (including householder extensions and other householder alterations) and 25.5% were for a variety of other uses including commercial, industrial, retail, student accommodation and mixed-use schemes. A majority of the approvals (58%) adjoined LNRs, SINC and SLINC.
- 5.92 72% of the approvals within designated sites were for discharge and variation of planning conditions, non-material amendments, minor material amendments or reserved matters applications. Any positive or adverse impacts associated with the original approvals have been reported in previous AMRs. For the majority of newly approved developments within designated sites, the designation itself was not affected. For example, for the one approved application (2023/05518/PA) within a SSSI, in this case Sutton Park, the overlap between the designated site boundary and application red line boundary relates to a mapping error. The mapped SSSI boundary does not align with OS Mastermap base mapping, so the SSSI overlaps slightly with an adjacent area of existing, long-standing development which does not support any of the features for which the SSSI is designated. In another case, the red line boundary of Listed Building Consent 2023/02740/PA encompassed the entirety of Oscott College SLINC, but the development footprint itself was outside the designated area and was associated with installation of replacement boiler flues.

There was a similar situation for approved scheme 2023/03746/PA, where the red line boundary included a section of Highbury Park, Moor Green SLINC, however the approved development, for upgrade of school playground equipment, was restricted to existing developed areas within the school site.

- 5.93 For remaining approvals within designated sites, most were small-scale or temporary in nature and appropriate mitigation and compensation measures could be secured to achieve no net loss of biodiversity as a minimum. For example, the red line boundary of planning applications 2023/01455/PA included the entirety of Edgbaston Grove Woodland SLINC, but the scheme itself affected two short sections of boundary retaining wall adjacent to the designated woodland. A condition was attached to secure implementation of tree protection measures to safeguard trees within the SLINC. The above-mentioned scheme affecting Sutton Park SSSI (ref. 2023/05518/PA) also included SLINC-designated areas. While some of these areas comprised low quality habitats (hardstanding, bare ground and amenity grassland), a small number of trees within woodland adjacent to the scheme's northern boundary are to be removed to enable construction of the Sea Cadets' new training facility. To compensate for these losses, beneficial management measures to enhance the condition of the SLINC-designated wet woodland to the south were secured by condition.
- 5.94 Another case – 2023/05977/PA (Full Application) and 2023/05983/PA (the associated Listed Building Consent) for internal and external alterations to a grade II* listed building and restoration and rebuilding of a grade II listed park and garden – affects Highbury Park, Moor Green SLINC. The scheme's red line boundary encompasses the northern section of the park, which includes three small areas currently designated as SLINC as well as more extensive areas which have been assessed as being of SINC and SLINC quality, but which are yet to be formally designated as such. As part of the approved scheme, measures have been secured to mitigate impacts to the currently designated SLINC as well as those more extensive areas of candidate SINC and candidate SLINC, and there is the potential for parts of the wider Highbury Park restoration project to deliver habitat enhancements beyond the planning application red line boundary.
- 5.95 This monitoring indicator was not updated for the 2024/25 monitoring year.

TP8/2: Number and area of designated sites (SSSIs, NNRs, LNRs, SINCs and SLINCcs) 2023-24

Designation	Number of Sites	Area Designated (Ha)	Change in Number of Sites 2023-24	Change in Designated Area (Ha) 2023-24
SSSI	2	892.52	0	0
NNR	1	811.73	0	0
LNR	11	316.73	0	0
SINC	55	827.99	0	0
SLINC	121	696.71	0	0

5.96 There has been no change in the overall number or area of designated sites during 2023/24.

TP8/3: Number of approved development proposals adversely affecting the integrity of or providing positive enhancement to the wider ecological network (non-designated wildlife corridors and stepping stones)

April 2022-March 2023:

	Wider ecological network (Potential Sites of Importance)
Number of Approved Proposals with Adverse Effects	No update
Number of Approved Proposals with Positive Enhancements	No update

April 2023-March 2024:

	Wider ecological network (Potential Sites of Importance)
Number of Approved Proposals with Adverse Effects	No update
Number of Approved Proposals with Positive Enhancements	No update

5.97 The wider ecological network is defined as 'Potential Sites of Importance' (PSI). This indicator was not updated for this monitoring year 2024/25.

TP9 Open Space, Playing Fields and Allotments

TP9/1: Percentage of Population within the Distance Thresholds set in the Policy

Criteria and Distance Thresholds

Year	0.2 Ha of Public Open Space within 400m	Children's Play Area within 400m	2Ha of Public Open Space within 1km	Park within 3Km (2ha and larger)
2014/15	83.21%	45.4%	97.5%	98.95%
2015/16	83.49%	46.06%	97.4%	98.99%
2016/17	83.46%	46.07%	97.35%	98.99%
2017/18	83.44%	46.08%	97.34%	99%
2018/19	83.49%	46.22%	97.36%	99%
2019/20	83.6%	46.32%	97.41%	99%
2020/21	83.24%	45.84%	97.45%	98.97%
2021/22	83.9%	46.23%	97.37%	
2022/23	93%	48.9%	99.6%	99.9%

- 5.98 Policy TP9 states that all residents should have access to open space in accordance with the distance thresholds above. Accessibility overall has remained quite stable since 2014/15. Whilst accessibility to open spaces and parks over 2ha in size is very good, provision of children's play areas requires significant improvement. From 2021/22 onwards this indicator utilises Census 2021 population data, but the overall trends are clearly consistent with previous years.

TP9/2: Open Space/Playing Fields/Allotments Lost to Development

2011-21:

Year	New Land Use (Ha) Residential	New Land Use (Ha) Employment	New Land Use (Ha) Office	New Land Use (Ha) Retail	New Land Use (Ha) Other	Total
Open Space	12.02	0.00	0.18	0.00	3.04	15.24
Playing Fields	13.75	0.00	0.00	0.45	5.68	19.88
Allotments	12.14	0.00	0.00	0.00	0.26	12.4
						47.52

- 5.99 Please see previous monitoring reports for a more detailed breakdown of the annual figures from 2011 to 2021.

New Land Uses 2024-25 (hectares):

Year	Residential	Employment	Office	Retail	Other	Total
Open Space	0.50	0.00	0.00	0.00	0.00	0.50
Playing Fields	0.00	0.12	0.00	0.00	0.00	0.12
Allotments	0.00	0.00	0.00	0.00	0.00	0.00
						0.62

New Land Uses 2011-25 (hectares):

Year	Residential	Employment	Office	Retail	Other	Total
Open Space	12.60	0.9	0.18	0.00	5.04	19.08
Playing Fields	14.38	0.12	0.00	0.45	8.42	23.37
Allotments	12.14	0.00	0.00	0.00	0.26	12.4
						54.85

- 5.100 A total of 54.857 hectares of open space, playing fields and allotments has been lost to development since 2011. .
- 5.101 The same principle of compensation for the loss of open space and for new of open space to be provided either off site or on site applies under policy TP9. On site

provision is expected for larger residential development schemes of twenty or more dwellings. This indicator should therefore be considered alongside TP9/3.

TP9/3: New Open Space/Playing Fields/Allotments Created

	Open Space	Playing Fields	Allotments
2011/12	8.14	0	0
2012/13	1.44	0	0
2013/14	3.2	0	0
2014/15	2.54	0	0
2015/16	1	0	0
2016/17	0	0	0
2017/18	2.09	0	0
2018/19	0	0	0
2019/20	0.68	0	0
2020/21	0.58	0	0
2021/22	0	0	0
2022/23	0	0	0
2023/24	0.7	0	0
2024/25	10.98	0	0
Total	31.35	0	0

5.102 This indicator measures schemes that include open space, playing fields or allotments that have been completed. A total of 31.35 hectares of open space has been created since 2011, replacing 57.17% of that lost to development (see indicator TP9/2). It should be noted that this table only includes 'substantially sized' new open space, enough to warrant their own 'site' record in the monitoring database. It should also be noted that compensation for the loss of open space, which includes playing fields and allotments can take the form of improvements to existing open space, and this qualitative improvement does not appear in the figures.

5.103 New off-site open space provision is often secured via Section 106 Agreement. The table below shows the number of clauses in signed Section 106 agreements requiring direct provision of open space between 2010/11 and 2023/24.

Total number of public open space clauses to be delivered by developer direct, with no financial contribution:	20
Of those clauses with a non-financial contribution:	
• Live agreements	6
• Superseded or discharged agreements	5

TP10 Green Belt

TP10/1: Number of Planning Applications Approved in the Green Belt

5.104 36 planning applications were approved in the Green Belt in 2023/24, 6 of these involved minor works to existing buildings and established uses. Most of the other

approvals were for replacement dwellings and change of use of existing buildings. There were 4 approvals for major development, of which 2 had a planning application boundary that overlapped with the Green Belt and did not involve any development within the Green Belt itself within BCC boundaries.

- 5.105 One major approval at the Hilltop and Manwood Municipal Golf Course (2022/01576/PA) is located just within the Green Belt on an area of the Green Belt around Handsworth Wood isolated from the rest of the city's Green Belt. This, however, relates to the discharge of conditions for a previously approved development. There were four minor approvals of single dwellings in the Green Belt, one of which being a Variation of Condition which was related to planning consent that was granted in November 2021 which met the criteria for replacement dwellings in the Green Belt. One other approval was for HS2 works at Water Orton (2021/09594/PA) for the construction of a primary sub-station compound.

Year	Number of Applications
2011/12	62
2012/13	58
2013/14	71
2014/15	64
2015/16	70
2016/17	72
2017/18	51
2018/19	57
2019/20	21
2020/21	34
2021/22	68
2022/23	50
2023/24	36
Total	678

TP11 Sports Facilities

TP11/1: Sports Facilities Lost to Other Forms of Development

- 5.106 It should be noted that any sports facilities lost to development have been so where either they have been shown to be surplus or where equivalent if not better replacement provision has been made in terms of quality, quantity or accessibility. Figures for the loss of playing fields are provided under monitoring indicator TP9/2.

TP11/2: New Sports Provision Created

- 5.107 Eight leisure centres across the city have been replaced by six new build centres:
- Northfield Pool and Fitness Centre was rebuilt on the same site, also making provision for Colmers Leisure Centre which is now managed by Colmers School.

- Newtown Swimming Pool closed in 2019, but the £8.5m Ladywood Leisure Centre opened in July 2019 providing a 130-station gym and 25m swimming pool.
- The £7.5m Erdington Leisure Centre, featuring a 25m swimming pool, teaching pool and 70 station gym was rebuilt on the same site and opened in 2017.
- The £9m Stechford Leisure Centre includes a 25-metre swimming pool with spectator seating, a teaching pool, a 100-station fitness suite, 4-court sports hall and a café, replacing the ageing Stechford Cascades facility. The new centre opened in January 2019.
- The University of Birmingham's Olympic sized swimming pool opened in May 2018, while Tiverton Road Pool and Fitness Centre closed and has been replaced by UoB's Tiverton Gym in Selly Oak.
- The £12m new Harborne Pool and Fitness Centre opened in January 2012 replacing the old Harborne Baths which closed in February 2010.
- In 2021, Birmingham Settlement charity opened its 'Red Shed' community centre at Selwyn Road playing fields.

5.108 The redevelopment of the Alexander Stadium in Perry Barr was completed for the 2022 Commonwealth Games and held the athletics events and the opening and closing ceremonies. The stadium now has a permanent seating capacity of 18,000 and had a temporary capacity of 40,000 during the games. There will also be new or replacement provision of three playing fields, a throwing field, a warm-up track and relaying of the main competition track.

5.109 Provision of new sports facilities is often secured via Section 106 Agreement. The table below shows the number of signed S106 agreements containing a leisure clause (sports and playing fields) and the total value of those clauses to be paid. This does not include recreation, children's play and public open space. This indicator was not monitored this year.

Year	Total no. of S106 agreements containing a Leisure (SPORTS FACILITIES/USE) clause	Total value of those clauses containing a Leisure (SPORTS FACILITIES/USE) sum
2010/11	3	£3,198,300
2011/12	10	£1,407,025
2012/13	4	£564,400
2013/14	15	£1,010,400
2014/15	3	£919,790
2015/16	2	£48,300
2016/17	0	0
2017/18	0	0
2018/19	0	0
2019/20	1	£28,050
2020/21	0	0
2021/22	0	0
2022/23	0	0

Year	Total no. of S106 agreements containing a Leisure (SPORTS FACILITIES/USE) clause	Total value of those clauses containing a Leisure (SPORTS FACILITIES/USE) sum
2023/24	0	0
2024/5	0	0

TP12 Historic Environment

TP12/1; Number of Designated Heritage Assets

(Scheduled Ancient Monuments, Listed Buildings, Registered Parks and Gardens, Conservation Areas) as of July 2025

Type of Asset	Number Designated
Scheduled Ancient Monuments	14
Listed Buildings	1,518
Registered Parks and Gardens	14
Conservation Areas	9
All	1,555

TP12/2: Number of Applications Approved Affecting a Designated Heritage Asset or its Setting

Year	Number of Applications Approved
2011/12	13
2012/13	12
2013/14	28
2014/15	7
2015/16	0
2016/17	7
2017/18	7
2018/19	9
2019/20	0
2020/21	0
2021/22	0
2022/23	2
2023/24	List provided to check for objections
Total	85

5.110 The table above shows the number of approved planning or listed building applications to which the Council's Conservation Officer objected. Each year the Conservation Officer advises on between 550 and 900 planning and listed building applications which are approved. In the vast majority of cases where the Conservation Officer objects to part of a proposal but, on balance, it is considered that the reason for that objection would not cause sufficient detriment to the heritage asset or its setting to sustain a reason for refusal.

5.111 This monitoring indicator was not updated this 2024/25 monitoring year.

TP12/3: Number of Heritage Assets Recorded in the Historic Environment Record

Year	Number of Heritage Assets Recorded
2011/12	57
2012/13	121
2013/14	33
2014/15	8
2015/16	0
2016/17	3
2017/18	0
2018/19	1
2019/20	1
2020/21	23
2021/22	3
Total	250

TP12/4: Number of Investigations Added to the Historic Environment Record

Year	Number of Investigations Added
2011/12	13
2012/13	25
2013/14	25
2014/15	14
2015/16	0
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	13
2021/22	0
2022/23	0
Total	90

TP12/5: Number of Structures Added to the Local List

5.112 The Local List was compiled in 2013 and it contains 448 buildings, structures and features in the city which are considered an important part of Birmingham's heritage due to their architectural, historic or archaeological significance. Seven additions have been made to the local list in the 2021/22 monitoring year.

TP12/6: Number of Completed Conservation Area Appraisals and Management Plans

Year	Number of Completed Conservation Area Appraisals	Number of Completed Management Plans
2011/12	1	1
2012/13	0	0
2013/14	0	0
2014/15	1	1
2015/16	1	1
2016/17	0	0
2017/18	0	0
2018/19	0	0
2019/20	0	0
2020/21	0	0
2021/22	0	0
2022/23	2	2
2023/24	0	0
2024/25	0	0
Total	5	5

5.113 Since 2011 Conservation Area Appraisals and Management Plans have been completed for Moor Pool Estate (March 2012) and Sutton Coldfield High Street (February 2015). Conservation Area Appraisals and Management Plans are currently in production for Jewellery Quarter, Colmore Row, Selly Park, St. Agnes and Austin Village. In August 2022, the St Agnes and Selly Park Conservation Area Management Plans and Character Appraisals were completed.

TP12/7: Number of Heritage Assets at Risk

Year	Number of Heritage Assets at Risk	Difference from Previous Year
2011/12	32	-
2012/13	28	-4
2013/14	26	-2
2014/15	26	0
2015/16	25	-1
2016/17	26	1

Year	Number of Heritage Assets at Risk	Difference from Previous Year
2017/18	27	1
2018/19	29	2
2019/20	28	-1
2020/21	28	0
2021/22	29	1
2022/23	29	0
2023/24	29	0

Source: Historic England

5.114 The number of heritage assets at risk has remained the same from 2022/23.

TP13 Sustainable Management of the City's Waste

TP13/1: Tonnage of waste produced in Birmingham, by methods of disposal

Overall Waste Arisings:

Year	Tonnes
2011/12	484,107
2012/13	488,873
2013/14	493,634
2014/15	485,066
2015/16	491,399
2016/17	496,167
2017/18	479,477
2018/19	488,364
2019/20	484,417
2020/21	461,416
2021/22	460,337
2022/2023	446,692

Waste Recycled/Composted:

Year	Tonnes	Percentage
2011/12	124,537	31.28%
2012/13	130,035	32.31%
2013/14	127,898	31.67%
2014/15	111,593	29.4%
2015/16	106,302	26.35%
2016/17	111,030	26.84%
2017/18	91,068	22.69%
2018/19	99,673	24.34%
2019/20	106,537	26.13%
2020/21	98,917	24.59%
2021/22	100,852	25.28%
2022/23	90,363	23.17%

Source: BCC Fleet Waste Management

Note: Waste Recycling/Composting percentage values are of Household Waste (as reported in NI 192)

Waste Recovered (Energy from Waste):

Year	Tonnes	Percentage
2011/12	348,157	71.92%
2012/13	344,526	70.47%
2013/14	335,275	67.95%
2014/15	332,329	68.51%
2015/16	329,794	68.11%
2016/17	326,482	65.80%
2017/18	330,450	68.92%
2018/19	347,473	71.15%
2019/20	336,813	69.53%
2020/21	335,149	72.63%
2021/22	348,043	75.61%
2022/23	342,251	76.62%

Source: BCC Fleet Waste Management

Note: Waste Recycling/Composting percentage values are of Household Waste (as reported in NI 193)

Waste Sent to Landfill:

Year	Tonnes	Percentage	Percentage of 2001 Level
2011/12	23,804	4.92%	12.18%
2012/13	36,584	7.48%	18.71%
2013/14	37,886	7.68%	19.37%
2014/15	27,117	5.59%	13.87%
2015/16	35,020	7.16%	17.91%
2016/17	14,211	9.11%	23.13%
2017/18	61,235	12.77%	31.32%
2018/19	46,987	9.66%	24.03%
2019/20	48,478	10.01%	24.80%
2020/21	38,808	8.30%	19.85%
2021/22	21,019	4.56%	21.01%
2022/23	14,059	3.14%	7.19%

Source: BCC Fleet Waste Management

- 5.115 The amount of waste sent to landfill has reduced by 17,789 tonnes on the 2020/21 figure and is down by 40,216 tonnes from a high of 61,235 in 2017/18. The tonnes of waste recovered through Energy from Waste (EFW) has increased by 4,949 in the past year. The amount recycled or composted also increased by 918 tonnes. Overall, there was a reduction of 1,079 tonnes of waste generated. This monitoring indicator was not updated for the 2024/25 monitoring year.

TP13/2: Capacity of Waste Treatment Facilities within Birmingham (2020)³

Facility Type Description	Number of Permits	Tonnes Received
Household, Commercial & Industrial Waste Transfer Station	21	633,136
Clinical Waste Transfer Station	1	1,222
Transfer Station taking Non-Biodegradable Wastes	1	627
Material Recycling Treatment Facility	3	7,323
Physical Treatment Facility	6	192,383
Physico-Chemical Treatment Installation	1	1,137
Metal Recycling Site (Vehicle Dismantler)	2	42,172
ELV Facility	13	2,577
Metal Recycling Site (mixed MRS's)	2	80,549
Chemical Treatment Facility	1	191
Composting Facility	2	9,814
Biological Treatment Facility	2	424,716
Hazardous Waste Transfer Station	3	6,487
Municipal Waste Incinerator	1	206,206
Energy from Waste Incinerator	1	57,733
Non-Ferrous Metals	2	9,504
Paper, Pulp & Board Manufacturing Activities	1	204,149
Asbestos Waste Transfer Station	3	307
75kte Non-hazardous & hazardous HWA Site	1	12,676
75kte Materials Recycling Facility	1	754
S75kte Vehicle Depollution Facility	1	2,790
75kte Metal Recycling Site	2	36,383
75kte WEEE Treatment Facility	1	307
Clinical Waste Transfer Station	1	1,221
Storage of electrical insulating oils	1	104
75kte HCl Waste TS + treatment	2	11,775
75kte WEEE Treatment Facility	1	307
Vehicle Depollution Facility	4	515
Treatment of waste to produce soil <75,000 tpy	3	57,535
Vehicle Depollution Facility <5000 tps	3	102
Other Biological Treatment Installation	1	156,111
Non-Hazardous Waste Physical Treatment Installation	1	150,310
MRF Treatment Installation	1	93,667
Metal Recycling Installation	2	304,547
Hazardous Waste Transfer Station	3	6,487
Grand Total	99	2,906,544

Source: Environment Agency Waste Data Interrogator

TP13/2 is not updated in the 2023/24 AMR.

³ 2020 data is the most recently published, in February 2022.

5.116 Data from the 2022 Environment Agency Waste Data Interrogator indicates that there were 99 permitted waste processing facilities in the city, the same was as how many were identified in the 2020 Interrogator In 2022, the largest type of waste facility was Household, Commercial & Industrial Waste Transfer Stations, with 633,136 tonnes received.

TP14 New and Existing Waste Facilities

TP14/1: New Waste Facilities Approved

Year	Location	Capacity (Tonnage)	Type of Facility
2011/12	2011/05297/PA DHL Depot, Landor Street, Nechells, B8 1AH	Total = 300,000 tonnes pa C&I 200,000 tonnes pa Municipal 100,000 tonnes pa	Energy Recovery /Waste Transfer Station (Waste plastics, paper and biodegradable materials)
2011/12	2011/05814/PA 61 Landor St, Nechells, B8 1AE	Unknown	Wood Recycling Facility
2012/13	2012/05481/PA Webster & Horsfall, off Speedwell Rd, Hay Mills, B25 8DW	60,000 tonnes pa	Energy from Waste facility – Combined Heat and Power generating 7 MW electricity annually (waste timber)
2012/13	2012/05728/PA Railway Sidings, Aston Church Rd, B8 1QR	4,000 tonnes pa	Waste transfer station (Inert material only including timber, paper and construction waste)
2012/13	2012/05409/PA Washwood Heath Freight Yard, North of Common Lane, B8 2SQ	195,000 tonnes pa	Energy from Waste facility – Advanced Conversion Technology generating 8MW and 2MW from AD plant. (Municipal solid waste, C & I wastes)
2013/14	2013/06872/PA Alcoa, Kitts Green Rd, B33 9QR	Unknown	Relocation of existing Waste Transfer Station
2013/14	2013/07484/PA Unit A5 & A6, Heartlands Park, Washwood Heath, B8 2UW.	Unknown	Wood recycling facility (business relocated from Landor Street)
2013/14	2013/07749/PA Small Heath Rail Sidings, Anderton Road, Small Heath B11 1TG.	100,000 tonnes throughput	Aggregates Waste Transfer/recycling facility
2014/15	2015/00255/PA 39 Trent Street, Digbeth, B5 5NL.	Maximum 5 skips per day equalling up to 30 tonnes per day (Monday – Saturday operating)	Waste Transfer Facility handling non-hazardous material, cardboard, timber, metal, plastic, masonry and soil

Year	Location	Capacity (Tonnage)	Type of Facility
2015/16	2015/06588/PA (Renewal of approval 2012/05409/PA) Washwood Heath Freight Yard, North of common Lane, Washwood Heath B8 2SQ	195,000 tonnes pa	Energy from waste/ anaerobic digestion facility
2016/17	2015/09679/PA Fort Industrial Park, Pye Hayes, B35 7RB	Throughput of 105,000 tonnes per annum.	Renewable Energy Centre (gasification plant)
2019/20	2018/09425/PA 2 Hall Hay Road, B11 2AA	277,000 tonnes per annum	Energy Recovery Facility
2019/20	2019/07010/PA 65 Cheston Road, Cheston Industrial Estate, Birmingham, Aston, B7 5ED	35,000 tonnes pa	Waste Transfer Station (non-hazardous waste; household, commercial and industrial wastes; storage of scrap metal for recycling; and end of life vehicle storage, depollution and dismantling)
2019/20	2019/10252/PA Smurfit Kappa SSK Paper Mill, Heartlands Parkway, Nechells, Birmingham, B7 5AR	Unknown	Installation of new steelwork platform in existing waste yard (to process plastic waste as a by-product of converting cardboard waste to cardboard)
2020/21	2019/07850/PA BSA Business Park, Unit 3a Armoury Road, Small Heath, B11 2RQ	500 tonnes per day (182,500 pa)	Aggregates recycling facility
2021/22	2020/05790/PA Household Waste Recycling Centre and Waste Transfer Station, Holford Drive, Perry Barr, B42 2TU	233,000 tonnes (25,000 civic amenity, 208,000 transfer station)	Replacement household waste recycling centre and waste transfer station
2021/22	2021/01546/PA Former Atlas Works, Tyseley, B11 2BH	Unknown	New Waste Services depot
2021/22	2021/04541/PA Unit 3 Whitworth Industrial Park, Bordesley Green, B9 4PP	Unknown	Change of use of industrial unit to electrical cable recycling business
2021/22	2021/05417/PA Unit 1 Landor Street, Birmingham, B8 1AH	75,000 tonnes (Material recovery/recycling) 50,000 tonnes (commercial and industrial)	Change of use from storage to material recycling facility
2022/23	None	None	None

Year	Location	Capacity (Tonnage)	Type of Facility
	2023/00552/PA		
2023/24	Veolia Household Recycling Centre Kings Norton	WTS 138,000 tonnes per annum	Replacement household waste recycling centre and waste transfer station
2024/25	None	None	None

TP14/2: New Waste Facilities Completed

Year	Location	Type	Capacity (per annum)
2011/12	61 Landor St, Nechells, B8 1AE	Wood Recycling Facility	Unknown
2012/13	None	-	-
2013/14	Former DHL site, Landor St, Nechells	Solid recovered fuel (SRF) facility -Organic components, biodegradable wastes; and Material recycling (MRF)	200,000 tonnes
2013/14	Lifford Transfer Station, 24 Ebury Rd, Kings Norton	Existing waste transfer (public disposal site). New building for storage and sorting area; increase of skips from 30 to 500	Unknown
2014/15	Fmr Small Heath sidings, Anderton Road, Sparkbrook	Stockpiling bays, crushing compound and contractor's area. The plant/ machinery would comprise a mobile crusher, shovel loader and mobile screen.	100,000 tonnes
2014/15	Cofton House, Firwood Rd, Sheldon	Recycling Depot	20,000 tonnes
2015/16	Bromford Road / Fort Parkway, Tyburn	Aggregates recycling	300,000 tonnes
2015/16	Aston Church Road, Washwood Heath	Waste Transfer Station	4,000 tonnes
2015/16	Webster & Horsfall, off Speedwell Rd, Hay Mills, B25 8DW	Energy from Waste facility – Combined Heat and Power generating 7 MW electricity annually (waste timber)	60,000 tonnes
2015/16	Alcoa, Kitts Green Rd, B33 9QR	Relocation of existing Waste Transfer Station	Unknown
2015/16	39 Trent Street, Digbeth, B5 5NL.	Waste Transfer Facility	30 tonnes per day
2016/17	None		
2017/18	None		

Year	Location	Type	Capacity (per annum)
2018/19	None		
2019/20	Smurfit Kappa SSK Paper Mill, Nechells, B7 5AR	Cardboard recycling facility	Unknown
2020/21	65 Cheston Road, Cheston Industrial Estate, Aston, B7 5ED	Waste Transfer Station	35,000 tonnes pa
2021/22	Unit 1 Landor Street, Birmingham, B8 1AH	Change of use from storage to material recycling facility	75,000 tonnes (Material recovery/recycling) 50,000 tonnes (commercial and industrial)
2022/23	None	None	None
2023/24	2020/05790/PA Household Waste Recycling Centre and Waste Transfer Station, Holford Drive, Perry Barr, B42 2TU	233,000 tonnes (25,000 civic amenity, 208,000 transfer station)	Replacement household waste recycling centre and waste transfer station
	2021/01546/PA Former Atlas Works, Tyseley, B11 2BH	New Waste Services depot	Unknown
2024/25	None	None	None

TP14/3: Proposals Approved Leading to the Loss of Waste Facilities

5.117 Based on Environment Agency data, there was a decrease in waste facilities from 106 in 2007 to 92 facilities in 2020. Over the same period there has been an increase from 36 to 58 facilities in Household, Commercial & Industrial waste transfer stations. The overall decrease in waste facilities is likely due to the economic downturn in the early part of the period and due to more efficient processing of waste. (Source: Update to Waste Capacity Study, Birmingham City Council, Addendum, 25 June 2014 and Environment Agency returns Waste Data Interrogator 2020)

TP15 Location of Waste Management Facilities

TP15/1: Land Available for Development for Waste Treatment Purposes in Line with the Criteria in the Policy

- 5.118 The City Council does not specifically allocate land for waste transfer purposes. The Council does maintain a supply of employment land which would be appropriate for this use although this land is not reserved for waste transfer purposes exclusively. The supply of employment land is shown in table TP17/2.

TP16 Minerals

TP16/1: Number of minerals investigations submitted

- 5.119 During 2022/23 there were two planning applications with a minerals investigation. These were the discharge of condition 2023/02106/PA associated with Land at West Longbridge (2021/06547/PA) and the Smithfield application 2022/09643/PA., there have been no planning applications submitted with a minerals investigation.
- 5.120 As a planning authority Birmingham has no active minerals extraction sites and is therefore largely dependent upon other mineral producing authorities for the supply of Crushed Rock and Sand and Gravel aggregates. The City Council, however, is committed to the recycling of Construction and Demolition wastes and Sustainable Construction. Prior extraction of aggregate materials will be encouraged where it is economically viable. The supply and demand of minerals is currently assessed annually through the jointly produced Local Aggregate Assessments (LAAs) which is produced by Birmingham, Coventry, Dudley and Solihull Councils.

TP17 Portfolio of Employment Land and Premises Use

5.121 Policy TP17 sets out the following hierarchy of readily available sites that are required to contribute to overall 5-year minimum reservoir of 96 ha of employment land:

- Best Quality sites of 10 ha or over: 60 ha minimum reservoir
- Good Quality sites of between 0.4 and 10 ha: 31 ha minimum reservoir
- Other Quality sites of less than 0.4 ha: 5 ha minimum reservoir

5.122 These requirements are in addition to the Regional Investment Sites, which are set out under TP18.

TP17/1: Employment Land Developed by Category (hectares)

Year	Best Quality	Good Quality	Other Quality	Total
2011/12	0	6.47	0.23	6.70
2012/13	0	2.34	0.89	3.23
2013/14	0	15.15	0.36	15.51
2014/15	0	1.12	1.1	2.22
2015/16	0	16.66	0.59	17.25
2016/17	0	20.53	0.57	21.10
2017/18	0	13.04	0.18	13.22
2018/19	0	11.45	0.32	11.77
2019/20	0	6.92	0.78	7.7
2020/21	0	7.32	0.24	7.56
2021/22	0	9.94	0.19	10.13
2022/23	0	4.8	0.14	4.94
2023/24	17.8	12.75	0.57	31.12
2024/25	10.51	9.23	0.19	19.93
Total	28.31	137.72	6.35	172.38

5.123 The table above shows the amount of employment land developed since 2011/12 in each of the land quality categories. The best quality category consists of small numbers of larger sites whereas the good and other categories include a larger number of smaller sites that provide a more continual supply of completions each year. The table below shows the floorspace in square metres developed over the same period.

TP17/1: Employment Floorspace Developed by Category (square metres)

Year	Best Quality	Good Quality	Other Quality	Total
2011/12	0	22,511	1,149	23,660
2012/13	0	15,455	2,815	18,270
2013/14	0	95,045	3,343	98,388
2014/15	0	6,435	7,890	14,325
2015/16	0	71,364	6,518	77,882
2016/17	0	87,273	2,856	90,129

Year	Best Quality	Good Quality	Other Quality	Total
2017/18	0	44,147	473	44,620
2018/19	0	45,420	1,745	47,165
2019/20	0	22,675	5,360	28,035
2020/21	0	10,348	1,174	11,522
2021/22	0	31,013	2,229	33,242
2022/23	0	11,910	1,229	13,139
2023/24	216,071	51,526	5,440	273,037
2024/25	37,107	35,213	944	73,264
Total	253,178	550,335	43,165	846,678

TP17/2: Land Available by Category as of April 2025

Category	Status	Total (Ha)
Best Quality	Under Construction	0.00
	Detailed Permission	0.00
	Outline Permission	49
	Total Readily Available:	49
Good Quality	Under Construction	14.11
	Detailed Permission	27.35
	Outline Permission	2.9
	Total Readily Available:	44.36
Other Quality	Under Construction	0.69
	Detailed Permission	2.86
	Outline Permission	0.00
	Total Readily Available:	3.55

Total Readily Available Supply:**96.91**

*Other sites are those without planning permission, including adopted and draft allocations, sites identified in non-statutory planning documents, call for site submissions, sites covered by a memorandum of understanding and expired approvals.

- 5.124 The table above shows the employment land supply in each category as of April 2023. There were 49 ha of best quality employment land readily available, from an outline approval (2019/00108/PA) at Peddimore.
- 5.125 There are 44.36ha of readily available Good Quality employment land, this reflects a large number of recent planning approvals in this category and is a positive reflection of the city's economy. As a result, the land supply in the Good Quality category is now 13.36ha higher than the 31ha requirement in policy TP17. The readily available supply of Other Quality land is 3.55ha, a slight increase from the last monitoring year but still below the 5ha plan target for this category.
- 5.126 The HEDNA has recommended a new portfolio of employment land to be taken forward in the new Birmingham Local Plan. This would see the current RIS, Best, Good and Other Quality categories replaced by four categories based on site size. Further information on this can be found within the HEDNA or the Birmingham Local Plan Issues and Options Consultation Document. The future portfolio will reflect the government's changes to the Use Classes Order and will only include land that is proposed for B2 or B8 development, thus excluding broader class E uses.

TP18 Regional Investment Sites**TP18/1: Land Developed in Each RIS (hectares)**

Year	Aston RIS	Longbridge RIS	Total
2011/12	0	0	0
2012/13	0	0	0
2013/14	0	0	0
2014/15	0	0	0
2015/16	0	0	0
2016/17	3.52	0	3.52
2017/18	0	0	0
2018/19	1.18	0	1.18
2019/20	3.01	0.53	3.54
2020/21	0	0	0
2021/22	2.66	0	2.66
2022/23	0	0	0
2023/24	0	1.92	1.92
2024/25	0	0	0
Total	10.37	2.45	12.82

TP18/1: Floorspace Developed in Each RIS (square metres)

Year	Aston RIS	Longbridge RIS	Total
2011/12	0	0	0
2012/13	0	0	0
2013/14	0	0	0
2014/15	0	0	0
2015/16	0	0	0
2016/17	14,355	0	14,355
2017/18	0	0	0
2018/19	5,992	0	5,992
2019/20	11,520	2,436	13,956
2020/21	0	0	0
2021/22	11,721	0	11,721
2022/23	0	0	0
2023/24	0	5,515	5,515
2024/25	0	0	0
Total	43,588	7,951	51,539

- 5.127 As of April 2025, there were 10.11 ha of readily available land and 8.63 ha of not readily available land across the two RIS areas. In Longbridge the new access road will help unlock future development that is currently not readily available.
- 5.128 For further detail see the Housing and Economic Land Availability Assessment (HELAA), available under the Economy and Centres evidence page for the new [Birmingham Local Plan](#).

TP18/2: Permissions Granted for Uses outside those Specified in the Policy

- 5.129 All land developed in the Aston RIS since the BDP was adopted is compliant with Policy TP18 which restricts development to uses falling within Use Classes B1 and B2 and complementary facilities.
- 5.130 The development of an education teaching building (2013/06698/PA) on 0.33ha of land on the Technology Park in the Longbridge RIS in 2014/15 is not directly in accordance with the RIS policies of the AAP. However, the college formerly occupied a 1 ha site on Bristol Road South that is also allocated as RIS land. As the site is only 0.33ha in size, the development has resulted in a net gain of 0.67ha of RIS for employment land purposes. 0.45ha of land was also developed in 2012/13 in Longbridge RIS for the Factory young people's centre, although this was approved prior to the commencement of the BDP plan period (2010/05066/PA).
- 5.131 A veterinary referral and research centre, classed as a Sui Generis use, was approved in Longbridge RIS in November 2021 (2021/07145/PA), however because research and development (previously falling within the B1(b) use class) was a major element of the proposal it was determined to be appropriate development within the RIS.

- 5.132 A bed and breakfast development was approved within Aston RIS in 2020 (2018/08994/PA), however this was in connection with an existing social club that has been in operation since before the RIS was designated, and the accommodation has a role in supporting the wider industrial businesses. A sequential assessment was also provided which demonstrated that the development could not be located elsewhere.
- 5.133 Approximately 4.75ha of the West Works at Longbridge RIS was approved for residential development in June 2022 (2021/06547/PA), part of which is now under construction (2022/05654/PA).
- 5.134 Approximately 0.76ha of the West Works at Longbridge RIS was approved for retail uses in August 2024 (2023/08255/PA).

TP19 Core Employment Areas

TP19/1: Employment Development within Core Employment Areas

Year	Gross Floorspace (sq. m)	Area (ha)
2011/12	22,075	6.6
2012/13	6,120	1.57
2013/14	98,388	15.51
2014/15	12,188	1.81
2015/16	69,391	16.05
2016/17	82,615	20.17
2017/18	44,590	13.07
2018/19	46,124	11.59
2019/20	27,865	6.97
2020/21	4,337	6.76
2021/22	32,681	10.08
2022/23	13,029	4.92
2023/24	264,836	28.81
2024/25	73,264	19.93
Total	797,503	163.84

- 5.135 Policy TP19 requires that the Core Employment Areas are retained in employment use, defined 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. Uses outside of these categories will only be permitted where an exceptional justification exists. Indicator TP19/3 later in this section records the amount of land developed within Core Employment Areas for non-employment uses. The changes to the Use Classes Order mean that only B2 and B8 uses or planning approvals with conditions restricting uses to E(g)(ii) or E(g)(iii) can now be considered as appropriate within the Core Employment Areas.

TP19/2: Major investments in improving infrastructure within or serving Core Employment Areas

Core employment areas	Recent major investments	Planned major investment
Hawthorns and Soho Benson Road	Metro extension to Birmingham Town Hall, Centenary Square, Broad Street and Corporation Street.	Extension of the Metro to Five Ways and Edgbaston was completed in Summer 2022 to support operations during the Commonwealth Games.
Woodgate/ Clapgate Lane	Extension of BCR Woodgate Valley Country Park green route to connect with Visitor Centre.	
Longbridge	Longbridge Connectivity Project (all modes) and multi-storey car park at railway station. Public realm improvements, town centre development including extension to Austin Park.	
Perry Barr, Holford Way and Food Hub	BCR A34 cycle route Development of Perry Barr Interchange, consisting of a bus and rail public transport interchange within the heart of Perry Barr / Birchfield District Centre. Work includes a major upgrade to Perry Barr rail station which is a key component in supporting delivery of the Commonwealth Games. The rail station reopened in 2022.	Development and delivery of highway improvements and Sprint along the A34 and A45, work will include a cycle route extension. The scheme will be delivered to serve the Commonwealth Games.
Aston	BCR A34 cycle route	The Walsall to Solihull Sprint route via Birmingham City Centre along the A34 and A45 is currently under construction. The first part of the route will open in Summer 2022 and form part of the Commonwealth Games Infrastructure.
Bournville and Kings Norton	BCR Worcester and Birmingham Canal	

Core employment areas	Recent major investments	Planned major investment
Fort Dunlop, Chester Road and Tyburn Road	Chester Road highway improvements	A38 Kingsbury Road corridor
Small Heath and Tyseley	BCR Grand Union Canal, Battery Way new road	Sprint rapid transit route development and Wharfdale Bridge.
Peddimore	-	A38 access and Peddimore development. Delivery of Bus Priority Measures between the city centre and Sutton Coldfield town centre via Langleigh and Peddimore strategic development sites. This includes the installation of a new footbridge planned for the summer 2022.
Minworth	A38 junction improvements	
Kitts Green and Garretts Green		Metro
Selly Oak and South Edgbaston (Life Sciences, University and Hospitals)	BCR Worcester and Birmingham Canal, Selly Oak New Road	University Station, Selly Oak local centre enhancements, Life Sciences development (Birmingham Health Innovation Campus). This includes the redevelopment of University Station which was completed during the first few months of 2024.
Dudley Road (City Hospital and Midland Metropolitan Hospital)	The first phase of the A457 Dudley Road highway scheme has been implemented including improvements to Western Road Junction and a segregated cycle lane.	Midland Metropolitan Hospital development and A457 Dudley Road highway improvements. The final 3 phases of the Dudley Road Highway Improvement scheme will be delivered during 2022 and 2023. The A457 will be improved to reduce congestion and encourage sustainable transport, work includes upgraded junctions, new bus lanes, new segregated cycle routes, widened footways and a new footbridge alongside Spring Hill Canal Bridge. The first Cross City Bus Route will be introduced between Druids Heath and Dudley.

Core employment areas	Recent major investments	Planned major investment
City Centre	Edgbaston Metro Extension (EDGE)	HS2 City Centre Segments Smithfield Development City Centre Kerbside Strategy Development Our Future City Plan City Centre Active Travel Interchanges
TCF Studies Tyseley Business Park		A4540 Ring Road Study City A435 Alcester Road

This monitoring indicator was not updated for this AMR.

TP19/3: Land Developed within Core Employment Areas for non-employment uses (hectares)

Year	Residential	Office (B1a/E)	Other	Total
2011/12	0	0.86	1.11	1.97
2012/13	0	0	0.54	0.54
2013/14	0	0	0.86	0.86
2014/15	0	0	3.01	3.01
2015/16	0	0	1.29	1.29
2016/17	0	0.10	16.75	16.85
2017/18	0	0	2.29	2.29
2018/19	1.92	0	0	1.92
2019/20	0	0	0.56	0.56
2020/21	0.09	0.69	0.86	1.64
2021/22	0	0	0	0
2022/23	0	1.06	1.99	3.05
2023/24	0	0	0	0
2024/25	0	0	0	0
Total	2.01	2.71	29.26	33.98

5.136 0 hectares of non-industrial uses have been developed within the Core Employment Areas this year.

TP20 Protection of Employment Land

TP20/1: Employment Land Developed for Alternative Uses (hectares)

	Residential	Retail	Education	Other Uses	Mixed
2017/18	9.03	0	0.28	0.13	1.16
2018/19	3.47	5.9	0	0	1.38
2019/20	6.47	0.04	1.04	3.36	3.35
2020/21	12.38	0.72	4.43	1.24	0.55
2021/22	9.56	3.24	0	1.13	4.12
2022/23	10.92	0.78	0	0.77	0.76
2023/24	3.69	0	0	3.28	6.29
2024/25	10.5	0	0	0.08	1.07

TP20/2: Permissions Granted for Non-Employment uses on Employment Land (hectares)

	Residential	Retail	Education	Other Uses	Mixed
2017/18	30.81	5.86	2.1	1.96	2.75
2018/19	11.02	1.24	0	0.5	5.55
2019/20	17.06	1.13	3.37	0	9.16
2020/21	24.42	2.83	0	0.53	1.62
2021/22	12.35	0	0	3.28	2.09
2022/23	17.86	0	0	0	4.48
2023/24	28.64	0.81	0	0	0
2024/25	1.85	0	0	0	1.71

- 5.137 Proposals for non-employment uses on employment land have to meet the requirements of Policy TP20 Protection of Employment Land. While employment land will generally be protected where it contributes to the portfolio of employment land and is needed to meet the longer-term employment land requirement, the policy recognises that outside the Regional Investment Sites and Core Employment Areas there may be occasions where employment land has become obsolete. In such cases, change of use proposals from employment land to other uses will be permitted where it can be demonstrated that either the site is a non-conforming use or is no longer attractive for employment development having been actively marketed, normally for a minimum of two years, or the site is commercially unviable.

TP21 Network and Hierarchy of Centres

- 5.138 Policy TP21 sets out the network and hierarchy of centres in the city, along with the requirements for comparison retail floorspace (2012-2026) and office floorspace (2013-2031) for the City Centre, sub-regional centres and district growth points. The policy states that these centres will be the preferred locations for retail, office and leisure developments.

5.139 It should be noted that, in instances where no end user has been identified for a development, permission may have been granted for a number of potential uses including retail. Therefore, where it was approved prior to the government's changes to the Use Classes Order in September 2020, some of floorspace reported below may be used for other uses including A2, A3, A4, A5, D1 and D2. Approved floorspace since September 2020 is only recorded in the tables where it is clear from the planning application documents that the end use will be retail. "Edge of centre" is defined in the NPPF as being within 300m of a primary shopping area.

TP21/1: Retail Completions 2011/12 – 2024/25 (gross floorspace sq. m.)

Year	In Centre	Edge-of-Centre	Out-of-Centre	Totals
2011/12	21,363	400	5,137	26,900
2012/13	15,680	697	1,229	17,606
2013/14	18,951	242	17,166	36,359
2014/15	4,280	1,100	1,280	6,660
2015/16	45,440	3,912	1,504	50,856
2016/17	11,568	4,654	2,553	18,775
2017/18	3,484	3,336	2,866	9,686
2018/19	2,059	22,183	3,723	27,965
2019/20	12,017	9,258	1,929	23,204
2020/21	2,520	6,144	3,639	12,303
2021/22	480	6,867	2,240	9,587
2022/23	3,482	8,221	670	12,373
2023/24	1,049	6,800	4,379	12,228
2024/25	6,113	3,360	1,907	11,380
Total	148,486	77,174	50,222	275,882

TP21/1: Retail Completions 2011/12 – 2023/24 (percentage by location)

	In Centre	Edge-of-Centre	Out-of-Centre
2011/12	79%	1%	19%
2012/13	89%	4%	7%
2013/14	52%	1%	47%
2014/15	64%	17%	19%
2015/16	89%	8%	3%
2016/17	62%	25%	13%
2017/18	45%	35%	30%
2018/19	8%	79%	13%
2019/20	52%	40%	8%
2020/21	20%	50%	30%
2021/22	5%	72%	23%
2022/23	28%	66%	6%
2023/24	9%	56%	35%
2024/25	54%	29%	17%

	In Centre	Edge-of-Centre	Out-of-Centre
Total*	54%	28%	18%

*Total percentages are calculated from the floorspace figures in the preceding table

- 5.140 Prior to monitoring year 2015/16, comparison and convenience retail floorspace were not monitored separately. The tables above therefore show all retail completions since 2011, while the tables below show the comparison retail completed since 2015/16. No comparison floorspace completions were evident in 2020/21.

TP21/1: Comparison retail completions (gross floorspace sq. m.)

Year	In Centre	Edge-of-Centre	Out-of-Centre	Total
2015/16	39,431	1,257	4,139	44,827
2016/17	57	490	0	547
2017/18	215	81	0	296
2018/19	0	4,389	0	4,389
2019/20	564	1,912	208	2,684
2020/21	0	0	0	0
2021/22	30	1,921	63	2,014
2022/23	755	0	0	755
2023/24	114	0	0	114
2024/25	619	0	70	689
Total	41,735	10,050	4,480	56,315

TP21/1: Comparison retail completions (percentage by location)

Year	In Centre	Edge-of-Centre	Out-of-Centre
2015/16	88%	3%	9%
2016/17	10%	90%	0%
2017/18	73%	27%	0%
2018/19	0%	100%	0%
2019/20	21%	71%	8%
2020/21	0%	0%	0%
2021/22	1%	95%	4%
2022/23	100%	0%	0%
2023/24	100%	0%	0%
2024/25	90%	0%	10%
Total*	74%	18%	8%

*Total percentages are calculated from the floorspace figures in the preceding table

TP21/2: Retail Supply Pipeline as of April 2025 (gross floorspace sq. m.)

	In Centre	Edge-of-Centre	Out-of-Centre	Total
Under construction	4,770	8,725	13,331	26,826

	In Centre	Edge-of-Centre	Out-of-Centre	Total
Detailed planning permission	7,825	18,450	16,744	43,019
Outline planning permission	33,900	31,235	16,413	81,548
Other*	9,340	25,494	12,220	47,054

*'Other' includes expired planning permissions where alternative consents have not been sought as of 1st April. Not all sites in this category have identifiable floorspace figures.

TP21/2: Retail Supply Pipeline as of April 2025 (percentage by location)

	In Centre	Edge-of-Centre	Out-of-Centre
Under construction	18%	32%	50%
Detailed planning permission	18%	43%	39%
Outline planning permission	42%	38%	20%
Other*	20%	54%	26%

*'Other' includes expired planning permissions where alternative consents have not been sought as of 1st April.

TP21/3: Office Developments Completed by location (gross floorspace sq. m.)

Year	In Centre	Edge-of-Centre	Out-of-Centre	Total
2013/14	4,805	134	1,912	6,851
2014/15	3,596	0	0	3,596
2015/16	8,667	0	0	8,667
2016/17	8,559	0	0	8,559
2017/18	3,815	0	0	3,815
2018/19	28,765	4,102	0	32,867
2019/20	77,180	2,436	4,609	84,225
2020/21	7,581	273	6,931	14,785
2021/22	53,524	322	0	53,846
2022/23	47,402	48	3,774	51,224
2023/24	389	37	279	705
Total	244,283	7,352	17,505	269,140

TP21/3: Office Developments Completed (percentage by location)

Year	In Centre	Edge-of-Centre	Out-of-Centre
2013/14	70%	2%	28%
2014/15	100%	0%	0%
2015/16	100%	0%	0%

Year	In Centre	Edge-of-Centre	Out-of-Centre
2016/17	100%	0%	0%
2017/18	100%	0%	0%
2018/19	88%	12%	0%
2019/20	97%	3%	5%
2020/21	51%	2%	47%
2021/22	99%	1%	0
2022/23	92%	1%	7%
2023/24	55%	5%	40%
Total*	91%	3%	6%

*Total percentages are calculated from the floorspace figures in the preceding table

- 5.141 The majority of office completions this year were in centre, in accordance with policy TP21. For office development, edge of centre is defined by the NPPF as being within 300 metres of a centre boundary or, outside of a centre but within 500 metres of a public transport interchange.

TP21/4: Leisure Developments Completed by location (gross sq. m.)

Year	In Centre	Edge-of-Centre	Out-of-Centre	Total
2011/12	3,889	0	2,796	6,685
2012/13	1,125	0	4,897	6,022
2013/14	1,794	0	1,100	2,894
2014/15	0	0	3,483	3,483
2015/16	0	14,055	0	14,055
2016/17	1,611	3,109	0	4,720
2017/18	1,996	6,787	1,143	9,926
2018/19	2,764	0	280	3,044
2019/20	3,986	3,540	0	7,526
2020/21	0	850	0	850
2021/22	0	0	0	0
2022/23	0	0	0	0
2023/24	0	8,785	0	0
2024/25	0	0	898	898
Total	17,165	37,126	14,597	68,888

TP21/4: Leisure Developments Completed (percentage by location)

Year	In Centre	Edge-of-Centre	Out-of-Centre
2011/12	58%	0%	42%
2012/13	19%	0%	81%
2013/14	62%	0%	38%
2014/15	0%	0%	100%
2015/16	0%	100%	0%
2016/17	34%	66%	0%

Year	In Centre	Edge-of-Centre	Out-of-Centre
2017/18	20%	68%	12%
2018/19	91%	0%	9%
2019/20	53%	47%	0%
2020/21	0%	100%	0%
2021/22	0%	0%	0%
2022/23	0%	0%	0%
2023/24	0%	100%	0%
2024/25	0%	0%	100%
Total	25%	54%	21%

5.142 The above tables monitor all floorspace completed within use class D2 'assembly and leisure' if the approval predates the changes that were made to the Use Classes Order on 1st September 2020. Approvals after this date under the new F2 use class are included if it is clear from the planning application documents that leisure will be the end use. For leisure uses, edge of centre is defined by the NPPF as being within 300 metres of a centre boundary.

TP21/5: Progress towards growth levels proposed for each centre

5.143 It should be noted that, in instances where no end user has been identified for a development, permission may have been granted for a number of potential uses including retail. Therefore, where it was approved prior to the government's changes to the Use Classes Order in September 2020, some of the retail floorspace reported below may be used for other uses including A2, A3, A4, A5, D1 and D2. Approved floorspace since September 2020 is only recorded in the tables where it is clear from the planning application documents that the end use will be retail.

The table below shows *all* retail floorspace completed in the City Centre, Sub-Regional Centres and District Growth Points (the largest centres in the hierarchy set out under policy TP21). It should be noted that these figures relate to the Primary Shopping Area boundaries of each centre, so they are not directly relatable to the figures presented in the Growth Area tables earlier in this report. Information regarding progress against targets in the growth areas is set out in the respective growth area indicators. For City Centre see GA1, Sutton Coldfield see GA4, Perry Barr see GA3, Meadway see GA8 and Selly Oak see GA9.

Level of retail floorspace (sq. m. gross) as of April 2025

Centre and floorspace requirement (sq. m gross)	Completions since 2011/12	Under Development	Detailed Planning Permission	Outline Planning Permission
City Centre (160,000)	67,285	18,451	28,383	49,335
Sutton Coldfield (30,000)	663	0	1,789	750

Centre and floorspace requirement (sq. m gross)	Completions since 2011/12	Under Development	Detailed Planning Permission	Outline Planning Permission
Perry Barr/ Birchfield (20,000)	216	0	0	0
Meadway (15,000)	0	0	0	0
Selly Oak (25,000)	4,494	1,216	1,934	0

- 5.144 Prior to monitoring year 2015/16, comparison and convenience retail floorspace were not monitored separately. The table below breaks down the above figures into comparison retail floorspace approved, under construction or completed since the monitoring for this indicator commenced. There have been no new approvals or completions of comparison retail floorspace in the largest centres in 2024/25 and so there is no change from the figures that were reported last year.

Level of comparison retail floorspace (sq. m. gross) As of April 2025

Centre and floorspace requirement (sq. m gross)	Completions since 2015/16	Under Development	Detailed Planning Permission	Outline Planning Permission
City Centre (160,000)	979	0	0	0
Sutton Coldfield (30,000)	0	0	0	0
Perry Barr/ Birchfield (20,000)	0	0	0	0
Meadway (15,000)	0	0	0	0
Selly Oak (25,000)	547	0	0	0

- 5.145 The table below shows progress towards the office floorspace requirements for the centres. Significant progress has been made towards meeting the office floorspace requirement for the city centre, with over 300,000sq. m. completed or under construction and over 820,000 sq. m. with planning approval. This table presents data for the entire boundary for each centre. The City Centre and Sutton Coldfield boundaries match those of their respective Growth Areas and so these figures can be directly compared with those presented under the tables for GA1 and GA4 presented earlier in this report. The other centres cover smaller areas than their overall Growth Area boundaries and so their figures cannot be directly related to their respective Growth Area tables.

Level of office floorspace (sq. m. gross) 2013 – 2025

Centre and floorspace requirement (sq. m gross)	Completions	Under Development	Detailed Planning Permission	Outline Planning Permission
City Centre (700,000)	228,938	79,645	99,926	724,573
Sutton Coldfield (20,000)	114	0	0	0
Perry Barr/ Birchfield (10,000)	936	0	0	0
Meadway (5,000)	0	0	0	0
Selly Oak (10,000)	2,296	0	0	0

TP21/6: Major investments in infrastructure/public realm etc. within centres

- 5.146 Birmingham Cycle Revolution is a major infrastructure programme that has been implemented in a number of centres within the city. The aim is to increase the number of cycling trips in the city by 5% in 2023 and 10% in 2033 and involves the implementation of cycling routes and supporting measures including cycle parking, 20mph speed limits, grants to businesses and schools, and provision of bikes. The segregated cycle tracks from the city centre to Perry Barr and Selly Oak were completed in 2019. Other district and local centres have benefited from new cycle parking and cycling hubs. An extension of the Birchfield Road scheme to Perry Barr centre is being delivered as part of the A34 Perry Barr Highway Scheme and is due for completion early summer 2022.
- 5.147 Highway improvements have been made to Chester Road and the Birmingham Ring Road scheme, work included enhancements at Bordesley, Holloway, Haden, Curzon and Ashted Circus. Paradise Circus is currently under development with several stages of work planned, including re-modelling the gyratory to facilitate development and provide necessary access. Phase 1 was completed in 2020, and Chamberlain Square reopened in 2021. Paradise Phase 2 was granted planning consent early in 2022. Phase Two is completed with office buildings One Centenary Way completed, and schemes at the Octagon and Three Chamberlain Square nearing completion.
- 5.148 In Stechford, construction work started in 2019 and continued throughout 2020 on highway improvements around Iron Lane and Station Road. This reduced congestion in the local centre, improved journey times for buses, created new crossings for pedestrians and cyclists and provided a new bridge across the River Cole. Step-free access was completed at Stechford Railway Station in 2020.

- 5.149 Around Selly Oak local centre, the final phase of the Selly Oak New Road was completed in 2021. This involved the relocation of Sainsburys to the new Selly Oak Shopping Park and works on the New Road. Selly Oak Shopping Park opened in 2018, waterside connections in 2019 and a new footbridge and pedestrian connection to Selly Oak local centre in 2020. Measures to improve local bus access around Selly Oak and South Edgbaston (Hospitals), Harborne and the City Centre have included new parking laybys on Quinton Road. Redevelopment of University Station is currently underway, this will provide a welcoming, safe gateway to the life science, hospitals and university campus as part of the Birmingham University and Hospitals Masterplan. Initial work, including new wider platforms will be completed in Summer 2022 to provide access for the CWG, with further work planned for completion in Spring 2023.
- 5.150 Longbridge Town Centre has seen significant growth in retail and office space alongside residential developments. Major investment in highway improvements (Longbridge Connectivity Project) was completed in 2019, including changes to the A38 Bristol Road and Longbridge Lane, and closure of Tessall Lane to through traffic, thereby improving links between the Rea Valley Cycle Route and Longbridge Station. Work was completed in 2020 on a new multi-story car park for use by rail passengers.
- 5.151 Future developments within the city will include the Sprint bus rapid transit running without overhead cables or track. Sprint will deliver improvements to a number of key public transport corridors into the city centre and connections towards other key regional centres including Solihull, Walsall and Birmingham's strategic development sites. Sprint will operate road-based public transport vehicles along routes that are treated to provide public transport services with a similar level of priority to light rail in areas where the potential patronage and business case could not currently justify implementation of a full light rail system. TFWM aspires to deliver seven schemes serving key corridors over the long-term, with the A34 and A45 schemes being prioritised and delivered for Summer 2022 to serve the Commonwealth Games and support the mass movement of spectators between venues. The route will connect local centres along the A34 (Newtown, Perry Barr and Great Barr) and A45 (Digbeth, Small Heath, Yardley and Sheldon). Perry Barr also saw transport infrastructure improvements including the removal of the A34 flyover, creating pedestrian and cycle friendly routes, a new railway station and a bus interchange with enhanced bus routes.
- 5.152 The Metro tram system will be extended to the Birmingham Curzon HS2 station in Eastside and on through Digbeth and North Solihull to the airport/HS2 Interchange. The former section is under construction whereas the latter section is subject to available funding. The proposed Metro extension in East Birmingham will include stops at Bordesley and Meadway. The Westside Extension to Broad Street / Hagley Road opened to passengers in Spring of 2022, alongside the Metro work on Corporation Street / Bull Street. Work has commenced on Digbeth High Street as part of the Metro Eastside Extension (to Digbeth). The reopening of the Camp Hill Railway Line will provide opportunities to invest in public realm improvements at Hazelwell, Kings Heath and Moseley. New stations and services are under development with stations planned for re-opening in Spring 2026. This will be an

initial service of two trains per hour running into New Street station due to capacity into New Street.

- 5.153 During the COVID-19 pandemic, the City Council introduced temporary footway widening and distance markings in local centres to enable safe social distancing. After initial schemes in Kings Heath and Erdington High Streets, further schemes were introduced in the city centre and on Ladypool Road, Sutton Coldfield, Acoccks Green, Soho Road, Northfield, Shard End, Aston, Meadway, Cotteridge, Longbridge, Harborne, Small Heath/Coventry Road, Bordesley Green, Sparkhill, Selly Oak, Perry Barr, Stechford, Alum Rock, Stirchley and Moseley. Schemes were funded from emergency COVID-19 funds, the ERDF Reopening High Streets Safely Fund and the Active Travel Fund.
- 5.154 Significant public realm improvements are planned and are underway for the city centre including Snow Hill, Victoria Square and Paradise. Schemes were completed at , Cornwall Street in December 2021, Livery Street in January 2022, Edmund Street in March 2022 and Digbeth High Street early in 2024.
- 5.155 The first Cross City Bus Route, Cross City Bus Package 3, will be introduced between Druids Heath and Dudley and development work is underway for 5 remaining Cross City routes. These are: City Centre; Longbridge to Hamstead, Castle Vale to Longbridge, Bartley Green to Chelmsley Wood; and West Bromwich to Chelmsley Wood.

TP22 Convenience Retail Provision

- 5.156 Policy TP22 encourages convenience retail provision within the centres identified in policy TP21. The policy also allows proposals that are not within a defined centre but only where they can meet the tests set out in national policy.

TP22/1: Convenience Retail Completions in, on the Edge and Out-of-Centre

- 5.157 Prior to the monitoring year 2015/16, comparison and convenience retail floorspace were not monitored separately. Edge of centre is defined as being within 300m of a primary shopping area.

Convenience Retail Completions (gross floorspace sq. m.)

Year	In Centre	Edge-of-Centre	Out-of-Centre	Total
2015/16	3,762	375	0	4,137
2016/17	2,559	3,315	2,149	8,023
2017/18	2,790	2,814	1,084	6,688
2018/19	0	15,285	1,506	16,791
2019/20	9,464	1,083	0	10,547
2020/21	0	1,864	3,639	5,503
2021/22	88	2,128	2,177	4,393
2022/23	2,494	3,100	370	5,964
2023/24	77	2,353	811	3,241
2024/25	1,417	2,273	144	3,834

Year	In Centre	Edge-of-Centre	Out-of-Centre	Total
Total	22,651	34,590	11,880	69,121

Convenience Retail Completions (percentage by location)

Year	In Centre	Edge-of-Centre	Out-of-Centre
2015/16	81%	9%	0%
2016/17	32%	41%	27%
2017/18	42%	42%	16%
2018/19	0%	91%	9%
2019/20	90%	10%	0%
2020/21	0%	34%	66%
2021/22	2%	48%	50%
2022/23	42%	52%	6%
2023/24	2%	73%	25%
2024/25	38%	59%	3%
Total	33%	50%	17%

TP22/2: Convenience Retail Development Pipeline at 2025 (gross floorspace sq. m.)

5.158 Convenience retail is difficult to identify until completed.

	In Centre Floorspace	Edge-of- Centre Floorspace	Out-of- Centre Floorspace	Total
Under construction	346	847	25	1,218
Detailed planning permission	6,311	0	2,374	8,685
Outline planning permission	0	0	0	0

TP22/2: Convenience Retail Development Pipeline at 2024 (percentage by location)

	In Centre	Edge-of-Centre	Out-of-Centre
Under construction	28%	70%	2%
Detailed planning permission	73%	0%	27%
Outline planning permission	0%	0%	0%

TP23 Small Shops and Independent Retailing

TP23/1: Changes in numbers of small shops and independent retailers

5.159 Small shops and independent retailers were first monitored in 2015/16. In 2022, only Green Lane and Tyseley (both small Local Centres) had 100% of units occupied by independent operators. In a further 23 Local Centres and 4 District Centres, independent shops accounted for 90% or more of the units. Across all 73 Local Centres, typically 75-85% of units are independent retailers and national multiple retailer representation is 15-25%. In the larger District Centres, typically 55-75% of units are independent retailers and national multiple retailer representation is 25-45%. Health Checks for all 73 centres containing detailed statistics for each centre were completed in early 2023 and will be published as part of the evidence base for the new Birmingham Local Plan.

TP24 Promoting a Diversity of Uses within Centres

TP24/1: Number of Applications Determined in line with/ contrary to the Shopping and Centres SPD

5.160 The [Shopping and Local Centres SPD](#) was adopted in 2012 and its policies are monitored annually. Policy TP24 incorporates the requirements of Policies 1 and 4 of the SPD, which are:

- Maintaining a minimum number of 55% of ground floor units in the Primary Shopping Areas of Sub-Regional and District Centres and 50% of ground floor units in the Primary Shopping Areas of Local Centres in retail (Class A1) use
- No more than 10% of units within Sub Regional, District and Local Centres being in hot-food takeaway use.

5.161 Because retail now falls within the broader E class use, which also includes uses such as offices and restaurants, the first of the policy objectives is now much more difficult to implement and monitor. However, the data in table below does include updated information where there is clear evidence from planning application documents or site visits what the new use of a unit will be.

5.162 The second objective can continue to be monitored effectively, as hot food takeaways are now a Sui Generis use and always require planning permission.

5.163 Since the adoption of the Shopping & Local Centres SPD in 2012 and the application of its policies (now via BDP Policy TP24), the following decisions and trends have been monitored:

*2014-23 only – not previously monitored.

TP24/2: Changes in the Range of Uses within Centres

5.164 Most centres remain within the BDP Policy TP24 (formerly SPD Policy 1) threshold of 50/55% for retail uses within Primary Shopping Areas. The exceptions are:

District Centres (55% threshold):

- **Fox & Goose**, at 50%, remains stable.
- **Selly Oak**, at just under 45%, is subject to significant redevelopment proposals. In 2021-22, both the total number of units and the number of E(a) Units increased, although the E(a) percentage fell slightly. This is unchanged for 2023-24. Cumulatively, with Permitted Development changes outside planning control, the policy thresholds have been breached, but in this instance the regeneration benefits are considered to be paramount.
- **Harborne**, at 51%, where the centre is stable but the number of E(a) units has fallen considerably post-Covid, but there is good representation from E(b), E(c) and Sui Generis uses.
- **Kings Heath**, at 53%, where there has been a small decrease in the number of E(a) units in the past two years.
- **New Oscott** (53.57%), where the number of E(a) units has remained stable but the centre has good representation from E(b), E(c) and Sui Generis uses.

Other centres (50% threshold):

- **Queslett** and **Scott Arms**, where the part of those centres within Birmingham lies below the 50% threshold, although in both cases the number and percentage of E(a) units remains stable.
- **Ivy Bush**, at 35.9%, but the centre is now stable.
- **Balsall Heath** (44%), **College Road** (45%), **Hall Green** (46%) and **Yardley Road** (44.7%), are stable centres but remain below the 50% threshold.
- **Moseley** and **Slade Road** are stable centres exactly at the 50% threshold.

TP25 Tourism and Cultural Facilities

TP25/1: Hotel Completions

Year	Number of Schemes	Bedrooms
2011/12	5	275
2012/13	4	687
2013/14	5	775
2014/15	2	66
2015/16	7	795
2016/17	3	373
2017/18	4	89
2018/19	1	12
2019/20	1	172
2020/21	3	221
2021/22	1	41
2022/23	1	28
2023/24	0	0
2024/25	2	464
Total	39	3,998

TP25/2: Hotel Pipeline – Sites with Planning Permissions

Year	Number of Schemes	Bedrooms
April 2016	23	2,440
April 2017	24	2,184
April 2018	20	2,347
April 2019	18	2,452
April 2020	18	2,740
April 2021	18	2,895
April 2022	19	3,065
April 2023	20	3,054
April 2024	18	2,783
April 2025	20	2,640

TP25/3: Major Tourism Schemes Completed

- 5.165 The Library of Birmingham, located in Centenary Square opened in 2013 and houses the city's internationally important collections of archives, photography and rare books. The Library received nearly 2 million visits in 2015 and was the most visited tourist attraction outside of London ([Birmingham City Council Libraries Service](#)).
- 5.166 In September 2015 the refurbished New Street Station and new Grand Central shopping centre opened, accommodating 40 retail shops and 20 cafes and restaurants. The refurbished station now has better pedestrian links to and through the station, with new entrances and a new public square improving connections across the city ([Network Rail: Birmingham New Street](#)).
- 5.167 The redesigned Centenary Square opened in July 2019. An international design competition was held through the RIBA and the Landscape Institute on behalf of Birmingham City Council in October 2014 to find the winning design to transform the square. Funding for the competition and development of the square came from the GBSLEP.

TP25/4: Major Tourist Schemes Approved

- 5.168 The Paradise redevelopment in the city centre is a £500m regeneration project which will provide a mixed-use development including commercial, civic, retail, leisure and hotel space. Planning permission was granted in 2013. One and Two Paradise and a refurbished Chamberlain Square were all completed in 2020. As part of Phase 2, One Centenary Way is nearing completion while The Octagon, comprising 370 Build to Rent homes and Three Chamberlain Square, comprising 189,000 sq. ft of office and commercial space, which are two developments within Phase 2 are now under construction. The final development under Phase 2 the Hotel at One Ratcliff Square is awaiting construction. The completion of the scheme will improve connectivity, as well as providing high-quality public realm

improvements, in this part of the city centre. The entire project is expected to be completed by 2028. ([Paradise Birmingham](#)).

5.169 Birmingham hosted the 2022 Commonwealth Games which is one of the world's largest sporting events and is an opportunity for Birmingham to present itself to a global audience ([Birmingham 2022](#)). The Games saw the large-scale regeneration of Perry Barr, including the redevelopment of the Alexander Stadium which was approved and commenced construction in early 2020. The event will be a major tourism opportunity for the city, with 70 nations taking part and a potential broadcast reach of 1.5 billion people. Associated developments will include the development of 1,400 new apartments on the former Birmingham City University Perry Barr campus, and the redevelopment of Perry Barr railway station.

TP25/5: Number of tourists visiting the city

5.170 As with the rest of the country and the world, Birmingham’s visitor economy was hit hard by the Coronavirus pandemic and associated lockdowns. The City Council published a Covid Recovery Strategy in March 2021 to identify measures to address the social and economic impacts of the pandemic⁴. Birmingham was the fourth most visited city in the UK in 2022 with 803,444 visits. ([Birmingham Economic Review 2023 Birmingham Economic Review | Greater Birmingham Chambers of Commerce](#)). Across the West Midlands region, between 2019 and 2023, tourist numbers fell by 22.2% from 2.4m to 1.9m, compared to a 7.3% dip nationally. Despite these figures, total spending from visitors to the region increased 1.4% above pre-pandemic levels in 2023, increasing to £1.06bn from £1.04bn in 2019. (Data published by Visit Britain in [Birmingham Economic Review 2024](#))

5.171 Related to tourism more widely, Birmingham’s popularity as a destination for short-term lets within the UK has increased, jumping from 10th in 2019 to 6th. This is according to research by Transparent Intelligence for Visit Britain/Visit England.

5.172 Of the tourism venues in the city that are members of the [Association of Leading Visitor Attractions \(ALVA\)](#) the most visited venue in the city is Thinktank with 211,012 visits in 2023. Birmingham Museum and Art Gallery (BMAG) is usually the most visited, but as of October 2024 has only just reopened parts of the museum after it was closed for refurbishment.

TP26 Local Employment

TP26/1: Number of Schemes Approved with Local Recruitment or Supply Chain Targets

Signed Section 106 Agreements with Local Employment Clauses

	2011-24	2024-25
Total S106 agreements containing a local employment clause:	40	0

⁴https://www.birmingham.gov.uk/info/20164/economic_information/521/economic_information_and_statistics/7

	2011-24	2024-25
Total to be delivered by developer direct (zero financial contribution):	39	0
Total to be delivered by BCC (funded by financial contribution from developers):	1	0
Total value of the clauses to be delivered by BCC through developer contributions:	£35,000	0

Implemented Section 106 Agreements with Local Employment Clauses

	2011-24	2024-5
Total S106 agreements containing a local employment clause:	15	0
Total delivered by developer direct (zero financial contribution):	13	0
Total delivered by BCC (funded by financial contribution from developers):	2	0
Total value of the clauses delivered by BCC through developer contributions:	£250,000	-

5.173 Please see previous monitoring reports for a more detailed breakdown of the annual figures from 2011 to 2021.

5.174 The tables above show how many Section 106 Agreements include a clause requiring the provision of local employment opportunities. As the tables show, the vast majority of local employment clauses are delivered directly by the developer and have no financial contributions. In these cases, the developer would be required to provide employment for local people during construction and/or operation of the completed development. The two S106 agreements for which monies have been received (£100,000 in 2013/14 and £150,000 in 2014/15) both relate to developments of supermarkets. The monies received are to be used for providing education and skills training to residents of the local area and/or for the enhancement of local businesses. This indicator was not monitored this year.

TP27 Sustainable neighbourhoods

5.175 This policy has no specific monitoring indicators. Please refer to the indicators for policies TP3, TP4, TP5, TP7, TP30, TP31 and TP44.

TP28 Location of New Housing

TP28/1: Number of Residential Schemes Approved not complying with the Specific Criteria in the Policy

Schemes approved which are:	Number of Schemes
In Flood Zone 2 ⁵ where effective mitigation has not been demonstrated	0*
In Flood Zone 3a ⁶ where effective mitigation has not been demonstrated	1*
In Flood Zone 3b ⁷ where effective mitigation has not been demonstrated	1*
Not adequately served by Infrastructure	0
Not accessible to jobs, shops and services other than by car	0
Constraints (such as contamination / instability) which are not capable of remediation	0
Not sympathetic to cultural or natural assets	0

5.176 One residential development scheme was approved within Flood Zone 3, although this was for the retention of the existing use of the property as an HMO (2021/09267/PA). As it was an application to regularise the existing HMO use, which didn't require planning permission prior to the introduction of the city-wide Article 4 Direction, it wasn't possible to require any flood mitigation measures as part of this approval.

TP28/2: Completions on Previously Developed and Greenfield Land

5.177 96% of housing completions since April 2011 have been on previously developed land.

Year	Dwellings on Previously Developed Land	Previously Developed Land %	Dwellings on Greenfield Land	Greenfield Land %
2011/12	1,572	99%	12	1%
2012/13	1,557	94%	106	6%
2013/14	2,291	96%	88	4%
2014/15	1,878	92%	172	8%
2015/16	2,999	97%	101	3%

⁵ Land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%) in any year.

⁶ Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) in any year.

⁷ Functional flood plain where water has to flow or be stored in times of flood. The identification of functional floodplain takes account of local circumstances and is not defined solely on rigid probability parameters. Land which would flood with an annual probability of 1 in 20 (5%) or greater in any year or is designed to flood in an extreme (0.1%) flood provides a starting point for consideration.

Year	Dwellings on Previously Developed Land	Previously Developed Land %	Dwellings on Greenfield Land	Greenfield Land %
2016/17	2,216	92%	193	8%
2017/18	3,136	92%	287	8%
2018/19	4,116	97%	139	3%
2019/20	4,146	96%	153	4%
2020/21	3,680	96%	146	4%
2021/22	3,183	98%	54	2%
2022/23	3,153	99%	13	1%
2023/24	4,434	96%	168	4%
2024/25	4,323	96%	188	4%
Total	38,361	96%	1,632	4%

TP29 Housing Trajectory

TP29/1: Annual Net Dwelling Completions

5.178 Policy PG1 sets a housing requirement of 51,100 new dwellings to be provided within Birmingham between 2011 and 2031. The housing trajectory under policy TP29 steps up the delivery against this requirement over time, with 1,650 dwellings per annum 2011/12 to 2014/15, 2,500 per annum 2015/16 to 2017/18, and 2,850 per annum from 2018/19 to 2030/31.

5.179 The total new housing requirement to be delivered between 2011/12 and 2024/25 was 34,050 dwellings. A total of 41,412 net new dwellings were completed during this period and so the cumulative target to date has been exceeded by 7,362 dwellings.

Year	Annual Requirement	Gross Completions	Net Completions
2011/12	1,650	1,584	1,213
2012/13	1,650	1,663	1,427
2013/14	1,650	2,379	2,043
2014/15	1,650	2,050	1,809
2015/16	2,500	3,100	2,948
2016/17	2,500	2,409	2,119
2017/18	2,500	3,423	3,182
2018/19	2,850	4,255	4,188
2019/20	2,850	4,299	3,765
2020/21	2,850	3,826	3,437
2021/22	2,850	3,237	3,177
2022/23	2,850	3,116	3,104
2023/24	2,850	4,602	4,546
2024/25	2,850	4,511	4,454

Year	Annual Requirement	Gross Completions	Net Completions
Total	34,050	44,454	41,412

TP30 Type, Size and Density of New Housing

TP30/1: Completions by Number of Bedrooms (City wide Gross)

Year	1 bed	2 bed	3 bed	4+ bed	Total
2011/12	335	557	291	336	1,519
2012/13	283	564	350	337	1,534
2013/14	331	784	342	265	1,722
2014/15	367	721	529	449	2,066
2015/16	548	740	349	370	2,007
2016/17	518	644	374	263	1,799
2017/18	993	1,242	478	320	3,033
2018/19	1,847	1,441	305	272	3,865
2019/20	1,352	1,294	503	277	3,426
2020/21	1,227	1,247	372	246	3,092
2021/22	1,368	1,310	386	131	3,195
2022/23	1,052	1,205	422	211	2,890
2023/24	1,767	1,710	461	167	4,105
2024/25	1,994	1,927	271	132	4,324
Total	13,982	15,386 13,486	5,433	3,776	38,577 34,253
%	36%	40%	14%	10%	100%

N.B. – table excludes student/communal accommodation and HMO completions

TP30/2: Completions by Dwelling Type (Gross)

Year	Houses	Apartments	Total
2011/12	830	689	1,519
2012/13	918	616	1,534
2013/14	878	844	1,722
2014/15	1,401	665	2,066
2015/16	1,020	987	2,007
2016/17	874	925	1,799
2017/18	1,909	1,124	3,033
2018/19	753	3,112	3,865
2019/20	1,098	2,328	3,426
2020/21	842	2,250	3,092
2021/22	660	2,535	3,195
2022/23	789	2,101	2,890
2023/24	848	3,257	4,105

Year	Houses	Apartments	Total
2024/25	541	3,783	4,324
Total	13,361	25,216	38,577

N.B. – table excludes student/communal accommodation and HMO completions.

TP30/3: Completions by Density

Average Density of Development (dwellings per hectare)

Year	City Centre	Areas Well Served by Public Transport (Outside City Centre)	Elsewhere	All Areas
2011/12	48.4	56.6	32.4	44.1
2012/13	127.2	42	38	44.5
2013/14	121.6	53.5	45.3	50.8
2014/15	118.2	51.3	37.9	42.7
2015/16	178.7	60.7	36	48.3
2016/17	198.2	59.3	40.7	55.9
2017/18	265.5	67.3	45.4	66.5
2018/19	474.6	88.5	43.3	122.3
2019/20	322.4	32.7	31.1	54.06
2020/21	453.7	90.6	42	106.8
2021/22	572.8	49.3	30.4	62.3
2022/23	236.8	122.8	49.9	102.6

Note: density figures are for wholly completed sites and are calculated using the gross area. Therefore, they represent an underestimation of the actual densities achieved.

TP31 Affordable Housing

TP31/1: Completions by Tenure and Delivery Mechanism 2011-18

Year	BMHT	Section 106 Rent	Section 106 Discounted Market	Section 106 Shared	Section 106 Other	RSL/ Other	Total
2011/12	170	70	31	9	0	317	597
2012/13	117	168	25	27	0	108	445
2013/14	207	42	31	60	0	6	346
2014/15	336	94	34	65	0	16	545
2015/16	253	65	0	0	10	99	427
2016/17	202	45	12	37	41	60	397
2017/18	320	100	0	21	0	235	676
Total	1,605	584	133	219	51	841	3,433

Note: All figures are Gross.

- 5.180 To reflect changes to the definition of affordable housing that were introduced in the 2019 revision of the National Planning Policy Framework, and to provide further

clarity and detail, the monitoring of affordable housing from 2018/19 onwards is being undertaken as per the following tables.

TP31/1: Completions by Tenure 2018-25

Tenure	1 bed	2 bed	3 bed	4 bed+	Total
Private Market	10,081	9,096	2,206	1,246	22,629
Affordable Rent	185	411	210	83	889
Social Rent	41	200	114	86	441
First Homes	4	2	3	0	9
Discounted market sales	146	131	24	6	307
Other	78(S)	243(S)	119(S)	3 (S)	443(S)
	0 (RTB)	9 (RTB)18 (INT)	11 (RTB)	2 (RTB)	22 (RTB)
	58 (INT)		3 (INT)	0 (INT)	79 (INT)
	14 (UN)	24 (UN)	30 (UN)	10 (UN)	78 (UN)
Total	10,607	10,134	2,720	1,436	24,897

TP31/1: Completions by Tenure 2024-25

Tenure	1 bed	2 bed	3 bed	4 bed+	Total
Private Market	1,934	1,849	230	123	4,136
Affordable Rent	18	33	14	0	65
Social Rent	2	2	9	8	21
First Homes	4	2	3	0	9
Discounted market sales	31	15	6	1	53
Other	5(S)	26(S)	9(S)	0(S)	40(S)
	0 (RTB)	0 (RTB)	0 (RTB)	0 (RTB)	0 (RTB)
	0 (INT)	0 (INT)	0 (INT)	0 (INT)	0 (INT)
	0 (UN)	0 (UN)	0 (UN)	0 (UN)	0 (UN)
Total	1,994	1,927	271	132	4,324

Notes:

Private Market = All non-affordable housing.

Affordable Rent = At least 20% below market rent (including service charges). Build to Rent (Affordable Private Rent) – generally 20% below market value (including service charge), maintained in perpetuity.

Social Rent = Provided by local authorities and Registered Providers. Rents are determined through the national rent regime, typically 40% below market rent.

Starter Homes = As defined by Section 2 of the Housing and Planning Act 2016; a) A new dwelling; b) available for purchase by qualifying first-time buyers only; c) to be sold at a discount of at least 20% of the market value; d) to be sold for less than the price cap, and; e) subject to any restrictions on sale or letting specified in regulations made by the Secretary of State

First Homes = discounted market sale properties, at least 30% below market value. Eligibility criteria apply for purchasers and discounts remain in perpetuity if sold on.

Discounted Market Sales = Sold at least 20% below market value (NPPF)
Other = Other Affordable; S = Shared Ownership, RTB = Rent to Buy, INT = Intermediate Rent, UN = Unknown Affordable Tenure.

TP31/1: Completions by Delivery Mechanism 2018-25

Year	BMHT	Section 106	RSL/Other	Total
2018/19	115	152	75	342
2019/20	120	163	32	315
2020/21	97	206	2	305
2021/22	80	172	0	252
2022/23	107	193	24	324
2023/24	114	428	0	542
2024/25	9	156	23	188
Total	642	1,371	156	2,169

Affordable housing need

- 5.181 Of the 51,100 new homes to be delivered in the city, approximately 62% is needed for private market housing and 38% for affordable housing, as set out in the BDP and Strategic Housing Market Assessment (SHMA) 2013. The affordable housing requirement is therefore 19,400 dwellings.
- 5.182 The affordable housing required is a mix of affordable rented housing (at least 20% below local market rents); social rented housing (rent set using national rent regime, typically around 40% of local market rent) and shared ownership housing.
- 5.183 The delivery of social and affordable housing for rent remains a first priority for the city. With this in mind, at times, the 35% affordable housing policy requirement may not always be achieved, but a better mix or type of affordable housing is provided. For example, large family houses for social rent in place of 1 and 2 bed flats for rent. This means, at times, less than the 35% policy requirement is achieved on a scheme but a better result through the type of affordable housing is provided.

Affordable housing delivery

- 5.184 As shown in the table below, a total of 5,701 affordable dwellings have been completed between 2011/12 – 2024/25 against a requirement of 12,939 for this period. This means that 44% of the required affordable housing has been provided, with an under-delivery of 7,238 dwellings.

TP31/1: Affordable Housing Required and Completed

Year	Overall Annual Housing Requirement	Affordable Housing Required (38% of overall requirement)	Affordable Housing Completed
2011/12	1,650	627	597
2012/13	1,650	627	445
2013/14	1,650	627	346

Year	Overall Annual Housing Requirement	Affordable Housing Required (38% of overall requirement)	Affordable Housing Completed
2014/15	1,650	627	545
2015/16	2,500	950	427
2016/17	2,500	950	397
2017/18	2,500	950	676
2018/19	2,850	1,083	342
2019/20	2,850	1,083	315
2020/21	2,850	1,083	305
2021/22	2,850	1,083	252
2022/23	2,850	1,083	324
2023/24	2,850	1,083	542
2024/25	2,850	1,083	188
Total	34,050	12,939	5,701

We will need to develop innovative ways to accelerate and increase the delivery of affordable housing by continuing to work with the private sector to help unlock potential housing sites bring forward development that meets the wide range of housing needs in the city. In addition to the 188 affordable dwellings completed in 2024/25, the council has reported 604 further completions delivered via acquisitions and additionality. A further 206 dwellings have been recorded by the Affordable Housing Delivery Team in 2025, which are not reflected in the tables above due to differences in reporting across financial years. We will work collaboratively to align and improve reporting in future years.

TP31/2: Section 106 Commuted Sums Secured

Number of Section 106 Agreements Signed with Affordable Housing Commuted Sums

Year	Total no. of S106 agreements containing an affordable housing commuted sum	Total value of those clauses containing an affordable housing commuted sum
2011/12	1	£32,800
2012/13	0	£0
2013/14	2	£227,005
2014/15	2	£845,700
2015/16	22	£7,411,312
2016/17	4	£740,248
2017/18	4	£1,235,000
2018/19	1	£500,000
2019/20	5	£1,352,935
2020/21	6	£1,402,909
2021/22	4	£1,532,200

Year	Total no. of S106 agreements containing an affordable housing commuted sum	Total value of those clauses containing an affordable housing commuted sum
2022/23	6	£2,874,736
2023/24	3	£683,000
2024/25	2	£4,000,000
Total	53	£22,154,845

Number of Section 106 Affordable Housing Commuted Sums Received

Year	Total no. of S106 agreements containing an affordable housing commuted sum	Total value of those clauses containing an affordable housing commuted sum
2011/12	13	£1,119,500
2012/13	6	£515,000
2013/14	0	0
2014/15	7	£534,257
2015/16	7	£1,098,559
2016/17	4	£230,258
2017/18	9	£1,348,638
2018/19	22	£4,299,076.88
2019/20	10	£2,018,271.80
2020/21	6	£1,574,448
2021/22	7	£729,136
2022/23	8	£3,539,657
2023/24	9	£1,977,825.67
2024/25	7	£2,997,147
Total	98	£18,713,798

TP32 Housing Regeneration

TP32/1: Net/Gross Housing Completions within each area

5.185 The following tables show completions within each of the housing regeneration areas since April 2011.

Regeneration Area Completions 2011-2025

Regeneration Area	Gross Completions	Net Completions
Lyndhurst	270	176
Bromford	53	-63
Druids Heath and Maypole	5	5
Kings Norton – Three Estates	426	-6
Meadway	97	97
Newtown	396	323

5.186 Please see previous monitoring reports for a more detailed breakdown of the annual figures from 2011 to 2020. There were -51 demolitions in the Kings Norton regeneration area, so the overall net completions figure for this area is now at -6 dwellings.

Regeneration Area Completions 2024-2025

Regeneration Area	Gross Completions	Net Completions
Lyndhurst	0	0
Bromford	0	0
Druids Heath and Maypole	0	0
Kings Norton – Three Estates	1	-50
Meadway	0	0
Newtown	0	0

TP33 Student Accommodation

TP33/1: Purpose-Built Student Accommodation Completions

Year	Number of Schemes	Total Bedspaces	Bedspaces within Clusters	Clusters	Studios
2011/12	2	690	656	119	34
2012/13	2	184	35	6	149
2013/14	5	3,214	3,073	558	141
2014/15	4	395	389	70	6
2015/16	6	1,935	1,198	222	737
2016/17	5	1,148	684	126	464
2017/18	10	1,320	1,135	221	185
2018/19	6	1,312	1,109	200	203
2019/20	7	1,737	858	161	879

Year	Number of Schemes	Total Bedspaces	Bedspaces within Clusters	Clusters	Studios
2020/21	5	1,929	1,451	238	478
Total:	52	13,864	10,588	1,921	3,276

5.187 The table below shows the figures from 2021/22 onwards, which now include the equivalent dwelling completions from communal student accommodation in accordance with the ratio applied in the [Housing Delivery Test \(HDT\) Measurement Rule Book](#)

Year	Number of Schemes	Total Bedspaces	Bedspaces within communal accommodation	Equivalent dwellings from communal accommodation*	Studios
2021/22	1	0	0	0	48
2022/23	4	502	396	157	106
2023/24	4	594	496	198	98
2024/25	3	306	169	67	137

*Applying HDT ratio of 2.5

TP33/2: Purpose-Built Student Accommodation with Planning Permission

	Under Construction	Detailed Permission	Outline Permission	Total
Number of Schemes	11	9	3	23
Total Bedspaces	4,188	2,583	2,532	9,303
Bedspaces within communal accommodation	1,602	1,287	1,582	4,471
Equivalent dwellings from communal accommodation*	642	514	633	1,789
Studios	2,586	1,296	950	4,832

*Applying HDT ratio of 2.5

TP34 Provision for Gypsies, Travellers and Travelling Showpeople

TP34/1: Number of Pitches provided (Transit and Permanent)

5.188 Policy TP34 of the BDP allocates two sites to provide for accommodation for gypsies and travellers:

- Hubert Street/Aston Brook Street East
- Rupert Street/Proctor Street

- 5.189 Paragraph 8.37 states that the two ‘sites at Hubert Street/Aston Brook Street East and Rupert Street/Proctor Street have been identified and are shown on the Policies Map. These sites are of sufficient size to provide a 5-year supply and may, subject to good design, also be sufficient to meet identified needs for years 6 to 10.’
- 5.190 Planning permission (2018/03750/PA) for 5 pitches was granted for the site at Hubert Street/ Aston Brook Street East in August 2018 and planning permission (2018/03749/PA) for 15 pitches was granted in September 2018 at Rupert Street/ Proctor Street.
- 5.191 These two sites have now been developed and are available for use.

TP34/2: Pipeline information

- 5.192 There are no additional pitches in the pipeline.

TP35 Existing Housing Stock

TP35/1: Vacant Dwelling Rates

- 5.193 The City Council launched its first Empty Property Strategy in 2003 in response to the high level of homes lying empty. This saw a dedicated team tasked with reducing the number of vacant dwellings. Though empty property numbers have declined since 2003, there are still approximately 12,300 private sector empty homes in the city.
- 5.194 Birmingham City Council has an Empty Homes Strategy covering the period 2019-2024, building on the 2013-18 strategy and previous strategies to reduce the number of empty properties. The target is to reduce headline number of empty properties in Birmingham by 1,750 by 2024⁸. In the 2021/22 monitoring year, 270 empty properties were brought back in to use through the implementation of the strategy.
- 5.195 New Homes Bonus is a grant paid by central government to local authorities for increasing the level of housing. The bonus is based on extra Council Tax revenue raised from new build homes, properties converted into homes and long-term empty properties brought back into use. There is also an additional payment if the property is an affordable home. Birmingham’s New Homes Bonus payments for 2021/22 are £7.6m⁹.
- 5.196 The number of vacant dwellings can be determined from the Council Tax record. The following table shows the number of vacant dwellings each year. Data for 2017

8

https://www.birmingham.gov.uk/downloads/file/1637/private_sector_empty_property_strategy_2019-2024

⁹ <https://www.gov.uk/government/publications/new-homes-bonus-final-allocations-2021-to-2022>

to 2020 was reported in September. Data for 2021 to 2023 was reported in March-May. Data for 2024 is correct as of 13th October 2024 and was out of a total of 464,955 assessments.

Year	Vacant Dwellings
2017	12,550
2018	11,968
2019	12,589
2020	12,848
2021	11,050
2022	7,766
2023	13,698
2024	14,692

TP35/2: House Conditions

- 5.197 The condition of the housing stock has a significant effect on the lives of the people who live in it. Poor conditions in the housing sector impacts on health, attainment levels, social cohesion and overall quality of life. The City Council has recently adopted a new Housing Strategy 2023-28¹⁰. One of the priorities of the new strategy is to improve the quality of existing homes and there are commitments to prioritise the condition of all stock across all tenures, and to attract inward investment to drive forward the quality of the existing stock.
- 5.198 A private sector stock condition survey undertaken last year identifies that approximately 23,173 privately rented properties are likely to have a serious category 1 hazard, making up 21% of private sector stock in the city. North Edgbaston (698) and Stockland Green (692) have the highest number of properties with at least one Category 1 hazard. This is significantly more than the national average which sits at 12%.
- 5.199 The city has a significant stock of Supported Exempt Accommodation, growing from 11,740 properties in 2018 to over 20,000 by the end of 2020. By December 2021 770 of these properties have been inspected and a total of 2,545 Category 1 hazards have been found within them.
- 5.200 Just under 60,000 properties are owned by the City Council and the strategy identifies that due to financial constraints there has been significant under investment in these properties when compared with other similar local authorities. To tackle this, the strategy states that more inward investment will be sought to drive improvements to the quality of this housing stock, and an annual rolling stock condition survey programme will be undertaken, at a rate of 10% per year over the next 5 years, to provide robust intelligence and evidence base to inform future investment and service priorities.

¹⁰ <https://www.birmingham.gov.uk/housingstrategy>

TP36 Education

TP36/1: School Places Provision including additional places completed through new schools, extensions or refurbishment

Academic Year	No. Schools	No. School Places
2009/10	374	170,904
2010/11	374	172,679
2011/12	376	179,862
2012/13	379	187,477
2013/14	382	191,225
2014/15	382	192,482
2015/16	385	199,024
2016/17	386	199,788
2017/18	384	201,776
2018/19	382	202,704
2020/21	381	205,708
2021/22	383	209,291
2022/23	384	210,157
2023/24	382	209,165

TP36/2: Additional Places Required

Year	Additional capacity (Places)
2024/25	1,075
2025/26	1,515
2026/27	1,880
2027/28	2,456
2028/29	3,194
Total	10,120

TP36/3: Number of children in 'basic need' of school provision

5.201 BCC Education Infrastructure's Pupil Place Planning team reports annually to the Department for Education (DfE) on the following:

- Forecasts of future demand for primary and secondary school places by planning area, as well as forecasts of Special Educational Needs by provision type.
- Supply of school places both in terms of build capacity and agreed admission numbers

- The number and area of additional mainstream primary and secondary places planned over the next 5 years.
- A commentary which highlights the current demography of the city and provides information on areas where we will need to commission or decommission school places.

5.202 The above data is collected from Birmingham's SCAP 2024 return ([School capacity, Academic year 2023/24 - Explore education statistics - GOV.UK](#)) which was published in March 2025.

5.203 The latest Pupil Place Planning update is currently under discussion and was shared at C&F CSLT in October 2025.

TP37 Health

TP37/1: New health facilities approved and developed Year	Health facilities approved	Health facilities completed
2011/12	4	6
2012/13	5	3
2013/14	1	0
2014/15	1	3
2015/16	5	2
2016/17	3	1
2017/18	5	1
2018/19	4	0
2019/20	1	3
2020/21	5	2
2021/22	2	1
2022/23	3	4
2023/24	6	1
2024/25	1	1
Total	46	28

TP38 A Sustainable Transport Network

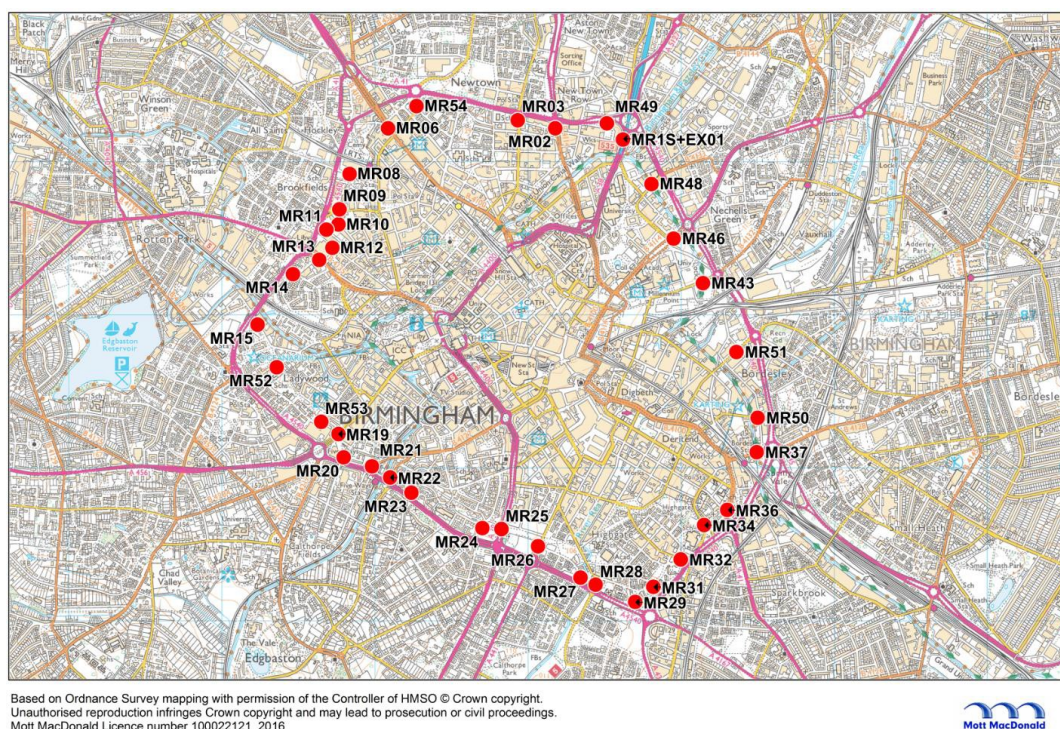
5.204 In order to monitor traffic flows into and out of Birmingham City Centre, a cordon of 37 Automatic Traffic Counter (ATC) sites has been drawn around the centre. This cordon has been used consistently to make comparison between the biennial surveys conducted as part of Local Transport Plan (LTP) monitoring.

5.205 ATCs record traffic flows 24 hours a day for a whole week, enabling 24-hour average weekday data to be presented. 31 of these sites are surveyed by camera on a weekday between 0700 and 1900 to provide an estimate of modal split. 21 of

these 31 sites are also surveyed manually, allowing the collection of vehicle occupancies and the estimation of the number of people travelling into the city centre by private vehicle.

- 5.206 The traffic surveys are undertaken during the same two-week period in November in order to avoid any bias due to seasonal variations.

Birmingham City Centre Cordon Sites



TP38/1: Modal Split (vehicles)

- 5.207 The following table shows the percentage split of vehicular journeys in and out of the city centre between the hours of 7am and 7pm. This data is recorded on a biannual basis.

Percentage of trips in and out of the City Centre by Mode of Transport

Year	Cars & LGV In	Cars & LGV Out	Cycles In	Cycles Out	Bus & Coach In	Bus & Coach Out	Heavy Goods In	Heavy Goods Out
2011*	92.9		1.0		4.0		1.9	
2013	92.9	92.6	0.8	0.7	3.6	3.7	2.7	3.0
2015	93.5	93	1.0	0.9	3.4	3.6	2.2	2.5
2017	93.5	93.9	0.8	0.7	2.8	2.8	2.9	2.6
2019	89.6	88.5	1.2	1.2	3.3	3.5	5.8	5.9
2021	80.7	81.0	1.4	1.3	3.1	3.1	2.7	2.9

*Note in 2011 only Inbound Modal Split was reported whereas in other years both Inbound and Outbound was reported.

This monitoring indicator was not updated for the 2023-2024 AMR year.

5.208 The table below shows the percentage of the working age population's "travel to work" modes in Birmingham compared with England as a whole. The working age population is those who are aged between 16 and 64. In 2011 this was 760,252 people in Birmingham and 38,881,374 people in England.

Percentage of Journeys to Work by Mode of Transport

Mode of Transport:	Birmingham	England
Work mainly at or from home	1.9	3.5
Underground, metro, light rail, tram	0.2	2.6
Train	2.6	3.5
Bus, minibus or coach	9.6	4.9
Taxi	0.4	0.3
Motorcycle, scooter or moped	0.3	0.5
Driving a car or van	31.0	36.9
Passenger in a car or van	3.0	3.3
Bike	0.9	1.9
On foot	5.6	6.9
Other method of travel to work	0.3	0.4
Not in employment	44.3	35.3

Source: 2011 Census

Source 2021 Census

Method of travel to workplace	Birmingham	England
Work mainly at or from home	25.8	31.5
Underground, metro, light rail, tram	0.2	1.9

Train	2.1	2.0
Bus, minibus or coach	9.7	4.3
Taxi	1.5	0.7
Motorcycle, scooter or moped	0.3	0.5
Driving a car or van	45.9	44.5
Passenger in a car or van	4.9	3.9
Bicycle	1.3	2.1
On foot	7.1	7.6
Other method of travel to work	1.2	1.0

TP39 Walking

5.209 Schemes to improve pedestrian accessibility and safety include standalone schemes as well as broader schemes such as Safer Routes to School and Local Safety Schemes, which incorporate features to improve the environment for pedestrians. Many cycling schemes also enhance accessibility for pedestrians through improved surfaces and road crossings. Planning-led schemes can also improve the public realm.

TP39/1: Pedestrian Priority Schemes Delivered

5.210 Below is a summary of the schemes that have been delivered between 2015 and 2022. A more detailed breakdown for previous years can be viewed in earlier AMR reports. The list is not exhaustive but provides an indication of measures delivered through the Highways and Transportation Capital Programme.

- Car Free School Streets in Birmingham - This has been delivered at 17 schools to date in three phases, with another phase of a further 3 schools planned for September 2023. 12 schools from the first 2 phases have been made permanent.
- Local Improvement Budget - Alvechurch Road started March 23 and has been completed April 23.
- Ward Minor Transport Measures – Brandwood & Kings Heath (BKH), Avenue Road was installed in July 2023.
- Kings Norton North - Rednal Road has been completed onsite in June 2023.
- St. Michaels Rd was completed March 2023.
- School Street Programme, a pedestrian island with dropped kerbs was constructed at the junction of Hannon Road with Woodthorpe Road and a zebra crossing was constructed on Rotton Park Road near its junction with Ashbourne Road.
- A zebra crossing has also been constructed on Hollybank Road.

Examples of 20mph zones that have been introduced:

- Aston
- Balsall Heath West
- Bordesley Green
- Bournbrook
- Bournville
- Brandwood and Kings Heath
- Castle Bromwich
- Chad Valley
- Cotteridge
- Edgbaston
- Harborne
- Hodge Hill
- Ladywood
- Moseley and Kings Heath
- Nechells
- Saltley
- Selly Oak
- Selly Park
- South Yardley
- Sparkbrook
- Springfield
- Stirchley
- Washwood Heath
- Weoley

Access to cycle routes has been improved at the following locations:

- University Station shallower access steps with wheeling ramp
- Construction of footbridge across Bourn Brook

Pedestrian and toucan crossing schemes have been delivered at a number of locations between 2015 and 2022:

- A34 Perry Barr subways
- A38 Minworth Island
- Bordesley Green East
- Bristol Road South
- Brook Lane
- Featherstone Primary
- Hob Moor Road
- Lickey Road
- Waverley School
- West Boulevard
- Woodgate Valley
- Yardley Green Road

A number of School Streets schemes have been introduced using Experimental Traffic Regulation Orders. These are car-free school street schemes which include pedestrian and cycle zones with parking permits:

- Alston Primary (Heartlands)
- Chilcote Primary (Hall Green South)

- Cofton Primary (Longbridge & West Heath)
- Featherstone Primary (Stockland Green)
- Nelson Primary (Ladywood)
- St Francis CE Primary (Bournville & Cotteridge)
- St Dunstons Catholic Primary (Bramwood & Kings Heath)
- Colmore Junior and Infant School (Bramwood & Kings Heath)
- Nansen Primary (Alum Rock)
- Brownmead Academy (Shard End)
- Court Farm Primary (Perry Common)

**29 Safer Routes to School Schemes have been introduced across the city
Between 2015 and 2022:**

- Anderton Park Primary
- Ark Boulton Academy
- Bordesley Village Primary
- Bournville Primary School
- Bournville School
- Cherry Oak Primary
- Chilcote Primary
- Chilwell Croft Academy
- City of Birmingham School
- Hawthorn Primary
- Heartlands Academy
- Heathlands Primary Academy
- Hollywood Primary
- Holyhead School
- James Watt Primary
- Lea Forest Academy
- Minworth J&I
- Norfolk House Nursery
- Norfolk House School
- Paget Primary
- Queensbridge School
- St Mary's C of E Schools
- St. Jude's RC Primary
- St. Laurence Junior
- Stechford Primary
- The Arthur Terry School
- Twickenham Primary
- Uffculme School
- Watermill Primary School

5.211 Below is a summary new pedestrian priority schemes delivered during 2021/22.

Reallocation of parking spaces for pedestrian movement and social distancing (Experimental Traffic Regulation Orders):

- Kings Heath
- Erdington
- Ladypool Road
- Sutton Coldfield

- Soho Road
- Harborne
- Northfield
- Moseley
- Stirchley

Places for People/ Low Traffic Neighbourhoods – reallocation of space from traffic movement to cycling and walking (Experimental Traffic Regulation Orders):

- Kings Heath & Moseley
- Bournville
- Lozells

TP39/2: Number of Collisions Involving Pedestrians

5.212 Pedestrian collision data is taken from the Police records, where at least one casualty is a pedestrian. Data is by calendar year and the classifications are as follows:

- **Killed** - died within thirty days as a result of the collision.
- **Seriously injured** - attended hospital for treatment either as an in-patient or as an out-patient for fractures, concussion, internal injuries, burns (excluding friction burns), severe cuts, severe general shock requiring medical treatment and injuries causing death thirty or more days after the collision.
- **Slightly injured** - all other injury collisions.

Year	Killed	Seriously injured	Slightly injured	Total
2015	11	169	537	717
2016	14	160	487	661
2017	11	163	495	669
2018	7	174	431	612
2019	9	186	463	658
2020	8	113	316	437
2021	10	123	366	499
2022	7	151	445	603
2023	4	131	311	446
Total	77	1,239	3,540	4,856

TP40 Cycling

TP40/1: Extensions Delivered to Cycle Network

5.213 Many of the additions to the cycling network have been built as part of the Birmingham Cycle Revolution (BCR) programme, the aim of which is to increase the level of cycle trips in Birmingham to 5% by 2023 and 10% by 2033. A detailed breakdown for previous years can be viewed in earlier AMR reports. A number of schemes were delivered and are progressing in 2022/23, these are as follows:

Pop-up cycle lanes (Experimental Traffic Regulation Orders):

- **City centre to Small Heath (A45 corridor)** - provision of light segregation and links along quiet streets and traffic-free paths to provide a safer parallel route to the A45 between the city centre (Bordesley Circus) and Small Heath.
- **Selly Oak local centre (A38 corridor)** - reallocation of road space in Selly Oak local centre to create a two-way light segregated cycle route between Selly Oak Triangle and the Birmingham Cycle Revolution A38 'blue' route.
- **City centre to Fort Dunlop (A47 corridor)** - reallocation of road space, direction signs and other access improvements to connect the city centre and its Learning Quarter (including Aston and Birmingham City Universities) to Nechells and Saltley. This will also link, via the existing cycle route on the A47, with key employment sites at Fort Dunlop and Jaguar Land Rover at Castle Bromwich.
- **City centre to City Hospital via Jewellery Quarter (A457 corridor)** - reallocation of road space, direction signs and other access improvements to support travel by active modes to City Hospital, Jewellery Quarter and city centre. Dudley Road transport improvements provides a segregated 2-way cycle lane along A457. Phase 1 and 2 complete. Phases 3 and 4 progressing. Detailed designs for making permanent Jewellery Quarter pop up cycle lane progressing.
- **Bradford Street (city centre cycle access)** - reallocation of road space to create a two-way, light segregated cycle route, aligned with the city centre traffic cells initiative (also being brought forward as part of the Emergency Active Travel Fund). Detailed designs for permanent scheme progressing.

Places for People/ Low Traffic Neighbourhoods – reallocation of space from traffic movement to cycling and walking (Experimental Traffic Regulation Orders):

- **Kings Heath & Moseley PfP** - OBC was approved by Cabinet in January 2023. FBC development has progressed.
- **Lozells PfP** - Detailed design complete, construction to begin July 2023.
- **Bournville PfP** - ETROs were made permanent on 11 April 2023. Initial engagement was carried out throughout August and September 2022 for Tranche 2. This consisted of a number of informal drop-in sessions around Bournville to gain insights into the issues that residents and businesses would like to be considered as part of the concept design.

TP40/2: Percentage of Trips Made by Cycle

5.214 The percentage of cycle trips has been calculated as part of the biennial cordon counts. The data is for trips made between 7am and 7pm.

Year	Cycle trips	Percentage of all vehicle trips
2011 inbound cordon count	1,827	1.0
2013 inbound cordon count	1,391	0.8
2015 inbound cordon count	1,485	1.0

Year	Cycle trips	Percentage of all vehicle trips
2017 inbound cordon count	1,260	0.8
2019 inbound cordon count	1,519	1.2
2021 inbound cordon count	2,452	1.4

5.215 The percentage of residents cycling to work is also calculated from the surveys for the [Sustrans Bike Life Report](#). (now renamed Walking and Cycling Index)

Year	Residents who travel by bike 5 days a week (%)*
2015	3
2017	3
2019	3
2021	4
2022	4
2023	4

*Figures for 2015, 2017 and 2023 are for Birmingham residents. Figures for 2019, 2022 and 2021 are for residents living in the area covered by Transport for West Midlands.

TP41 Public Transport

TP41/1: Rail, Rapid Transit and Bus Enhancements Delivered

5.216 The table below sets out the public transport schemes that have been delivered since 2015.

Year	Scheme	Type
2015/16	Four Oaks Park and Ride	Rail
2015/16	New Street Rail Station - refurbishment	Rail
2015/16	Pershore Road Bus Lane	Bus
2015/16	Bus Lane Enforcement	Bus
2016/17	Metro - City Centre Extension	Rapid Transit
2016/17	Digbeth gyratory	Bus
2016/17	Acocks Green Access for All	Bus
2017/18	Lichfield Road bus lane extension	Bus
2017/18	Great Charles Street Queensway bus lane	Bus
2018/19	Harborne Road bus priority	Bus
2018/19	Holloway Head bus priority	Bus
2018/19	Moor Street Queensway - relocated bus stops to support service 97 journey time reduction	Bus
2018/19	Quinton Road - on-street parking displacement	Bus
2019/20	Metro extension to Centenary Square	Rapid Transit
2020/21	Moor Street Queensway bus gate	Bus
2020/21	Queen Elizabeth Hospital bus priority scheme	Bus
2021/22	Perry Barr Station Rail Station Upgrade	Rail

Year	Scheme	Type
2021/22	A45 Sprint Phase 1	Bus
2021/22	A34 Sprint Phase 1	Bus

TP41/2: Percentage of Trips by Public Transport

5.217 The Birmingham City Centre cordon count data has been used to derive the number and percentage of person trips by public transport for the AM peak period (7:30-9:30am), compared with all trips. Public transport trips are those made by bus, rail and metro.

Estimated inbound person trips

	2011	2013	2015	2017	2019	2021	2023
Car and taxi	37,256	39,751	35,658	35,081	32,658	23,123	24,015
Bus	25,749	25,179	25,315	23,424	22,929	15,778	19,792
Rail	27,798	27,506	35,085	37,567	34,632	12,157	18,059
Metro	1,687	1,538	299	1,616	2,161	1,107	1,147
Cycle	464	549	609	580	674	450	313
Light Vehicles*	4,125	3,839	3,367	3,511	2,623	4,006	2,556
Heavy vehicles	757	1,058	720	1,000	1,856	949	672
All	97,836	99,420	101,053	102,779	97,534	80,693	66,554
% Public Transport	56.5%	54.5%	60.1%	60.9%	61.2%	52.0%	58.6%

*excludes car and taxi

Estimated outbound person trips

	2011	2013	2015	2017	2019	2021	2023
Car and taxi	21,963	21,312	20,734	21,085	18,903	13,100	15,596
Bus	9,030	10,355	11,075	9,654	9,126	8,648	10,122
Rail	10,068	11,435	10,949	12,243	12,284	7,691	7,612
Metro	299	312	73	337	328	227	450
Cycle	105	134	136	110	172	155	218
Light Vehicles*	3,158	3,009	2,843	2,810	1,485	2,379	1,607
Heavy vehicles	763	1,047	864	831	1,373	707	539
All	45,386	47,604	46,674	47,070	43,672	32,907	36,143
% Public Transport	42.7%	46.4%	47.3%	47.2%	49.8%	50.3%	50.3%

*excludes car and taxi

This monitoring indicator was not updated for the 2022-2023 AMR year.

TP42 Freight

TP42/1: Development Involving or Loss of Inter-Modal Freight Transfer Facilities

5.218 Existing provision is located at Birch Coppice, Hams Hall and Landor Street. There has been no gain or loss of these facilities.

TP43 Low Emission vehicles

5.219 The City Council is working with various partners on projects to increase the number and use of low emission vehicles in the city:

- Purchase of 20 new hydrogen double decker buses as part of the Clean Air Hydrogen Bus Pilot. The buses are the world's first zero-emission hydrogen fuel-cell double deckers and were introduced with National Express West Midlands in 2021.
- The Council received 20 e-cargo vehicles from the Energy Saving Trust for a pilot scheme until 2022. 18 of the e-cargo vehicles have been loaned to the Council's local partner organisations, to demonstrate how they might be used to support day-to-day operations and deliver goods and services.

TP43/1: Number of Charging Points Provided

5.220 The number of electric vehicle charge points has significantly increased from the original 36 (7kw-11kw) installed through the plugged-in Midlands programme. Since 1st November 2022, 686 charge points have been installed across the city. 143 are rapid 50kw-250kws charge points, enabling a full charge in less than 30 mins, this represents a 51% achievement towards the Council approved EV Charge Point Strategy, which sets a target of 280 rapid charge points by 2025.

5.221 The Council approved EV Charge Point Strategy is a joint collaboration of the Public and Private Sector, where between 3,600-5,000 (3.5kw-250kw) publicly accessible charge points overall are estimated by 2030. This aligns with the Birmingham Connected Transport policy achievement of at least 40% modal shift to public transport, cycling & walking and through relevant transport infrastructure developments and behaviour change programmes, that realise a significant reduction of private cars on the road.

Electric Vehicle Charge Points within Birmingham

Power (kW)	ESB Energy/City Council	Private Sector	TOTAL
< 22 kW	6	355	361
22 kW	92	90	182
50 kW	70	26	96
120 kW	0	9	9

Power (kW)	ESB Energy/City Council	Private Sector	TOTAL
150 kW	0	22	22
250 kW	0	16	16
TOTAL	168	518	686

Electric Vehicle Charge Points within the Clean Air Zone

Power (kW)	ESB Energy/City Council	Private Sector	TOTAL
< 22 kW	6	171	177
22 kW	42	60	102
50 kW	12	4	16
120 kW	0	2	2
150 kW	0	0	0
250 kW	0	0	0
TOTAL	60	237	297

- 5.222 From 2023 there will be a focus on deploying ultra-rapid hubs (100kw-250kws), alongside installing on-street/residential 'over-night' charge point solutions (3.5kw-7kw) within local communities challenged by little or no off-street parking. Where 70% of Birmingham households already have access to off-street parking, a key priority will be to focus on 'over-night' charge point solutions that align with planning consent requirements, highway regulatory approvals and the Council's PFI arrangements.

TP44 Traffic Congestion and Management

TP44/1: Progress in Delivering Priority Improvements

Priority Improvement	Progress
RMS on 10 arterial routes written 2009/10 Quick wins schemes completed 2011/12	Route Management Strategies on key routes which will aim to improve the routes for all users and improve network resilience.
Annual Road Safety programme and Safer Routes to School programme	Targeted investments to alleviate congestion, pollution and road traffic collisions.
Annual Parking Management programme	Managing travel demand through a range of measures including the availability and pricing of parking and ensuring effective and proportionate parking enforcement.
20 mph programme ongoing since 2014	To improve road safety the introduction of 20mph speed limits across the network. Pilot area introduced in October 2016 and further area added November 2018

Priority Improvement	Progress
Opticities ITS project completed October 2015	Urban Traffic Management and Control (UTMC) and Intelligent Transport Systems that provide an effective means of managing and providing information about the transport network in Birmingham and the West Midlands conurbation.
Journey Time Reliability to Growth Areas	A package of highway measures to improve journey reliability by upgrading existing traffic signal capability and introducing Selective Vehicle Detection (SVD) for buses and freight.
Regional Co-ordination	The RTCC (Regional Transport Control Centre) was opened in 2019. It provides a single hub for the West Midlands transport authorities and agencies, emergency services, and bus, rail and tram operators to manage the network during major events and incidents. Managed by Transport for West Midlands (TfWM), and working with existing control centres around the region, the RTCC provides up-to-the-minute information for residents, businesses and visitors to the West Midlands.
Clean Air Zone measures	A package of highway measures to improve air quality in the Birmingham area. These measures include both the physical measures to implement an effective Clean Air Zone and also the complementary measures to ensure that vehicular traffic can navigate in and around Birmingham effectively.
Key Route Network	The aim of investment and improvements in the KRN are not only to make the network run smoothly and reduce congestion but also improve road safety. A regional approach to road safety will help residents, businesses and visitors stay safe on our roads.
City segments	It is proposed that the area within the A4540 Middleway is divided into six city centre segments. Each segment can only be accessed by private car from the A4540 Middleway (ring road) but movement between the segments is unrestricted for public transport, pedestrians and cyclists. The first trial phase of measures was introduced in 2020

Completed Key Highway Improvement Line Schemes, from 2015 onwards:

Year	Improvement
2015	Ring Road Improvements. Pinchpoint schemes at five Ring Road junctions – four completed 2015
2015	Lichfield Road - Aston Hall Road - related to Regional Investment Zone
2016	Curzon Circle, Ring Road Pinch Points
2016	Haden Circus, Ring Road Pinch Points
2016	Bordesley Circus, Ring Road Pinch Points
2016	Chester Road (Local Growth Fund)
2016	A34 Subway Infill Perry Barr – Local Growth Fund

Year	Improvement
2017	Minworth Island (Local Growth Fund)
2018	Holloway Circus, Ring Road Pinch Points
2019	Ashted Circus (Local Growth Fund)
2019	Longbridge Connectivity (Local Growth Fund)
2019	Battery Way (Local Growth Fund)
2020	Bristol Road Selly Oak New Road Phase 1b, Selly Oak Triangle
2021	First phase of the A457 Dudley Road highway

TP44/2: Changes in Journey Times

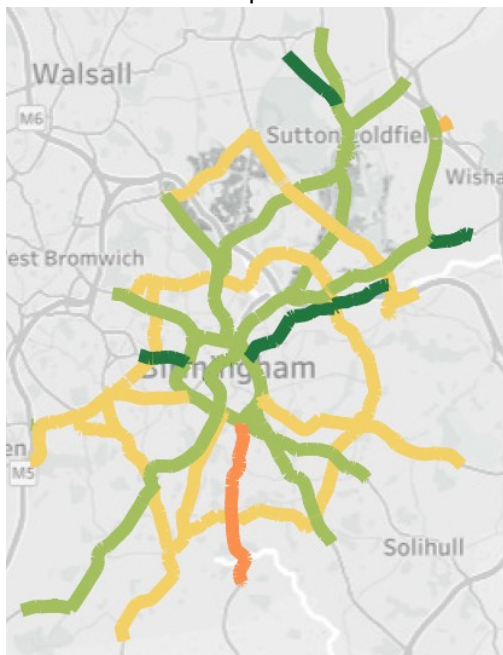
5.223 Department for Transport TrafficMaster data from GPS enabled vehicles has been analysed by Transport for West Midlands's Data Insight team to estimate median delay times on key routes in Birmingham. Median delay is a measure of the difference between 'free flow' traffic time and actual travel times.

5.224 The charts and maps below show September results for 2014 and 2019 for am (06:30-08:30) and pm (16:30-18:30) peak flows. This is the most recent data that is currently available.

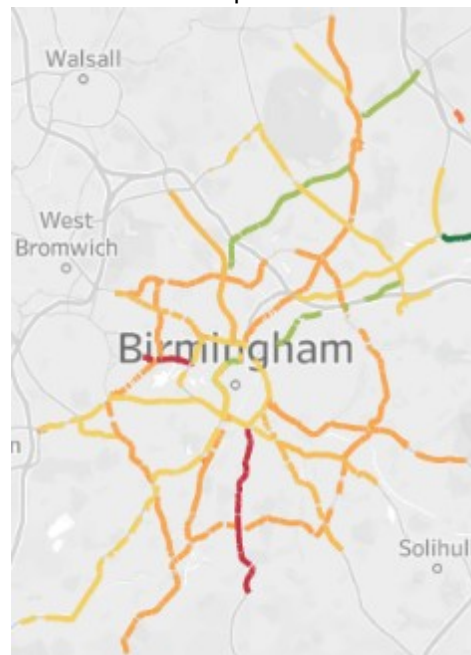
Key:



AM Peak September 2014

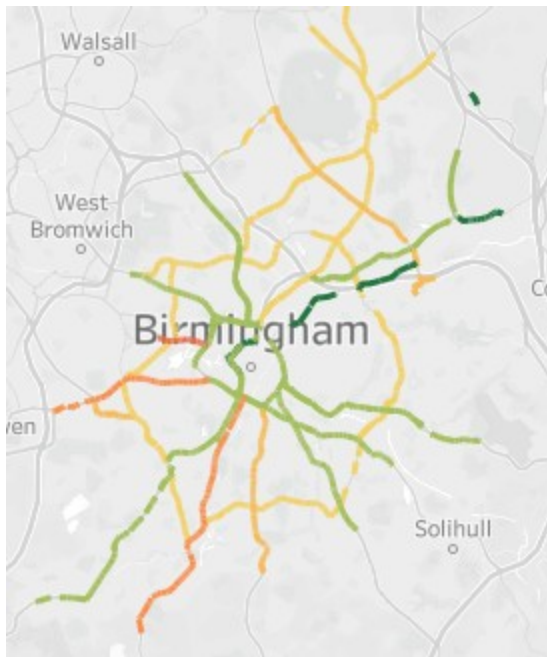


PM Peak September 2014

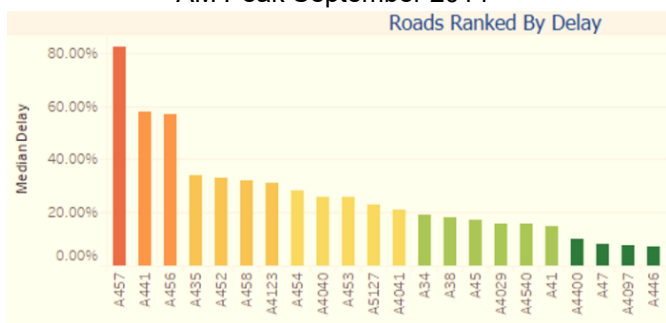


AM Peak September 2019

PM Peak September 2019



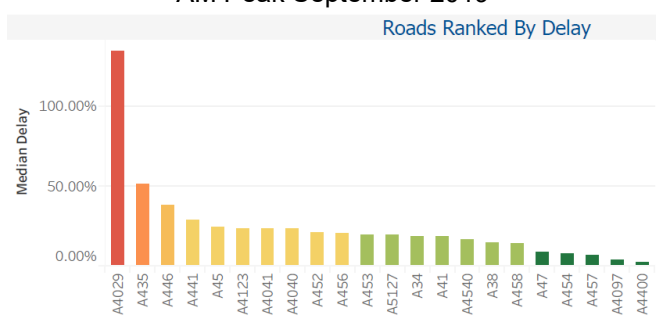
AM Peak September 2014



PM Peak September 2014



AM Peak September 2019



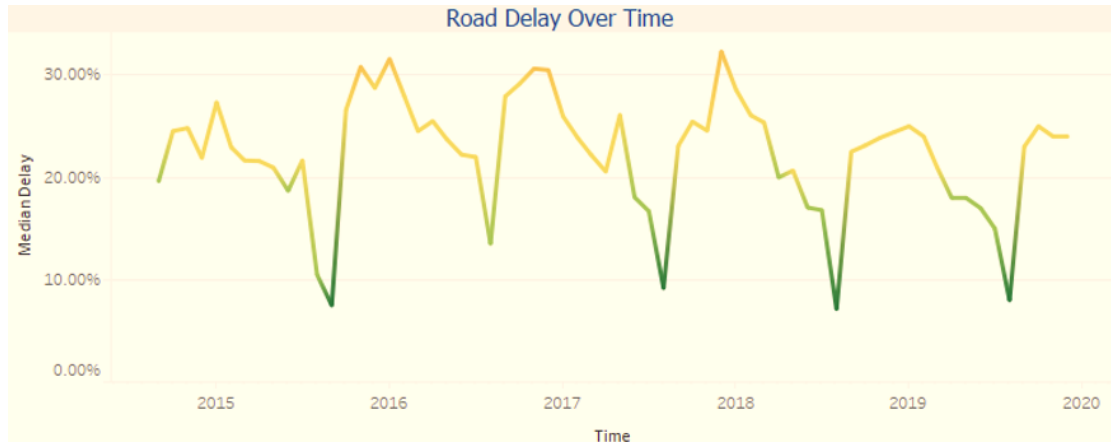
PM Peak September 2019



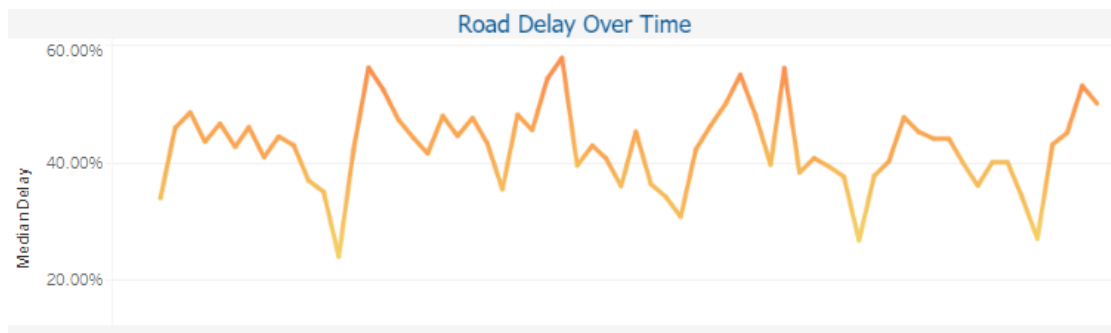
5.225 Delay varies year by year but the A457 Dudley Road, A441 (Persnore Road/ Redditch Road), A456 (Hagley Road) and A435 (Alcester Road) in south Birmingham suffer from greater delays than other roads. Delay information for some of the busiest roads (below) also shows the variation throughout the year with the

least delay and better journey times in August, and peaks in delay during the Autumn months.

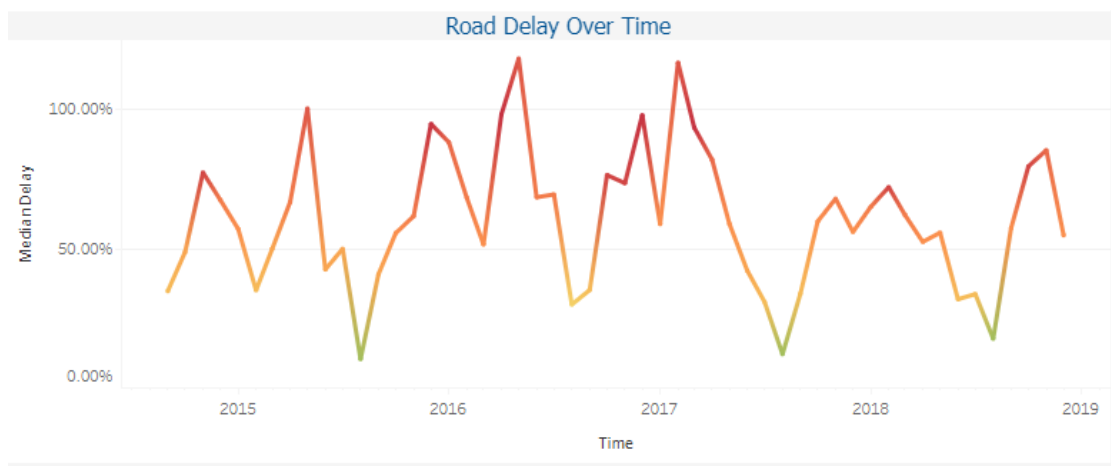
All A Roads Delay Over Time AM Peak



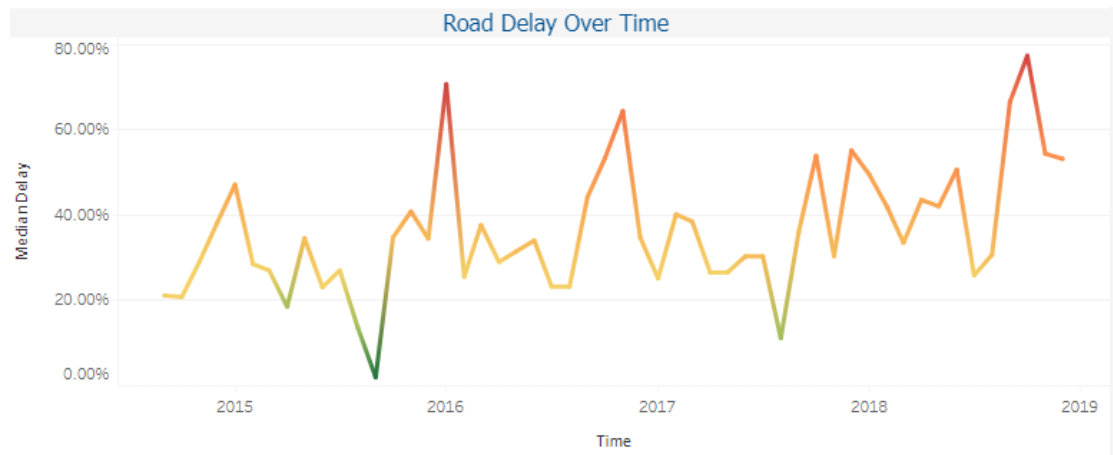
All A Roads Delay Over Time PM Peak



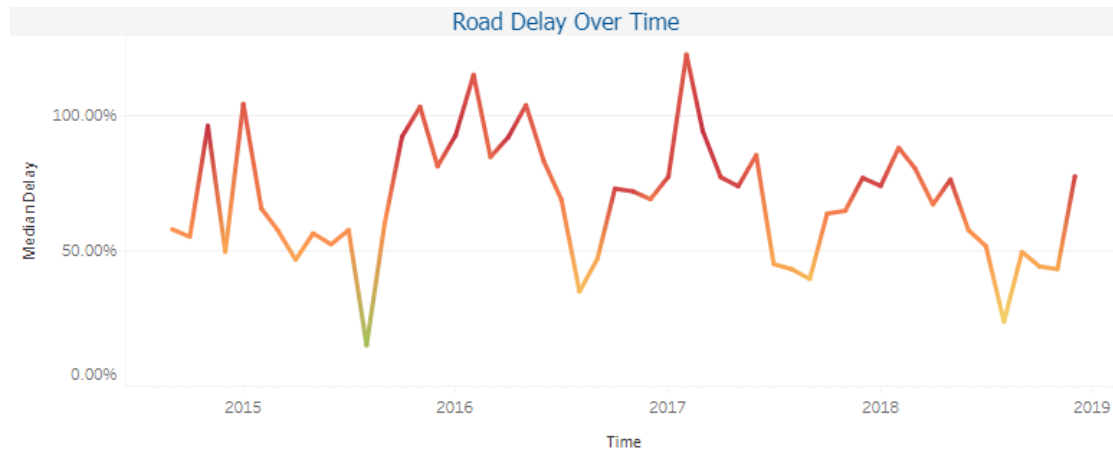
A457 Dudley Road



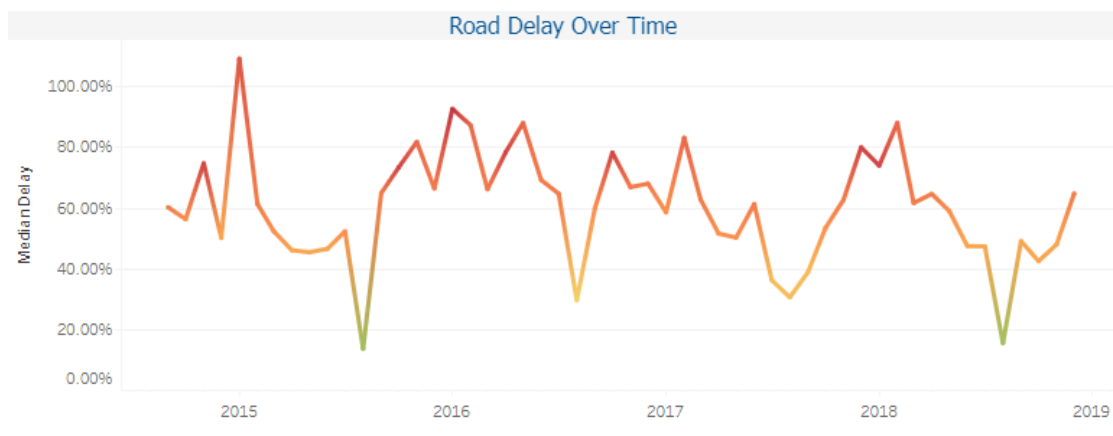
A441 Pershore Road / Redditch Road



A456 Hagley Road



A435 Alcester Road



TP44/3: Numbers of People Killed or Injured in Road Traffic Collisions

5.226 Collision data is taken from the Police records, where at least one casualty is recorded. Data is provided by calendar year. Please note that the data in the table below differs from that listed under indicator TP39/2, as that data relates to

pedestrians killed or injured, whereas this indicator is for all fatalities and injuries resulting from road traffic collisions.

Year	Killed	Seriously injured	Slightly injured	Total
2015	26	420	3,695	4,141
2016	30	449	3,261	3,740
2017	33	423	3,291	3,747
2018	18	459	3,067	3,544
2019	13	459	3,088	3,560
2020	10	342	2,113	2,465
2021	28	365	2,440	2,833
2022	24	426	2,768	3,218
2023	18	398	2,088	2,504
Total	158	2,917	20,955	24,030

TP45 Accessibility Standards for New Development

TP45/1: Percentage of Major Developments Meeting Specified Accessibility Standards

5.227 Accessibility is calculated in terms of time to access key facilities by public transport and walking. Policy TP45 sets out the following guidelines which development should ideally meet:

5.228 Development of 10 dwellings or more should be within:

- A 15-minute walk of the nearest GP surgery or a 10-minute walk if residences are retirement dwellings.
- A 15-minute walk of the nearest local shops that provide a good range of food items.
- A 10-minute journey using a single public transport service with a frequency of at least every 30 minutes to shops that provide a range of items, including a good range of food items.
- A 40-minute journey using public transport to the City Centre, using services with a frequency of at least every 30 minutes.

Policy Criteria:	Number of Sites	Proportion of Sites
All sites of 10 dwellings or more completed 2011-24	501	100%
Sites within 15-minute walk of a GP surgery	454	84.4%
Sites within 10 minutes PT travel time of a local centre	307	61.3%
Sites within 40 minutes PT travel time of the city centre	276	55.1%

Policy Criteria:	Number of Sites	Proportion of Sites
Sites comprising of 14+ retirement dwellings	17	100%

Policy Criteria:	Number of Sites	Proportion of Sites
Retirement dwelling sites within 10-minute walk of a GP surgery	9	53%

5.229 In addition, residences that are not retirement dwellings, student accommodation or single person apartments should be within:

- A 10-minute walk of a primary school with sufficient additional capacity.
- A 20-minute walk of a secondary school catering for both sexes with sufficient additional capacity.

Policy Criteria:	Number of Sites	Proportion of Sites
All sites of 10 dwellings or more completed 2011-22 (excluding retirement dwellings, student accommodation or single person apartments)	368	100%
Sites within 10 minute-walk of a primary school	348	94.56%
Sites within 20 minute-walk of a secondary school	344	93.48%

Notes: Primary School and Secondary School total sites do not include student dwellings and retirement dwellings. Primary schools data also includes infants and juniors only.

TP46 Digital Communications

TP46/1: Availability and Speed of High-Speed Internet Access

5.230 Access to digital connectivity goes beyond the internet, with more and more services moving online and the acceleration of emerging technologies such as the Internet of Everything, Robotics, mobile apps, autonomous vehicles and 5G, the need for faster and greater capacity continues to grow exponentially. The City has reached 95% availability of superfast broadband. However, within a few years, the speeds offered by superfast broadband will become inadequate and not fit for purpose, holding back the economic growth, environmental sustainability and health & well-being of Birmingham. Birmingham is committed to a full fibre to the premise infrastructure which will provide futureproof services across the City. Currently only 35% of premises are serviced by fibre connectivity and our aim is to ensure 100% availability.

5.231 Therefore, we will explore further opportunities through the Development Management process to maximise Policy TP46 to ensure sufficient ducting for full fibre connectivity infrastructure to premises within new developments. We are already working with a number of existing telecommunication infrastructure providers to increase the fibre footprint across the City.

Policies with no specific monitoring indicators

Policy	Topic	Other Relevant Indicators
PG3	Place Making	TP12, TP30

Policy	Topic	Other Relevant Indicators
TP1	Reducing the City's Carbon Footprint	TP3, TP4, TP5, TP13, TP39
TP27	Sustainable Neighbourhoods	TP3, TP4, TP5, TP7, TP30, TP31, TP45

6. Significant Environmental Effects Indicators

- 6.1 It is a requirement of the SEA Directive to monitor the significant sustainability effects of implementing the BDP. The likely significant effects are set out in the Sustainability Appraisal (SA) Report. The table below sets out the SA Objectives and related monitoring indicators. Many of the monitoring indicators correspond with BDP indicators and references are made to the relevant part of Section 5 of this document. Other indicators are reported in the Population and Demographic section of this document (section 7).

Significant Effects Indicators	
SA Theme, Objectives & Monitoring Indicators	Performance
Natural resources and waste 1. Resource Use <ul style="list-style-type: none"> • Number of applications submitted which require a minerals investigation • Number of new homes and commercial developments connected to CHP or other forms of low or zero-carbon energy generation 	<ul style="list-style-type: none"> • See TP16/1 • See TP4/1
7. Waste Reduction and Minimisation <ul style="list-style-type: none"> • Tonnage of waste produced in Birmingham by methods of disposal 	<ul style="list-style-type: none"> • See TP13/1
8. Efficient use of land <ul style="list-style-type: none"> • Dwelling completions by greenfield/brownfield location • Dwelling completion by density 	<ul style="list-style-type: none"> • See TP28/2 • See TP30/3
CO₂ emissions 2. Sustainable design, construction and maintenance <ul style="list-style-type: none"> • Number of new homes meeting zero-carbon standards • Number of commercial developments meeting BREEAM standard excellent 	<ul style="list-style-type: none"> • See TP3/1 • See TP3/2
3. Renewable Energy <ul style="list-style-type: none"> • Number of new homes and commercial developments connected to CHP or other forms of low or zero-carbon energy generation • Low-carbon initiatives supported 	<ul style="list-style-type: none"> • See TP4/1 • See TP5/1
4. Energy Efficiency <ul style="list-style-type: none"> • Number of new homes meeting zero-carbon standards • Number of commercial developments meeting BREEAM standard excellent • Number of existing homes adapted through Birmingham Energy Savers 	<ul style="list-style-type: none"> • See TP3/1 • See TP3/2 • See TP3/3
5. Sustainable Transport <ul style="list-style-type: none"> • Modal split information • Percentage of trips made by cycle • Rail, rapid transit and bus enhancements delivered • Percentage of trips by public transport 	<ul style="list-style-type: none"> • See TP38/1 • See TP40/2 • See TP41/1 • See TP41/2
6. Reduce the need to travel <ul style="list-style-type: none"> • Changes in journey times • Percentage of major developments meeting specified accessibility standards 	<ul style="list-style-type: none"> • See TP44/2 • See TP45/1
9. Reduce climate change. <ul style="list-style-type: none"> • Reduction in CO₂ emissions from 1990 levels 	<ul style="list-style-type: none"> • See TP1/1

Significant Effects Indicators	
Climate change adaptation 10. Manage Climate Change <ul style="list-style-type: none"> Number of developments approved against Environment Agency advice in relation to flood risk 	<ul style="list-style-type: none"> See TP6/1
Historic environment, landscape, biodiversity and geodiversity 12. Built and Historic Environment <ul style="list-style-type: none"> Number of designated heritage assets Number of applications approved adversely affecting or providing positive enhancement to a designated heritage asset or its setting Number of heritage assets at risk Number of completed Conservation Area Appraisal and Management Plans 	<ul style="list-style-type: none"> See TP12/1 See TP12/2 See TP12/7 See TP12/6
13. Natural Landscape <ul style="list-style-type: none"> Proposals approved resulting in a loss of green infrastructure New green infrastructure provided 	<ul style="list-style-type: none"> See TP7/1 See TP7/2
14. Biodiversity <ul style="list-style-type: none"> Number of development proposals approved within or adjoining designated sites (SSSIs, NNRs, LNRs, SINCS and SLINCS) Number and area of designated sites 	<ul style="list-style-type: none"> See TP8/1 See TP8/2

Significant Effects Indicators	
<p>Pollution</p> <p>15. Air Quality</p> <ul style="list-style-type: none"> Changes in Birmingham's AQMA <p>Performance</p> <p>A city-wide AQMA was designated in 2005 because of elevated levels of nitrogen dioxide (NO₂). An annual Air Quality Status Report (ASR) is published by the City Council, with the most recent being published in September 2021. This shows that NO₂ concentrations have increased significantly since the AQMA was declared in 2005, from 46 microgrammes per cubic metres in 2005 to 51.9 in 2021. The objective is to achieve levels below 40 microgrammes per cubic metre. There was a particularly dramatic drop in 2020 but this can be attributed to the Covid-19 pandemic and the associated lockdowns. Non-automatic (passive) monitoring was undertaken at 84 sites in 2020. The annual mean for NO₂ was exceeded at many non-automatic monitoring sites within the city centre. Overall trends outside of the city centre show declining concentrations, again with a dramatic drop in 2020 due to the pandemic.</p> <p>A new Clean Air Strategy was published in January 2022 which provides a roadmap to deliver cleaner air across all communities in Birmingham.</p> <p>In order to address compliance with national and international Air Quality targets, Birmingham City Council implemented a Clean Air Zone (CAZ) in June 2021, covering the area within the A4540 ring road (the city centre) which is the most polluted area of the city in 2021. The CAZ targets the dirtiest vehicles, seeking to encourage their owners to replace them or to avoid entering the area covered by the zone. The aim is to reduce concentrations of nitrogen dioxide to the legal standard of 40 µg/m³, in turn reducing public exposure to this harmful pollutant. With the reduction of NO₂ through low/zero emission vehicles, carbon is set to also be reduced as a result. The Air Quality and Road Traffic Update Report was published in October 2023, ratifying and building on the interim Clean Air Zone report published in March 2022. This assesses the effectiveness of the Clean Air Zone in reducing NO₂ from the city centre and wider city areas, through monitoring NO₂ at 100 points and assessing compliance rates. There has been a 17% reduction in NO₂ for the baseline year of 2019 to 2022 and a monthly 0.4% overall vehicle compliance improvement rate.</p> <p>BrumBreathes is the Council's overarching programme air quality programme.</p>	<ul style="list-style-type: none"> See Development Management in Birmingham (DMB) indicator DM1

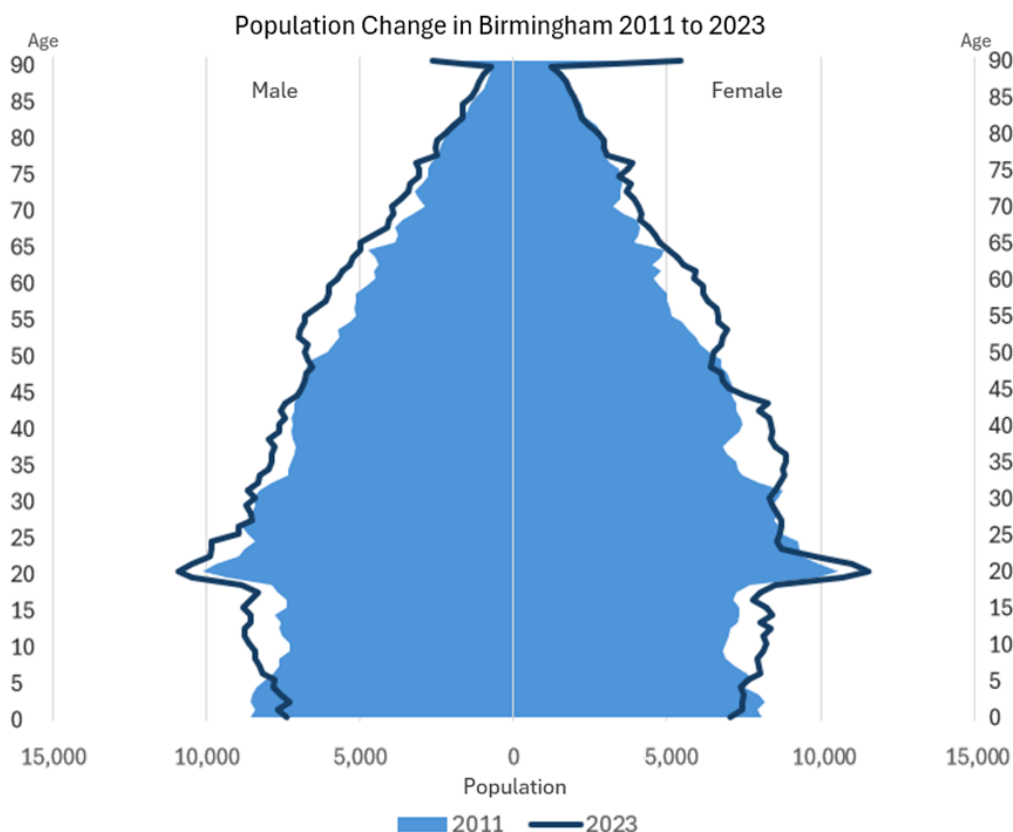
Significant Effects Indicators	
<p>16. Water Quality</p> <ul style="list-style-type: none"> Watercourses of good chemical and biological quality. <p>Performance</p> <p>The majority of Birmingham lies within the Tame, Anker and Mease catchment area and, more specifically, the Tame Lower Rivers and Lakes Operational Catchment which also extends to the north of the city. There are a total of 22 water bodies in the operational catchment area including rivers, canals and lakes. The Environment Agency monitors the ecological and chemical classification of surface waters. Data for 2015 cycle 2 reported that zero water bodies had good or high ecological status, 16 were moderate, 5 were poor and 1 had bad ecological status. In 2019 cycle 3 the situation was similar, with 14 moderate and 8 poor, but none were classified as bad. In terms of chemical status, 20 water bodies are good and 2 are classified as failing. In 2019 cycle 3 the situation had worsened with all 22 identified as failing, although only one of these is within Birmingham (Rea source to Bourn Brook). (source: Environment Agency - Tame Lower Rivers and Lakes Operational Catchment)</p>	<ul style="list-style-type: none"> No specific indicator
<p>17. Soil Quality</p> <ul style="list-style-type: none"> Number of planning permissions with a condition requiring ground investigation <p>Performance</p> <ul style="list-style-type: none"> In 2021/22 conditions requiring the submission of a contamination remediation scheme were applied to 27 approved planning applications. 	<ul style="list-style-type: none"> See Development Management in Birmingham (DMB) indicator DM3
<p>18. Noise</p> <ul style="list-style-type: none"> Number of planning permissions with noise attenuation condition(s) <p>Performance</p> <ul style="list-style-type: none"> In 2022/23 conditions requiring noise attenuation measures or limiting noise levels were applied to 17 approved planning applications. 	<ul style="list-style-type: none"> See Development Management in Birmingham (DMB) indicator DM6
<p>19. Social and Environmental Responsibility.</p> <ul style="list-style-type: none"> Participation by BIDs in community activity <p>Performance</p> <p>There are 11 active BIDs in Birmingham, five in the city centre and six in local centres. These organisations deliver a range of additional services benefitting local residents, businesses and visitors, including cleaning and public realm improvements, green infrastructure, enhancing both the perception of safety within centres and flagging emerging anti-social behaviour, plus place marketing and business support. The BIDs are important partners in the development and maintenance of Birmingham city centre and its local centres, working proactively with Birmingham City Council and other regional and local partners to improve the city as a place to live, work and invest in..</p>	<ul style="list-style-type: none"> No specific indicator
<p>Economic growth</p> <p>20. Economy and Equality</p> <ul style="list-style-type: none"> Employment land developed by category Loss of employment land to alternative uses Progress towards growth levels for each centre Major tourism schemes completed/approved 	<ul style="list-style-type: none"> See TP17/1 See TP20/1 See TP21/4 See TP25/3 and TP25/4

Significant Effects Indicators	
21. Learning and Skills <ul style="list-style-type: none"> New school provision completed/approved 	<ul style="list-style-type: none"> See TP36/1 and TP36/2
Communities, healthy lifestyles and equality	
11. Sense of Place <ul style="list-style-type: none"> See Monitoring Indicators for BDP Policy PG3 	<ul style="list-style-type: none"> See PG3
22. Community Involvement <ul style="list-style-type: none"> Progress on Neighbourhood Development Plans 	<ul style="list-style-type: none"> See paragraph for details of adopted and emerging Neighbourhood Development Plans.
23. Equality <ul style="list-style-type: none"> Percentage of major developments meeting specified accessibility standards 	<ul style="list-style-type: none"> See TP45/1
24. Poverty <ul style="list-style-type: none"> IMD Employment levels 	<ul style="list-style-type: none"> See section 7
25. Health <ul style="list-style-type: none"> Wards falling within the lowest 20% IMD Health Domain. 	<ul style="list-style-type: none"> See section 7
26. Crime <ul style="list-style-type: none"> Recorded crime levels. 	<ul style="list-style-type: none"> See section 7
28. Culture/Sport/Recreation <ul style="list-style-type: none"> Percentage of population within distance thresholds to open space Open space/playing fields/allotments/sports facilities lost to development New open space/playing fields/allotments/sports facilities created 	<ul style="list-style-type: none"> See TP9/1 See TP9/2 See TP9/3
Housing	
27. Housing <ul style="list-style-type: none"> Annual net dwelling completions Completions by dwelling types (apartment/house) Affordable housing completions by tenure and delivery mechanism Net/gross completions within housing regeneration areas 	<ul style="list-style-type: none"> See TP29/1 See TP30/2 See TP31/1 See TP32/1

7. Population

- 7.1 Birmingham is the largest city in the UK outside of London, it lies at the heart of the West Midlands region. Over recent decades the city has been revitalised through economic restructuring, having large areas of the city regenerated and its environment transformed. Birmingham has developed into an internationally recognised location for commerce, thriving businesses, retail and leisure offer. Birmingham is also a young city with 36.8% of the population below 25 years, this compares with the national average of 29.1%. In addition, Birmingham universities supported 83,335 full-time students during 2022/23¹¹. Around 26.4% of full-time students are from overseas.
- 7.2 Birmingham's population is estimated at 1,183,618 (2024). This is an increase of 13,380 (1.14%) since 2023 and an increase of **91,766 (8.5%)** since 2011. Birmingham's population change is due to natural change (births minus deaths) and international migration, which offsets Birmingham's longstanding trend of net outward migration to other areas of the UK.

Birmingham population 2011 to 2023



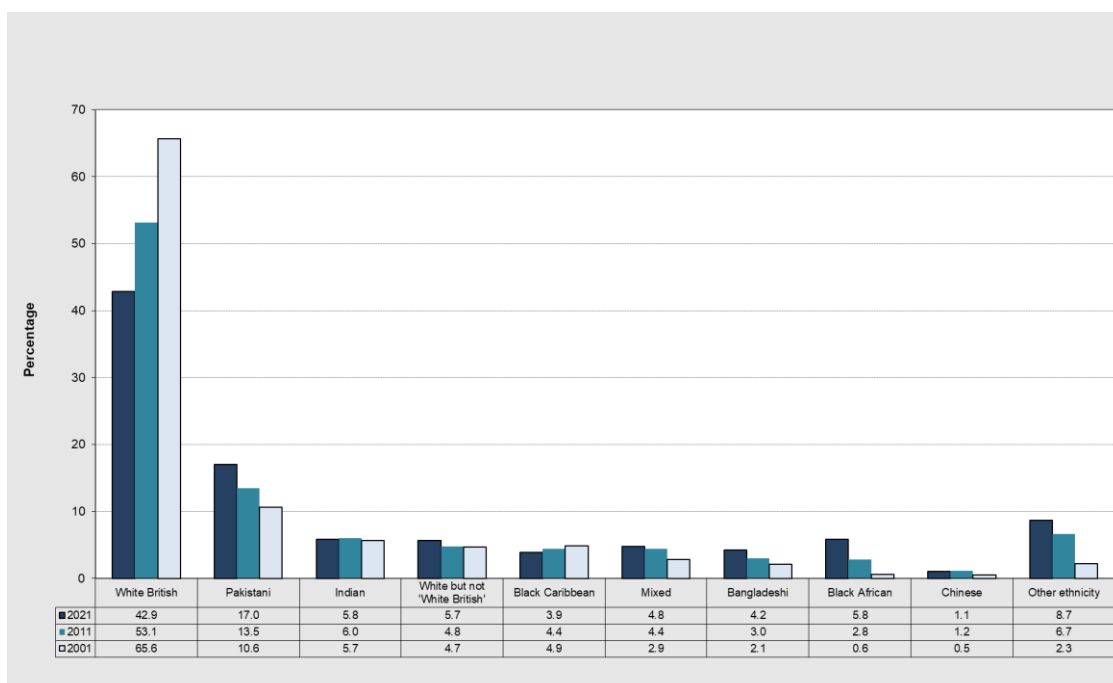
- 7.3 The chart above shows the 2011 age pyramid compared with 2023. Females and males accounted for similar levels of population growth in Birmingham (50.5% of

¹¹ Higher Education Standards Agency (HESA) 2022/23 data

growth was due to males, 49.5% of growth was due to females). Overall, most age groups show an increase between 2011 and 2023. There is some evidence that despite Birmingham's youthful population that our population is aging. The number of people in their 50's shows the largest percentage increase (17%,), accounting for a quarter (24.8%) of growth in population count since the last Census (22,727 out of 91,766). Numbers of pensioners have increased by 9.2% (13,983). Although the number of the very elderly (90+) is comparatively small, their numbers increased by nearly a fifth (18.6%) from 6,561 in 2011 to 8,506 in 2023. There was a decrease in the number of pre-school children (-10.1%, -7,532).

- 7.4 Our city has a rich and varied religious and cultural heritage. According to the 2021 Census 57% of the population said that they belong to an ethnic group that is not White British. This is up from 46.7% in 2011. Overseas migration mainly from commonwealth countries began in the late 1940's, peaking in the 1960's, gradually declining in the 1970's. They answered the call to help rebuild the country after the Second World War. More recent trends have seen raised migration from many different parts of the world through the expansion of the European Union, various conflicts and political situations, most recently we have welcomed new arrivals from Afghanistan, Syria and Ukraine. The Department for Works and Pensions records show that National Insurance numbers have been issued to foreign workers in Birmingham originating from around 180 different countries. The school census records around 200 languages spoken by Birmingham's school children. Birmingham is truly a super diverse city.

2001 to 2021 Ethnic groups in Birmingham



2011 to 2021 Population projections (2018 base) – Birmingham

Age group	2011	Projection year 2021	2011-2021 Increase	2011-2021 percent
Children (0 to 15)	245,000	260,900	15,900	6.5

Age group	2011	Projection year 2021	2011-2021 Increase	2011-2021 percent
Working age (16 to 64)	690,500	744,800	54,300	7.9
Pensioner (65+)	138,800	151,600	12,800	9.2
Birmingham Total	1,074,300	1,157,300	83,000	7.7

2011 to 2031 Population projections (2018 base) – Birmingham

Age group	2011	Projection year 2031	2011-2031 Increase	2011-2031 percent
Children (0 to 15)	245,000	252,000	7,000	2.9
Working age (16 to 64)	690,500	772,600	82,100	11.9
Pensioner (65+)	138,800	174,900	36,100	26.0
Birmingham Total	1,074,300	1,199,500	125,200	11.7

- 7.5 The 2018-based population projections are the latest official estimates published by ONS. The next set of projections will use the information in the 2021 Census and publication is expected in 2025. The projection shows that Birmingham's population was expected to increase to 1,157,300 by 2021 and to 1,199,500 ten years later. Starting from 2011, this would be an increase of 7.7% and 11.7% respectively. Whilst Birmingham remains a youthful city, the table above shows that the greatest percentage growth in population is expected for the over 65's: up 26% by 2031. It also shows the growth in pensioner numbers 2011 to 2031 outstripping that of children: an increase of 36,200 pensioners, compared with 7,000 children.

Crime

- 7.6 The crime and anti-social behaviour data presented below covers an exceptional period during the Covid-19 pandemic and its associated lockdowns. The data therefore cannot be considered as representing normal trends.
- 7.7 During this period burglary, theft and vehicle offences decreased, but they have now started to rise in line with pre-covid reporting. However, over the past year these have decreased. Anti-social behaviour increased significantly during the pandemic, particularly during periods of restricted public activity when high numbers of breaches were reported. These incidents reduced significantly as restrictions eased, although these have increased again over 2023/24.

Recorded Incidents of Anti-Social Behaviour and Crime in Birmingham

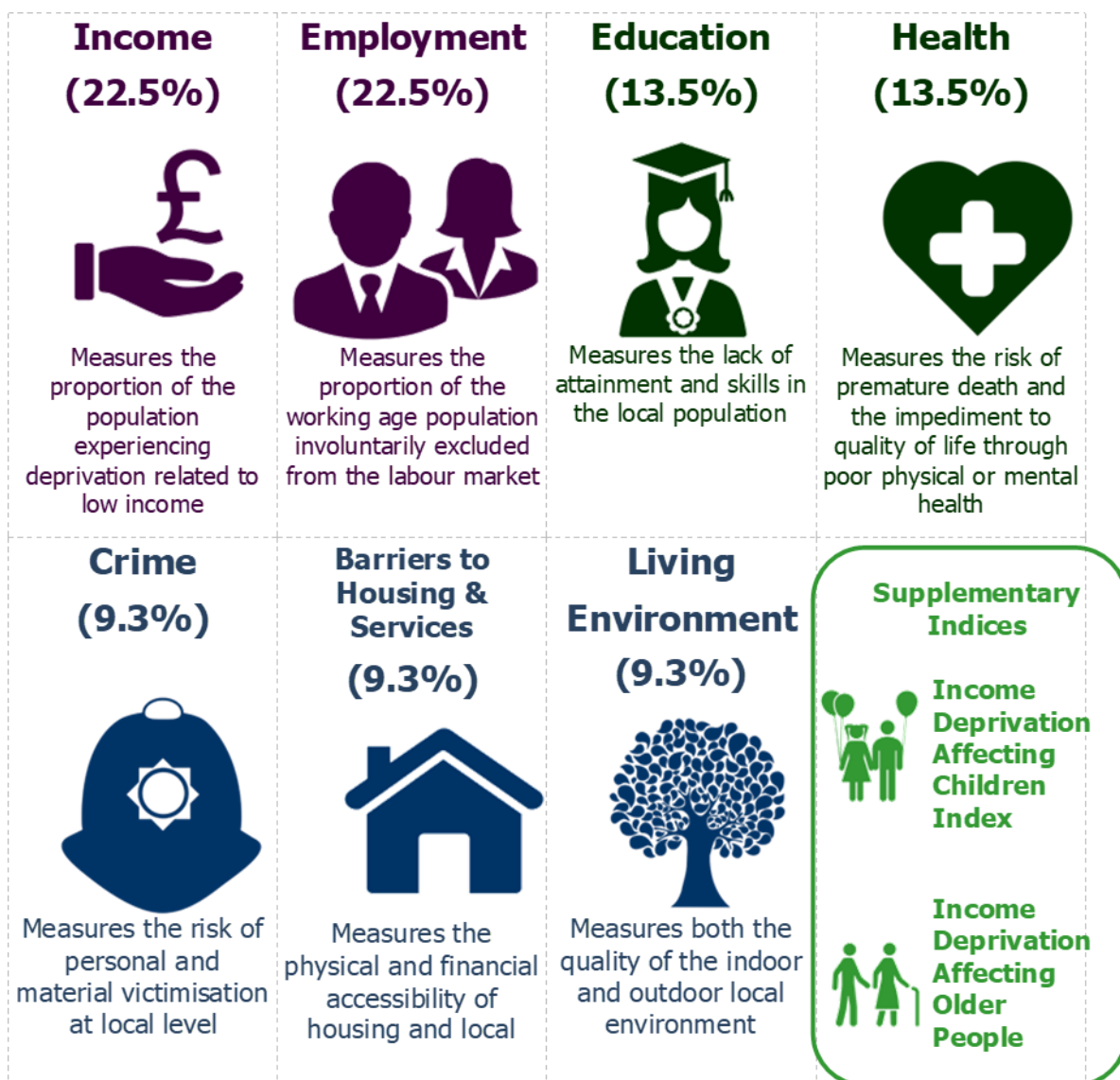
Incident type	April 2020 to March 2021	April 2021 to March 2022	April 2022 to March 2023	April 2023 to March 2024
Anti-Social Behaviour	26,563	12,404	8,875	11,255
Burglary	8,142	9,318	9,264	8,413
Robbery	3,460	4,187	4,506	4,649
Vehicle	10,533	12,520	16,224	14,018

Incident type	April 2020 to March 2021	April 2021 to March 2022	April 2022 to March 2023	April 2023 to March 2024
Violent Crime (Violence Against the Person)	55,127	70,289	66,627	59,061
Shoplifting	3,796	5,453	6,929	8,976
Criminal Damage and Arson	10,138	12,064	12,102	11,127
Other Theft	7,414	10,063	12,038	11,063
Drugs	3,029	3,397	3,838	3,443
Bike Theft (Bicycle Theft)	964	1,042	1,000	1,004
Theft from the Person	951	2,207	2,661	2,066
Weapons (Possession of Weapons)	1,760	2,913	3,617	3,021
Public Order	12,007	15,615	14,608	10,205

Source: West Midlands Police

Deprivation

- 7.8 The Indices of Deprivation (IOD) 2025 are the Government's official measure of deprivation for English local authorities and neighbourhoods. The 2025 data was released in October 2025 by the Ministry for Housing Communities and Local Government (MHCLG). The IOD includes the headline Index of Multiple Deprivation (IMD) as well as indices covering income deprivation for young people and for older people.
- 7.9 The IMD is based on 55 separate indicators, organised across seven sub domains of deprivation which are combined and weighted to calculate the Index of Multiple Deprivation 2025 as shown in the infographic below.



7.10

Birmingham suffers from high levels of deprivation, there are a number of ways that relative deprivation in the city can be compared to other local authorities, average rank, average score and % of neighbourhoods (LSOAs) that are in the most deprived in England. On all three measures Birmingham is in the top ten most deprived LA areas in England.

Using the average rank measure, Birmingham is ranked the 8th most deprived local authority in England. The city is also the 2nd most deprived authority in the West Midlands Metropolitan area after Sandwell (5th). Birmingham is ranked the second most deprived English Core City after Manchester (2nd).

In 2025 44% of the population live in neighbourhoods that are in the 10% most deprived in England, up from 43% in the 2019 IMD. In 2025, 53% of children (under 16s) in Birmingham live in the 10% most deprived areas, up from 51% in 2019 IMD.

IMD 2025 West Midlands LAs Ranked

Area		IMD 2025 National Rank
1	Sandwell	5
2	Birmingham	8
3	Wolverhampton	24
4	Walsall	38
5	Coventry	61
6	Dudley	115
7	Solihull	204

Source: MCHLG IMD2025

IMD 2025 English Core Cities Ranked

Area		IMD 2025 National Rank
1	Manchester	2
2	Birmingham	8
3	Liverpool	12
4	Nottingham	18
5	Newcastle	82
6	Sheffield	90
7	Bristol	123
8	Leeds	124

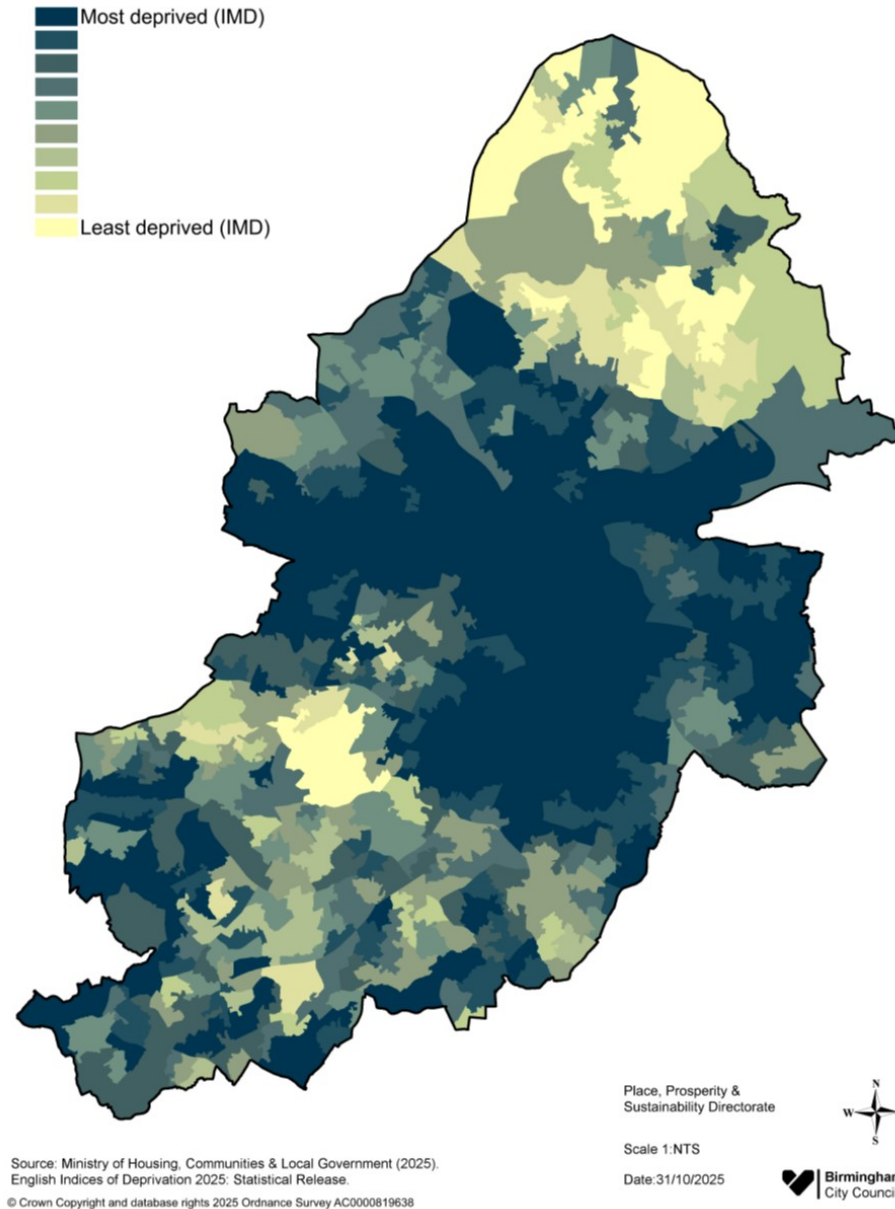
Source: MCHLG IMD2025

The map below shows deprivation levels by LSOA across Birmingham. While there are pockets of deprivation in all parts of the city, deprivation is most heavily concentrated in the areas surrounding the city centre.

Ladywood is the most deprived constituency in the city. Sparkbrook & Balsall Heath East, Bordesley Green and Handsworth are the top 3 most deprived wards. Sutton Coldfield is the least deprived part of the city with 7 of the 8 Sutton wards ranked as the city's least deprived wards.

Deprivation by Lower Super Output Level (LSOA) in Birmingham 2025.

English indices of Multiple Deprivation 2025



Childhood Obesity Levels

- 7.11 The National Child Measurement Programme (NCMP) measures the height and weight of children in reception class (aged 4-5 years) and in Year 6 (aged 10-11 years) to assess the weight status of children in primary schools.
- 7.12 The most recent data for the 2023/24 school year shows that 41.0% of children in the year 6 age group in the city were overweight or living with obesity (compared to

the national average of 36.2%). 23.1% of reception age children over the same period were classed as obese, compared to the national average of 23.5%¹².

Employment

7.13 The table below shows the number of workplace-based jobs in Birmingham. This includes the number of people that live and work in Birmingham as well as those that commute in from elsewhere. The latest data for 2024 shows there are 568,500 people employed in the city, this has grown from 500,000 in 2014, an increase in employment of 68,500 (14%). Full time employee jobs and part time employee jobs have both also increased by 14% over this period.

Workplace Based Employment- Number of Employees in Full and Part-Time Employment

Date	Full-Time	Part-Time	Total Employees	Total Employment
2014	345,000	145,500	490,500	500,000
2015	354,000	139,500	494,000	504,000
2016	354,000	153,500	507,500	517,000
2017	357,500	157,000	514,500	525,000
2018	358,500	152,500	511,000	519,500
2019	354,000	160,500	514,500	524,000
2020	359,500	155,500	515,500	524,500
2021	367,500	163,500	531,000	540,500
2022	381,000	164,500	545,500	555,500
2023	390,500	164,500	555,000	563,000
2024	393,500	166,500	560,000	568,500

Source: ONS/BRES

NB Employment includes employees and some self-employed workers

7.14 The following table shows the total number of working age Birmingham residents (16 to 64) who are employed. The latest data for the 12 months to June 2025 shows that there were 508,900 Birmingham residents in employment; an employment rate of 67.4%. The number of residents in work has increased by 78,700 since 2015; an increase of 18%.

Resident Based Employment – Employees in Full-Time Jobs

Time Period:	Residents aged 16-64 in full-time employment	Percent of employed residents aged 16-64 in full-time employment
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¹² [Obesity, physical activity and nutrition - Data | Fingertips | Department of Health and Social Care](#)

Time Period:	Residents aged 16-64 in full-time employment	Percent of employed residents aged 16-64 in full-time employment
Jul 2014-Jun 2015	321,700	74.8
Jul 2015-Jun 2016	323,600	74.4
Jul 2016-Jun 2017	342,500	73.1
Jul 2017-Jun 2018	353,600	75.5
Jul 2018-Jun 2019	369,100	77.9
Jul 2019-Jun 2020	361,000	74.6
Jul 2020-Jun 2021	376,700	78.7
Jul 2021-Jun 2022	377,300	78.4
Jul 2022-Jun 2023	386,100	76.8
Jul 2023-Jun 2024	390,000	79.4
Jul 2024-Jun 2025	386,500	76.0

Source: ONS/APS

Resident Based Employment – Employees in Part-Time Jobs

Time Period:	Residents aged 16-64 in part-time employment	Percent of employed residents aged 16-64 in part-time employment
Jul 2014-Jun 2015	106,200	24.7
Jul 2015-Jun 2016	110,600	25.4
Jul 2016-Jun 2017	125,800	26.8
Jul 2017-Jun 2018	113,600	24.2
Jul 2018-Jun 2019	101,500	21.4
Jul 2019-Jun 2020	121,800	25.2
Jul 2020-Jun 2021	102,100	21.3
Jul 2021-Jun 2022	102,600	21.3
Jul 2022-Jun 2023	113,200	22.5
Jul 2023-Jun 2024	101,200	20.6
Jul 2024-Jun 2025	121,400	23.9

Source: ONS/APS

Overall Resident Based Employment

Time Period:	Total 16-64 in Employment	16-64 Employment Rate
Jul 2014-Jun 2015	430,200	60.8
Jul 2015-Jun 2016	435,100	60.9
Jul 2016-Jun 2017	468,800	64.8
Jul 2017-Jun 2018	468,600	64.4
Jul 2018-Jun 2019	473,700	65.0
Jul 2019-Jun 2020	484,100	66.2
Jul 2020-Jun 2021	478,800	64.8
Jul 2021-Jun 2022	481,500	65.1

Time Period:	Total 16-64 in Employment	16-64 Employment Rate
Jul 2022-Jun 2023	502,400	67.3
Jul 2023-Jun 2024	491,200	65.7
Jul 2024-Jun 2025	508,900	67.4

Source: ONS/APS

- 7.15 The table below shows the unemployment rate for working age residents and the number of residents who are economically inactive (not in work or actively seeking work). The number of people who are unemployed in the city has fallen from 47,600 in 2015 to 43,700 in the 12 months to June 2025, a decline of 3,900. The unemployment rate has fallen from 10.0% to 7.9% over the same period. The number of working age resident who are economically inactive fallen by 26,900 over this period but still accounts for over one in four (26.8%) working age adults in the city.

Unemployment & Economic Inactivity Rates 16-64 Population

Time Period	Unemployed residents aged 16-64	16-64 Unemployment Rate	Economically inactive residents aged 16-64	Percentage
Jul 2014-Jun 2015	47,600	10.0	229,400	32.4
Jul 2015-Jun 2016	53,200	10.9	226,500	31.7
Jul 2016-Jun 2017	37,100	7.3	217,400	30.1
Jul 2017-Jun 2018	36,900	7.3	222,700	30.6
Jul 2018-Jun 2019	45,300	8.7	210,000	28.8
Jul 2019-Jun 2020	49,600	9.3	197,800	27.0
Jul 2020-Jun 2021	52,900	10.0	207,600	28.1
Jul 2021-Jun 2022	40,200	7.7	217,900	29.5
Jul 2022-Jun 2023	41,900	7.7	202,600	27.1
Jul 2023-Jun 2024	36,200	6.9	220,000	29.4
Jul 2024-Jun 2025	43,700	7.9	202,500	26.8

8. Community Infrastructure Levy

- 8.1 Community Infrastructure Levy (CIL) is a charge on new buildings to ensure certain types of new development contribute to infrastructure needed to support that development. The infrastructure will support the growth aspirations outlined in the BDP and could include new schools, roads, parks and public transport improvements.
- 8.2 CIL Regulations require that a percentage of CIL receipts are passed on to those communities affected by new developments. 15% of CIL receipted must be passed to Parish and Town Councils where development has taken place. This is capped at £100 per council tax dwelling, per year. If there is a Neighbourhood Plan or Neighbourhood Development Order in place, 25% of CIL receipts are passed to the Neighbourhood Plan area, with no annual cap.
- 8.3 Following approval by Full Council in September 2015, Birmingham City Council commenced charging CIL on 4th January 2016.
- 8.4 CIL Regulations require an annual report to be published (by 31st December each year, for the previous financial year) explaining how much has been received in CIL payments, how much has been spent, and on what, and how much is carried over to future years.

CIL Receipts 2024/5

Ward	Amount (£)
City Wide	3,364,455
Ladywood	185,037
Harborne	4,394
Bournville and Cotteridge	0
Selly Oak	0
Weoley & Selly Oak	1,068
Aston	0
Edgbaston	201,415
Newtown	119,572
Bournbrook & Selly Park	22,481
North Edgbaston	2,056
Stirchley	1,913
Soho & Jewellery Quarter	100,799
Kings Norton North	0
Bordesley and Highgate	0
Nechells	0
Hall Green North	0
Soho and Jewellery Quarter	0
Kings Norton South	11,278

Balsall Heath West	910
TOTAL	3,914,585
Jewellery Quarter Neighbourhood Plan Area	2,067
Sutton Coldfield Town Council	79,057

CIL Expenditure 2024/25

Expenditure	Amount (£)
Strategic CIL Expenditure on infrastructure	1,856,716
Amount of CIL applied to repay money borrowed	0
Amount of CIL applied to administrative expenditure (5%)	210,142
Amount of CIL passed to Town/Parish Councils	79,057
Amount of Local CIL spent within wards	15,140
Amount of CIL passed to Neighbourhood Plan areas	0
TOTAL	2,161,055
Strategic CIL Balance at 31/03/2025	15,354,672

9. Development Management in Birmingham Monitoring

- 9.1 The Development Management in Birmingham Development Plan Document (DMB) was adopted by the Council on the 7 December 2021. Monitoring of the DMB commenced in April 2022 which provides the first full monitoring year covering the period 1 April 2022 to 31 March 2023.

Policy	Monitoring Indicator	2023/4
Policy DM1 Air Quality	Number of applications approved contrary to the policy	0
	Number of applications refused on air quality grounds and successfully defended at appeal	1 (100% of relevant appeals)
Policy DM2 Amenity	Number of applications approved contrary to the policy	3
	Number of applications refused on amenity grounds and successfully defended at appeal	47
Policy DM3 Land affected by Contamination and Hazardous substances	Number of applications approved contrary to the policy	0
	Number of applications refused on contamination grounds and successfully defended at appeal	No relevant appeals

Policy	Monitoring Indicator	2023/4
Policy DM4 Landscaping and Trees	Ha/ sq. m. in loss of ancient woodland	0
	Number of applications approved without tree replacement provision (where relevant)	0
Policy DM5 Light Pollution	Number of applications approved contrary to the policy	0
	Number of applications refused on light pollution grounds and successfully defended at appeal	1 (100% of relevant appeals)
Policy DM6 Noise and Vibration	Number of applications approved contrary to the policy	0
	Number of applications refused on noise impact grounds and successfully defended at appeal	No relevant appeals
Policy DM7 Advertisements	Number of applications approved contrary to the policy	3
	Number of applications refused on this policy and successfully defended at appeal	9 (66% of relevant appeals)
Policy DM8 Places of Worship	Number of applications approved contrary to the policy	0
	Percentage of applications refused on this policy and successfully defended at appeal	No relevant appeals ¹³
Policy DM9 Day nurseries and early years provision	Number of applications approved contrary to the policy	0
	Percentage of applications refused on this policy and successfully defended at appeal	No relevant appeals

¹³ Application 2021/05275/PA 21 Hospital Street was refused on GA1/3, PG3, TP19, TP21 and DM8. However, in the Council's Statement of Case, the Council confirmed that the development would accord with PG3, TP21 and DM8.

Policy	Monitoring Indicator	2023/4
Policy DM10 Standards for Residential Development	Number of dwellings meeting NDSS	5,409 (all approved dwellings minus one dwelling related to 2021/07207/PA ¹⁴)
	Number of dwellings provided as accessible and adaptable	Houses - 20% Apartment - 80%
	Number of applications refused on 45 Degree Code successfully defended at appeal	8 (67% of relevant appeals)
Policy DM11 House in multiple occupation	New areas with over 10% concentration of HMOs	0
Policy DM12 Residential conversions and specialist accommodation	Number of applications approved contrary to policy	1 (14% of relevant appeals)
Policy DM13 Self and custom build housing	Numbers of plots made available for self and custom build each year	0
Policy DM14 Transport access and safety	Number of applications approved contrary to the policy	1 (7% of relevant appeals)
Policy DM15 Parking and servicing	Number of applications approved contrary to the policy	0
	Number of applications refused on this policy successfully defended at appeal	8 (80% of relevant appeals)
Policy DM16 Tele-communications	Number of applications approved contrary to the policy	3 (30% of relevant appeals)

10. Planning Management Performance

10.1. The Department for Levelling Up, Housing and Communities releases quarterly and annual planning applications statistics, including those focusing on the speed with which local authorities are able to process applications and make decisions about whether or not to grant planning permission in each case¹⁵. Government targets for the speed of processing planning applications are as follows:

¹⁴ One bedroom duplex flat with a floor area of 53.7 sqm and bedroom of 8.4sqm falls below the 58 sqm required for a two storey one bedroom apartment with two bed spaces. The officer report notes that the apartment would only have a single bedroom and considers that the size of the apartment would give suitable provision for a single resident.

¹⁵ <https://www.gov.uk/government/collections/planning-applications-statistics>

- 60% of major applications to be determined within 13 weeks
- 65% of minor applications to be determined within 8 weeks
- 80% of other applications (including householder) to be determined within 8 weeks

10.2. Local targets have also been set and are as follows:

- 72% of major applications to be determined within 13 weeks
- 75% of minor applications to be determined within 8 weeks
- 85% of other applications (including householder) to be determined within 8 weeks

10.3. Statistics outlining Birmingham's performance from 2011/12 – 2021/22 are shown in the table below.

Performance on Planning applications 2011/12-2022/23

Type of application	Major	Minor	Other (including householder)	Householder	Delegated
2010/11	72%	74%	85%	90%	93%
2011/12	80%	79%	91%	95%	94%
2012/13	86%	85%	93%	95%	93%
2013/14	91%	85%	95%	97%	94%
2014/15	88%	81%	91%	96%	93%
2015/16	90%	81%	92%	93%	93%
2016/17	94%	84%	85%	95%	95%
2017/18	83%	68%	88%	92%	96%
2018/19	78%	61%	72%	73%	96%
2019/20	77%	69%	77%	78%	96%
2020/21	92%	87%	93%	94%	98%
2021/22	98%	91%	95%	96%	99%
2022/23	97%	91%	89%	88%	99%
2023/24	94%	88%	90%	89%	99%

Source: Birmingham City Council.

Number of Appeals Submitted and The Outcomes of Appeals

	Total	Dismissed	Allowed	Part allowed
2010/2011	131	100	28	3
2011/2012	104	68	33	3
2012/2013	112	68	38	6
2013/2014	136	101	31	4
2014/2015	116	91	25	0
2015/2016	111	89	20	2
2016/2017	88	27	59	2
2017/2018	117	84	30	3
2018/2019	113	80	33	0
2019/2020	190	153	33	4

	Total	Dismissed	Allowed	Part allowed
2020/2021	131	81	47	1
2021/2022	149	94	50	1
2022/2023	150	90	52	4
2023/2024	129	78	45	1

Source: Birmingham City Council

Birmingham Development Plan Monitoring Indicators

BDP Policy	Monitoring Indicator	Page:
Planning for Growth		
PG1 Overall levels of growth	- PG1/1: Dwelling Completions (Birmingham)	16
	- PG1/2: Dwelling Completions (Other Council areas)	16
	- PG1/3: Residential Supply Pipeline	17
	- PG1/4: Five-Year Land Supply	17
	- PG1/5: Employment Land Delivered	18
	- PG1/6: Employment Land Supply Pipeline	19
	- PG1/7: Retail Floorspace Completed	19
	- PG1/8: Retail Supply Pipeline	20
	- PG1/9: Office Floorspace Completed	20
	- PG1/10: Office Supply Pipeline	21
	- PG1/11: Major Waste Management Facilities Completed	21
	- Population and Employment Change	128-137
PG2 Birmingham as an international city	- PG2/1: Major Investments Attracted	24
	- PG2/2: International Events Held	26
	- PG2/3: Birmingham's Ranking in Relevant Monitors	26
PG3 Place making	- No Specific Indicators. See TP12, TP 29	26
Spatial delivery of Growth		
GA1 City Centre	- GA1/1: Development Completed since 2011	28
	- GA1/2: Development Pipeline	28
GA2 Greater Icknield	- GA2/1: Development Completed since 2011	30
	- GA2/2: Development Pipeline	30
GA3 Aston, Newtown and Lozells	- GA3/1: Development Completed since 2011	31
	- GA3/2: Development Pipeline	31
GA4 Sutton Coldfield Town Centre	- GA4/1: Development Completed since 2011	33
	- GA4/2: Development Pipeline	33
GA5 Langleigh SUE	- GA5/1: Development Completed since 2011	34
	- GA5/2: Development Pipeline	34
GA6 Peddimore	- GA6/1: Development Completed since 2011	35
	- GA6/2: Development Pipeline	35
GA7 Bordesley Park	- GA7/1: Development Completed since 2011	36
	- GA7/2: Development Pipeline	36
GA8 Eastern Triangle	- GA8/1: Development Completed since 2011	37
	- GA8/2: Development Pipeline	37
GA9 Selly Oak/South Edgbaston	- GA9/1: Development Completed since 2011	38
	- GA9/2: Development Pipeline	38
GA10 Longbridge	- GA10/1: Development Completed since 2011	40
	- GA10/2: Development Pipeline	40
Environment and Sustainability		
TP1 The city's carbon footprint	- TP1/1: Reduction in CO2 Emissions from 1990 Levels	43

BDP Policy	Monitoring Indicator	Page:
TP2 Adapting to climate change	- No specific indicators. See TP6, TP7 and TP8	44
TP3 Sustainable construction	- TP3/1: Number of New Homes Meeting Zero-Carbon Standards	44
	- TP3/2: Commercial Developments (BREEAM 'Excellent')	40
	- TP3/3: Existing Homes Adapted Through Birmingham Energy Savers	41
TP4 Low / zero carbon energy	- TP4/1: Homes & commercial developments connected to CHP	45
TP5 Low carbon economy	- TP5/1: Low-carbon initiatives supported	48
TP6 Managing flood risk	- TP6/1: Developments Approved against EA Flood Risk Advice	50
TP7 Green infrastructure network	- TP7/1: Proposals approved resulting in a loss of green infrastructure	51
	- TP7/2: New green infrastructure provided	52
TP8 Biodiversity and Geodiversity	- TP8/1: Number of development proposals approved within or adjoining designated sites (SSSIs, NNRs, LNRs SINCs and SLINCs)	53
	- TP8/2: Number and area of designated sites	54
	- TP8/3: Approved proposals adversely affecting the integrity of or providing positive enhancement to the wider ecological network	55
TP9 Open space, playing fields and allotments	- TP9/1: Percentage of Population within the Distance Thresholds	55
	- TP9/2: Open Space/Playing Fields/Allotments Lost to Development	56
	- TP9/3: New Open Space/Playing Fields/Allotments Created	56
TP10 Green Belt	- TP10/1: Number of Planning Applications Approved in the Green Belt	57
TP11 Sports facilities	- TP11/1: Sports Facilities Lost to Other Forms of Development	58
	- TP11/2: New Sports Provision Created	58
TP12 Historic environment	- TP12/1; Number of Designated Heritage Assets (Scheduled Ancient Monuments, Listed Buildings, Registered Parks and Gardens, Conservation Areas)	60
	- TP12/2: Applications Approved Affecting a Heritage Asset	60
	- TP12/3: Heritage Assets Recorded (Historic Environment Record)	61
	- TP12/4: Investigations Added to the Historic Environment Record	61
	- TP12/5: Number of Structures Added to the Local List	62
	- TP12/6: Conservation Area Appraisals & Management Plans	62
	- TP12/7: Number of Heritage Assets at Risk	62
TP13 Sustainable management of the	- TP13/1: Tonnage of waste produced by methods of disposal	63

BDP Policy	Monitoring Indicator	Page:
city's waste	- TP13/2: Capacity of Waste Treatment Facilities Within Birmingham	64
TP14 New and existing waste facilities	- TP14/1: New waste facilities approved	66
	- TP14/2: New waste facilities constructed	68
	- TP14/3: Proposals Approved Leading to the Loss of Waste Facilities	69
TP15 Location of waste management facilities	- TP15/1: Land Available for Development for Waste Treatment Purposes in Line With the Criteria in the Policy	70
TP16 Minerals	- TP16/1: Number of minerals investigations submitted	70
Economy and Network of Centres		
TP17 Portfolio of employment land and premises	- TP17/1: Employment Land Developed by Category	71
	- TP17/2: Land Available by Category	72
TP18 Regional Investment Sites	- TP18/1: Land Developed in Each RIS	73
	- TP18/2: Permissions for Uses Outside those Specified in the Policy	74
TP19 Core employment areas	- TP19/1: Employment Development within Core Employment Areas	75
	- TP19/2: Major investments in improving infrastructure serving Core Employment Areas	76
	- TP19/3: Land Developed for non-employment uses	78
TP20 Protection of employment land	- TP20/1: Employment land Developed for Alternative Uses	79
	- TP20/2: Permissions Granted for Non-Employment uses on Employment Land	79
TP21 The network and hierarchy of centre	- TP21/1: Retail Completions	80
	- TP21/2: Retail Supply Pipeline	82
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