

THE
BIRMINGHAM
PLAN

BIRMINGHAM UNITARY DEVELOPMENT PLAN 2005



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CHAPTER 1 - INTRODUCTION

The Unitary Development Plan 2005

The Unitary Development Plan (UDP) is part of the statutory development plan for Birmingham. It contains policies and proposals that guide development and the use of land in Birmingham up to 2011. Until September 2004, every Metropolitan authority, including the City Council, was required to prepare such a plan for the whole of its area, and to keep it up-to-date.

In September 2004, a new planning system came into effect. Under the new system, the City Council is required to maintain a Local Development Framework (LDF), containing a range of different plans, including existing plans such as the UDP.

The 2005 UDP follows the same basic format as the preceding version adopted in 1993, and includes:

- General topic chapters (covering subjects such as Economy, Housing and Transport), setting out broad objectives and policies to guide development and land use;
- Detailed policies relating to specific types of development or development affecting certain types of area (such as Hotels and Guest Houses, Places of Worship, and Development in the Green Belt);
- Area statements setting out policies and proposals for different parts of the City, including the City Centre; and
- A Proposals Map, which shows the location of specific development proposals and areas of special control

The first UDP was adopted in 1993 and reviewed between 2000 and 2005. The review took the form of changes, or alterations to the adopted plan. These revisions to the UDP were adopted by the City Council on 11 October 2005. The statutory adoption notice was published on 8 November 2005 and the six-week period allowed for challenge expired on 20 December 2005 completing the adoption process. This revised version therefore supersedes the 1993 UDP.

Within this version of the Plan, the revisions from the original plan are shown in italics, with new text underlined and deleted text shown with a line through it. Throughout a bolder typeface has been used to distinguish the policies and proposals from supporting text.

Saved Policies

Under the Planning and Compulsory Purchase Act 2004, policies in the Birmingham UDP were due to expire on October 11th 2008, unless a direction was issued by the Secretary of State to extend their life. Under the Act adopted development plans are extant for a period of three years from the plan's adoption date.

On March 31st 2008 Cabinet agreed the submission of a schedule of UDP policies to be saved to the Government Office for the West Midlands (GOWM). Under the proposals the Secretary of State was asked to consider saving the majority of the plan's policies. On the 19th September 2008 the City Council received a direction saving all but three policies from the UDP. Those policies which have been saved will continue to apply until they are replaced by new policy documents (in particular the Birmingham Core Strategy).

Under the direction the three policies which have not been saved after 11th October 2008 are

- Heartlands policies in chapter 2 which were out of date (paras 2.27 – 2.38)
- Office campus policies in chapter 4 which were inconsistent with government planning guidance, Planning Policy Statement 4 (para 4.45)
- Housing requirements in chapter 5, which have been replaced by the Regional Spatial Strategy policy CF3 (paras 5.21 – 5.25 and Figures 5.3 and 5.4)

These paragraphs have been deleted.

Longbridge Area Action Plan

In April 2009 the City Council adopted a Development Plan Document for the Longbridge area – the Longbridge Area Action Plan. This provides a detailed framework for the redevelopment of the former Austin Rover car plant at Longbridge.

The Longbridge AAP is a separate document and has replaced the sections of the UDP which related to Longbridge. As a result the following paragraphs of the UDP have been deleted :

- Part of paras 6.30, 19.8, 19.9A and 19.35
- Paras 19.19 – 19.19D

Consequential changes have also been made to the Proposals Map. The proposals for Longbridge are shown on an inset plan.

Other Development Plan Documents

The City Council is in the process of preparing three other Development Plan Documents. When these are adopted they will replace further sections of the UDP.

The three plans are :

- The Core Strategy. This is a city-wide plan which will set out an overall spatial strategy for Birmingham to 2026. It will replace chapters 2 – 7 of the UDP.
- The Aston Newtown Area Action Plan. This will provide a detailed framework for change and regeneration in the Aston/Newtown area. It will replace parts of chapters 11 and 12 of the UDP.
- The Bordesley Park Area Action Plan. This will provide a detailed framework for the Bordesley area. It will replace parts of chapters 14 and 17 of the UDP

The programme for preparing these plans is set out in the Council's Local Development Scheme (LDS)

Regional Spatial Strategy

Under the new Planning system, the Regional Spatial Strategy also forms part of the Development Plan. The policies of the UDP should therefore be read alongside the Regional Spatial Strategy for the West Midlands.

CHAPTER 2 - STRATEGY

National/Regional Context

2.1 The City of Birmingham grew in its present position because of its accessibility by canal at a turning point in the region's industrialisation. This marginal advantage was reinforced by successive waves of private investment. This in turn created the need for investment in railways, trams, roads etc., reinforcing the initial advantage.

2.2 This cycle of growth resulted in:-

- growth in prosperity until the high water mark of the 1960's;
- growth in population, especially in the nineteenth century, to a peak in the 1950's, accompanied by outward growth of the built-up area and gradual additions to the City's administrative area.

2.3 Birmingham therefore owes its very existence and its subsequent growth, to economic and social trends operating at a regional and national level. For a hundred years these trends worked to Birmingham's advantage, but more recently the reverse has been the case, and the City has endured a period of decline from which it is now recovering. Three main processes can be identified:-

- 'The North/South Divide' - the shift in the balance of the national economy from the Midlands and the North to the South, as a result of the decline of manufacturing industry in the traditional manufacturing areas, and the growth of new industries and higher level services located predominantly in the South, to take advantage of the increased concentration and internationalisation of financial and commodity markets.
- 'The Urban/Rural Shift' - the movement of employment and population from the City to the smaller surrounding towns and rural areas. This is a phenomenon common to all City regions, generated by the environmental and spatial advantages of the smaller towns, combined with increased personal and business mobility. These changes are illustrated by Figures 2.1 and 2.2 respectively. For the City this leads to a reduction in its taxable base, without a corresponding reduction in the demand for its services.
- 'Social Polarisation' - an increased concentration of social, economic and environmental deprivation in particular areas, principally the inner city but also some outlying Council estates compared to the relative affluence of many outer suburbs (see Figure 2.3). This results from the increased personal mobility of the better-off, giving them a greater choice of housing location relative to employment. *There is a close connection here with concerns over the social exclusion of particular groups within the community, such as black and ethnic minority people and women.*

2.3A In addition to the above trends, further challenges have arisen which include growing recognition of the fragility of the global environment, the rapid development and application of new information technologies and increasing recognition of the importance of international relationships and linkages at sub-national levels. The City Council's involvement in EuroCities and other initiatives involving major international cities serve to illustrate the latter point.

2.4 The City's problems cannot be solved and its opportunities cannot be fully exploited in isolation, and in ignorance of these wider trends. There is a need for complementary policies at a regional and sub-regional level, and this is provided by ~~[Strategic Guidance for the West Midlands (PPG10), published by the Secretary of State in February 1988,]~~ Regional Planning Guidance for the West Midlands (RPG11) originally published by the Secretary of State in September 1995 after extensive discussion and agreement between the Metropolitan District and Shire County Councils in the West Midlands, and re-published with some revisions in April 1998. * ~~[Strategic]~~ Regional Planning Guidance provides an overall context for the ~~[preparation]~~ Review of UDPs and ~~[the Review of]~~ Shire County Structure Plans. The Birmingham UDP develops the policy approach which it sets out. Advantage West Midlands (the West Midlands Regional Development Agency) is responsible for the preparation of a Regional Economic Strategy, which will have an important bearing on its activities in relation to inward investment and regeneration funding.

Basic Approach

2.5 The Birmingham UDP Strategy is based above all on a vision of the future of the City. This vision sets out the City's position in relation to the key socio-economic trends described above, thereby providing continuity with the past as well as establishing a basis for the development of future strategy. This vision comprises three broadly based objectives which will provide the touchstone against which future action can be judged.

(a) Birmingham's Citizens

Birmingham is home to a million people of diverse cultures, ethnic origins, skills, incomes and lifestyles. The City Council is committed to provide a social, cultural and physical environment which allows all these groups to play a satisfying and distinctive part in the life of the City. In particular the City Council will endeavour to reverse the trend towards social polarisation and concentrate its efforts on improving conditions for those ***[most in need] socially excluded through discrimination and disadvantage.***

(b) Birmingham ~~[and the Nation]~~ in its National and International Setting

Birmingham is the UK's Second City - and one of the largest concentrations of people and economic activity outside London. ~~[The perceived location of Birmingham is likely to change dramatically with the arrival of the M40, providing a second motorway link between Birmingham and London. This in itself is likely to be a generator of activity and will no doubt confer upon Birmingham a new status, as the northernmost part of 'the South'.]~~ The City Council aims to consolidate the City's status vis-à-vis competing regional centres, and secure for Birmingham a national/international standing equivalent to that of other major European ~~[provincial]~~ regional capitals.

* This has now been superseded by revised Regional Planning Guidance, which was published in June 2004. The revised RPG11 is the Regional Spatial Strategy for the West Midlands, and under the provisions of the Planning and Compulsory Purchase Act 2004, forms part of the statutory development plan for Birmingham.

(c) Birmingham and the Region

Despite recent trends towards decentralisation, Birmingham ***remains a strong central place] is the Regional Capital***, providing higher level services and specialised functions to the whole of the West Midlands Region. The City Council will continue to foster and promote this distinctive central role.

2.6 This vision has stability, it has continuity with the past and is sufficiently broadly based to command the political and interest group support to survive the inevitable crises and conflicts that will occur over the years ahead. These objectives are intended as a starting point and are not sacrosanct: the vision will be enlarged and refined as time progresses, but it will not be either denied or reversed.

2.7 This approach is wider than the limited land use perspective of the UDP. However, although the UDP is a land use plan, its policies are inextricably bound up with wider socio-economic and environmental considerations. In particular the success of the UDP strategy will depend on the sustained reversal of the spiral of decline which set in during the 1970's. The long term revival of the City's economy and the renewal of those parts of the City most affected by that decline, will continue to be crucial. ***Knowledge and skills will underpin this process and will also be essential if social exclusion and discrimination are to be reduced, social and community life strengthened and citizenship and civic involvement promoted. The City Council's commitment to lifelong learning is encapsulated in the idea of 'The Learning City' and planning policies will seek to promote this wherever possible. Although primarily a land use strategy, this Plan will support broad-based regeneration programmes such as the Single Regeneration Budget, which combine land use with a strong social regeneration focus.***

2.8 ***[This position is wholly consistent with, and builds upon, the Secretary of State's Strategic Guidance for the West Midlands, with its widely supported twin objectives of economic revitalisation and urban regeneration. Fundamental to both of these is the need to improve the quality of the City's environment, and this theme runs throughout the plan. Enhancing the environment is a pre-requisite if the quality of life of the City's residents, particularly the less well-off, is to be improved. It is also important to the continued success of the City's economy: economic activity is becoming increasingly footloose, and environmental considerations are assuming an ever increasing importance in business decision-making and investment. This not only affects the investment decisions of mobile industry but also the decisions of existing firms.] This position is wholly consistent with the Secretary of State's Regional Planning Guidance for the West Midlands (RPG11). This sets out a vision for the West Midlands as:-***

"... an advanced and competitive Manufacturing Region, where development is set within a sustainable development framework, where inward investment and enterprise are encouraged, where everyone has access to a high quality of life and choice of opportunities, and the quality and distinctiveness of the natural and built environment are maintained and enhanced". (paragraph 1.2)

For Birmingham, this requires a continued emphasis on three interlinked themes:-

- ***Economic revitalisation. It is essential that the modernisation of the City's economy continues to be encouraged. This will require measures to promote investment in new***

economic sectors with strong growth prospects - but just as important will be the need to support the City's existing businesses and to assist their growth and modernisation.

- **Urban and social regeneration. It is essential that economic growth feeds through into real benefits for those in greatest need, and for those areas which experience the greatest deprivation. This will require a continued emphasis on integrated, area-based approaches to the regeneration process combining physical with social and economic measures.**
- **Environmental Quality. It is essential that measures to protect and enhance the City's environment are energetically pursued, as a pre-requisite to the success of the City's economy and to securing improvements to the quality of life of the City's residents - especially the less well-off. This will require a commitment to securing positive environmental benefits from new development, as well as steps to avoid, or at least minimise, any adverse effects.**

2.8A This approach is also consistent with the City Council's commitment to move towards a more sustainable pattern of development, as set out in the corporate Sustainability Strategy. In this context, the City Council adopts the 'Brundtland' definition of sustainable development, which is also adopted in PPG1 and RPG11 - "development that meets the needs of the present, without compromising the ability of future generations to meet their needs."

2.8B The Government has also taken forward this definition in its strategy for sustainable development "A Better Quality of Life," by identifying the following four objectives for sustainable development, which are fully supported by the City Council:

- **Social progress which recognises the needs of everyone;**
- **Effective protection of the environment;**
- **Prudent use of natural resources; and**
- **Maintenance of high and stable levels of economic growth and employment.**

2.8C In line with this, the UDP Strategy seeks to promote the development which is necessary to meet the City's current needs, but seeks to ensure that this development is carefully located, and carefully planned, to avoid, or at least minimise, adverse environmental impact and ensure the most efficient use of non-renewable resources.

2.8D This involves maximising the use of the existing public transport infrastructure, and providing more high quality public transport opportunities in order to encourage people to choose to travel by more sustainable modes of transport including walking and cycling wherever possible. In line with the Transport Corridors principle set out in RPG11, the City Council will seek to encourage activities which generate high transport demand to locations well-served by public transport, and will encourage higher density development within public transport corridors, subject to provision of a high quality environment. The City Council will also support improvements to park and ride facilities both within the City and beyond, including strategic park and ride (see also Transport Chapter, paragraphs 6.19, 6.30 and 6.32).

2.8E In seeking to meet the City's current needs, account will also be taken of the Council's Social Justice Strategy, which aims to provide a framework for tackling social exclusion across Birmingham. Particularly important within this context will be the reversal of the long-term trend for the decentralisation of population from the City, and especially the out-migration of the better off. The desired outcome is to counter the trend for the socially and financially disadvantaged to be concentrated in the City, particularly in certain parts. The aim should be to create a balanced community. To the extent that out-migration of population continues then this too should reflect more strongly the make-up of the City's population, including those on lower incomes who for many years have been denied such opportunities. The promotion of housing in the City Centre ("City Living"), and provision of a quality environment and the infrastructure necessary to support it, will be a major theme.

2.8F At the local level, initiatives to promote the concept of sustainability are being developed through the Local Agenda 21 process, which the City Council is facilitating. Local Agenda 21 embraces a wider range of concerns than simply land use issues, but the UDP has the potential to provide a useful context for some aspects of its work. Similarly planning decisions will be informed by the Local Agenda 21 process.

2.9 This Unitary Development Plan is rooted in the belief that there is a very direct relationship between environmental quality and levels of economic activity. The aim is to make Birmingham a better place in which to live or work or just to visit. As part of that process the Plan seeks to attract activity, and activity may also mean investment and, ultimately, development. Such development provides an opportunity to manage change and effect improvements in the quality of the environment. The intention is to make the City more 'attractive' not just in terms of the physical environment but also in the magnetic sense... to more activity, investment, development and so on. The Plan seeks to create the opposite of a vicious circle: to create a virtuous upward spiral, whereby economic activity and environmental quality feed off and promote one another. It must be stressed, however, that the intention is not to attract activity for its own sake, but to make the existing Birmingham a better place... in the first instance for the million people who already live in the City.

2.10 These guiding principles have widespread support and influence the whole range of the City Council's activities. In many areas key strategic choices have already been made - for example in the context of the City's Economic Strategy. It is the function of the UDP to develop land use policies which will carry them forward in a consistent way.

Scale of Change

2.11 Implementation of the strategy will require large-scale change in some areas. However, ~~it is an undeniable fact that much of the City in the year 2001 will be the same as it is now. Most~~ most of the City's dwelling stock already exists and it is anticipated that most of the City's commerce and industry will ~~still~~ continue to exist, albeit bringing more, better quality employment and wealth to the City. The main issue for many areas will not be the level of new development but rather the level of resources devoted to the upkeep and refurbishment of what already exists.

2.12 The scale of the task that we face is enormous, yet it is inconceivable that the resources will be available to carry out every worthy scheme. [Strategic] Regional Planning Guidance emphasises the need for the City Council, Central Government and the private sector to combine their programmes, responsibilities and skills to foster urban regeneration. Past experience has shown that the concentration of action on particular parts of the inner city is far more likely to achieve long-term benefits. The City Council's record supports this approach and the following priorities for action (shown by Figure 2.4) have been established.

- 1. Birmingham City Centre - the heart, not only of the City, but of the region as a whole. This is discussed further below.**
- 2. The remainder of the Inner City (the area which corresponds to the former Inner City Partnership Core Area) – including the former Birmingham Heartlands Development Corporation Area (see below), but also some outlying estates where deprivation is also concentrated.**
- 3. Elsewhere, emphasis will be given to schemes:-**
 - a) which provide benefits which are in areas easily accessible to those in greatest need;**
 - b) where major new development or improvement to the environment, consistent with the strategy, will be encouraged to take place.**

2.13 The strategy can only be achieved with the support of investment, on a massive scale, by the private sector and other agencies. The City Council's own initiatives can help lever far greater private sector investment. The renewal of development activity in the City Centre and Birmingham Heartlands are examples of how public sector support can manage development pressures and private sector resources to meet wider objectives.

2.14 Given the relatively small scale of new development City-wide, it follows that we need to retain the best of what already exists, enhance it and build upon it. In the past, Birmingham's wider image [has been] was damaged more by the quality of its built environment - as a concrete jungle - than any other single factor. This reputation [reflects] reflected the poor quality of the rapid redevelopment that took place in the 1950's and 1960's. The recovery of the city's economy is giving a second, unexpected, chance to redress many of these earlier mistakes. Much progress has been made, particularly in the City Centre, for example, with the development of the International Convention Centre and National Indoor Arena complex, Brindleyplace, and other developments in the 1990s. The emphasis for the future must therefore be to [encourage development of a high quality] continue this process, through the development projects currently in the pipeline, such as the Bull Ring, Martineau Galleries and Millennium Point, and through the encouragement of other high quality developments. Where feasible, the inclusion of high quality greenspace will be positively encouraged. Provision of the following types of greenspace or open space of public value will be encouraged within new developments throughout the City in appropriate circumstances:

- Parks and gardens
- Natural and semi-natural areas such as woodland, urban forestry, grasslands, wetlands and pools
- Green corridors along canals, rivers, streams, cycleways and rights of way
- Sports pitches, playing fields and other outdoor sports areas
- Informal recreation spaces including amenity space associated with housing developments
- Children's play areas
- Allotments and community gardens
- Public squares and other formal public spaces.

To be effective, this approach will need to be applied consistently over many years.

Planning and Health

2.14A The City Council recognises that there are clear links between the quality of the environment and the quality of people's health. Poor housing, traffic and air borne pollution and high levels of urban deprivation have all been shown to contribute to medical problems and poor health. Conversely, access to open space, sport and recreational facilities are important in being able to offer opportunities for physical exercise thereby promoting healthier living. The planning process therefore has a clear and important role to play in helping to tackle health inequalities and promote healthy neighbourhoods.

2.14B The Government's commitment to securing a healthier nation has as a key element the need for health bodies to work in partnership with local authorities and this approach is endorsed by Birmingham City Council. Accordingly the City Council will work closely with the Health Authority, Hospital Trusts, Primary Health Care Groups and others to help them develop and implement their Health Improvement Programmes. Particular support will be given to help them achieve any appropriate physical development initiatives such as building a new hospital or health centre or redeveloping hospital campuses. Support will also be given to specific initiatives such as Health Action Zones, delivering Healthy Living Centres and implementing local Primary Health Care Group strategies.

2.14C When producing local action plans or supporting area or estate renewal strategies the City Council will assess the health implications and actions as a key element of that work. Such actions could include the provision of social housing, the provision of open space and recreational facilities, supporting public transport improvements, the promotion of cycling and walking as well as the provision of any direct health facilities such as a GP surgery. When considering planning applications for new development the effects of the development on people's health will similarly be considered. Developments which contribute to creating a healthier environment will be encouraged.

CHAPTER 3 - ENVIRONMENT

Context

3.1 The quality of the environment within the City is of fundamental importance in relation to the quality of life of the City's residents. Achievement of the twin objectives of urban regeneration and economic revitalisation is dependent on creating within the City an attractive and safe environment, both to benefit existing residents and businesses, and to ensure that new investment continues to be attracted.

3.2 The factors which contribute to the quality of the environment are many and varied and in trying to formulate policies which are environmentally desirable it is recognised that there will be many conflicts of interest to be resolved. At the local level, all of the following are important - the quality of the physical environment around the home and workplace, access to pleasant shopping areas and safe places for children to play, landscape and townscape quality, access to a range of formal and informal recreational facilities and access to and protection for both local natural wildlife areas and the open countryside. In terms of the city's national and international competitiveness, the quality of the City Centre, and of the image presented by the main radial routes into the city, by both road and rail, are of great importance as is the need for attractive investment opportunities, and high quality residential areas.

3.3 Birmingham has many assets in this regard. There is a great variety of open space provision - from major areas like Sutton Park and Woodgate Valley to local parks and play areas. There is the historic legacy of the canal system, for many years declining, but now being brought into public use. The Jewellery and Gun Quarters and Warwick Bar provide links to Birmingham's industrial past, as do 'model' housing areas, like Bournville. The cosmopolitan character of the city's modern population is reflected in the ~~[Chinese]~~ Bull Ring and Markets quarter, and in shopping centres like Soho Road, and Small Heath. A major new recreational and cultural focus for the 1990s ~~[will be]~~ has been provided by the International Convention Centre and associated developments.

3.4 Nevertheless, it must also be recognised that the City has a number of serious environmental problems. Its image is still too often that of a concrete jungle dedicated to the service of the motor car rather than people. While this image contains much that is exaggerated, it cannot be denied that the quality of many of the redevelopment schemes carried out in the 1950s and 60s has proved to be poor, both in terms of design and construction. Although some progress has been made, some of the physical legacy of the economic recession of the early 1980s is also still with us ~~[measured in vacant and derelict sites, declining shopping centres and poor quality housing]~~, particularly in the inner areas of the City, where access to quality open space is also often restricted.

Future Prospects

3.5 ~~[The last few years]~~ Recent years have seen an upsurge in awareness of environmental issues at both a global and local level. This is a trend which is ~~[likely to continue]~~ continuing and there will therefore still be ~~[continued]~~ public pressure for improvements in environmental standards and concern over conservation issues. Linked to this, as economic activity becomes increasingly footloose, the environmental quality of the City ~~[will be]~~ is of growing importance, not only in

influencing the decisions of mobile businesses, but also the investment decisions of firms already located in the area. It ~~will~~ **is** also ~~be~~ central to the continuing drive to enhance Birmingham's status as an international city.

3.6 At the same time development and redevelopment pressures are likely to remain high. The limited areas of open space, playing fields and allotments within the built-up area of the city are likely to fall under particular pressure. ~~[Changes in the management of some Council services in particular the introduction of Local Management in Schools may have an effect in this area.]~~ Pressure will also continue on the Green Belt, reflecting the fact, highlighted in the Economy and Housing chapters, that the area of land available for development within the City is limited and is not able to satisfy all the requirements for new homes, jobs and services generated by the City's population. This will be so even with a continued emphasis on bringing forward recycled and derelict sites for development.

3.7 Redevelopment pressures will also continue, particularly in the City Centre, the area of greatest activity. On the one hand, this will represent a challenge to the character of Conservation Areas and listed buildings, but on the other it presents a great opportunity to remedy the mistakes of the past, through the replacement or refurbishment of the less successful developments of the 1950s and 60s.

3.7A The UDP environment strategy, together with the corporate Sustainability Strategy and Local Agenda 21 process, have a central role in the City Council's desire to move towards a more sustainable pattern of development. One aspect of this is a commitment to protect the significant number of environmental assets which the City already possesses and to avoid, or at least minimise, the harmful effects of new development. However, the strategy is not concerned simply with protection - it is equally concerned with improving quality across the whole city. A key element in achieving this will be to take advantage of the opportunities provided by proposals for new development and redevelopment to create high quality new environments and improve what already exists. The West Midlands Regional Sustainability Strategy and the Birmingham and Black Country Bio-diversity Action Plan provide a context for this. A Supplementary Planning Guidance Document will be prepared, which will examine in more detail opportunities to secure more sustainable forms of development.

Policy Statement

3.8 The environment strategy is based on two principles:-

- (a) the need to protect and enhance what is good in the City's environment, and to improve what is less good;**
- (b) the need to recognise the key relationship between environmental quality and levels of economic activity.**

The keynote must be quality. This will require a continuation of the wide range of current initiatives - derelict land clearance, ~~[estates action,]~~ **residential and environmental improvement schemes, both in the City Centre and in the suburbs**, canal enhancement, City Centre pedestrianisation etc - and no doubt the development of new approaches to new problems. Where appropriate, these will be secured through S106 agreements planning

obligations that are directly, fairly and reasonably related in scale and kind to the proposed development. Some of these initiatives are discussed in more detail in other sections of the UDP. The function of this section is to provide the overall policy context within which they will all find their place.

3.9 As a general principle, Green Belt boundaries will only be altered in exceptional circumstances, and development will not normally be allowed on any open space, regardless of whether there is a public right of access, except where there is an overriding justification in order to achieve the other objectives of the UDP strategy. Examples of such a justification include:-

- the need to release some Green Belt land in order to meet the new housing requirements specified in Strategic Guidance (former PPG10) and thereby avoid the even more damaging loss of open space or playing fields within the built-up area of the City. No further release for housing is required to meet the housing provision level set in Regional Planning Guidance (RPG11), the need to make limited and carefully phased provision for premium and high quality peripheral industrial development (mainly for 'premium employment' and 'major investment' purposes). Sites within the built-up area cannot always provide the environmental standards, site area and good motorway access required for this type of development.**
- The need to make limited and carefully sited provision for Park and Ride facilities in accordance with the policies set out in Chapter 6 (see paragraph 6.19).**

Where appropriate, proposals within these two categories, together with other specific proposals for the release of open space are contained in chapters 8-21. Green Belt boundaries will only be altered in exceptional circumstances. An example of such a circumstance is the need to make limited and carefully phased provision for peripheral industrial development. As a general principle, development will not be allowed on any open space, regardless of whether there is a public right of access, except where there is an overriding justification in order to achieve the other objectives of the UDP strategy.

3.10 Proposals which would have an adverse effect on the quality of the built environment will not normally be allowed.

3.11 Positive action to improve the quality of the environment will also be required. There are a multitude of initiatives which aim to achieve this, and past experience has shown that the concentration of activity in particular areas is likely to produce the best results. Within this context the following priorities will apply:-

- (a) The City Centre.
- (b) The remainder of the inner city (including Birmingham Heartlands) and outlying estates where deprivation is concentrated.
- (c) Schemes which will provide benefits in areas accessible to those in greatest need, including regeneration areas **and local centres.**

- (d) **Transport Corridors.**
- (e) **Schemes which will encourage major new development consistent with the UDP Strategy.**

The local Agenda 21 process which is being facilitated by the City Council will encourage, amongst other things, the emergence of initiatives to improve sustainability and this will be supported whenever it is consistent with the UDP Strategy.

3.12 The remainder of this section sets out a more detailed policy approach for the following subject areas:-

- The Built Environment
- Conservation of the Built Environment
- Canals
- Nature Conservation
- Green Belt
- Open Space (including Playing Fields)
- [~~• Playing Fields~~]
- Children's Play
- Allotments
- Sports Facilities
- Waste Treatment and Disposal
- Water and Drainage
- Air Quality
- Energy

The Built Environment

3.13 Improving the quality of the built environment within the city is one of the most important of the UDP's objectives. The City's image is damaged more by the quality of its built environment - particularly in the City Centre - than any other single factor. This reputation reflects the poor quality of the rapid redevelopment - including road schemes -

which took place in the 1950s and 1960s, typified by poor design, inappropriate building materials and a lack of consideration for the needs of pedestrians and cyclists. Already there are pressures for the redevelopment of many schemes: this presents an unexpected opportunity to remedy some of the mistakes of the past.

The Design of New Development

3.14 [New developments will be expected to contribute, in terms of their design and landscaping, to the enhancement of the City's environment. In particular, the planting of trees will be encouraged where appropriate.] A high standard of design is essential to the continued improvement of Birmingham as a desirable place to live, work and visit. The design and landscaping of new developments will be expected to contribute to the enhancement of the City's environment. Good design may also help to promote and secure sustainable forms of development.

3.14A In order to ensure a high standard of design in all new developments in accordance with the advice set out in PPG 1 – General Policy and Principles, the City Council has set out below a series of general good design principles. These are concerned with the design of and the relationship between buildings, streets, squares, parks, nature conservation areas, waterways and other spaces that make up the public domain. This includes the nature and quality of the public domain itself, the relationship of one part of the City with other parts, and the patterns of movement and activity which are thereby established.

3.14B In submitting applications for new development, including outline applications, developers will be expected to demonstrate that the scheme has been considered as part of its context. Apart from very minor applications affecting unlisted buildings outside conservation areas, and changes of use which do not affect the character or appearance of an existing building, all development proposals should be accompanied by a short written statement setting out the design principles adopted. In addition, all proposals should be accompanied by plans, elevations and drawings or photographs showing the site and the proposed development in relation to the surrounding buildings and uses. Where appropriate, developers should also provide illustrations showing the impact of their proposals at a detailed level. In more complex schemes, pre-application discussions are recommended in order to avoid unnecessary delays at a later stage. Design statements should be part of such discussions. To avoid problems of piecemeal and incremental development on very large development sites, comprehensive master plans or development briefs should be prepared to aid in the formulation and consideration of individual proposals

3.14C Development should have regard to the development guidelines set out in "Places for All," "Places for Living," the Birmingham Nature Conservation Strategy, the Conservation Strategy, the Canalside Development Design Guidelines and any other relevant Supplementary Planning Guidance/ Documents.

Good Urban Design Principles

3.14D Applications for new development will be assessed against the following principles:

- **The City Council will have particular regard towards the impact that the proposed development would have on the local character of an area, including topography, street patterns, building lines, boundary treatments, views, skyline, open spaces and landscape, scale and massing, and neighbouring uses;**
- **Local characteristics which are considered detrimental in terms of urban design and which undermine the overall character of the area should not be used as a precedent for the design of new developments; for example, buildings that back onto the public realm;**
- **The scale and design of new buildings and spaces should generally respect the area surrounding them, and should reinforce and evolve any local characteristics, including natural features such as watercourses, which are considered to be positive;**
- **People should be able to move around freely, easily and safely throughout the City; therefore in new developments, streets and routes should generally link up rather than take the form of culs-de-sac and dead ends;**
- **Mixed uses will be encouraged in centres, and in other areas where they can contribute towards meeting an identified local need;**
- **To ensure that places feel safe, pleasant and legible, the fronts and backs of buildings should be clearly defined. Windows and more active rooms should face the public realm and main entrances should open onto the public realm, whereas the backs of buildings should be private and face other backs;**
- **Landscaping should be an integral part of all major development proposals, and this should be designed to complement the new development and the surrounding area;**
- **Any existing mature trees should be retained where possible, and the planting of new trees will be required where appropriate in accordance with the policy set out in paragraph 3.16A below.**

Design Principles for Sustainable Development

3.14E Development has a large impact on issues such as global warming, resource depletion and pollution. Developments, including new and refurbished buildings, should therefore be designed in a way which reduces such harmful impacts and respects the principles of a sustainable environment. Applications for development will be assessed against the following principles:

- **Layouts should be designed to minimise reliance on the private car and encourage walking, cycling and the use of public transport;**
- **Existing buildings should be re-used wherever possible and where re-use would contribute to environmental quality;**

- **Consideration should be given to the use of environmentally friendly materials, including the re-use of materials, where appropriate;**
- **The orientation, external and internal design of buildings, and use of landscaping, should maximise the use of natural heat and light, contribute to local biodiversity and minimise the use of non-renewable energy sources. The use of renewable energy sources will be actively encouraged; This should not, however, be at the expense of good urban design;**
- **Good thermal and noise insulation should be provided;**
- **Consideration should be given to the use of higher densities and more compact layouts where they will not conflict with other Plan policies or with other good urban design principles;**
- **Consideration should be given to measures that will minimise the consumption of water, for example by the re-use of grey water and water saving devices and practices. Further policies on sustainable use of water and sustainable drainage are included in paragraphs 3.71-3.76;**
- **Buildings should be long-life and flexible and capable of being adapted for a variety of other uses with the minimum of disruption;**
- **Any contamination on a site should be assessed, and if necessary, remediation work carried out to ensure that the site is fit for the use for which it is intended.**

3.14F [This approach] The principles set out above will be applied throughout the City, including rural areas, as appropriate [but will be particularly important in the City Centre, major redevelopment areas (e.g. Birmingham Heartlands) and outlying estates where existing conditions are poor]. More detailed guidance for particular areas/sites will be provided through [more detailed local planning and/or Development Briefs] Supplementary Planning Guidance new Local Development Documents. The City Council will expect the above principles to be applied when development is carried out under permitted development rights (for example, the provision of street furniture).

The City at Night

3.14G The image of the City at night, and particularly of the City Centre, should have the highest quality if Birmingham is to be seen as an attractive place after dark. At a basic level, well-designed lighting helps to improve pedestrian safety, road safety and legibility. An approach combining high quality lighting of buildings, places and spaces, can enhance the quality of the environment and even change it to create a more exciting night-time character. However, the City Council wishes to limit light pollution by avoiding unnecessary up-lighting. The local planning authority will encourage developers to provide imaginative lighting that enhances the night-time appearance of the scheme and the amenity of the area. In appropriate circumstances these will be secured through the use of Section 106

which are coming under increasing threat from redevelopment or from the renewal or replacement of underground public utilities.

3.16B The City Council will itself, and in liaison and partnership with others, seek to expand the City's woodland resource by encouraging the planting of new woodland wherever appropriate.

Existing Development

3.17 Overall the scale of new development will be small in comparison to the existing stock of buildings. Initiatives to improve the environmental quality of what already exists - such as building enhancement grants, pedestrianisation, the planting and preservation of trees, and greening on major transport corridors - will therefore continue to be promoted, in accordance with the priorities established in paragraph 3.11. More detailed proposals for particular areas are contained in the Constituency Statements.

3.18 High priority will be placed on bringing derelict land and buildings back into positive use. However, proposals which relate to sites which have been the subject of landfill operations should comply with the advice contained in the Council's Supplementary Planning Guidance on this subject. In addition, appropriate measures will be taken to remove non-conforming industrial uses from residential areas and special category (bad neighbour) industries will only be permitted away from residential areas and other community uses.

3.19 As proposals for windfall housing developments are brought forward over the plan period, those proposals on backland sites which would detract from the overall environmental quality and character of a particular area will not be supported. Detailed policies on this aspect have been prepared by the City Council and are available separately as Supplementary Planning Guidance.

Conservation of the Built Environment

3.20 The historic legacy of Birmingham is considered to be of prime importance, especially as so much was demolished during the redevelopment of the 50s and 60s. **Redundant historic buildings offer a range of opportunities for conversion to new uses and can be an important focus for wider urban regeneration schemes.** Designated Conservation Areas within the City will continue to provide a powerful means of preserving the best of our historic and architectural heritage and within these areas and other areas identified in the Constituency Statements as of conservation importance, the emphasis will be on protecting and enhancing the individual character and appearance of the particular area. Where appropriate the Council will make use of its powers to control unauthorised development and signage.

3.21 Not all the City's buildings or areas of architectural interest enjoy statutory protection and consideration will therefore be given to the designation of new Conservation Areas;

Open Space*

3.47 The policy will continue to be to develop an integrated and linked ***[system] network*** of open space* throughout the City ranging from the Green Belt including Green Wedges to local play areas and including Country Parks, informal open space, formal parks, playing fields, golf courses and woodlands. The linking element is provided by linear open spaces ensuring a range of recreational facilities accessible to all and enabling the natural wildlife of the countryside to penetrate deep into the urban area.

3.48 Complementing and forming part of linear open space is a ***[network] system*** of interlinked walkways often utilising canals and rivers. The completion and extension of this network, ***including footpaths within the rural areas of Birmingham***, will continue to be a priority, in particular to ensure that full public access is provided to all linear open spaces ***and to the countryside***. Every opportunity will also be taken to enhance and improve links into the national system and to promote Birmingham's strategic importance at the hub of existing and proposed long distance routes.

****Definitions:***

For the purposes of the UDP, "open space" is defined as "all open land of recreational or public value, including playing fields, which primarily consists of natural elements such as trees, grass and water. It may or may not have free public access. It may or may not be used or held by the City Council for recreational purposes".

For the purposes of the UDP, "public open space" is defined as "open space, including playing fields, owned by the City Council or to which there is a public right of access, used by the public primarily for recreation purposes. It does not include private or education playing fields, nor does it include municipal or private golf courses, cemeteries, or open areas within housing estates which substitute for private gardens".

3.49 The importance of the canal systems which also form part of the linear open space will continue to be recognised.

3.50 Proposals for development which would have an adverse effect on this open space ~~[framework] network~~ will not ~~[normally]~~ be allowed, and the completion and extension of the network of open space will be a priority.

3.51 In the City Centre open spaces make a particularly valuable contribution to the quality of the urban environment. As a consequence the development of any ~~[public]~~ open space in excess of 1000 sq.m. will ~~not normally be permitted~~ be resisted in the central area.

3.52 It should not be assumed that isolated areas of open space are of less importance. Local areas of open space, and in particular play areas for small children, are of special significance.

~~[3.54] 3.52A Proposals which would result in the loss of [urban] open space will not normally be allowed, [This will include areas to which there is no general right of access] particularly where:- Proposals which would result in the loss of open space will only be permitted in exceptional circumstances. In determining whether exceptional circumstances exist, the City Council will take account of the availability of public open space nearby, its quality, and how well it meets local needs. It is unlikely that developers will be able to demonstrate that exceptional circumstances exist where:-~~

(a) existing public open space provision falls below the standard of 2.0 hectares per 1000 population ~~(see para 3.53); and/or~~

(b) there would be a loss of land from the open space network.

~~There will nevertheless be exceptional occasions when it will be appropriate to release open space for development. In these circumstances the normal practice will be to seek some form of appropriate recreational community benefit of equal value to compensate for the open space loss. Where developers are able to demonstrate that exceptional circumstances exist to justify the release of open space for development, the practice will be to seek an appropriate recreational community benefit of equal value to compensate for the open space loss, that is at least as accessible to current and potential users, and at least equivalent in terms of size, usefulness, attractiveness and quality. Conditions may be imposed on planning permissions, or planning obligations sought, in order to secure the exchange of land, ensure any necessary works are undertaken and that the new facilities are capable of being maintained adequately through management and maintenance agreements.~~

Public Open Space

3.53 The distribution and accessibility of public open space [and its accessibility], is also important. The standard of 2 hectares of public open space per 1000 population will be used to assess the adequacy of existing public open space provision across the City. Provision will normally be calculated on a Ward basis. However, fluctuations in provision within Wards, and provision within adjoining Wards where sites fall close to Ward or City

boundaries, will also be taken into account, subject to the minimum standard above, and subject to the cumulative provision for adjacent Wards meeting the above standard. [Past practice has been to set a target of 2 hectares of public open space per 1000 population. In many parts of the City this 'target' is not realistically attainable. It does, however, provide a useful measure against which the adequacy of public open space provision in different parts of the City can be judged, and it will be retained on this basis.] Currently public open space is below the standard in almost half the Wards in the City and there is a deficiency in most parts of the inner area. Redressing the inequality in provision is important, but difficult due to the built-up nature of the environment. Every effort will be made to encourage the provision of new public open space, incorporating new nature conservation interest where appropriate, in areas of existing deficiency where the opportunity arises. One means of achieving this is through the provision of public open space to serve the needs of new residential development and policies to achieve this are set out in paragraphs 5.20B-5.20E. [The need to take steps to improve this position is reflected in the priorities for action identified in para. 3.11. It will also be important to improve the quality of open space and ensure that all dwellings are within reasonable walking distance (400m) from a local area of open space.] Improvement in the quality of public open space is equally important. In localised areas where existing provision meets the standard of 2 hectares per 1000 population, it may be more appropriate to improve facilities on existing public open space rather than provide new areas.

3.53A Improvements may include measures to improve safety and security such as lighting and natural surveillance, to provide or improve play and recreational facilities or to improve access. The overall objective is to provide an area of safe, attractive and useable public open space, accessible to all sectors of the community including carers with pushchairs and people with disabilities within reasonable walking distance (400m) of all dwellings.

3.53B New residential developments generate a need for public open space and children's play facilities to serve the occupants of the new homes. These will be secured through S106 agreements, where appropriate. This will normally be provided within the curtilage of the site but in certain circumstances off-site provision or improvements to existing local facilities, including playing fields, may be more appropriate. Policies are set out in paragraphs 3.61 and 5.20B – 5.20E.

3.54 - See paragraph 3.52A

Playing Fields

3.55 [Again, past practice has been to set a target for playing field provision – 1.2 hectares per 1000 population] A standard of 1.2 hectares per 1000 population of playing fields provision (excluding education playing fields) will be used to assess the adequacy of existing playing field provision across the City. This standard [target] is only reached in [8] 6 of the 39 Wards in the City and, as in the case of public open space, opportunity to improve this situation is limited, due to the built up nature of the environment. Every effort will therefore be made to bring existing pitches into more beneficial use as the opportunity arises through for example improvements to drainage and the provision of changing facilities. [is not realistically capable of being achieved in many areas. The target will

CHAPTER 4 - ECONOMY

Context

4.1 The performance of the City's economy will determine the number and type of jobs, the level of population, the amount of wealth created, as well as the extent to which the Council and other agencies are able to tackle wide ranging inter-dependent urban and social problems. The Council's policies, whether expressed through its UDP, Economic Strategy or elsewhere, must be sympathetic to the economic restructuring that has been taking place and to exploit new economic growth opportunities.

4.2 The economy has undergone dramatic changes since the early 1970s - ~~[first suffering from a period of unprecedented decline, followed more recently by an upturn in its economic fortunes—with employment growth taking place in the service sector and signs that the decline in manufacturing employment has finally bottomed out.]~~ suffering from two deep seated recessions (1979-82 and 1990-92) which have particularly affected the manufacturing sectors. More recently there have been signs of improvement but the state of the City's economy still gives cause for concern. In July 1993 Birmingham was designated a full Development Area. From January 2000, the majority of the City remains within the revised Assisted Area as part of the second tier of Regional Assistance, and in the large part is eligible for European Union funding under Objective 2.

4.3 While many of the factors affecting the local economy are structural and are operating at wider national and international levels (over-capacity in the European motor industry is an example), the decline suffered by the City's manufacturing sector has been attributed in no small part to factors peculiar to the West Midlands economy. These included:-

- Inadequate investment in developing products, processes and training.
- Over-dependence of the economy on a narrow range of declining sectors.
- An environment and image - which remains in part - unattractive to modern investors and employers.

4.4 Additional economic forces at work have included:-

- The disparity between the relative employment fortunes of the conurbation compared with the rest of the West Midlands Region - causing a major relative shift of manufacturing employment (and population) to smaller towns. This process has been exacerbated by the shortage of good quality industrial land within the City.
- Regional policies of the 1960's and 1970's which led to a 'lost generation' of new industrial investment in product lines and processes.
- An increasing proportion of jobs within the City being taken by commuters - increasing the concentration of unemployment within the inner city.

4.5 ~~[The Council's ability to]~~ Within certain constraints, the City Council, in partnership with the private sector and other agencies, has sought to tackle key economic issues, [is heavily

~~constrained. Any action that the Council undertakes must be set~~ This has been undertaken in the context of ~~[the actions of]~~ Central Government policies and in future will be influenced by the Regional Economic Strategy being pursued by Advantage West Midlands (the West Midlands Regional Development Agency (RDA)) ~~[and the private sector]~~. Furthermore, the Birmingham UDP - which is essentially a land use planning tool - can only address a limited range of issues. Nonetheless, these are of fundamental importance and ~~[complementary to]~~ reinforced by the wider policies set out ~~[by the Council's]~~ in Birmingham's Economic Strategy.

Future Prospects

4.6 The Council's commitment to the revitalisation of the City's economy has already been agreed as part of its Economic Strategy. This recognises that the City's prosperity, and hence its ability to provide employment, depends in large measure upon its ability to attract inward investment and to 'export' its goods and services (whether to other countries or other parts of the UK). The Economic Strategy for Birmingham continues to evolve and adopt to changing local national and international circumstances. To reflect the many interests in the economic life of the City, Birmingham City Council has been working with its partners to develop a shared Economic Strategy. The Economic Strategy provides the strategic framework within which organisations from the public, private and voluntary sector will take action to respond to the challenges and opportunities facing the local economy.

4.7 The Economic Strategy therefore gives a high priority to those industries which export a substantial proportion of their output. By and large this means manufacturing industry and those services which bring in revenue from outside - such as tourism, ~~[banking]~~ professional and financial services, ~~[and]~~ higher education and, increasingly, the potential of knowledge-based industries.

4.8 Service industry is becoming increasingly important to the City's economy. While manufacturing remains crucial to the generation of growth and prosperity, continuous improvements in productivity mean that even a successful manufacturing sector with a growing output is unlikely to generate many of the new jobs required to reduce unemployment significantly. Indeed, to compete successfully in the market economy the City's firms must seek to reduce employment (for example by the rapid adoption of labour-saving new technologies).

4.9 The prospects for sustained economic recovery of the World and UK economies are fragile. The scale of local economic recovery, the attraction of investment and the creation of new jobs depends on these wider forces. Birmingham has considerable potential for economic and employment growth over the next 10 years, particularly within the 10 key business sectors, or "clusters," that are identified within the West Midlands Economic Strategy "Delivering Advantage," published by the West Midlands Regional Development Agency (Advantage West Midlands) in January 2004. The 10 clusters are:-

- Transport Technologies
- Building Technologies
- Food and Drink
- Tourism and Leisure
- High-Value Consumer Products
- Information and Communication Technology (ICT)

- Specialist Business and professional Services
- Environmental Technologies
- Media
- Medical Technologies

~~This potential relates to the proposed expansion of the Region's key industries, including:-~~

- ~~• motor vehicles and components~~
- ~~• high technology knowledge-based industries~~
- ~~• business and financial services~~
- ~~• tourism, media and culture.~~

4.9B The balance of available evidence suggests that:-

- Unemployment will continue to be a problem, albeit one of decreasing magnitude. Unemployment levels are likely to remain high among specific groups such as the long-term unemployed, ethnic minority groups and some young people and is particularly acute in inner city areas and on some outlying estates. Economic growth and improvements in output will not *necessarily* be matched by equally higher employment levels particularly amongst Birmingham residents. Tackling this issue is a key priority.
- The nature of the workforce will change - there will be fewer young people entering the labour market, although there will be a greater proportion of women in the workforce. However, skill shortages will continue to be a problem for employers: this reinforces the need to continue training/retraining initiatives especially for the long-term unemployed.
- Many of the new jobs will be in the service sector and will often be part-time and low paid.

4.10 Birmingham's inner city communities - characterised by their concentration of relatively [vulnerable] disadvantaged population (for example, in terms of skills and ethnic composition) will continue to bear the brunt of these trends.

4.11 ~~[Currently, the economy is growing more quickly than at any time since the early 1970s.] Since the end of the 1990-92 recession the City's economy has experienced modest growth.~~ The extent to which this will be sustained is uncertain. However, this has been reflected by increasing confidence amongst developers and businesses in Birmingham as witnessed by:-

- ~~[An upturn in] Business enquiries to the City Council and the number of new firms established in the City and indigenous firms expanding, often to new premises.~~
- New purpose-built office, leisure and tourism ~~[developments] facilities which have recently been developed at Birmingham Great Park and in the City Centre, such as the International Convention Centre [and] National Indoor Arena and Brindleyplace including the National Sea Life Centre.~~

- Continued interest in [regenerating] investing in older industrial areas, such as Heartlands, Tyseley, Newtown South Aston and Tame Valley/Witton [notably through the establishment of Birmingham Heartlands, Economic Regeneration Areas and Industrial Improvement Areas such as Tyseley and the Jewellery Quarter respectively.]
- Strong commitment to the economic role of the City Centre, as shown by [the proposed redevelopment of the Bull Ring Shopping Centre-] major City Centre redevelopment schemes such as the Bull Ring, Martineau Galleries, Masshouse Circus, Millennium Point and the former Central TV Studios and Environs.
- The continuing success of new technology related developments such as Aston Science Park and the Birmingham Research Park.
- Investment proposals by a number of existing employers - notably the major motor manufacturers.

4.11A An adequate supply of quality land and premises is essential to the City's economic prosperity. The shortage of good quality land and premises of the right size, specification and location will not only have a negative impact on the competitiveness of local businesses but also act as a deterrent to potential investors.

4.11B A large number of older buildings do not meet modern business requirements and many derelict sites are not immediately available for development because they are in need of costly clearance and reclamation work. A high priority will be given to initiatives which address the need for sustainable brownfield development.

4.12 The underlying processes at work in the local economy are unlikely to alter dramatically over the next few years. Birmingham possesses certain fundamental economic assets and opportunities upon which the City Council can base its future strategies whether expressed through this plan or in the Economic Strategy. It is important that future policies and proposals not only seek to support economic regeneration but recognise the initiatives needed in addressing some of the inequalities in the local economy. The greatest challenge facing the City is in ensuring that both renewal and new development is steered in such a way as to benefit local residents.

Policy Statement

4.13 The UDP's economic policies and proposals [are based on] reflect the vision of the West Midlands set out in Regional Planning Guidance for the West Midlands (RPG11) and the Regional Economic Strategy as a world-class Region, with Birmingham as the international City and Regional Capital at its heart. The aim is to release Birmingham's full economic potential for the benefit not just of the City itself, but also for the benefit of the Region as a whole. Within this context there are two broad objectives:-

- (a) To ensure that the land use policies and proposals maximise opportunities for economic revitalisation and urban renewal.

- (b) To ensure that the benefits of economic revitalisation are spread as widely as possible amongst the City's residents and especially disadvantaged sections of the community.

4.14 ~~[The UDP is to be guided by the Council's existing policies which are set out in its Economic Strategy. This plots a long term course for the City's recovery] The UDP's approach to the economy is based on five themes:-~~

- (a) Revitalisation, modernisation and restructuring of existing selected (mainly manufacturing) sectors in order to enhance their competitive position in export markets.
- (b) Diversification into new manufacturing and service sectors with good export and growth prospects. Future employment growth is likely to be concentrated in the service sector: a major function of the UDP is to facilitate growth.
- (c) ~~[Capitalisation in employment terms on strengthened and diversified basic sectors by] Strengthening the supply chain through the provision of appropriate development opportunities [for related dependent sectors (mainly services)].~~
- (d) Mobilisation of the human resource of the City (in terms of skills and training) and to tap latent energies and skills which can contribute to economic growth and to counter the debilitating effects of unemployment and social exclusion.
- (e) Integration to ensure that the Council's economic policies (whether expressed through the Economic Strategy or the UDP) are compatible with the other activities of the Council and all public and private sector agencies.

4.15 The City Council's economic policies (which are amplified in detail in the Economic Strategy, which is reviewed regularly) aim to provide a local economy offering employment of a reasonable quality to all Birmingham residents who wish to have a job. It is important that policies and proposals in the UDP do not act in such a way as to aggravate unemployment problems. Rather, they should attempt to direct benefits to disadvantaged groups.

4.16 The following principles have and will continue to be applied to help to alleviate the problems caused by unemployment:-

- New economic development and employment generating activities will be steered to areas of high unemployment where this is practicable.
- Where development cannot be located within deprived areas it should be located so that it has good public transport links with such areas.
- The benefits of development should, wherever possible, be precisely targeted on local residents (for example, through the use of Section 106 Agreements and criteria on grants and loans).
- The encouragement of community-based initiatives.

CHAPTER 5 - HOUSING

Context

5.1 The City of Birmingham has a range and quality of housing probably unsurpassed in any other British city outside London. It is particularly strong at "the top of the range". The housing stock and wider residential environment is indeed one of the City's greatest assets and a major attraction in terms of further, particularly commercial, investment. It is, however, an asset of which people outside the region are largely unaware.

5.2 Housing is a key element of the strategy. The type and condition of the home in which every person resides, together with the quality of its immediate surroundings, is probably the most important factor affecting the quality of life. It is the largest land user within the City and new housing is the most widespread of new development.

5.3 The future number of households depends on both economic factors (which dictate, for example, an individual's ability to set up a separate household) and social factors (numbers of children, the level of independence of young and old, etc). However, the number of new dwellings that are required not only depends on these factors but more importantly on the continued survival and usefulness of the existing stock of dwellings.

5.4 Almost the whole of Birmingham is built-up and therefore the supply of land within the City boundary is severely constrained. This, combined with the operation of the housing market whereby some people will seek accommodation beyond the City boundary, means that all of the housing needs generated by the city's population cannot be located either within the confines of the existing built-up area or its administrative area. There is nothing new about this situation: it has been the case for many decades.

5.5 The UDP provides a framework for the allocation of land for housing within the City. It also sets the context for improving the quality of the existing stock, and enhancing the quality of the residential environment.

Future Prospects

5.6 The direction of the city's housing strategy has been guided by a number of factors:-

- (a) The 1988 Housing Act [~~which~~] has fundamentally changed the local authority's housing role. The City Council is now not only [~~from that of~~] a provider [~~towards that of~~] but also an enabler of housing provision. [~~Prospects in the foreseeable future for Council house building are limited, at best, to meet only specialised needs or to accommodate those unable to obtain housing by other means.~~]
- (b) The 1989 Local Government and Housing Act - this [~~will have~~] has had far - reaching implications for the local authority, in particular relating to private sector stock. Means-tested improvement grants and a new standard of fitness [~~are~~] have been introduced. Housing Action Areas and General Improvement Areas [~~are~~] were replaced by larger Renewal Areas.
- (c) The Secretary of State's [~~Strategic Guidance~~] Regional Planning Guidance (RPG11) has [~~established~~] indicated the requirement for new housing provision at a City-wide scale. The

Review of Housing Provision in the West Midlands Region also proposed an integrated housing policy package to tackle the inter-related issues of accommodating household growth, meeting pressing housing needs and minimising social polarisation. Much of this has been incorporated into RPG11.

- (d) Demographic changes and migration - the City has been losing population to other areas for many decades and its population has been in absolute decline since the early 1950's. However, the number of dwellings within the City has continued to rise - driven by the trend towards increasing numbers of small households. ~~[These trends will continue in the period up to 2001. The city's population is likely to fall by about 50,000 between 1986-2001 yet the number of households is expected to rise by about 5,000.]~~ Selective out-migration by higher socio-economic groups, leading to increased social polarisation, has been the most serious consequence of these trends.
- (e) The condition of the existing dwelling stock - given that ~~[some 95%]~~ over 90% of the city's dwelling stock in the year ~~[2001]~~ 2011 is now standing. This illustrates the relative scale of new-build and emphasises how new housing development is, numerically, confined to changes at the margins. The continued survival, and usefulness, of the existing dwelling stock is the issue of greatest concern. The availability of resources to maintain and improve the condition of the existing housing stock will be fundamental in determining whether the city's housing policies can be successful over the Plan period. The Birmingham [A] House Condition Survey [was] carried out [during 1988 and preliminary results from this have shown that the targeting of improvement work in recent years has had a positive impact on the condition of the housing stock.] in 1993 confirmed that the City's dwelling stock is deteriorating through age and due to lack of resources for repairs. Many dwellings do not comply with present day standards and expectations concerning amenities, space, fire protection, security, insulation and heating. Figure 5.1 summarises ~~[the provisional results from the 1988 survey]~~ the dwelling stock position in April 1996. [Although the bulk of the stock needing renovation was built pre-1919.] More than a quarter of the dwellings in the City were built before 1919. There is a high level of unfitness and disrepair in these properties. In addition, disrepair is an increasing problem in inter-war and post-war stock and particularly in multi-storey and system built accommodation, most of which is in the ownership of the City Council. By the end of the Plan period inter-war housing will be [70-80] 80-90 years old, and much will be in need of repair. Increasingly, disrepair [will become] is a suburban as well as inner city problem. However, where stock has outlived its design life, options other than repair may need to be considered. [Taken together,] The indicators show that some ~~[37%]~~ 17% of the city's dwelling stock is ~~[sub-standard.]~~ unfit.
- (f) The extent of the built-up area - this covers much of the city's administrative area. Capacity for additional housing is severely restricted and new peripheral growth would involve[s] development within confirmed Green Belt.
- (g) The findings of the Birmingham Housing Requirements Study (1996) and the Birmingham Housing Study (2001) have provided a wealth of information on housing in the City including on the housing aspirations of the city's residents.

Figure 5.1 – HOUSING CONDITIONS IN BIRMINGHAM, [1988] 1996

	Private	Public*	Total	% City Housing Stock
Unfit	[19,450] <u>50,390</u>	[6,770] <u>18,634</u>	[26,220] <u>69,024</u>	[7] <u>17</u>
[Fit dwellings lacking amenities]	[2,250]	[4,330]	[6,580]	[2]
[Fit dwellings with all amenities requiring renovation of £3,000 or more]	[48,850]	[63,640]	[112,490]	[28]
<u>Dwellings not unfit but in need of renovation</u>	<u>N/A</u>	<u>64,509</u>	<u>N/A</u>	<u>-</u>
[Total sub-standard stock]	[70,550]	[74,740]	[145,290]	[37]

Source: [1988] 1997 HIP Submission

*Includes Local Authority, Housing Association, and other public sector

Policy Statement

5.7 Overall, the UDP is concerned with housing “in the round” – an overseeing role which should not be confused with the City Council’s (declining) role as a housing provider. The aim of the City’s housing policies is to contribute to the strategy for urban regeneration and economic revitalisation of the City by ensuring:-

- That there is a variety of [affordable] housing to meet [all] the full range of needs throughout the City.
- That the condition of the dwelling stock is improved, adapted and then maintained at satisfactory levels.
- The increased attractiveness of the City as a place in which to live and invest.
- The UDP provides a land-use framework within which the City Council’s Housing Strategy can be implemented. Meeting housing needs and demands is a key priority of the Plan, although this objective will be balanced against other land use needs and requirements.

5.8 Key elements of the City’s housing policies of particular relevance to the UDP are:-

- (a) The quality of the existing housing stock.

(b) The provision of new housing.

Although these two elements are dealt with separately in the following sections, they are not mutually exclusive. Increasingly, the City will secure improvements to the housing stock in selected parts of the City by employing a combination of demolition, new housebuilding and refurbishment, utilising as appropriate the combined resources of the public sector, private housebuilders, individual householders and ~~[housing associations]~~ registered social landlords. This partnership approach will enable tenure diversification across the City and increase housing choice for residents currently living in sub-standard dwellings.

5.8A In developing and implementing housing policies and strategies the City Council will continue to build on the corporate approach which it has pursued.

5.8B In seeking to improve the existing stock and encourage appropriate new housing provision the City Council will continue to monitor housing need and demand, and other relevant indicators, such as stock condition.

[The Condition and Survival of] The Existing Dwelling Stock

5.9 The continued improvement and maintenance of the City's existing dwelling stock will be a major priority for the City Council over the Plan period. The UDP will provide the land-use policy framework within which the City Council will draw up its funding bids and implementation strategies for stock improvement.

5.10 Given the relative scale of the existing housing stock to new additions (approximately [49] 9:1), the condition of the former will have an important bearing on the quality of life of most of the City's population - especially those who live in the inner city and in some outer estates where poor housing conditions are concentrated. The amelioration of poor housing conditions will also contribute to improving the image of the City, and encouraging further investment, including that in housing.

Clearance and Redevelopment

5.11 It is assumed that ~~[18,000]~~ 23,100 demolitions will take place during the period ~~[1986-2001.]~~ 1991-2011. This represents a ~~[significant increase over]~~ continuation of levels achieved in ~~[the]~~ recent ~~[past]~~ years reflecting increasing concern over the condition and obsolescence of the City's high-rise, maisonette and system-built ~~[Council]~~ housing as well as pre-1919 stock which has reached the end of its useful life. Nevertheless, ~~[resource constraints could prevent]~~ the achievement of this level of clearance remains dependent upon the availability of resources. Further difficulties will be posed by the shortage within the inner city of land for dwellings to accommodate people displaced by clearance activity. Failure to achieve a reasonable rate of clearance will have significant consequences, implying that existing dwellings would need to have a much longer life than can reasonably be anticipated.

5.12 [As overall replacement capacity on cleared sites is estimated to be only about 40%, an increase in the number of demolitions above the 18,000 assumed would increase either pressure for the release of more Green Belt land for development or for the increased loss of population, or both. At the same time, the lower resultant population in redeveloped areas could lead to difficulties in maintaining satisfactory levels of service provision.] It is anticipated that future replacement capacity will rise to about 75% on average. The City Council will be seeking to maximise the replacement rate on cleared sites subject to the provision of high quality accommodation within a high quality environment. This will reduce pressure for the release of more greenfield land, and will help to retain a viable population within the built-up areas of the City.

5.13 A failure to act on the problems of poor house conditions will have the effect of storing up even greater problems for the future. The availability of adequate resources will be a key issue in this respect. Currently, public sector resource levels to finance repairs to both public and private sector houses are running at only about ~~[one-third]~~ one-eighth of the levels required. The City Council will examine opportunities for attracting increased resources. This applies not only to public sector funds, but also to the extent to which private sector monies can be attracted, including contributions from individual owner occupiers.

5.14 In deciding how to spend its limited resources the City Council will shift attention towards the replacement rather than the improvement of the poorest stock. This will then enable limited resources to be concentrated on preventing the deterioration of middle range "at risk" properties where they too would become too costly to repair. Consistent with its enabling role co-ordinating both public and private sector agencies and resources, the City Council will continue to focus its urban renewal initiatives through area based strategies.

Housing Regeneration

5.15 A number of initiatives to improve the condition of both the older private sector stock and the City Council's own dwellings are underway or proposed for implementation during the period of the Plan. Many of these initiatives involve the City Council in partnership with [housing associations] registered social landlords and private sector interests. The partnership approaches adopted differ widely depending on the scale and characteristics of the housing problems being addressed. Increasingly, however, these initiatives are adopting a more corporate, comprehensive approach to housing renewal and are being drawn up in close consultation with the communities affected. In addition to securing improvements to, and where necessary the demolition of, existing dwellings, they will also identify other local housing needs.

5.15A The City Council will seek to address these and other needs, and where appropriate will identify opportunities to improve open space provision, playing fields, sports facilities and the quality of the local environment, set aside land for community, health and education facilities, and identify opportunities for new house building. Of course, many of these needs such as "training", do not have a land use dimension. Figure 5.2 lists the major housing regeneration proposals which will be implemented up to ~~[2004:]~~ 2011.

**FIGURE 5.2 - HOUSING REGENERATION
 AREAS IN BIRMINGHAM**

	Size in Hectares
HR1 Perry Common	28
HR2 Wyrley Birch	10
HR3 Central Handsworth	88
HR4 Pype Hayes	73
HR5 Castle Vale HAT	200
HR6 Nechells	81
HR7 South Saltley	63
HR8 Bordesley	42
HR9 North Saltley	65
HR10 Overpool	5
HR11 Firs Estate	30
HR11A "Australian Blocks" & Environs	4
HR11B Buckland End	38
HR12 Sparkhill	29
HR13 Gospel Lane	5
HR14 Stockfield	12
HR15 Stonebrook Way	5
HR16 Shenley Fields	64
HR17 [Raven Hayes] Egghill	17
HR18 Cockhill Lane	12
HR19 Leach Green	6
HR20 Staple Hall	40
HR21 [Pool Farm]	[43] 156
The "Three Estates"	
HR22 Newtown	156
HR23 Central Area Estates	61
HR24 Highgate	45
HR24A Belgravia Estate	17
HR25A Ley Hill Estate	18
HR25 Welsh House Farm	45
HR26 Chapter	16
HR27 Bellfields	29
HR28 Turves Green	7
HR29 Ingholdsby	15
HR29A Wychall Farm Estate	10
HR29B Sunderton Road/ Bayston Road	9

5.16 Figure 5.2 does however present a snapshot of housing regeneration schemes being pursued at the time of the UDP's preparation. It is likely that over the period of the Plan new schemes will be brought forward to deal with the problems of the existing dwelling stock and these will be set out in UDP monitoring reports.

5.16A Ensuring that urban regeneration initiatives are implemented in a co-ordinated way will be a key objective. The Single Regeneration Budget, City Challenge and New Deal funds, which combine employment, competitiveness, environmental and housing objectives, seek to achieve this. Initially action will be focused on regenerating the Saltley/Small Heath area. Further area-based programmes will be developed as funding becomes available.

5.17 Substantial investment ~~[will be directed to]~~ **is required to address** the problems facing private sector housing. ~~[Government legislation has signalled a shift away from old style Housing Action Areas and General Improvement Areas towards a more strategic, integrated Housing Renewal Areas approach.]~~ **Improvement work will continue in Housing Renewal Areas [will consist of between 300 and 3000 houses which will be improved or redeveloped as necessary over a 10-year period] until 2001. Local Action Plans or Development Frameworks will guide and influence land use decisions and investment [in the Renewal Areas].**

5.18 In the public sector, major and innovative redevelopment proposals ~~[are planned]~~ **will continue** to deal with the problems of ~~[Council]~~ houses built using non-traditional construction techniques, for example at Pype Hayes, Perry Common and Stockfield. The redevelopment proposals for these estates involve a collaboration between the City Council, local residents, private housebuilders and ~~[housing associations]~~ **registered social landlords**. At other estates the Council is also adopting a Joint Venture approach, whereby City-owned land is to be utilised to encourage investment in existing and new dwellings.

5.19 **The proposals for the Central Area Estates (Lee Bank, Benmore and Woodview) and the Castle Vale Housing Action Trust are major initiatives which will transform large areas of public sector housing. [Estate Action schemes, devised by Central Government to improve run-down Council estates.] Such area-based regeneration schemes** employ a package of measures to improve public sector housing conditions, including estate-based management, tenure diversification, the encouragement of private investment and estate-based enterprise. The involvement of local residents in decision-making is seen as a crucial component of **[Estate Action] housing regeneration initiatives**. Public investment in the estates is expected to lever considerable private sector finance. ~~[Other substantial public sector housing renewal initiatives are to be implemented in Birmingham Heartlands and Ladywood].~~

Maintaining and Protecting the Existing Housing Stock

5.19A The loss to other uses (through conversion or redevelopment) of housing which is in good condition, or could be restored to good condition at reasonable cost, will normally be resisted. Such loss of residential accommodation will only be permitted if there are good planning justifications or an identified social need for the proposed use.

5.19B Some residential areas contain properties which have been converted into "institutional" uses such as hotels, hostels, "foyers," day nurseries or nursing homes.

subdivided into flats, or are in multiple occupation. Although these are normally appropriate in residential areas, concentrations of such uses can have an adverse effect upon the essential residential character of a particular street or area. A number of areas in Birmingham are affected in this way, and to prevent further erosion of their residential character, Areas of Restraint have been identified where further changes of use of large dwellinghouses to non-family dwellinghouse use will be resisted. Details of these are included in the relevant Constituency statements. The City Council will prepare further Areas of Restraint policies as Supplementary Planning Guidance if the need arises.

5.19C In addition there are areas of the City where the quality of the residential environment has been adversely affected by high levels of student and other private rented accommodation. These areas are identified in the appropriate Constituency chapter. In such areas the City Council will take appropriate measures to prevent further erosion of the residential environment and will seek to improve the existing residential environment. Area of Restraint policies will be applied to such areas to prevent further erosion of the character of the residential environment. The Council will also seek to improve the existing residential environment.

The Residential Environment

5.20 In addition to maintaining and improving the quality of the stock itself, the City Council will take measures to maintain and protect the existing good quality residential environments which are one of the City's greatest assets. ~~[These can be eroded by continuing development and redevelopment and the introduction of ever more units often at higher densities. Not only is this often at the expense of existing open space and recreational facilities, but also over time the process serves to diminish the particular quality of the residential environment itself.]~~ **Proposals for new residential developments in such areas should therefore be carefully designed, so that they do not detract from the character of the surrounding area. A good standard of design is important in all residential developments, which should create a high quality living environment. To ensure that good design standards are maintained, all new residential developments will be expected to be designed in accordance with the City Council's detailed Supplementary Planning Guidance for the design of new residential developments ("Places for Living") and with the general good design principles set out in Chapter Three.**

5.20A **The design of new residential developments should incorporate crime reduction measures. 'Places for Living', the City Council's Supplementary Planning Guidance on new residential development provides details of the crime reduction measures which should be incorporated into new residential schemes. The provision of security gates to residential development which block the main means of access will not be permitted except in exceptional circumstances where there is a proven need for increased security.**

5.20B **Residential developments generate a need for public open space to serve the occupants of the new homes, and appropriate provision, directly, fairly and reasonably related in scale and kind to the development proposed, will be required sought, secured through S106 agreements where necessary. Public open space, including children's play areas, will be required to be provided at the standard of 2 hectares per 1000 population, pro rata, to the size of the development proposed.**

5.20C On sites of 20 dwellings or more, provision of new public open space will normally be required within the curtilage of the development site. In such cases, careful attention should be given to the design and location of open space and play areas, to minimise the potential for noise and disturbance to residents, and to ensure that they are safe and attractive to use. Exceptions to the policy of requiring public open space to be provided on site will be considered in the following circumstances:

- In the case of Wards where the existing level of public open space exceeds the UDP standard, and there is adequate local provision, the City Council will be prepared to accept a commuted sum in lieu of on-site provision, to be used to provide additional public open space or playing fields in Wards where provision falls below the standard. However, in these cases, on-site provision will still be required to meet the immediate needs of the development, e.g. for children's play;**
- In cases where the proposed development is close to existing areas of public open space, the City Council may seek a commuted sum payment to secure a long-term improvement to the quality of the existing provision, in place of the requirement for on-site provision;**
- In certain circumstances (e.g. the conversion of an existing building to residential use), on-site provision may not be practicable, and in these cases, a commuted sum payment will be required to enable off-site provision of open space.**

In all cases where public open space is transferred from the developer to the City Council, a commuted sum payment for long-term maintenance will be required.

5.20D Development proposals of between 1 and 19 dwellings do not generate a sufficiently large open space requirement to justify on-site provision. In these cases, therefore, a financial payment will be levied per dwelling and the sum used for improving public open space provision, including children's play facilities, within the area.

5.20ED In applying these policies, the City Council will take into consideration the economics of developing the site in question. Further details of these requirements, including the basis for assessing financial contributions, will be set out in a Supplementary Planning Guidance Document.

Birmingham's Housing Requirement

This section of the UDP 2005 has not been saved, and no longer applies. Birmingham's housing requirement can now be found in the West Midlands Regional Strategy (2008) – policy CF3

The Location of New Housing Development

CHAPTER 7 – SHOPPING AND CENTRES

Context

7.1 Shopping is the means whereby people obtain the commodities which they need or desire. Access to a range of shops with competitive prices, and the ability to shop in convenient and pleasant surroundings, is an important component of the quality of life. Restricted access to shops, or a poor choice of shops, is a form of deprivation, which may exacerbate other inequalities.

7.2 The pattern of shopping provision is determined largely by market forces. Retailers will only continue to trade in locations where they are able to make a profit and they will only open new outlets in locations where they expect to do so. New shopping developments will only take place where developers expect to achieve an adequate return on their investment. However desirable they may be on social grounds, new shops will not be built and existing shops will not continue to trade unless these conditions are met. A retail strategy which ignores this has no prospect of success.

7.3 The existing pattern of shopping is the result of historic capital investment decisions and has arisen primarily from the need for shops to be accessible. The precise requirement for accessibility varies depending on the type of retailer. Consumers will be willing to travel longer distances to shops selling goods bought only occasionally, than to shops selling goods bought on a regular basis, and will seek a greater choice in the case of more expensive, less regular purchases. The result is a pattern consisting of shopping centres in accessible locations (eg at the centre of a transport network or on a main transport corridor) complemented by local shops close to, or within residential areas. The balance between convenience and comparison sales within centres varies, depending on the particular function of the centre.

7.4 The existing pattern of shopping has been under increasing pressure for change since the 1960's, primarily as a result of four pressures:-

- Population decentralisation.
- Increasing car ownership.
- Growth in retail sales - especially in durable goods.
- Changes in the retail industry - such as the increasing domination by multiple retailers and pressures for new development out-of-centre.

7.5 In Birmingham these changes have been reflected by:-

- An increase in total retail floorspace, but a decline in shop numbers, particularly of 'corner' shops.
- A reduction in employment in retailing.
- Increased concentration of retail sales in larger centres and especially in the City Centre.

- Decline (both relative and absolute) in many inner area centres, some of which have developed a specialist role serving particular ethnic minority groups in addition to their general retail function.
- The emergence of large food stores/retail warehouses, some on out-of-centre sites.
- Competition from retail uses wishing to utilise high quality industrial land.

A more detailed analysis of recent shopping trends is contained in the 'Shopping in Birmingham' Report.

Future Prospects

7.6 Consumer expenditure, particularly on durables, will continue to grow in real terms. The rate of growth will vary from year to year, reflecting in particular the economic success of the region; the proportion of disposable income directed to retailing; and the extent of consumer credit growth. This growth in the volume of sales will result in continued pressure for additional retail floorspace. ~~[However, in Birmingham these pressures will be tempered by continued slight decline in the City's population.]~~ Expenditure on convenience goods is likely to remain static.

7.7 Retailers will continue to seek locations which are accessible and accessibility will continue to determine the pressure points for future retail development. There will be a continuing pressure from retailers for the advantages of easy car access and car parking, but this will be balanced by the growing recognition that shopping locations should be readily accessible by a choice of means of transport.

7.8 The trend towards superstores and retail warehouses will continue. There is likely to be further pressure for retail warehouse 'parks' in locations with good road access. Some of the older, less well-located warehouses, may close as the market for this type of retailing reaches saturation.

7.9 More retailers, including some established High Street names, may consider new forms of operation in order to: increase their market share, meet the needs of car-borne shoppers, and obtain more space-extensive facilities. Few are likely to seek to abandon the High Street completely, providing that High Streets continue to act as important centres for shopping activity.

7.10 ~~[The present uncertainty over the impact of new regional shopping centres in the West Midlands will be resolved by the early 1990's. Merry Hill already exists. Whether pressure for such centres is renewed in the future will depend on the commercial success of those centres which are built in the next few years, and the extent to which existing centres are able to adapt to meet the changing requirements of retailers.]~~ The strong emphasis of national retail policy on supporting existing town centres means that there are unlikely to be any further successful proposals for new regional shopping centres within the region. This will create a major opportunity to redirect retail investment pressures to support and strengthen the role of existing centres.

7.11 If population decline in the inner areas is halted, or even better reversed, there will be an opportunity to stabilise inner area centres. Improvements in the economic prospects of residents in the inner areas will also assist in this process. However, all existing centres will continue to face increased competition from newer forms of shopping, and inner area centres will be particularly vulnerable because of the marginal commercial viability of many inner area businesses. Some centres will continue to lose trade and will need to adjust to a reduced role.

7.12 The relationship between shopping and leisure is likely to grow closer with the development of themed shopping, food courts, etc. Style and image will be fundamental to this process. There will be continued pressure for the modernisation/ refurbishment of shops, shopping malls and centres and a need for high environmental standards in centres seeking to compete for this sector of the market.

Policy Statement

General

7.13 In line with the requirements of ~~[the Secretary of State's Strategic]~~ **Regional Planning** Guidance, the role of existing shopping centres, and in particular Birmingham City Centre, as the Regional Shopping Centre for the West Midlands, will be maintained and enhanced. Existing centres* will continue to be the main focus for new retail development. This reflects the importance of centres in the life of the community, not simply as locations for shops, but also as a source of employment, cultural, social and business services. However, there must be a balance between the need to maintain centres; and the need to accommodate new types of retailing generated by changing consumer preferences (in particular retail warehouses) which cannot always readily be accommodated in centres.

~~[7.14 No attempt has been made to predict future floorspace requirements: this cannot be achieved with any accuracy. There will, however, continue to be a need to relate the provision of new floorspace to growth in the volume of retail sales. This will be achieved by continuing the existing practice of requiring major new retail proposals to be supported by a retail impact assessment. A portfolio of retail development opportunities will be maintained and regularly updated.]~~

7.15 Emphasis will also continue to be placed on the positive promotion and enhancement of existing shopping centres. Particular attention will be placed on:-

- The need for centres to be as accessible as possible by public and private transport and also on foot, including the provision of conveniently located bus stop facilities and car and cycle parking;

*References to centres do not include small parades of shops.

- The need to provide a pleasant, safe pedestrian environment within and on the approaches to shopping centres, taking account of the needs of cyclists, disabled people, parents with young children and others with restricted mobility;
- The need for a high standard of design in all new developments.

7.16 The resources likely to be available for environmental enhancement will be limited, and the following priorities will therefore apply:-

1. The Regional Shopping Centre
2. Inner City Centres, especially where there is a reasonable prospect that private sector investment may be attracted as a result.
3. Other centres where enhancement may encourage private sector investment.

Retail Need

7.16A The City Council considers that committed developments and the specific proposals contained within this Plan are sufficient to satisfy the probable quantitative requirement for additional comparison retail floorspace over the Plan period. It is not envisaged that there will be a need for significant additional provision to be made for this purpose before the end of the Plan period, and before the substantial completion of the Bull Ring and Martineau Galleries schemes in the City Centre. The City Council proposes to undertake a retail need assessment to establish the scale of any longer term requirements for additional comparison retail floorspace. This will take account of work being undertaken at the regional level in the context of the Regional Spatial Strategy, and its results will be taken forward through a review of the UDP retail policies.

7.16B It is, however, recognised that there will be a continued justification for smaller scale comparison retail schemes in the following circumstances:

(a) Proposals for specialist or 'niche' retail developments in the City Centre, consistent with the principles established in paragraphs 15.12—15.12B, and but not of a scale which would threaten the successful implementation of the Bull Ring and Martineau Galleries schemes;

(b) Proposals aimed at improving local shopping choice within other centres, in line with the principles set out in paragraph 7.23.

7.16C It is recognised that there is a continuing demand for additional floorspace for the sale of genuinely 'bulky goods' (e.g. DIY/building materials, plants and garden products) which could not reasonably be sold from sites within centres. The Plan identifies a number of sites and locations where this type of development will be acceptable. Any proposals for this type of development will be considered against the policies set out in paragraphs 7.27—7.28 which are not within an established

centre will be considered against both national policy towards retail development not located within a centre and the policies set out at paragraphs 7.27- 7.28 below.

7.16D No significant growth is expected in expenditure on convenience goods, and so it is not considered that there is any overall need for a significant increase in convenience retail floorspace over the Plan period. Any longer term quantitative requirements will be established through the retail need assessment referred to in paragraph 7.16A. However, it is recognised that access to supermarkets and food shopping facilities varies across the city. The City Council's priority is therefore to provide improved food shopping opportunities in areas where local access to food shops is poor. To this end, the City Council will seek to identify standards of access to food shopping, including direct access on foot, by cycle or by public transport, and will identify areas of deficiencies across the City. The City Council will then seek to identify the most appropriate means of addressing this.

7.16E Therefore, any proposals for new supermarkets or large foodstores will be considered against the criteria set out in national retail planning policy and paragraphs 7.27 - 7.28 below. In assessing whether a need for such proposals exists, the City Council will take particular account of the quality of existing access to food shopping within the catchment of the proposed store, and the extent to which the proposal is likely to remedy any deficiencies.

The City Centre

7.17 Recognition of the importance of the City Centre as the most important concentration of economic, cultural and administrative activity in the West Midlands is an essential element of the Strategy. The continued success of the Regional Shopping Centre is fundamental to the success of the City Centre as a whole and the retail aspect of the City Centre's role will accordingly be maintained and enhanced through:-

- improvements to the range and quality of shopping facilities, together with the retention of the existing range of shops and in particular the retail markets;
- improvements to the centre's accessibility, by both public and private transport, including improved car parking;
- improvements to the quality of the environment, including pedestrianisation;
- improvements to the links between the main shopping area and other activities in the City Centre.

7.18 Appropriate new retail development or renewal within the Regional Shopping Centre will be encouraged **in accordance with more detailed policies set out in Chapter 15, paragraphs 15.12-15.12B.** Schemes already in the pipeline, including the proposed redevelopment of the Bull Ring **and the proposed Martineau Galleries scheme** will produce a substantial increase in shopping floorspace in the Regional Shopping Centre **[and it is anticipated that there will be scope for only limited**

Other Centres

7.21 A network of local centres will be supported throughout the City, in order:-

- to provide for the majority of day to day shopping trips and ensure that a range of shopping facilities is retained to suit all needs;
- to provide a focus for local community life and to give a sense of identity to local areas.

7.22 Individual centres will be encouraged to evolve in line with local circumstances. Where centres have a capacity for additional growth, this will be encouraged: in other cases, some reduction in floorspace may be necessary. In all cases the objective will be to ensure that centres remain as attractive as possible. Wherever possible, consistent with the highway needs set out in the Transport Chapter, the blighting effect of highway improvement lines will be removed.

7.23 Proposals for additional retail development/redevelopment in existing centres will normally be encouraged. Proposals should:-

- be of an appropriate scale in relation to the size and function of the centre;
- be integrated with the existing shopping area;
- have no significant adverse effect on the continued vitality and viability of an existing shopping centre as a whole;
- help to maintain a range of shops to meet the needs of the local community within the centre, including premises appropriate to the needs of independent retailers as well as national multiples.

7.23A Centres are important, not only just as places to shop, but also because they provide the opportunity for a wide range of services to be delivered locally, in locations accessible by a choice of means of transport. Mixed use schemes of an appropriate scale, including, for example, leisure, health care, community uses, housing and local offices, as well as retail, will therefore be supported in centres, provided that they do not harm the vitality and viability of the shopping function of the centre.

7.24 [Service] Uses which provide a direct service to a customer, such as professional and financial services and restaurants, ~~leisure and community uses~~ (ie broadly uses falling within Use Classes A2 and A3), leisure uses and community uses (such as doctors' surgeries, dentists, post offices, local council offices and libraries) now have an established place in many [shopping] centres, including the City Centre. Such uses will be encouraged as complementary to the retail function of these centres, subject to the need to ensure that an over-concentration of such uses does not create significant areas of dead frontage, and does not prejudice the viability of the centre as a whole.

7.25 However, where there is evidence that the future growth of service uses is likely to be at the expense of the primary retail function of a shopping centre, restrictions will be placed on their further expansion in line with the advice in Planning Policy Guidance Note 6. This will be through the identification of 'primary retail frontages', within which proposals for additional non-retail uses (ie uses not falling within Use Class A1) will normally be refused. Service uses will continue to be accepted in the remainder of these centres. The centres within which this policy will apply are shown on the Proposals Map and Figure 7.1. Detailed policies for these centres will be included in Supplementary Planning Guidance.

7.26 In the case of shopping centres which are likely to experience a reduction in floorspace, a retail core will be identified. The objective will be to concentrate new retail investment within the retail core, and to improve its attractiveness to shoppers. Service uses will normally continue to be accepted within the retail core, particularly where vacancy rates are high. Outside the core, the conversion or redevelopment of vacant retail units to other suitable uses (such as housing) will be encouraged. The centres where this policy will apply are shown on the Proposals Map and Figure 7.1. [More] Detailed policies for [particular] these centres will be [produced as necessary]. included in Supplementary Planning Guidance. Detailed policies for certain centres have been included in Supplementary Planning Guidance. These will be reviewed, and boundaries for all the proposed primary and core areas will be included in a forthcoming Development Plan Document. This will also include a list and classification of established centres.

Edge and Out-of-Centre Shopping

7.27 [Large food stores and retail warehouses are regarded as legitimate forms of shopping. In line with the general principle that the majority of new retail development should be located in centres, this type of retail facility will be encouraged to locations within or immediately adjoining existing shopping centres, and efforts will be made to identify and promote appropriate sites. However, it is recognised that it is unlikely to be possible to accommodate all of the requirement for this type of retail use on such sites and that it will be necessary for some provision to be made out-of-centre.] In line with previous policies and in accordance with PPG6, the principle is that wherever possible, proposals for new retail development, including large foodstores and retail warehouses, should be accommodated in centres. However, it is accepted that there may be exceptional circumstances where this is not possible, and that it may not always be realistic for certain types of goods (e.g. DIY and gardening materials) to be sold from town centres. The City Council may therefore be prepared to support retail proposals which are not within a centre, provided that:

- A need for the proposal has been clearly demonstrated;
- The principles of the sequential approach have been followed. This means that it must first be demonstrated that no suitable in-centre locations are available which could accommodate the proposed activity. If this is the case, first preference should then be given to edge-of-centre sites, with out-of-centre

CHAPTER 18 - YARDLEY

General Character

18.1 Yardley is the City's most easterly Constituency. It has clearly defined physical boundaries: the Birmingham-London railway to the north, the River Cole to the west, Birmingham International Airport to the east, and Warwick Road, Lincoln Road North and Coventry Road to the south. The built-up area of Solihull District lies immediately to the south-east. In ~~[1987]~~ 1991 the population was around ~~[73,000]~~ 70,000. Key statistics relating to the Constituency are included in the table at the end of this Chapter.

18.2 The two major roads are the radial A45 and the orbital A4040, although the A41 also forms the southern boundary. These are part of the Strategic Highway Network. The A45 is one of the key approaches to the City and is of particular significance because of the neighbouring areas it links. The National Exhibition Centre, Birmingham Business Park, Birmingham International Airport and the M6 and M42 all lie a short distance away to the east. To the west the Small Heath By-Pass continues dual carriageway access to the Ring Road, City Centre and Birmingham Heartlands. All these will have a significant impact on the future development, growth and prosperity of the City; as such the A45, which links them, effectively provides a "corridor of opportunity". The Birmingham-London main line forms the northern boundary of the Constituency with local stations at Stechford and Lea Hall. There are also stations at Acocks Green and Tyseley on the Birmingham-Leamington line.

18.3 The A4040 divides the Constituency. To the west are pre-1919 and inter-war developments, to the east, largely post-war. Both areas are characterised by several large public and private estates interspersed with an extensive network of open space, parks and sports pitches. Yardley has two distinct, large industrial areas; Tyseley and Garretts Green. A focal point for investment are the mixed shopping and commercial uses at the Swan Centre. Unemployment rates are below the City average.

Policy Statement

Overview

18.4 Large parts of Yardley will see little or no change over the plan period, whilst a few areas will experience considerable activity and new development. ~~[Opportunities will be created through redevelopment and renewal. For example, a new mixed housing development of about 425 dwellings will be provided in Stockfield as a result of clearing defective housing.]~~ Tyseley Industrial Area has been identified for priority action and investment and ~~[will undergo a complete]~~ has already undergone substantial renewal to offer important industrial opportunities. The Swan retail and commercial centre occupies a strategic location and new retail warehouse and office development proposals should lead to further growth. Most of the A45 Coventry Road offers frontage opportunities for quality development taking advantage of its strategic function linking perhaps the city's two greatest assets: the City Centre and

Airport/NEC Complex. Any transport proposals - including [a] possible light rail/light rapid transit [corridor] routes to serve the southern sector of the City and the provision of additional tracks on the Birmingham New Street to Coventry railway line - will be considered within the context of an integrated framework which also considers and makes proposals for the economic, environmental, housing and urban renewal issues in the area.

18.5 A key feature of the stable residential areas is the amount, quality and variety of interlinking green open spaces. Increasingly, these are coming under pressure for development. In addition to policies aimed at protecting these sites, a series of proposals aim to exploit their potential for a variety of environmental, conservation, recreation and leisure uses. Shopping provision is good within the area with important centres at Acocks Green and Sheldon. Both are considered suitable for further growth through redevelopment opportunities.

Tyseley **(part of Acocks Green Ward)**

18.6 This area, bounded by the River Cole, Coventry Road, Waterloo Road, Stockfield Road and the Birmingham-London Euston railway is predominantly an old industrial area interspersed with pockets of residential development. The Grand Union Canal bisects the area and has considerable environmental potential but acts as a barrier to north-south movement. Tyseley has been identified as an area for priority action and investment in view of its range of physical and economic problems (IR4).

18.7 Developed largely between the wars, the Tyseley industrial areas, covering over 100 hectares, was once one of the city's major manufacturing areas. [However,] It experienced a spiral of decline in the 1970s/80s but more recently there has been some redevelopment and there are currently [over 20 ha] about 5 ha of vacant or underused land and buildings. The area[, therefore,] is in need of [substantial] continued [renewal] investment and the City Council has committed itself to an interlinked framework of policies, proposals and programmes to re-establish it as a key industrial area. Works are currently in progress addressing the following aims: to assist existing firms, to promote physical redevelopment, to help local residents gain access to jobs and to undertake environmental enhancement.

18.8 [The key to unlocking the area's potential is to improve access which is currently extremely poor. New access roads are being considered off Coventry Road, Stockfield Road and Tyseley Hill Road; whilst road widening and other improvements will be implemented to increase capacity and ease circulation within the area. The junction at Yardley Road/Stockfield Road on the A4040 will be improved, and Stockfield Road between its junction with Yardley Road and Kilmorie Road will be widened (T33).] Modest improvements to Tyseley Hill Road are proposed. Improvements to the A4040 at Yardley Road/Stockfield Road will be reviewed over the Plan Period (T33).

18.9 Action will be concentrated on ~~four~~ three areas, each of which contain a number of development and redevelopment opportunities, although reclamation works are required on some sites:-

- Redfern Road-Wharfdale Road area
- Amington Road area
- ~~Coventry Road/Brickfield Road/Speedwell Road area, and~~
- Kings Road/Hay Hall Road/James Road area.

There are currently ~~five~~ two 'best urban' industrial sites available for development within the area (~~I42-~~ I44 and I46). In addition Tyseley has been designated as an Industrial Improvement Area offering a variety of grants and financial incentives to existing businesses.

18.9A The Tyseley waste management depot has recently been rebuilt to meet current EC standards, and provides a major outlet for the City's waste. It includes an Energy from Waste Plant, a clinical waste incinerator, a public waste disposal facility and a street cleansing depot.

18.10 Extensive environmental improvements are to be undertaken to increase the attractiveness of the area and boost business confidence. The Grand Union Canal and Cole Valley will be a focus for much of these works and ~~also offer~~ offer opportunities for walkways, wildlife corridors and leisure pursuits, including the proposed Cole Valley cycle route (T42). Proposals for the Cole Valley are described in Chapter Fourteen.

18.11 The largest residential area is Redhill, comprising pre -1919 terraced houses. A series of urban renewal, environmental and industrial improvement measures have substantially upgraded this area in recent years. ~~To the east the area includes part of the Stockfield estate. These properties have structural defects and are to be cleared. It is proposed to re-use the land to create~~ A new access to the area has been created and create a major 'gateway' industrial opportunity has been partly developed (I46).

18.12 Bounding the area in the west is 'The Ackers' - a major recreational and leisure area. Part of this land has been designated as a Site of Importance for Nature Conservation (E50). A series of environmental and leisure policies and proposals enhancing and protecting this area are described in Chapter ~~Thirteen~~ Seventeen.

Stockfield **(part of Acocks Green Ward)**

18.13 This established residential area is bounded by the Warwick Road, Stockfield Road, Yardley Cemetery/Coventry Road, and the boundary with Solihull District. A range of public and private sector estates are to be found - some in need of renewal. A feature of the area is the almost complete lack of public open space, although there are several allotments and the Grand Union Canal offers recreational/ leisure potential. The railway line between Birmingham and Leamington Spa [railway] passes

through the area and local services are available at Acocks Green Station. Acocks Green shopping centre straddles the southern boundary.

18.14 ~~[Stockfield is an area undergoing change.]~~ The ~~former~~ municipal Stockfield Estate ~~[comprises over 400 dwellings and suffers]~~ which suffered from severe structural defects ~~[which cannot be rectified at viable cost. The decision has therefore been taken to redevelop the estate. In addition to]~~ has been redeveloped with new housing, ~~[the proposals include relocating and laying out new]~~ public open space, ~~[expanding the]~~ and playing fields for Cottesbrooke School. There is still a need to find a site [and providing a range of community facilities] for a community building [(HR14)].

18.15 The area to the east of the canal is also undergoing change as industrial and commercial uses close and are replaced by housing. The former Rover Works site is an example providing 178 new dwellings and as part of this 1.7 ha ~~[are to be]~~ have been laid out as new public open space alongside the canal ~~[(E86)].~~

18.16 New housing has also been constructed at The Vineries, Woodcock Lane North and Clay Lane. ~~[and further land is available at Woodcock Lane North (H29). A Government office site and]~~ An area of small industrial premises adjacent to the housing at Clay Lane and fronting the Grand Union Canal ~~[now]~~ represent s a minority 'non-conforming' use[s]. Should ~~[any of these sites]~~ this land become available over the Plan period, applications for residential development will be considered favourably.

18.17 The Grand Union Canal affords a major recreation opportunity in the area. It will be enhanced through towpath and landscaping works to form a linear walkway leisure facility and corridor for the movement of wildlife. Opportunities should also be taken to improve accessibility and use (E49). A further linear open space branches off the Canal and links to the Westley Brook Green Wedge (E85). Any new frontage developments will be encouraged to incorporate the "green" corridor being developed between The Ackers Project and the City boundary. In this respect, parts of two allotments fronting the canal are being developed for nature conservation purposes.

18.18 The Arden Road area contains many fine buildings in a tree lined setting and is worthy of protection to preserve its special character. It is proposed for designation as a Conservation Area (E87).

18.19 Acocks Green shopping centre is considered in Chapter Seventeen. To the north of the centre, additional park and ride facilities are proposed at Acocks Green railway station.

The Swan Centre and Yardley (part of Yardley Ward and part of Acocks Green Ward)

18.20 This large district includes the whole of Yardley Ward and those parts of Acocks Green Ward around the Swan Centre. It is predominantly a residential area with several house types and tenures interspersed with a network of green open space. Two strategic highways, the A45 Coventry Road and A4040 ~~[outer ring road]~~, meet at the Swan Centre, a notable retail and office centre. Other local centres are to be found at Hay Mills, North Yardley, Stechford, The Radleys and the Meadway. The River Cole provides a continuous green walkway and recreational space to the west (see Chapter ~~[Thirteen]~~ Seventeen). There are no major industrial areas within the District. Stechford and Lea Hall both have railway stations. There is a park and ride facility at Lea Hall Station. New park and ride facilities are proposed at Stechford.

18.21 The Swan Centre comprises a refurbished 1960's shopping centre with multi-storey car park, and striking office development. Proposed improvements to the A4040 will relieve north-south congestion and create further development opportunities - both of which should increase the attractiveness and potential of the centre. Primary retail frontage policies will apply (S25). Its strategic location makes it ideal for further retail, office and commercial growth and recent investment and redevelopment suggests this has already started. Retail ~~[warehousing]~~ development may be particularly appropriate in this location and a site rear of Church Road will be made available through road widening (C25). Widening of the A4040 will be from its junction with Harvey Road to its junction with the A45 Coventry Road (T32). Measures to ease pedestrian access across roads and junctions and ensure an integrated centre are required, and quality developments, incorporating landscaping and environmental improvements will be encouraged. A planning framework has been prepared as Supplementary Planning Guidance to encourage and guide new investment in, and development at, the Swan and Yew Tree shopping centres and the surrounding area.

18.22 North Yardley is a thriving local centre, but those at Stechford and the Meadway show signs of decline. These centres together with Hay Mills and The Radleys have an important shopping function. Efforts will be made to retain and support this. A retail core policy will operate in Stechford (S24).

18.23 Yardley contains one of the city's oldest and best Conservation Areas: Yardley Old Village. ~~[Various improvements and visitor facilities are to be provided as part of an enhancement programme.]~~ Nearby Blakesley Hall forms one of the Museums highlighted in the city's Heritage Strategy. ~~[and]~~ Further improvements are proposed to upgrade and enhance its tourist potential, including a new visitor centre (To3).

18.24 Yardley has a significant number of parks, playing fields, allotments and sports pitches which enhance its character and appearance. ~~[Recently,]~~ However, there has been considerable pressure to approve the release of some of these for residential development. ~~[Permission,]~~ For example, development has already ~~[been~~

given] taken place on land to the rear of Partridge Road [(H27)] and on land to the rear of Elmcroft Road [(H28)]. The area now falls well below standard for the provision of sports pitches and it will be particularly important to ensure that any further decline is strongly resisted.

Sheldon **(Sheldon Ward)**

18.25 Sheldon is bounded by the Birmingham -London Euston railway to the north, the A45 to the south and Birmingham International Airport to the east and comprises several large housing estates, the Garratts Green industrial area and Sheldon shopping centre. Sheldon Country Park, which incorporates Hatchford Brook Municipal Golf Course and the King George V playing fields, provides an attractive green boundary, whilst the [King-George-V-playing-fields,] Westley Brook and Radleys Walk provide green parkways and offer a variety of recreational and leisure opportunities.

18.26 The A45 is dualled throughout its length and provides the best access into the City from the east. Its strategic importance is such that any development or redevelopment opportunities occurring along its length should be used for quality developments. Offices and commercial uses will be considered [favourably] in the light of the guidance and policies set out in the A45 Coventry Road Corridor Development Framework, which has been adopted as Supplementary Planning Guidance (C26).

18.26A Public transport improvements to link the Birmingham International Airport and National Exhibition Centre with the rest of the City, particularly the City Centre, will be a long-term priority.

18.27 New retail opportunities and small-scale offices are considered suitable within or adjacent to Sheldon shopping centre. [Further growth will need to be accompanied by additional car parking.] Primary retail frontage policies will apply (S26).

18.28 The Garratts Green Industrial Estate, which borders the railway, is an established area, which is undergoing gradual renewal. To the east, 12-15 hectares of land are occupied by low intensity uses. Should redevelopment opportunities occur, sites outside the Airport's Public Safety Zone will be considered for more general industrial and warehouse development. Clearly identified routes for goods vehicles to the Strategic Highway Network need to be agreed to prevent use of less desirable routes.

18.29 The open land to the east of the Constituency is protected through inclusion in the Green Belt, whilst the Westley Brook Green Wedge extends protection into the built-up area. Two opportunities also exist to improve the areas open space provision. Former school playing fields to the rear of Willclare Road and Larne Road will be protected from development and are proposed as new open space (E84); whilst land fronting Mackadown Lane and The Radleys is also proposed as open space (E83).

18.30 Sheldon Country Park already promotes the recreational and leisure potential of the Westley and Hatchford Brooks. However, the frontage to Coventry Road would constitute an attractive development opportunity at the entrance to the City ~~[should land be available]~~. A site of 2.5 hectares has been identified for commercial purposes and a planning brief has been prepared to guide development (C35).

18.31 Parts of the Constituency fall close to Birmingham International Airport. Applications for development within this area will be assessed against the Supplementary Planning Guidance on Airport Noise and New Development, and PPG 24: Planning and Noise. Public Safety Zones are in the process of being redefined and will need to be taken into consideration when determining planning applications in these areas.

List of Proposals

This list provides a brief reference to the proposals indicated on the Proposals Map. It must be read in conjunction with the accompanying Constituency Policy Statement in the context provided by Chapters Two to Eight.

Environment

A Conservation Area will be designated at:-

E87: Arden Road - para. 18.18

The following Site of Importance for Nature Conservation (SINC) will be protected:-

E50: The Ackers - para. 18.12

The following proposals will form part of a network of Linear Open Spaces across the City:-

E49: The Grand Union Canal - para. 18.17

E85: Grand Union Canal – Westley Brook Green Wedge - para. 18.17

New open space will be laid out at the following site[s):-

~~[E83: Mackadown Lane (3.5 ha) – para. 18.29]~~

E84: Willclare Road/Larne Road (2.6 ha) - para. 18.29

~~[E86: Grand Union Canal/Former Rover Works (1.4 ha) – para. 18.15]~~

Industrial Regeneration

Industrial Regeneration Initiatives are proposed in the following area:-

IR4: Tyseley - para. 18.6 - 18.10 (underway, several developments completed)

Industry

The following sites will be developed for industry:-

- ~~[I42: Ada Road/Speedwell Road (3.8 ha) Best Urban – para.18.9**]~~
- ~~[I43: Amington Road (1.2ha) Best Urban – para. 18.9]~~
- I44: Tyseley Wharf (3.2 ha) Best Urban - para. 18.9
- ~~[I45: Redfern Business Park (12 ha) Best Urban – para. 18.9]~~
- I46: Stockfield Road/Wharfdale Road (2 ha) Best Urban paras. 18.9 and 18.11 (part completed)

Commerce

The following commercial development opportunities are identified:-

- C25: Church Road/The Causeway - para. 18.21
- C26: A45 Coventry Road frontages - para. 18.26
- C35: Land at Hatchford Brook (approx 2.5 ha) – para 18.30

Tourism

Tourism potential will be enhanced at:-

- To3: Blakesley Hall Museum - para. 18.23

[Housing Regeneration]

[A Housing Regeneration Initiative is proposed in the following area:-]

- [HR14: Stockfield – para. 18.14]

[Housing]

[The following sites will be developed for housing:-]

- ~~[H27: Rear of Partridge Road (1.3 ha, 40 dwellings) – para 18.24]~~
- ~~[H28: Rear of Elmeroff Road (1.1 ha, 32 dwellings) – para 18.24]~~
- ~~[H29: Woodcock Lane North (2 ha) – para. 18.16]~~

Transportation

The following road improvements are proposed:-

- T32: Church Road - para. 18.21

T33: Yardley Road/Stockfield Road Junction - para. 18.8

The following cycle routes will be developed:

T40: East Birmingham Route

T42: Cole Valley Route - para 18.10

The following key highway improvement lines will be protected:

- **Church Road – The Swan Underpass to Harvey Road**
- **Station Road, Stechford**
- **Stockfield Road (single carriageway) and Yardley Road to The Swan Roundabout**

In addition, **new or improved park and ride facilities are proposed at Acocks Green and Stechford railway stations, and the provision of additional tracks on the Birmingham New Street to Coventry railway line will be supported.** The southern sector of the City - which includes part of Yardley Constituency - will **also** be investigated for **[a]** possible light rail/light rapid transit **[corridor] routes** to the City Centre (paras **18.4, 18.19 and 18.20.**

Shopping

Primary retail frontage policies will apply in the following centres:-

S25: The Swan Centre - para. 18.21 (policy not yet prepared)

S26: Sheldon- para. 18.27 (policy not yet prepared)

A retail core will be identified in the following centre:-

S24: Stechford - para. 18.22 (policy not yet prepared)

[— In bringing forward development proposals developers will need to take account of former landfill operations on part of this site.]**

NB With the exception of some commitments carried forward from adopted Local Plans the UDP only refers to land use proposals on sites of more than one hectare in size and highway improvements costing more than £1 million.

SUPPLEMENTARY PLANNING GUIDANCE (SPG)*

LOCAL ACTION PLANS, DEVELOPMENT FRAMEWORKS AND STRATEGIES

The A45 Coventry Road Corridor (Heybarnes Circus to Hatchford Brook) Development Framework

The Swan and Yew Tree Local Centres and Adjoining Areas Planning Framework

DEVELOPMENT BRIEFS

Land at Hatchford Brook Municipal Golf Course, Sheldon

DEVELOPMENT CONTROL POLICIES

Acocks Green Policy for Non-Retail uses**

Airport Noise and New Development

ENVIRONMENTAL, DESIGN AND LANDSCAPE GUIDELINES

Millstream Project Planning Framework

*** This list was accurate at the time that the UDP Alterations were prepared early in 2001. An up-to-date listing of SPG currently in use and new Local Development Documents (LDDs) in preparation may be found in the current Local Development Scheme (LDS) for Birmingham.**

****in preparation/to be prepared (at 2001)**