



Birmingham Local Plan

Authority Monitoring Report

Monitoring period 2011 – 2016

April 2017

1. Introduction

- 1.1 The requirement for a local authority to produce an Authority Monitoring Report (AMR) is set out in Section 113 of the Localism Act 2011. Regulation 34 of The Town and County Planning (Local Development) (England) Regulations 2012 sets the minimum requirements for the contents of an Authorities' Monitoring Report. This includes reporting on implementation of the Local Development Scheme (LDS), performance against housing targets set out in the Local Plan, neighbourhood planning, Community Infrastructure Levy implementation, and the Duty to Cooperate.
- 1.2 The Birmingham Development Plan (BDP) was adopted in January 2017. Policy TP48 states that the City Council will monitor progress annually towards the achievement of the key targets for growth (housing, including affordable housing, employment, offices and retail) set out in policy PG1. The base date for the BDP and so this report covers the period 1st April 2011 to 31st March 2016, for the purposes of monitoring the key growth targets.

2. Adoption of the Birmingham Development Plan

- 2.1 The Birmingham Development Plan (BDP) was submitted to the Secretary of State for examination in July 2014. The public examination began in October 2014 with hearings being held for four weeks during October and November. The Planning Inspector published his proposed main modifications in July 2015 and these were subject to an eight week period of public consultation which closed in October. The Inspector's final report was published in March 2016 and the Plan was adopted by the City Council on 10 January 2017.

3. Key Growth Targets

- 3.1 BDP Policy TP48 identifies monitoring indicators for most of the policies in the BDP. Future AMRs will report on all indicators (where possible) but given the recent adoption of the Plan, this AMR reports only on the key growth targets set out in Policy PG1 for housing, employment, offices and retail.

3.2 Housing (including Affordable Housing)

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

The city has an objectively assessed need for 89,000 additional dwellings. Of these 51,100 are to be provided within Birmingham. Provision includes a small allowance for vacant dwelling returned to use in the period 2011/12 to 2017/18. These are dwellings returned to use following intervention from the Council's Empty Homes Team which impact on the general flow of some dwellings falling vacant whilst others are brought back into use.

The requirement for the period 2011/12 to 2015/16 was 9,100 dwellings. Provision was 10,006.

Year	Gross Completions	Net Completions	Vacant Dwellings returned to use	Total Net Dwellings
2011/12	1,558	1,187	260	1,447
2012/13	1,608	1,372	258	1,630
2013/14	1,934	1,598	275	1,873
2014/15	2,046	1,809	134	1,943
2015/16	3,136	2,977	136	3,113
Total	10,282	8,943	1,063	10,006

Indicator PG1/3: Residential Supply Pipeline

The housing supply pipeline is set out in the Strategic Housing Land Availability Assessment (SHLAA). The 2016 SHLAA consists of 1,263 identified sites with a capacity of 36,416 dwellings. An additional unidentified capacity of 6,485 windfall dwellings together with 400 currently long term empty dwellings which will be brought back into use brings the total SHLAA capacity to 43,401 dwellings. With 10,006 dwellings having been provided since 2011/12 this gives a total capacity over the BDP plan period of 53,307 dwellings, compared with the target of 51,100 dwellings.

Category	Dwellings (2016-31)
Under Construction	5,208
Detailed Planning Permission	7,406
Outline Planning Permission	3,502
Permitted Development (B1a-C3)	498
Allocation in Adopted Plan	9,349
Allocation in Draft Plan	335
Other Opportunity within a BDP Growth Area	4,719
Other Opportunity outside the BDP Growth Areas	5,170
Sub Total – Identified Sites	36,241
Windfalls Below the SHLAA survey threshold (<0.06ha)	785
Windfalls Above the SHLAA survey threshold (>=0.06ha)	5,700
Bringing vacant properties back into use	400
Broad Areas for Growth	0
Sub Total – Unidentified Sites	6,885
Total SHLAA Capacity	43,126

For further information see the SHLAA report 2016 at www.birmingham.gov.uk/housingstudies

Indicator PG1/4: Housing Five-Year Land Supply 2016-21

The City has 5.7 years land supply. This is derived from a 5-Year requirement of 14,228 dwellings (including a 5% buffer) and a supply of 16,301 dwellings.

Status	Dwellings (2016-21)
Under Construction	5,138
Detailed Planning Permission	6,176
Outline Planning Permission	947
Allocation in Adopted Plan	1,289
Allocation in Draft Plan	25
Permitted Development	468
Other	498
Windfalls	1,360
Vacant Dwellings	400
Total Unidentified Supply	16,301

For further information see the 5-Year Land Supply Statement (2016-21) at www.birmingham.gov.uk/housingstudies

Indicator TP31/1: Completions by Tenure and Delivery Mechanism

Policy TP31 seeks 35% affordable homes as a developer contribution on residential developments of 15 dwellings or more. The table below shows the number of affordable dwelling completions by tenure and delivery mechanism.

Year	BMHT	Section 106				RSL/Other	Total Rent
		Rent	Discounted Market	Shared	Other		
2011/12	170	70	31	9	0	317	597
2012/13	117	168	25	27	0	108	445
2013/14	207	42	31	60	0	6	346
2014/15	336	94	34	65	0	16	545
2015/16	253	65	0	0	10	99	427
Total	1,083	439	121	161	10	546	2,360

Note: All figures are Gross

3.3 Employment

Indicator PG1/5: Employment Land Developed

Year	Manufacturing* (B1 (b)/(c), B2, B8)	Warehousing (B8 only)	Total
2011/12	1.29	5.42	6.71
2012/13	0.59	1.31	1.9
2013/14	19.10	1.46	20.56
2014/15	2.13	0.33	2.46
2015/16	13.16	5.29	18.45
Total	36.27	13.81	50.08

*Manufacturing includes sites developed with uses falling within Use Classes B1(b)/(c), B2 and B8 where a specific end-use is not confirmed.

Policy PG1 requires a minimum 5 year reservoir of 96ha of land for employment use as well as 2 Regional Investment Sites of 20 and 25ha and a 71ha employment site at Peddimore. Progress on Peddimore is reported at GA6 and more information on the Regional Investment Sites can be found at TP18. TP17 has details on the portfolio of employment land and premises that make up the reservoir.

Indicator PG1/6: Employment Land Supply Pipeline

Status	Manufacturing* (B1 b/c, B2, B8)	Warehousing (B8 only)	Total
Under Construction	1.46	8.36	9.82
Detailed Planning Permission	8.85	10.40	19.25
Outline Planning Permission	11.89	0.93	12.82
Other	114.91	4.45	119.36
Total	137.11	24.14	161.25

*Manufacturing includes sites developed with uses falling within Use Classes B1(b)/(c), B2 and B8 where a specific end-use is not confirmed.

3.4 Retail

Indicator PG1/7: Retail Floorspace Completed (gross)

Policy PG1 requires about 350,000sq.m gross comparison retail floorspace by 2026. Prior to monitoring year 2015/16, comparison and convenience retail floorspace were not monitored separately. The table below therefore shows *all* retail completions since 2011.

All retail completions 2011/12 – 2015/15

(gross floorspace sq.m)

Year	Floorspace (sq.m)
2011/12	26,900
2012/13	17,606
2013/14	36,359
2014/15	6,660
2015/16	50,856
Total	140,683

Comparison retail completions
2015/16

(gross floorspace sq.m)

Year	Floorspace (sq.m)
2015/16	44,827

It should be noted that, in instances where no end user has been identified for a development, permission may have been granted for a number of potential uses including A1. Therefore, some of the retail floorspace reported above may be used for other uses including A2, A3, A4, A5, D1 and D2.

Indicator PG1/8: Retail Supply Pipeline

Status	Total
Under Construction	53,321
Detailed Planning Permission	109,738
Outline Planning Permission	85,984
Other	1,105*
Total	250,148

*Sites do not include floorspace figures for all proposals

3.5 Office

Indicator PG1/9: Office Floorspace Completed

Year	Office (B1 (a) only)	
	Area (Ha)	Floorspace (sq.m)
2013/14	2.82	5,900
2014/15	0.23	700
2015/16	1.06	7,084
Total	4.11	13,684

Policy PG1 requires a minimum of 745,000 sq.m gross of office floorspace (2013-2031) in the network of centres primarily focussed on the City Centre. The tables below show the office floorspace completed since 2013 and what is in the supply pipeline.

Indicator PG1/10: Office Supply Pipeline

Status	Office (B1 (a) only)	
	Area (Ha)	Floor space (sq.m)
Under Construction	5.90	27,496
Detailed Planning Permission	11.09	260,741
Outline Planning Permission	11.56	169,829
Total	28.55	458,066

4. Progress against the Local Development Scheme (LDS)

The LDS is a three year project plan for the preparation of new planning policy documents. The current LDS runs from 2014 to 2017. This section details the progress we are making with our planning policy documents against the LDS.

4.1 The Birmingham Development Plan

The Birmingham Development Plan (BDP) sets out a city wide spatial vision and a strategy for the sustainable growth of Birmingham for the period 2011- 2031, and will be used to guide decisions on planning, development and regeneration activity over this period.

LDS Milestone	LDS Timetable	Progress
Submission	June 2014	Submitted to the Secretary of State for examination June 2014
Adoption	March 2015	The BDP was adopted 10 January 2017 following a 21 month examination period and a 6 month period when the Plan was subject to a Holding Direction imposed by the Government. The Holding Direction was lifted in November 2016.

4.2 Development Management Development Plan Document

The Development Management DPD sets out detailed policy criteria against which planning applications will be determined.

LDS Milestone	LDS Timetable	Progress
Consultation on options and SA scoping report	August 2014	Consultation undertaken in June- July 2015
Publication	January 2015	Delayed due to BDP. Publication expected in September 2017.
Submission	April 2015	March 2018
Adoption	January 2016	June 2018

4.3 Bordesley Park Area Action Plan Development Plan Document

LDS Milestone	LDS Timetable	Progress
Consultation on preferred options	August 2013	Consultation undertaken July-August 2013

Publication	September 2014	Delayed due to BDP. Pre-submission consultation 6 th March – 2 nd May 2017.
Submission	January 2015	September 2017
Adoption	September 2015	March 2018

4.4 Neighbourhood Development Plans

Balsall Heath Neighbourhood Development Plan

The Balsall Heath Neighbourhood Development Plan was adopted on 8 November 2015 and forms part of the statutory development plan. The Plan will guide decisions about development in the area through to 2031. Under the 2014 LDS the Balsall Heath Neighbourhood Plan was identified as a Supplementary Planning Document. However, as the document has been developed as a Neighbourhood Development Plan, the original milestones do not apply.

Jewellery Quarter Neighbourhood Development Plan

An application was made to designate a Neighbourhood Forum in March 2014. This application was publicised for six weeks and comments were taken into account. The boundary area was amended to include the Crimean War Gardens on Summer Hill Terrace. The Jewellery Quarter Development Trust Neighbourhood Planning Forum (JQDTNPF) was formally designated by the Council and is currently preparing a Neighbourhood Development Plan document.

Perry Barr Neighbourhood Planning

A community group in Perry Barr, known as the Beeches, Booths and Barr (3B's) Neighbourhood Forum, are preparing a Neighbourhood Plan (NP) for the majority of the Ward. The Neighbourhood Area to which the NP will relate has recently been designated by the Council, along with the Neighbourhood Forum as the relevant body to prepare the document. Based on the priorities identified by the Forum, the NP will focus on housing and employment opportunities, flood risk, open spaces and revitalising local centres. Consultation with the community will be led by the Forum and will inform policies within the document.

4.5 Development Plan policies not being implemented

When the BDP was adopted the majority of the saved policies in the UDP (2005) were deleted because they were replaced by the policies in the BDP. Those UDP policies not deleted are contained within Chapter 8 and paragraphs 3.14 to 3.14D which will remain in force until the adoption of the Development Management DPD. The BDP also replaces Policy ED1 of the adopted Aston, Newtown and Lozells Area Action Plan (adopted July 2012).

5. Duty to cooperate

- 5.1 The Localism Act sets out the legislative basis for local authorities and other public bodies to have the 'duty to co-operate' in the preparation of planning documents. The duty is to 'engage constructively, actively and on an ongoing basis' over matters that would have a significant impact on at least two planning areas, or in connection with infrastructure that is strategic.
- 5.2 The City Council has sought from an early stage to address the duty to co-operate in a proactive and collaborative fashion working closely with neighbouring areas and building on the strong history of strategic planning in the West Midlands. Duty to Co-operate discussions have focused on a variety of issues including housing provision, transportation, employment land, minerals and waste management.

5.3 A Duty to Cooperate Statement (October 2013, updated June 2014) was submitted as part of the evidence to the BDP Examination (https://www.birmingham.gov.uk/directory_record/469/duty_to_cooperate). The statement explains the City Council's approach to the Duty to Cooperate and sets out the steps taken in relation to the Duty during the preparation of the BDP.

5.4 The ways in which the City Council has and continues to undertake the Duty to Co-operate are summarised as:

- Working with neighbouring authorities in relation to the production of the Birmingham Development Plan. This also includes reciprocal actions in working with neighbouring authorities in the production of their development plans.
- Working with neighbouring authorities in relation to the housing shortfall.
- Working across local authority boundaries through a variety of working groups and partnerships.
- Working collaboratively with the other prescribed bodies.

5.5 The adoption of the Birmingham Development Plan confirms the city's Objectively Assessed Need (OAN) for housing as 89,000 dwellings (2011-31). The Plan will provide for 51,100 homes, which is the amount of new housing that can be realistically delivered in Birmingham over the plan period despite the Council seeking to maximise supply within the urban area and removing land for 6,000 homes from the Green Belt. This is 37,900 dwellings less than the objectively assessed requirement on which the BDP is based and means that it will be necessary for some provision for new housing to meet Birmingham's needs to be made outside Birmingham's boundary through the Duty to Cooperate.

5.6 The BDP Inspector endorsed Birmingham's approach to the duty to co-operate and the process being followed in order to arrive at an agreed distribution of the shortfall to other authorities in the Housing Market Area (HMA). The City Council continues to work collaboratively with the other authorities in the HMA to build on the three phase Strategic Housing Needs study which has already been produced by Peter Brett Associates. Most recently, in February 2017, the HMA authorities commissioned a Strategic Growth Study to identify more specific options and broad locations for addressing the shortfall, which can be delivered by the market, to be completed in autumn 2017. In addition, a HMA officer working group has been established to monitor housing requirements, supply and delivery and to enable adjustments to be made at the HMA level. All HMA authorities are actively involved in this process.

6. Community Infrastructure Levy

6.1 Community Infrastructure Levy (CIL) is a charge on new buildings to ensure certain types of new development contribute to infrastructure needed to support that development. The infrastructure will support the growth aspirations outlined in the BDP and could include new schools, roads, parks and public transport improvements. Following approval by Full Council in September 2015, Birmingham City Council commenced charging CIL on 4th January 2016. For the monitoring period 2015/16 there was zero CIL money received and therefore zero expenditure.