

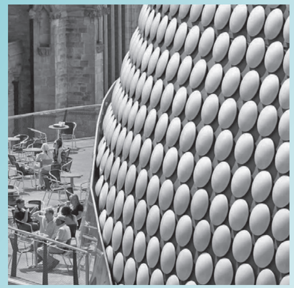


Birmingham's Local Development Framework
Annual Monitoring Report 2012

Birmingham City Council

Birmingham Local Development Framework

ANNUAL MONITORING REPORT 2012

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1. INTRODUCTION

1.1 The Annual Monitoring Report (AMR) 2012 is the eighth AMR for Birmingham. It has been produced under the provisions of the Planning and Compulsory Purchase Act 2004.

1.2 The aim of the AMR is to provide a succinct digest of key statistical information relevant to the assessment of the impact of development planning policies in Birmingham. In a letter to Chief Planning Officers in March 2011 the government announced the withdrawal of the following guidance on local plan monitoring:

- Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005),
- Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006),
- Regional Spatial Strategy and Local Development Framework: Core Output Indicators – Update 2/2008 (CLG, 2008).

1.3 As a result of this, it is now a matter for each Planning Authority to decide what to include in their monitoring reports while ensuring they are prepared in accordance with relevant UK and EU legislation. This AMR continues to monitor performance against the previous National Core output Indicators apart from a small number, where reliable data is not available. This AMR for the first time marks the authority's performance in terms of planning applications and the City Council's activity in relation to the Duty to Co-operate. The AMR also summarises the progress of the City Councils Local Development Framework (LDF) documents since the last published LDS in 2012. The Local Development Scheme (LDS) is available to view on the Birmingham City Council website at: www.birmingham.gov.uk/ldf.

1.4 This AMR is structured is as follows:

- Section 2 sets the scene, by providing some general contextual information in relation to Birmingham's population, environment, economy, housing, transport links and neighbourhoods.

- Section 3 reports on the key development planning output indicators. Its focus is on the now former nationally defined Core Output Indicators - but it also includes a number of locally defined indicators.

- Section 4 reports on the authority's performance in terms of the City Council's activities on Duty to Co-operate.

- Section 5 reports on the authority's performance in terms of planning applications.

- Section 6 summarises progress on the preparation of the Council's Local Development Framework (LDF).

- Section 7 provides an overview of the City Council's performance with regard to key indicators.

1.5 The indicators included in this AMR relate to policies contained within the adopted Unitary Development Plan (UDP) 2005. The publication of the consultation draft of the Birmingham Development Plan (formerly the Core Strategy), which will in due course replace the UDP, will require a review of these indicators and is likely to result in the need to include new indicators in relation to new policy areas. Climate change is a particular example of this and monitoring of the number of Solar panels was included in last years and this AMR.

1.6 In addition, the expected abolition of the Regional Spatial Strategy, and the introduction of the Localism Act and the National Planning Policy Framework are likely to change the basis on which some indicators, particularly those relating to housing, are monitored. In the previous AMR it was decided not to introduce an indicator monitoring housing quality due to difficulties of collecting consistent and available data. Some indicators such as that for congestion are no longer required by the Department for Transport (DfT) to be monitored and have been removed.

1.7 In relation to waste, although the City Council has experienced previous difficulty obtaining data to monitor elements such as recycled aggregates, this indicator is retained in line with emerging policies and intentions to increase recycling. The provision of reliable data on non municipal waste continues to limit waste monitoring. Last years AMR also saw a change to Indicator W1 which previously focused on waste facility completions. Waste facilities fall within the sui generis use class category. As there can be a delay up to three years for implementation of consent, the City Council has not in the past monitored these completions. It is therefore believed that for this and future AMRs it would be more useful to monitor the number of planning approvals and where possible an estimate of capacity.

Headlines

1.8 Some broad conclusions can be drawn from this year's monitoring data:

- This year's AMR shows continued population growth with population density above the national average per hectare. The latest estimate is that Birmingham's population increased to 1,073,000 in 2011. The City's population is shown to have grown at a faster rate than the region. According to the 2011 Census based population projections, Birmingham's population will grow by 85,800, from 1,074,300 in 2011 to 1,160,100 in the year 2021. This is an 8% increase.

- Birmingham still has a relatively young population compared to England with a greater proportion in the 20-24 age range. This is mainly due to the numbers of students coming to study at the city's universities. Over 45% of Birmingham residents are under 30, compared with 37.6% for England. Only 12.9% of Birmingham residents are over 65, in England 16.4% are over this age.

- The current recession continues to impact upon the house building industry. This AMR indicates that net housing completions have increased slightly this monitoring year to 1,187 dwellings. The number of demolitions decreased to 371 dwellings.

- Completions of purpose built student accommodation have seen significant increases on last year's AMR. The total number of bed spaces increased by over 4,840 between 2006 and 2012.

- The gross annual housing requirement as set within the RSS has not been met for a second year, but completions remain ahead of target for the Plan period as a whole.

- The percentage of dwellings completed on Previously Developed Land (PDL) has slightly increased from the previous 2010-11 monitoring year. Furthermore, completions on PDL have exceeded both UDP and RSS targets for a third year.

- There is a shortage of readily available Best Urban, Good Urban and Other Urban industrial land as compared to UDP targets. The shortage is particularly significant in the Good Urban sub-market.

- The majority of City Centre dwellings continue to be provided by the private sector. City Centre completions have decreased further, reflecting the continued economic downturn and a slowing in demand.

- Loss of employment land to alternative uses has continued. 11.23 ha was lost to alternative uses. More employment land was lost city wide to retail uses than any other use in 2011/12 at 7.50ha followed by losses of 1.93ha to residential uses.

- Almost all new housing developments are within 30 minutes by public transport from essential local services and employment areas.

- In total, land developed with employment uses (Uses B1a, B1b/c, B2 and B8) slightly increased this year from 7.12 hectares to 7.92 hectares mainly due to an increase in the warehousing (B8) sector.

- The amount of office development has decreased since 2009/10 which reflects the continued economic downtown. The majority of office development still occurred within 'in-centre' locations. This contrasts with a majority of leisure development since 2001/02 being in out-of-centre locations. The majority of retail development during 2011/12 took place within existing centres or edge-of centre locations.

- In relation to monitoring planning applications, the City Council received a total of 5550 planning applications during 2011/12, 54% of which were submitted online. Performance exceeded the government's targets in all categories of application and exceeded the City Council's own 'stretching' targets in all categories of application.

2. BACKGROUND CONTEXT

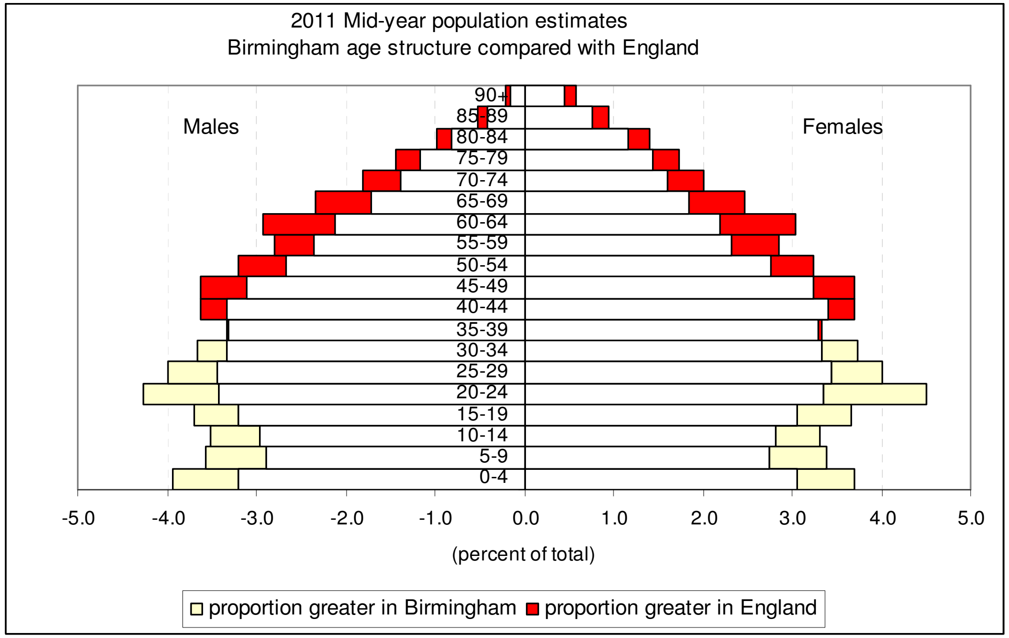
Population

2.1 The latest population estimate shows that there were 1,074,300 people living in Birmingham mid-year 2011. This was about 1,200 more than recorded by the 2011 population census in March (1,073,000). This result was 31,400 higher than the previous estimate[1].

2.2 The area of the city is 26,777 hectares or 267.8 square kilometres. With 40.1 persons per hectare, Birmingham is densely populated. Birmingham is ranked 38th out of 348 local authorities in England & Wales in terms of population density. This reflects the fact that the City's boundary is drawn tightly around the built-up area.

2.3 The Chart above shows that Birmingham has more people in the younger age groups while England has a greater proportion of people in the older age groups. The bulge around the 20-24 five-year age group is mainly due to the students coming to study at the city's Universities. 45.6% of Birmingham residents are under 30, compared with 37.6% for England. In contrast 12.9% of residents are over 65, in England the proportion was 16.4%.

Age profile – Birmingham and England 2011



Source: ONS, Crown Copyright, 2013

Population change 1991 – 2011

Area	% change in population*	
	1991-2001	2001-2011
Birmingham	-2.0	9.0
West Midlands	1.0	6.1
England	3.3	7.2

* over respective year
Source: Mid-year population estimates, ONS,
Crown Copyright 2013

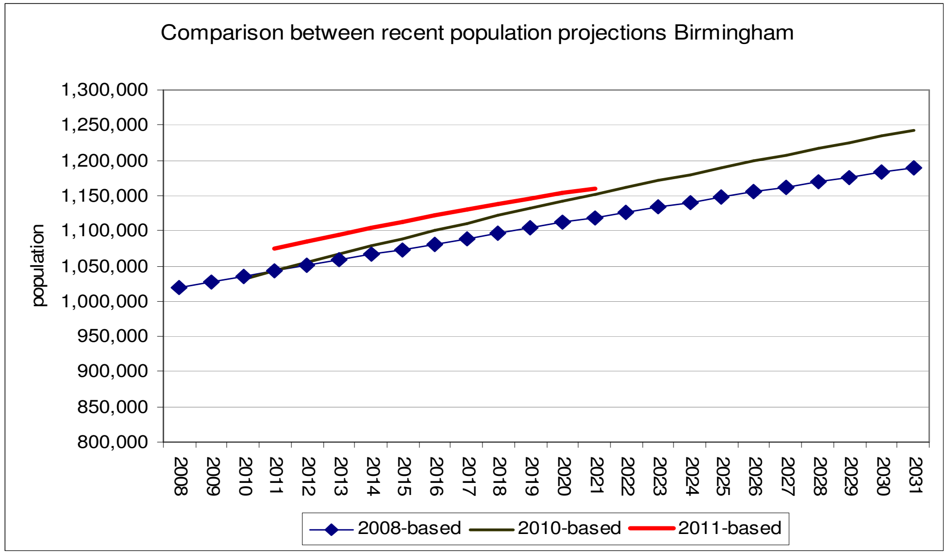
2.4 Between 1991 and 2001 Birmingham's population reduced by (-2.0%), while the national (+3.3%) and West Midlands regional (+1.0%) populations increased. However, the City's population (+9.1%) has been increasing since 2001, and at a faster rate than the England (+7.4%) and regional (6.2%) averages. The natural growth of the population has been increasing rapidly. There were 20% more births in 2011 than in 2001, while the number of deaths was 16% lower. The city has also consistently gained population through international migration since 2001. However, overall there is a long-standing trend of net out migration to other parts of the UK, mostly to the West Midlands region.

Projected Population

2.5 Recent population projections forecast significant growth in Birmingham's population. The 2008-based ONS population projections (published in 2010) forecast growth of around 150,000 between 2011 and 2031. DCLG estimated that the number of households would grow by 81,500 within the same period.

2.6 The most recent long-term population projection is 2010-based (published 2012) and shows an even greater growth in population, with the population estimated to increase by over 200,000 to 1,243,400 by 2031. DCLG have not produced household growth estimates based on the latest population projection.

2.7 However, short-term population projections based on the 2011 Census suggest that the rate of growth will be lower than the 2010-based projection estimate. The 2011-based estimate shows growth of 85,800 from 1,074,300 in 2011 to 1,160,100 in 2021, an increase of 8.0%. This compares with 108,700 according to the 2010-base and 75,900 according to the 2008-based projection. ONS have not yet published longer-term projections.



Source: ONS, Crown Copyright 2013

The chart above shows that the interim 2011-base population projection for Birmingham suggests a lower rate of growth than the 2010 base, although it starts from a higher base position.

Social and Cultural

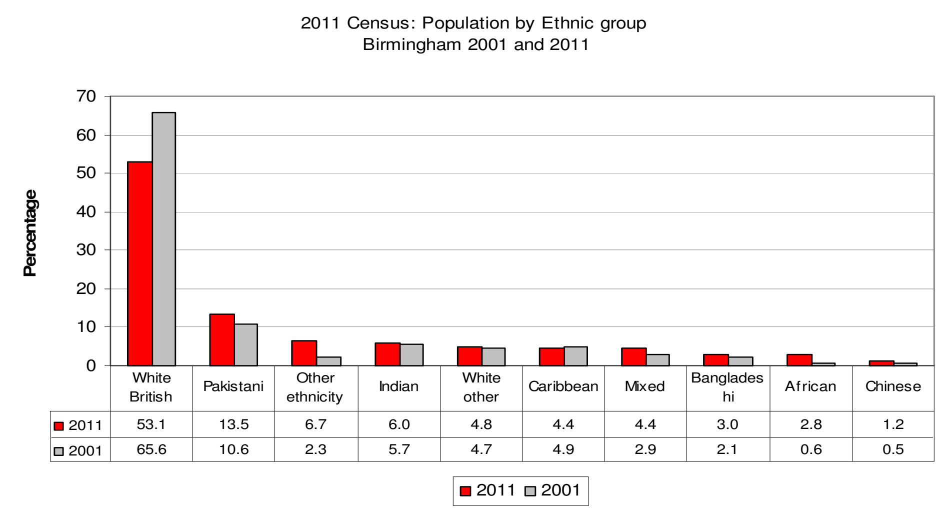
2.8 Birmingham's residents are from an increasingly wide range of ethnic backgrounds. Migrant communities arriving between the 1950s and 1980s were mainly from the Indian sub continent and the Caribbean. More recent trends see people arriving from many different parts of the world, including Eastern Europe, Africa and the Middle East. 238,313 Birmingham residents were born outside the UK, of these around 45% arrived during the last decade.

2011 Census: Country of Birth, top ten 2001 and 2011

Rank	2001	Number	%	2011	Number	%
1	England	791,000	81.0	England	815,900	76.0
2	Pakistan	41,700	4.3	Pakistan	55,900	5.2
3	India	23,200	2.4	India	27,200	2.5
4	Republic of Ireland	22,800	2.3	Republic of Ireland	16,100	1.5
5	Jamaica	14,200	1.5	Jamaica	15,100	1.4
6	Bangladesh	10,800	1.1	Banglades h	13,900	1.3
7	Wales	10,300	1.0	Poland	9,500	0.9
8	Scotland	8,500	0.9	Middle East (excl. Iran)	8,600	0.8
9	Northern Ireland	6,100	0.6	Somalia	7,800	0.7
10	Caribbean & West Indies (excl. Jamaica)	5,300	0.5	Wales	7,100	0.7

Figures have been rounded to the nearest 100 Source: ONS, Crown Copyright 2012

2.9 The top six countries of birth have not changed since 2001. However, Poland has now entered the top ten, the 2011 Census reported that 9,500 Birmingham residents were born in Poland, this compares with 900 in 2001. The 2011 Census recorded 34,500 people born in Africa, compared with 13,600 in 2001 and the number of people who said they were born in the Middle East has doubled since 2001.



Source: ONS, Crown Copyright 2013

The chart above shows that largest ethnic group in Birmingham is White British, followed by Pakistani. All ethnic groups increased in 2011 compared with 2001, except White British and Black Caribbean. 20.7% of households have more than one ethnicity and 4.4% of residents are of mixed heritage.

Socio-Economic Position

2.10 Table 2.6 below shows that the percentage of residents in households headed by managers, professionals and administrative workers in Birmingham is below the regional and national averages. The Census also shows net out-migration from Birmingham of these groups and a net inflow of nearly 69,000 professional, managerial, technical and administrative commuters to workplaces in the City.

Table 2.6 – Approximated Social Grade, 2001

Grade	% of household residents aged 16 to 64		
	Birmingham	West Midlands	England
A & B	19.5	22.5	25.5
C1	26.2	27.0	29.9
C2	17.5	20.4	18.2
D	25.5	23.2	20.3
E	11.2	6.9	6.1

Source: 2001 Census of Population Standard Table 66
©Crown Copyright
Note: classification of household members follows that of the household representative. Data not yet available for 2011.

Environment

The Natural Environment and Open Land

2.11 Although much of Birmingham is built up, there is a significant amount of open land within the City. About 15% of Birmingham's land area is designated as Green Belt. This includes all the open countryside within the City's boundary, as well as other areas extending into the City, for example along river valleys. There are also areas of open space within the built-up areas of the City, such as parks and playing fields, nature reserves and allotments. The extent of green spaces in Birmingham is shown in Figure 2.2.

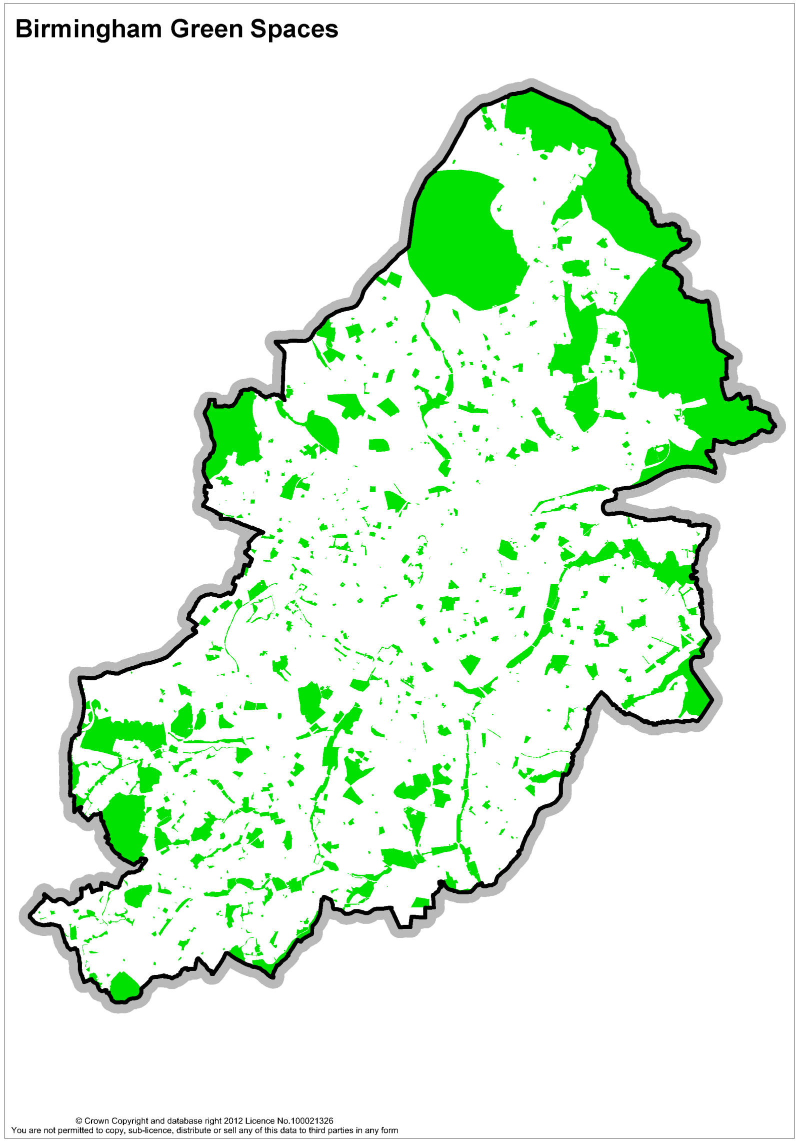
2.12 The City also has a number of areas that are protected for their nature conservation value, as well as parks, open spaces, allotments, golf courses and playing fields. The City's nature conservation sites include 2 Sites of Special Scientific Interest (SSSIs): Sutton Park and Edgbaston Pool. Sutton Park is also designated as a National Nature Reserve (NNR). There are 10 Local Nature Reserves (LNRs) - some of which were designated after the UDP Alterations were prepared. There are also 56 Sites of Importance for Nature Conservation (SINCs) covering various woodlands, grasslands, lakes, streams, and other important wildlife habitats or examples of natural landscape. Some of these areas lie within the designated Green Belt and are subject to UDP policies, which aim to protect them. Table 2.7 summarises the extent of protected nature conservation sites and other open land within Birmingham.

Table 2.7 – The Natural Environment and Open Space

Type of Area	Total Area (Hectares)	% of City's Area
Sites of Special Scientific Interest	893.31	3.33
National Nature Reserves	811.73	3.03
Local Nature Reserves	147.78	0.55
Sites of Importance for Nature Conservation	820.84	3.06
Sites of Local Importance for Nature Conservation	661.85	2.47
Public Open Space	3,046.55	11.34
Public Playing Fields	337.21	1.26
Private Playing Fields	281.47	1.05
Private Open Space	68.69	0.26
Educational Playing Fields	166.78	0.62
Golf Courses	657.87	2.46
Statutory Common Land	11.25	0.04
Allotments (All)	273.26	1.02
Green Belt	4,153.11	15.51

Source: Birmingham City Council.
Note: Some of the above designations may overlap, e.g. some open space has nature conservation value and may be designated as such.

Figure 2.2 – Birmingham Green Spaces



The Historic Environment

2.13 Birmingham has a wide variety of distinctive historic townscapes, buildings and landscapes. The extent of the City's historic resource is summarised in Table 2.8 below.

2.14 At present there are 30 Conservation Areas in Birmingham, whose special character and appearance is protected. These account for 4% of the land area of the City. Some Conservation Areas, such as the Jewellery Quarter and Bournville, are unique and are nationally recognised. Birmingham also has nearly 1,500 statutorily Listed Buildings and 14 registered parks and gardens of special historic interest. The City Council sees the Jewellery Quarter as a significant local, regional, national and 'World Heritage asset'. The City's Listed Buildings range in date from mediaeval churches and houses to important examples of 20th century architecture. The number of statutorily listed buildings increased from 1477 to 1480 for this AMR. The number of buildings that are Locally Listed decreased from to 445 to 444 because a locally listed building has been statutorily listed. Historic landscapes include examples of both formal and informal parks and gardens. In addition, Birmingham has an extensive network of historic canals, reflecting its key role during the Industrial Revolution in the 18th and 19th centuries. All of these resources contribute to the overall quality of the City, and to its unique character and history.

2.15 The City's archaeological resource is surprisingly varied for such a major urban area. Some remains are recognised as being of national importance, and are protected by scheduling. Known remains range in date from prehistoric earthworks to 19th and 20th century industrial buildings and structures. The City Council maintains a Historic Environment Record (HER), which includes details of all known archaeological remains within the City. The total now is 5445 records, which has increased from 5357 over the last year. Historic Landscape Characterisation of the whole city commenced in 2011 and 2093 polygons based on current land use have been captured so far.

Table 2.8 – Birmingham – The Historic Environment

Type of Resource	Number	Area (Hectares)
Scheduled Ancient Monuments	13	448.64
Statutorily Listed Buildings	1,480	327.67
Locally Listed Buildings	444	175.05
Conservation Areas	30	1,223.62
Registered Parks & Gardens	14	1,183.44
		Length (Kilometres)
Canals	-	57.4

Economy

2.16 Table 2.9 shows the number of jobs at workplaces in the City. The data shows that there are fewer jobs in Birmingham in 2011 compared to 2008. However, the number of jobs has been increasing steadily from 2009. The number of full-time and part-time jobs has followed the same pattern.

Table 2.9 - Full-Time and Part-Time Jobs in Birmingham

	Full Time	Part Time	Total
2008	345,900	146,300	**492,200**
2009	311,800	139,800	**451,600**
2010	315,400	141,800	**457,100**
2011	325,300	144,500	**469,800**

Source: BRES 2011, © Crown Copyright.
Notes: Numbers rounded to nearest 100. Totals may not add up due to rounding.

2.17 Table 2.10 summarises Birmingham residents in employment by gender and by ethnicity. At 57.9%, Birmingham's employment rate is noticeably below the UK rate of 70.0%. The female rate (50.1%) is much lower than the male rate (66.0%), and both are lower in Birmingham than the UK averages. The ethnic minority employment rate in the city is 48.9%, 15% lower than the white rate.

Table 2.10 - Employed Residents in Birmingham by Gender and Ethnic Group

	2007		2008		2009		2010		2011	
	Number	%	Number	%	Number	%	Number	%	Number	%
Total	**403,000**	**62.4**	**398,000**	**60.9**	**391,500**	**59.4**	**397,500**	**59.3**	**391,800**	**57.9**
Male	221,100	68.9	220,500	67.9	211,000	64.6	216,600	65.8	218,700	66.0
Female	182,000	56.1	177,600	53.9	180,500	54.3	180,900	53.0	173,100	50.1
White	281,300	70.1	284,500	70.1	268,300	67.1	274,800	65.2	260,400	63.9
Ethnic Minority	121,400	49.8	113,200	45.7	123,200	47.8	121,900	49.1	131,000	48.9

Source: Annual Population Survey/NOMIS

Table: 2.11 Economic inactivity rates by gender and ethnicity

	2007		2008		2009		2010		2011	
	Number	Rate	Number	Rate	Number	Rate	Number	Rate	Number	Rate
Total	**203,000**	**31.5**	**205,500**	**31.4**	**207,400**	**31.5**	**212,100**	**31.6**	**223,700**	**33.0**
Male	74,400	23.2	71,100	21.9	74,600	22.8	71,800	21.8	74,300	22.4
Female	128,700	39.6	134,400	40.8	132,800	39.9	140,200	41.1	149,500	43.2
White	99,800	24.9	93,800	23.1	100,100	25.0	112,200	26.6	118,200	29.0
Ethnic Minority	103,300	42.4	111,700	45.1	106,000	41.1	99,900	40.2	104,800	39.1

Source: Annual Population Survey/NOMIS

2.18 Table 2.11 summarises economic inactivity by gender and by ethnicity. 33% of the working-age population in Birmingham is economically inactive (neither working nor seeking work). This is 9.2 points higher than the UK rate. The female rate of 43.2% is 20.8 points higher than the male rate. The ethnic minority economic inactivity rate is 39.1%, significantly higher than the white rate of 29%. Both rates are above the UK averages of 32.1% and 22.7% respectively.

2.19 Due to the relatively small sample sizes, variations are in many cases similar to or below the confidence levels, and so data displayed in tables 2.10 and 2.11 should be interpreted with caution, especially when comparing small variations over time.

2.20 In the first quarter of 2012, 125,690 people were claiming out-of work benefits in the City - 18.7% of the working age population (Table 2.12). This compares to 13.9% regionally, and 12.5% nationally. In some wards the rates are over 25%. Worklessness rates since 2001 were relatively constant, until a large increase in 2009.

Table 2.12 – Worklessness in Birmingham Out-of-Work Benefit Claimants 2005 - 2012

Year	Birmingham		West Midlands	GB
	Number of Claimants	Worklessness Rate	Worklessness Rate	Worklessness Rate
2005	115,148	17.1%	12.5%	11.4%
2006	116,825	17.4%	12.7%	11.5%
2007	113,483	16.9%	12.4%	11.2%
2008	113,033	16.8%	12.5%	11.2%
2009	126,943	18.9%	14.5%	12.7%
2010	123,973	18.4%	13.9%	12.4%
2011	123,580	18.4%	13.7%	12.2%
2012	**125,690**	**18.7%**	**13.9%**	**12.5%**

Source: DWP/NOMIS
Please note that 2012 figure is for Q1 only

2.21 Table 2.13 shows that 50,125 residents were claiming unemployment benefit in 2012. This is considerably higher than in 2005, and the rate remains above the national average. Unemployment remains particularly high in some areas, with the rates in some inner city wards consistently around twice the city average throughout the period. Around two-thirds of those claiming unemployment benefits are males.

Table 2.13 – Unemployment Benefit Claimant Count and Rate (Annual Average) 2005 – 2012

Year	Birmingham		West Midlands	UK
	Number of Claimants	Claimant Count Rate	Claimant Count Rate	Claimant Count Rate
2005	32,854	7.1%	3.6%	2.8%
2006	36,351	7.9%	4.2%	3.0%
2007	35,084	7.6%	3.9%	2.8%
2008	35,151	7.6%	4.1%	2.9%
2009	49,007	10.6%	6.6%	4.9%
2010	48,091	10.4%	6.3%	4.8%
2011	49,308	10.7%	6.3%	4.9%
2012	**50,125**	**10.9%**	**6.3%**	**5.1%**

Source: ONS/NOMIS, © Crown Copyright

2.22 Table 2.14 below shows that Birmingham's relative contribution to the economy is above that of the region, but very slightly below that of the country.

Table 2.14 – Birmingham: Headline Gross Value Added (GVA) per head at Current Basic Prices (£)

	2007	2008	2009	2010	2011
Birmingham	19,407	19,649	19,275	19,804	19,928
West Midlands	17,125	17,190	16,691	17,218	17,486
UK	20,643	21,026	20,472	21,023	21,368

Source: ONS, ©Crown Copyright

Estimates of workplace based GVA allocate income to the region in which commuters work.

2.23 Birmingham is a major employment centre drawing in workers from across the West Midlands region. According to the 2001 Census there were approximately 84,000 more people with a workplace in the City than there were employed residents. Managers, senior officials and professionals make up about 35% of persons commuting into Birmingham, compared with 23% of the City's working residents. Data from the 2011 Census is not yet available.

Income

2.24 Table 2.15 summarises the estimated average household income for each Constituency in Birmingham (Figure 2.3). There are significant differences between the Constituencies, with Sutton Coldfield households enjoying an average income that is over 70% above those in Ladywood.

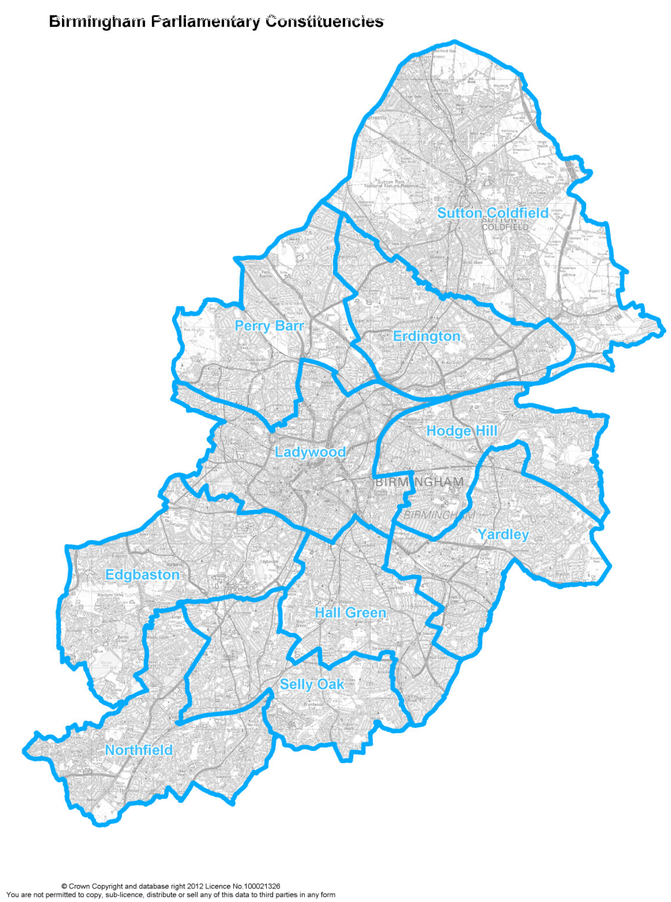
2.25 The average for the City as a whole is currently £30,566 per annum.

Table 2.15 – Estimated Average Household Income by Birmingham Parliamentary Constituency, 2011

Constituency	Total Households	Average Income (£)
Edgbaston	41,695	30,979
Erdington	41,862	24,657
Hall Green	40,205	29,086
Hodge Hill	40,610	22,184
Ladywood	51,265	21,069
Northfield	43,620	26,457
Perry Barr	39,622	25,038
Selly Oak	42,543	28,085
Sutton Coldfield	40,659	42,445
Yardley	42,139	25,790
Birmingham	**424,220**	**27,410**

Source: CACI Ltd

Figure 2.3 – Birmingham Parliamentary Constituencies



Housing

Households

2.26 Table 2.16 below summarises the size of households in Birmingham compared to the national average, according to the 2011 Census. The average household size is greater in Birmingham than in England as a whole: 2.56 persons compared with 2.36. Birmingham has a relatively high proportion of households containing one person or with 5 or more people.

Table 2.16 – Birmingham - Persons per Household, 2011

Number of Persons in Household	% of households	
	Birmingham	England
1	31.9	30.2
2-4	55.5	62.8
5 or more	12.5	7.1

Source: 2011 Census of Population, © Crown Copyright

Housing Stock

2.27 Table 2.17 summarises the proportion of different types of housing present in Birmingham. This shows that the City has a relatively low proportion of detached housing and higher proportions of terraced housing and flats.

Table 2.17 - Household Spaces in Birmingham, by Accommodation Type, 2011

	% of Household Spaces by Type				
	Detached	Semi-detached	Terraced	Flat	Other
Birmingham	10.9	34.7	29.4	20.4	4.6
West Midlands	23.7	36.8	22.9	13.3	2.9
England	22.3	30.7	24.5	16.7	5.4

Source: 2011 Census of Population, © Crown Copyright

2.28 Birmingham also has a relatively high proportion of households renting from the Council, (see Table 2.18).

Table 2.18 – Birmingham: Housing Tenure at 1st April 2011

	Local Authority	Registered Social Landlord	Private sector	Total
Number	64,424	40,613*	311,144	416,181
Percentage	15.8	9.8*	74.8	100.0

Source: ELASH (2012), Census 2011
* Estimated from incomplete data

Stock Condition

2.29 62 Local Authority dwellings (0.1 % of stock) were judged "non-decent" at 1st April 2012. In the private sector, an estimated 68960 dwellings had category one hazards (ELASH 2012).

Housing Market

2.30 Table 2.19 summarises changes in house sales and prices between 2004 and 2011. In terms of property sales, there were 8,777 property sales during 2011, which is a 4.1% decrease from the 2010 figure.

2.31 House prices have increased continuously until reaching a peak in 2007 but have since dropped back in 2009 due to the credit crunch. 2010 showed a return to 2008 price levels, but 2011 showed a fall below 2006 prices.

2.32 The mean and median and lower quartile house prices in the City are all below the regional average. The lower quartile price is the closest to the regional figure.

Table 2.19 - Birmingham Residential Property Prices and Sales, 2004-2011

	2004	2005	2006	2007	2008	2009	2010	2011
House price (£)								
Mean Price	140,499	146,834	155,424	162,383	158,863	147,755	160,120	153,355
Median Price	120,000	126,000	132,000	137,000	132,000	125,000	130,000	125,000
Lower Quartile	93,000	102,000	107,000	113,000	107,506	97,000	100,000	96,925
% of regional average								
Mean Price	92.9	91.5	92.1	92.5	92.6	88.2	90	88.1
Transactions								
No. of Sales	19,048	14,184	18,904	14,223	8,612	8,381	9,133	8,777
% of Region	17.4	14.5	16.8	13.2	17.5	16.3	16.7	15.8

Source: HM Land Registry/CLG Website, ©Crown Copyright.

Housing Need

2.33 Historically, homeless applications in Birmingham have been twice the national average. Table 2.20 summarises the position in 2010/11 and 2011/12. There were 17454 applicants for housing on the Local Authority Housing Register as at 1st April 2012 (ELASH 2012).

Table 2.20 - Households accepted as unintentionally homeless & in Priority Need

	2010/11	2011/12
Birmingham	4,207	3,929

P1E 2010/11 – 2011/12

2.34 Increasingly, older and disabled people wish to remain in their own homes. This results in strong demand for property adaptations, and an implication of need for to build homes to ‘lifetime’ standards. There were 1899 referrals for assistance to the City Council in 2011/12.

Transport

2.35 Birmingham has good links to the national motorway network and to Birmingham Airport. A network of strategic highways is focused on the City Centre. Figure 2.4 shows the key transport links within the City.

2.36 Birmingham New Street Station is a major rail interchange offering direct services to cities across England, Wales and Scotland. There is also a network of suburban and freight rail services and one light rail line. There are express coach links to many parts of the country, and an intensive pattern of local bus services. In January 2012, the government decided to proceed with plans to develop the High Speed 2 (HS2) rail line and services between Birmingham and London. The proposals will see rail journey times between Birmingham and London significantly reduced and will see increased investment and increased rail capacity both in Birmingham and the West Midlands.

Car availability

2.37 Birmingham has 25% of households without a car, compared to the English average of 25.6%. The percentages without a car are high in the inner parts of the city and in some more peripheral areas. About two thirds of those in social-rented housing live in households without a car, as do nearly half of unemployed people and those not working because of long-term sickness or disability. Percentages are particularly high among households containing lone pensioners and lone parents. Percentages are also high among Black, Bangladeshi and White Irish households.

Travel to Work

2.38 Table 2.21 shows that just over half of people who both live and work in the City use the car to get to work, about a fifth use the bus, a tenth walk and another tenth work at or from home.

Table 2.21 - Means of Travel to Work in Birmingham, 2001

Travel to Work – Method	% of those working		
	Live in Birmingham, Work Outside	Live and Work in Birmingham	Work in Birmingham, Live Outside
Work at/from home	0.0	9.5	0.0
Train	2.9	2.4	10.3
Bus	12.8	22.1	10.2
Car	78.3	52.4	75.5
Walk	2.7	10.4	1.2
Other	3.3	3.2	2.8
Total (100%)	**79,000**	**288,000**	**162,000**

Source 2001 Census Theme Table 10, © Crown Copyright

2.39 In contrast, over three quarters of people commuting into the city use the car, about a tenth use the train, and a further tenth travel by bus. About 120,000 people work in the central area, defined by the Ring Road, and just over half of these travel by car. A further 28% travel by bus and 14% use the train.

Trips into Birmingham City Centre

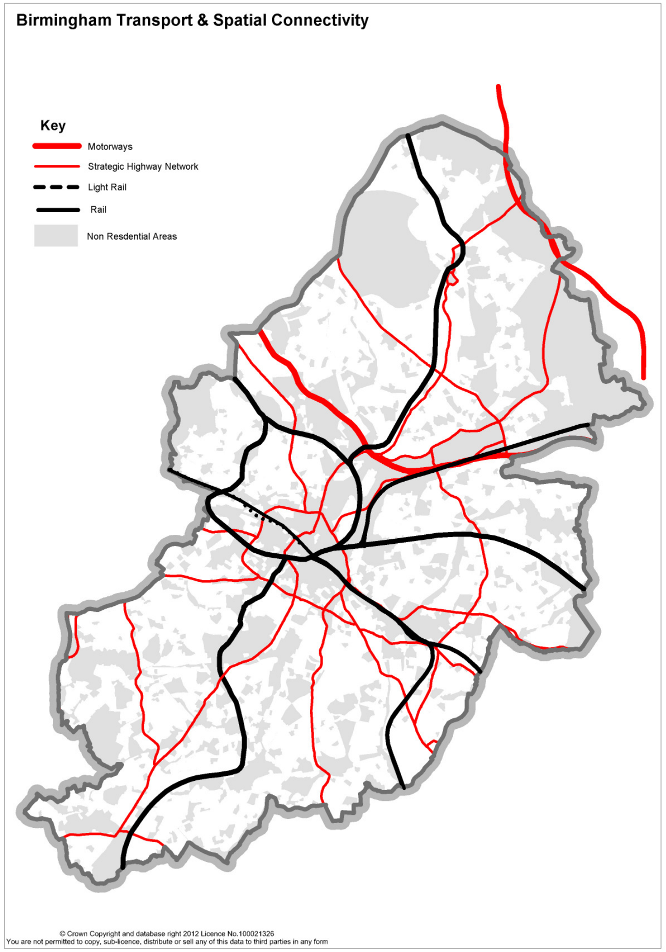
Table 2.22 – Trips into Birmingham City Centre in the morning peak 1999-2011 (0730-0930 hrs)

Year	Car	Bus	Rail	Metro	Total
1999	54,827	31,048	18,987	998	105,860
2001	51,663	31,000	17,250	1,200	101,113
2003	44,119	30,251	19,000	1,278	94,648
2005	44,789	31,433	19,500	1,609	97,331
2007	42,372	30,268	22,967	1,585	97,192
2009	40,865	28,256	26,193	1,570	96,884
2011	36,905	25,749	27,674	1,687	92,015

Source: Birmingham Cordon Reports

2.40 According to the Birmingham Cordon Surveys the total number of car trips entering Birmingham City Centre during the morning peak hours (0730-0930 hrs) has decreased in the past ten years. However, the number of bus trips remained relatively constant, while the number of rail trips has increased over the same time period.

Figure 2.4 – Birmingham Transport and Spatial Connectivity



3. LOCAL DEVELOPMENT FRAMEWORK - KEY OUTPUT PERFORMANCE INDICATORS

The following indicators are used for monitoring purposes.

BD1	Total amount of Additional Employment Floor space - by Type
BD2	Total amount of Employment Floor space on Previously Developed Land
BD3	Employment Land Availability - by Type
BD4	Total amount of Employment Land lost to Residential and Other Development
H1	Net Additional Dwellings - in Previous Years and Reporting Year
H2	Reduction in Vacancies in the Existing Housing Stock
H3	Progress towards meeting the Planned Housing Requirement
H4	Housing Land Supply
H5	Gross Affordable Housing Completions
H6	New and Converted Dwellings on Previously Developed Land (PDL)
H7	Net Additional Pitches (Gypsies and Travellers)
H8	Net Additional Dwellings in the City Centre
H9	Density of Development
T1	Percentage of New Residential Development within 30 minutes Public Transport Time of a GP, Hospital, Primary and Secondary School, Employment and a Major Shopping Centre
T2	Percentage of trips by public transport into Birmingham City Centre
LS1	Amount of Completed retail, office and leisure development (Town Centre Uses)
LS2	Percentage of Completed Retail, Office and Leisure Development in Town Centres
LS3	Percentage of Eligible Open Spaces managed to 'Green Flag Award' Standard
LS4	Provision of Open Space (i) Net loss/gain in amount of Public Open Space and Public and Private Playing Fields; and (ii) Percentage of New Dwelling Completions Within Reasonable Walking Distance of Public Open Space.
M1	Production of Secondary and Recycled Aggregates by Minerals Planning Authority
W1	Capacity of New Waste Management Facilities by Waste Planning Authority
W2	Amount of Municipal Waste Arising, and Managed by Management Type by Waste Planning Authority
E1	Renewable Energy Generation
E2	Number of Planning Permissions Granted Contrary to the Advice of the Environment Agency on Flooding and Water Quality Grounds.
E3	Change in Areas and Populations of Biodiversity Importance including: Change in Priority Habitats and Species, by Type
E4	Change in Areas and Populations of Biodiversity Importance including: Change in Areas Designated for their Intrinsic Environmental Value including Sites of International, National, Regional or Sub-Regional Significance.

Business Development

3.1 The City Council has consistently collected land use information on business development for many years. We are therefore fortunate in having a complete set of data relating to these indicators, for the whole of the period covered by the UDP (i.e. 1991 - 2011).

INDICATOR BD1: Total Amount of Additional Employment Floor space – by Type.

3.2 As many planning permissions are "flexible" and permit uses within a range of B1, B2 or B8 uses, it is difficult to monitor employment land by Use Class. Although we have provided this information insofar as it is possible to do so in Table 3.1, it has previously been normal practice in the West Midlands to monitor employment land by sub-market, and indeed it is more appropriate to do this for Birmingham as the UDP employment land targets and former RSS categories relate to employment development sub-markets rather than Use Class.

3.3 Floor space figures for employment development by Use Class and industrial development sub-market are set out in Table 3.2. The submarkets are as defined in the UDP and former RSS, as follows:

- UDP Best Urban - top quality sites suitable for firms with an international/ national/ regional choice of locations
- UDP Good Urban - good quality sites suitable for locally-based firms
- UDP Other Urban – land of average or poor quality only likely to be of interest to local firms.

There are no sub-markets for offices and the figures for offices, therefore, provide total area and floor space figures only.

3.4 In total, land developed with employment uses in Birmingham slightly increased in this monitoring year from 7.12 hectares to 7.92 hectares, mainly due to an increase in the Warehousing (B8) sector. Excluding office (B1a) uses, land developed for industrial use also increased slightly from 5.96 hectares to 6.71 hectares. Office development (B1a) remained at a similar level to the last two years. This still shows the continued effect of the economic recession, particularly comparing the current figures to 2008-09; a fall of two-thirds. Completions were this year predominately in the Best Urban market, reflecting the pressures on the higher classified land sub-market. Historically levels of completions were strong in Birmingham prior to the recession and positive signs are being shown in a number of sectors, including in particular advanced manufacturing, suggesting that completions will rise as the economy recovers.

Table 3.1 - Land Developed with Employment Uses in Birmingham 2002 – 2012, by Use Class (area in hectares)

Year	Office (B1 (a) only)	Industrial		Total
		Manufacturing* (B1 (b)/(c), B2, B8)	Warehousing (B8 only)	
2001-02	3.81	8.94	6.98	19.73
2002-03	8.06	23.05	14.35	45.46
2003-04	1.91	21.28	7.13	30.32
2004-05	7.02	17.46	2.51	26.99
2005-06	1.07	15.20	2.40	18.67
2006-07	5.61	16.79	2.70	25.10
2007-08	6.42	12.66	6.42	25.50
2008-09	3.95	17.89	3.11	24.95
2009-10	1.97	6.40	1.21	9.58
2010-11	1.16	2.61	3.35	7.12
2011-12	1.21	1.29	5.42	7.92
TOTALS	**42.19**	**143.57**	**55.58**	**241.34**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council. Manufacturing includes sites developed with uses falling within Use Classes B1 (b)/ (c), B2 and B8 where a specific end-use is not confirmed. Data for individual years between 1991 and 2001 is contained in the Annual Monitoring Report 2006.

Table 3.2 - Employment Development in Birmingham 2002-12, by Industrial Development Sub-Market

Year	Type	Sub-Market				Total
		Best Urban	Good Urban	Other	Office	
2001-02	Area (ha)	8.55	2.26	5.11	3.81	19.73
	Floor space (sqm)	*21,500*	*12,000*	*22,600*	*74,000*	*130,500*
2002-03	Area (ha)	22.91	11.80	2.69	8.06	*45.46*
	Floor space (sqm)	*107,300*	*36,900*	*9,000*	*42,000*	*195,600*
2003-04	Area (ha)	18.31	7.17	2.93	1.91	30.32
	Floor space (sqm)	*98,500*	*26,600*	*12,800*	*50,300*	*188,000*
2004-05	Area (ha)	8.36	10.19	1.42	7.02	26.99
	Floor space (sqm)	*22,700*	*34,000*	*7,100*	*39,200*	*102,900*
2005-06	Area (ha)	12.54	2.31	2.75	1.07	18.67
	Floor space (sqm)	*62,300*	*5,300*	*12,800*	*5,600*	*85,900*
2006-07	Area (ha)	12.74	4.42	2.33	5.61	25.10
	Floor space (sqm)	*37,900*	*16,100*	*12,800*	*38,000*	*104,700*
2007-08	Area (ha)	10.15	7.85	1.08	6.42	25.50
	Floor space (sqm)	*46,200*	*30,500*	*3,200*	*48,500*	*128,400*
2008-09	Area (ha)	15.22	2.83	2.95	3.95	24.95
	Floor space (sqm)	*6,0400*	*9,700*	*7,200*	*47,300*	*124,700*
2009-10	Area (ha)	0	6.40	1.21	1.97	9.58
	Floor space (sqm)	*0*	*11,900*	*3,000*	*45,600*	*6,0600*
2010-11	Area (ha)	0	4.98	0.98	1.16	7.12
	Floor space (sqm)	*0*	*5500*	*3500*	*16000*	*25000*
2011-12	Area (ha)	5.05	1.42	0.24	1.21	7.92
	Floor space (sqm)	*19,000*	*3,500*	*1,100*	*19,500*	*43,100*
Totals	**Area(ha)**	**113.83**	**61.63**	**23.69**	**42.19**	**241.34**
	Floor space (sqm)	***475,800***	***192,000***	***95,100***	***426,000***	***1,188,900***

Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council.
All floor space figures rounded to nearest 100 sqm.
Notes: Data for individual years between 1991 and 2001 is contained in the Annual Monitoring Report 2006.

INDICATOR BD2: Total Amount of Employment floor space on Previously Developed Land.

3.5 The vast majority of Birmingham's employment land supply is on previously developed land. For this monitoring year, of the 7.92 hectares completed, 85.5% was on previously Developed Land, with 1.16 (14.5%) on greenfield (Birmingham Great Park site). For previous year's figures, the table is available in the 2011 Annual Monitoring Report.

INDICATOR BD3: Employment Land Availability - by Type

3.6 Birmingham's employment land supply includes land that is committed for B1, B2 or B8 employment/industrial use (i.e. allocated in a Development Plan, has planning permission, a committee resolution or appeal decision supporting industrial use). Land is classed as either "readily available" or "not readily available". Readily available sites are sites without major problems of physical condition, without major infrastructure problems, and are on the market with a willing seller. Readily available land also includes land retained for development by the owner. Not readily available sites have any of the following problems: major problems of physical condition, major infrastructure problems, not on the market or the owner is unwilling to sell. These definitions are consistent with the land supply information included in the Regional Employment Land Study (RELS) 2009.

3.7 Table 3.3 summarises the employment land supply by Use Class, and table 3.4 further breaks this down by sub market. At April 2012, Birmingham had a supply of employment land of just under 260 hectares. This represents a slight decrease from the previous monitoring year. The amount of schemes under construction has fallen this year to 9.96 hectares, just under half last years total, although positively manufacturing has shown an increase with the overall fall a result of completion of large long term developments in offices and warehousing.

Table 3.3 - Employment Land Supply in Birmingham at April 2012, by Use Class (area in hectares)

Status	Office (B1 (a) only)	Industrial		Total
		Manufacturing* (B1 b/c, B2, B8)	Warehousing (B8 only)	
Under Construction	3.92	2.48	3.56	9.96
Detailed PP	10.08	48.52	1.35	59.95
Outline PP	14.66	57.05	0	71.71
Other	0	120.39	1.42	121.81
TOTAL	**28.66**	**228.44**	**6.33**	**263.43**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service, BCC.
Manufacturing includes sites with approval for development with uses falling within Use Classes B1 (b)/(c), B2 and B8 where specific end-use not confirmed.

Table 3.4 - Industrial Land Supply in Birmingham at April 2012, by Industrial Development Sub-Market (area in hectares)

Sub Market	Status	Manufacturing* (B1 b/c, B2, B8)	Warehouse/ Storage (B8 only)	Total
RIS	Under Construction	0	0	0
	Detailed PP	0	0	0
	Outline PP	0	0	0
	Other	42.24	0	0
	TOTAL	**42.24**	**0**	**42.24**
BEST URBAN	Under Construction	0	0	0
	Detailed PP	33.65	0	33.65
	Outline PP	54.07	0	54.07
	Other	42.98	1.42	44.40
	TOTAL	**130.70**	**1.42**	**132.12**
GOOD URBAN	Under Construction	1.03	2.55	3.58
	Detailed PP	5.49	0.45	5.94
	Outline PP	2.98	0	2.98
	Other	28.71	0	28.71
	TOTAL	**38.21**	**3.00**	**41.21**
OTHER	Under Construction	1.45	1.01	2.46
	Detailed PP	9.38	0.90	10.28
	Outline PP	0	0	0
	Other	6.46	0	6.46
	TOTAL	**17.29**	**1.91**	**19.20**
TOTAL		**228.44**	**6.33**	**234.77**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service, Birmingham City Council.* Manufacturing includes sites with approval for development with uses falling within Use Classes B1 (b)/ (c), B2 and B8 where specific end-use not confirmed.

3.8 Table 3.5 shows the supply of industrial land by readily available and not readily available categories in the various sub-markets. The UDP requires a minimum reservoir of 64 hectares (the equivalent of four years demand) of readily available best urban land. At April 2012 there were 57.93 hectares of readily available land. A recently granted planning permission at the Former Pebble Mill Studios for a dental hospital means that it is less likely to come forward for employment uses, although it will still create a significant number of new jobs. While they still form part of the current best urban supply they will be removed if these development proposals are advanced. In contrast to readily available land, the supply of sites not readily available for development increased from 51.96 hectares in 2009 to 74.19 hectares in 2012. However, the not readily available supply includes the Washwood Heath sites (Alstom, LDV and PXP 54.78 hectares in total). The sites at Washwood Heath are within the draft HS2 safeguarding area, and as such they are effectively ‘blighted’ and cannot be considered part of the overall land supply at the current time. While some employment will be generated by the use of these sites for the HS2 depot, their potential loss is a significant blow to the City’s overall employment land supply reducing the not readily available supply of best urban land by 70% and the total supply of best urban land to a record low of 77.45 hectares.

3.9 Similarly to the ‘Best Urban’ category, the supply of ‘Good Urban’ land as in the previous monitoring year remains short of the UDP 30 hectare target. Only 16.69 hectares of ‘Good Urban’ is considered readily available, a decrease on last year and worryingly short of the UDP target. Not readily available supply in this category has increased slightly to 24.52 hectares.

3.10 The addition of land in the Regional Investment site category, from Area Action Plan designation provides additional employment land but as of April 2012 much of this land was not readily available. Overall the total amount of not readily available land across all market sectors increased from last year to 132.23 hectares. However this figure includes the Washwood Heath sites (54.78 hectares) which as previously discussed are effectively 'blighted' by the draft HS2 safeguarding. Removing these sites means that the total not readily available supply is actually only 77.45 hectares. The overall total supply increased by 11.09 hectares to 234.77 hectares. Again adjusting the figures to reflect the draft safeguarding of then Washwood Heath sites brings this down to 179.99 hectares.

Table 3.5 - Industrial Land at April 2012, Availability *

	Readily Available	NOT Readily available	Total
Regional Investment site	16.01	26.23	42.24
Best Urban	57.93	74.19	132.12
Good Urban	16.69	24.52	41.21
Other	11.91	7.29	19.20
Total	**102.54**	**132.23**	**234.77**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council. *Figures do not include total completions at Longbridge

INDICATOR BD4: Amount of Employment Land Lost to Residential and Other Development.

3.11 Table 3.6 summarises the amount of employment land lost to other uses within Birmingham as a whole between 1991 and 2012. The table shows that 240.18 hectares of employment land in Birmingham has been lost to various other uses since 1991. On average, 10.90 hectares of employment land per year was lost to other uses between 1991-92 and 2010-11. The loss of employment land during 2011-12 increased to 11.23 hectares. This was largely due to the development of retail uses and in particular supermarkets.

3.12 Between 1991 and 2012, 118.45 hectares of employment land was lost to housing. Housing accounts for just under 50% of the total amount of land lost to alternative uses. Over 5.5 hectares has been lost to housing each year between 1991 and 20010-11. In 2011-12 this figure dropped to 1.93 hectares reflecting the weak state of the housing market. However, this trend is likely to continue with former industrial sites being continued to be used to contribute to the City's housing land supply. There is also continued pressure for 'out of centre' retail development such as supermarkets on industrial sites.

3.6 Proposals for the loss of industrial land to alternative uses are considered on their individual merits. Briefly it should be demonstrated either that a site is non-conforming, how no realistic prospect of industrial development in the foreseeable future or that there are good planning grounds to allow the proposal. In practice this means that only poor quality industrial sites are developed for other uses.

Table 3.6 - Loss of Employment Land to Other uses in Birmingham, 1991 – 2012: City Wide

Year	1991-92 to 2010-11	Average per year	2011-12	Total
Residential	116.52	5.55	1.93	**118.45**
Retail	52.18	2.48	7.50	**59.68**
Education	6.50	0.31	0.43	**6.93**
Transport	23.67	1.13	0	**23.67**
Health	1.20	0.06	0	**1.20**
Public Assembly	16.75	0.80	0	**16.75**
Open Space/ Leisure	12.13	0.58	1.37	**13.50**
Total	**228.95**	**10.90**	**11.23**	**240.18**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service, Birmingham City Council.

Housing

3.14 The City Council has collected data on housing commitments and completions for many years. Data has been held for almost all of the variables monitored in this AMR for ten years, and in many cases much longer.

3.15 As with last year the City Council has continued to review its Strategic Housing Land Availability Assessment (SHLAA) in order to expand the housing evidence base and get a better understanding of housing supply in Birmingham.

3.16 For the purposes of this AMR, emphasis remains on monitoring against the adopted Regional Spatial Strategy (RSS).

The Plan Period and Housing Target

3.17 In previous years the City Council has monitored performance with regard to planning for housing in relation to requirements of both the RSS and saved policies of the Unitary Development Plan (UDP). It must be emphasised that all housing related policies have been saved with the exception of the housing target, which was superseded by housing target set out in the RSS (2004).

3.18 The intended revocation of the RSS in July 2010 effectively left the city without a housing target in the development plan. The intention was to monitor against the target in the emerging Birmingham Development Plan (formerly Core Strategy). However, as the submission version of the Birmingham Development Plan is still being prepared, it is appropriate to continue to monitor against the former RSS.

3.19 The housing target, therefore, covers the period 2001 to 2021 and is expressed in gross terms. It includes a step change, which sees the annual requirement increase after the first six years. For the first six years (2001-02 to 2006-07) the target was 2,300 dwellings per annum. This increased to 3,000 dwellings per annum from 2007-08 onwards giving a total provision of 55,800 dwellings. All figures are gross and expressed as minimums.

3.20 An assumption on the anticipated level of demolitions is built into the target. This assumption is that there will be 1,200 demolitions per annum (or 24,000 over the 20 year period) and that these demolitions will be replaced at a ratio of 1 to 1.

3.21 To enable monitoring data to be provided in net terms the demolitions assumption can be subtracted from the gross targets to give net dwelling requirements. The net requirements are therefore 1,100 dwellings per annum (2001-02 to 2006-07) and 1,800 dwellings per annum (2007-08 to 2020-21). Over the whole RSS period the net requirement is 31,800 dwellings. To date, on average, the demolitions assumptions have been reasonably consistent with actual performance (see table 3.7).

INDICATOR H1: Net Additional Dwellings.

Completions for each year are shown in Table 3.7

3.22 In the current monitoring year 2011-12 net dwelling completions again increased slightly from the previous year to 1,187. However, this increase was more to do with their being fewer demolitions, and therefore fewer starts, rather than an increase in completions, which in fact fell compared to last year. This overall downward trend of dwelling completions reflects the general economic downturn and a reduction in house building.

Table 3.7 - Dwelling Completions and Demolitions by Year 2001 to 2012

Year	Dwelling Completions*	Dwellings Demolished	Net Additional Dwellings
2001-2002	2,750	1,506	1,244
2002-2003	2,742	1,704	1,038
2003-2004	3,343	1,930	1,413
2004-2005	3,181	734	2,447
2005-2006	4,000	859	3,141
2006-2007	3,079	1,240	1,839
2007-2008	3,649	661	2,988
2008-2009	3,228	772	2,456
2009-2010	1,750	817	933
2010-2011	1,930	945	985
2011-2012	**1,558**	**371**	**1,187**
Total	**31,210**	**11,538**	**19,671**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service) Birmingham City Council.
Note: * Dwelling completions include new build plus net conversions; 2010-11 and 2011-12 figures include student dwellings (see below).

Completion of Purpose Built Student Residential Accommodation.

3.23 Student households are included in CLG's household projections and as such are included in the City's housing requirement. As this is a recent change, figures are only included for completions within table 3.7 for the last two years (see note to Table 3.8 for definition). When such households are provided in clusters or as studio apartments they contribute to meeting the housing requirement with each cluster or studio counting as one dwelling. Student accommodation which is not provided in clusters or self contained studios (for instance halls of residence) cannot be regarded as contributing to meeting the housing requirement and are therefore excluded.

3.24 Since April 2006, 4,842 student bed spaces (including 1,014 self contained clusters/studio apartments) have been built in the city.

3.25 Birmingham has five Universities and has previously seen redeveloped campuses for Bournville, Joseph Chamberlain and Matthew Bolton colleges. The education sector is looking to provide growth despite the recession.

Table 3.8 - Purpose Built Student Accommodation Completions

Year	Bed spaces	Clusters / Studios*
2006-2007	651	137
2007-2008	1202	435
2008-2009	1,621	175
2009-2010	596	128
2010-2011	10	10
2011-2012	**762**	**129**
TOTAL	**4,842**	**1014**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service) Birmingham City Council.

Note:*The net gain in dwelling stock for 2010-11 and 2011-12 include cluster or studio units of student accommodation counted as 'dwellings' according to the Census's definition. Purpose-built (separate) homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms for students) should be counted as dwellings. Some dwellings of this type may have been excluded due to recent changes in this part of the dwelling definition. (see Department for Communities and Local Government dwelling definitions).

INDICATOR H2: Reduction in Vacancies in the Existing Housing Stock.

3.26 This local indicator is included as a result of the Inspector's recommendation following the Public Local Inquiry into the UDP Alterations. The Inspector felt that this should be a monitoring indicator because the UDP housing supply figures include an assumption that vacancy rates will fall to 3% by the end of the UDP period (i.e. by 2011). Vacancy rates between 1991, 2001 and 2011 are summarised below in Table 3.9. The 2011 Census indicates that there was actually a small increase in vacancies between 2001 and 2011 and that vacancy levels remain just above 3%.

Table 3.9 - Housing Vacancy Rates in Birmingham 1991 - 2011

Year	Number of Vacant Dwellings	Total Number of Dwellings	Percentage Vacant
1991	17,737	394,723	4.49
2001	13,023	404,302	3.22
2011	14,359	425,095	3.38

Source: 1991, 2001 and 2011 Census of Population

INDICATOR H3: Progress towards meeting the Planned Housing Requirement

3.27 Progress to date with meeting the gross housing requirement set by the RSS is set out in Table 3.10. This shows the minimum housing requirement of 3,000 outlined in the RSS has not been met for the third successive year. The 2011-12 shortfall was 1,442 dwellings. Despite these recent shortfalls, for the RSS Plan period as a whole, the City Council still remains ahead of the 3,000 minimum gross requirement.

Table 3.10 Progress towards meeting the Housing Requirement 2001 – 2012

Year	Minimum Requirement	Dwellings Completed	Annual Surplus / Deficit on Minimum Requirement	Cumulative Surplus / Deficit on Minimum Requirement
2001-02	2,300	2,750	+450	+450
2002-03	2,300	2,742	+442	+892
2003-04	2,300	3,343	+1,043	+1,935
2004-05	2,300	3,181	+881	+2,816
2005-06	2,300	4,000	+1,700	+4,516
2006-07	2,300	3,079	+779	+5,295
2007-08	3,000	3,649	+649	+5,944
2008-09	3,000	3,228	+228	+6,172
2009-10	3,000	1,750	-1,250	+4,922
2010-11	3,000	1,930	-1,070	+3,852
2011-12	**3,000**	**1,558**	**-1,442**	**+2,410**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council.

3.28 Although the RSS sets annual targets in gross terms the indicative net target for the remainder of the RSS period can be determined. This is shown in Table 3.11. The table shows that the number of gross completions has increased within the period 2001 to 2012 to 31,210. Net completions for this period also increased reaching 19,671. The gross residual target for the period 2012 - 2021 has decreased from 26,146 in the previous AMR to 24,590 for this monitoring year. The net residual target 2012 - 2021 has decreased to 12,129 from the previous year.

Table 3.11 - Residual Housing Target at April 2012

	Dwellings	
	Gross	***Net***
RSS Housing Requirement 2001 - 2021	55,800	31,800
Completions 2001 to 2012	31,210	19,671
Residual target 2012 - 2021	24,590	12,129
Annual residual target 2012 to 2021	**2,732**	**1,348**

Source: BCC

Supply – The Development Pipeline

3.29 The position with regard to land supply is set out in the Strategic Housing Land Availability Assessment (SHLAA). This is updated annually and published separately on the City Council's web site.

INDICATOR H4: Housing Land Supply

3.30 As with last year, the continuing recession has had, and indeed is still having, a major impact on the house building industry. In Birmingham short-term net house building targets which were considered appropriate and achievable just a few years ago are no longer realistic. It is these short-term targets where the impact of the recession is the most severe. It is extremely difficult to predict completion rates in the current climate; hence figures for anticipated completions over the next five years have again not been included here. Given that there are relatively few schemes currently under construction and that new starts on site remain well below pre recession levels completions are expected to remain relatively low in 2012-13.

3.31 It is assumed that as the country emerges from recession then there will be a slow but steady increase in new starts. However, any new starts in 2011-12 will not deliver completions right away. It was anticipated that some of the sites that were currently mothballed would come back on line during the current year, but this has not been the case as the recession continues; although the increase in public sector house building is delivering additional completions.

2011 Strategic Housing Land Availability Assessment (SHLAA)

3.32 The current supply of dwellings for new housing in Birmingham as indicated in the 2011 SHLAA is 41,502 of which 37,227 is on identified sites. The supply available within 5 years is 9,502, compared to a requirement of 9,000* based on the adopted RSS. Note: * 9,450 including a 5% flexibility allowance.

Table 3.12 - The 2011 SHLAA

Category	Dwellings
Under Construction	3,271
Detailed Permission (Not Started)	7,729
Outline Permission	4,384
Development Plan Allocation	3,631
Other Opportunities – Uncommitted sites	18,212
Sub Total –Identified Sites	**37,227**
Bringing vacant properties back into use	250
Windfalls below the SHLAA survey threshold (<0.06 ha.)	525
Windfalls above the SHLAA survey threshold (>=0.06 ha.)	3,500
Broad Areas for growth	0
Sub Total	**4,275**
Total SHLAA	**41,502**

Source: SHLAA 2011 Final Report - see Birmingham Development Plan, Associated Documents

Table 3.13 - The Supply Period

Category	Identified Sites	All**
Short Term –Within 5 Years	9,502*	9,502
Medium Term – 6 to 10 Years	15,954	15,954
Longer Term – Beyond 10 Years***	12,021	16,046

Source: SHLAA 2011 Final Report
*includes BVP164 empty properties programmed for 2011/12
** identified sites and other unidentified opportunities
***2021-2028

INDICATOR H5: Gross Affordable Housing Completions.

3.33 Table 3.14 shows affordable housing completions since 2001. The table identifies the number of dwellings provided through the affordable housing policy using Section 106 agreements and other affordable housing developments and acquisitions separately.

3.34 Overall provision of affordable housing has been relatively consistent through both the house building peak of the mid 2000s to the lows of the recent recession. This suggests that the affordable housing sector is propping up the market during the economic downturn.

3.35 Most of the affordable homes in Birmingham are provided by Registered Social Landlords (RSL) through their own development programmes although in the years prior to the recent recession the provision of affordable homes provided via the City Council's Affordable Housing Policy had increased significantly. In recent years the City Council has been building an increasing number of new council housing through the Birmingham Municipal Housing Trust programme.

3.36 Table 3.14 indicates that total gross completions secured through Section 106 agreements increased from last year's low of 52 dwellings to 110 dwellings completed in 2011-12. This increase in affordable dwelling completions is a reversal of previous years. However, the Table shows that there has been a marked decrease in completions of RSL only schemes, down over 50% on the previous year, but similar to 2009-10. Completions of 'Shared Ownership' schemes continue to see a dramatic fall, reflecting the current downturn in the house buying market and decreases in bank lending.

Table 3.14 - Affordable Dwellings Completed 2001 – 2012 (Gross)

Year	Secured through S106 Agreement*			RSL Development & Other	Total
	Low Cost Market	Social Rent	Shared Ownership		Affordable Completions
2001-2002	51	57	44	364	516
2002-2003	30	72	39	434	575
2003-2004	16	22	37	703	778
2004-2005	64	120	134	414	732
2005-2006	136	60	158	718	1,072
2006-2007	110	51	60	462	683
2007-2008	73	67	74	615	829
2008-2009	62	90	74	574	800
2009-2010	24	58	52	451	585
2010-2011	7	39	6	863	915
2011-2012	**31**	**70**	**9**	**487**	**597**
Totals	**604**	**706**	**687**	**6,085**	**8,082**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council. *UDP Definition

INDICATOR H6: New and Converted dwellings on Previously Developed Land.

3.37 Table 3.15 shows the percentage of housing development on PDL each year since 2001-02, when this data was originally collected. There are two targets for the provision of housing on PDL. These targets are as follows:

- UDP target of 82% new housing on PDL, 1991 – 2011
- RSS target of 94% new housing on PDL, 2001 – 2021

3.38 Compared to the previous monitoring year, slightly more housing completions have taken place on PDL in percentage terms. In contrast, the number of Greenfield completions (19) was fewer than in 2010-11. Completions on PDL for this monitoring year have exceeded both UDP and RSS targets.

Table 3.15 - Dwelling Completions on Previously Developed Land (PDL) and Greenfield Land 2001 – 2012

Year	Total Completions	PDL		Greenfield Land	
		Completions	%	Completions	%
2001-02	2,800	2,038	73	762	27
2002-03	2,770	2,508	91	262	9
2003-04	3,390	3,221	95	169	5
2004-05	3,232	3,109	96	96	4
2005-06	4,096	4,061	99	35	1
2006-07	3,134	3,094	99	40	1
2007-08	3,697	3,666	99	31	1
2008-09	3,280	2,919	89	361	11
2009-10	1,813	1,813	100	0	0
2010-11	1,976	1,933	98	43	2
2011-12	**1,648**	**1,629**	**99**	**19**	**1**
TOTAL	**31,836**	**29,991**	**94**	**1818**	**6**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council. Note: These figures include gross completions for housing conversions, and therefore differ slightly from the housing completion figures given in Table 3.7.

INDICATOR H7: Net Additional Pitches (Gypsies and Travellers)

3.39 No additional Gypsy and Traveller pitches were provided during 2011-12. The City Council undertook a joint Gypsy and Traveller Accommodation Assessment (GTAA) with two neighbouring authorities (Coventry City Council and Solihull Metropolitan Borough Council) during late 2007 and early 2008 which identified a need for an additional 19 permanent pitches in Birmingham by 2017. In addition it identified a need for up to 10 transit pitches.

INDICATOR H8: Net Additional Dwellings in the City Centre.

3.40 The UDP includes a policy to encourage more housing within the City Centre ("City Living"), and a target for the provision of 10,000 new dwellings in the City Centre between 1991 and 2011. This target has been met. Table 3.16 shows that new build City Centre completions have significantly decreased over the past three years as a result of the continuing economic downturn.

Table 3.16 - Completions in the City Centre 1991 – 2012 (Gross)

Year	Type		Total
	New Build	Conversions	
1991-2001	1,478	496	1,974
2001-2002	315	313	628
2002-2003	788	124	912
2003-2004	1,197	158	1,355
2004-2005	928	49	977
2005-2006	1,602	74	1,676
2006-2007	1,385	39	1,424
2007-2008	1,541	332	1,873
2008-2009	1,343	279	1,622
2009-2010	560	1	561
2010-2011	383	13	396
2011-2012	**215**	**14**	**229**
TOTAL	**11,735**	**1,892**	**13,627**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service) Birmingham City Council.

3.41 Table 3.17 shows the net change in the number of dwellings in the City Centre between 1991 and 2012. This shows that the number of City Centre private dwelling completions has significantly decreased with the net total also decreasing from 409 in 2009-10 to 396 in 2010-11 and still further to 149 for this monitoring year. The majority of new housing continues to be provided by the private sector.

Table 3.17 - Net Change in Dwellings in the City Centre 1991 – 2012

Year	Private	Local Authority/RSL	Total
1991-2001	745	204	949
2001-2002	572	-132	440
2002-2003	829	-213	616
2003-2004	1,267	-16	1,251
2004-2005	947	14	961
2005-2006	1,563	111	1,674
2006-2007	1,367	-61	1,306
2007-2008	1,842	17	1,859
2008-2009	1,487	45	1,532
2009-2010	544	-135	409
2010-2011	383	6	389
2011-2012	201	-52	149
TOTAL	**11,747**	**-212**	**11,535**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service, Birmingham City Council.
Notes: RSL = Registered Social Landlord. This includes Housing Association and Community Association housing provision.

INDICATOR H9: Density of Development

3.42 The UDP's housing density standards are as follows:

- Birmingham City Centre - At least 100 dwellings per hectare
- Other Centres/ Sites in Transport Corridors - 50 dwellings per hectare
- Elsewhere in Birmingham - 40 dwellings per hectare

3.43 Table 3.18 summarises the density of housing completions between 2001 and 2012. In 2011-12 a majority of completions (some 54%) took place within schemes with over 50 dwellings per hectare, although this is a fall on previous years. The number of schemes with densities of less than 30 increased threefold to 9% upon last year.

Table 3.18 - Density of New Housing Completions 2001 – 2012

Density (Number of Dwellings per ha)	Less than 30		30 to 50		Over 50	
Year	**No.**	**%**	**No.**	**%**	**No.**	**%**
2001-2002	670	24%	971	36%	1,109	40%
2002-2003	375	14%	1,012	37%	1,355	49%
2003-2004	221	7%	953	28%	2,169	65%
2004-2005	149	5%	1,045	33%	1,987	62%
2005-2006	172	4%	1,075	27%	2,753	69%
2006-2007	100	3%	630	20%	2,486	77%
2007-2008	142	3%	779	20%	3,163	77%
2008-2009	93	3%	580	17%	2,731	80%
2009-2010	47	3%	505	27%	1,326	70%
2010-2011	56	3%	635	33%	1,239	64%
2011-2012	**134**	**9%**	**580**	**37%**	**844**	**54%**
TOTAL	**2,159**	**7%**	**8,765**	**27%**	**21,162**	**66%**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service), Birmingham City Council.

3.44 Table 3.19 shows the average density of development from 2001 to 2012. The average density has decreased from over 74 dwellings in 2009-10 to just over 48 dwellings per hectare this monitoring year. This decline appears to be due to the fact that apartment development has almost come to a halt in current market conditions.

Table 3.19 - Average Density of Development 2001 – 2012

Year	Total	Area	Average Density Dwellings per hectare
2001-2002	2,750	65.20	42.2
2002-2003	2,742	60.45	45.4
2003-2004	3,343	50.57	66.1
2004-2005	3,181	60.48	52.6
2005-2006	4,000	59.83	66.8
2006-2007	3,216	46.46	69.2
2007-2008	4,084	51.91	78.6
2008-2009	3,404	42.30	80.4
2009-2010	1,878	25.17	74.6
2010-2011	1,930	32.40	59.6
2011-2012	**1,558**	**32.51**	**48.1**
Total	**32,086**	**527.28**	**60.85**

Source: BLADES (Birmingham Land Availability and Development Enquiry Service), BCC

Transport

INDICATOR T1: Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major shopping centre.

3.45 The data relating to this indicator has been generated using ‘Accession’ software. This software has been developed for the Department for Transport for use in Accessibility Planning. In most cases, the calculations are based on a.m. peak times (Mondays 7.00 – 9.00 am).

3.46 The only data provided for residential developments is based on single point locations only. It is therefore possible that errors have been introduced, which may not average out if points are particularly close to public transport stops or distant from them.

3.47 The location of GP Surgeries/ Health Centres, Hospitals and Schools has been identified using a database of local facilities held by the City Council. For the purposes of this exercise, employment areas have been defined under the Emerging Core Strategy - Core Employment Area which are major identified centres of employment in their own right.

3.48 Major Shopping Centres are not defined in the UDP. However in 2006 the City Council adopted a revised Local Centres Strategy. This defines a network of centres, and this has been used for this purpose. This is now reflected in the ‘Shopping and Local Centres’ SPD.

3.49 Table 3.20 shows that of the dwellings completed during 2010/11 (on completed developments), over 89% were located within 30 minutes of a hospital, and over 98% were within 30 minutes of an Employment Area.

Table 3.20 - Housing Completions 2010/11 – Percentage of Dwellings within 30 Minutes Public Transport Time of Key Public Facilities

Type of Facility/ Time of Travel	Dwellings Completed 2010/11 (Number of Dwellings)*	Dwellings within 30 Minutes Public Transport Time	
		Number	Percentage
GPs/ Health Centres (Mondays 7.00-9.00 a.m.)	1,766	1,766	100%
Hospitals (Mondays 10.00-11.00 a.m.)	1,217	1,090	89.6%
Primary School (Mondays 7.00-9.00 a.m.)	1,766	1,766	100%
Secondary School (Mondays 7.00-9.00 a.m.)	1,766	1,766	100%
Employment Areas (Mondays 8.00-9.00 a.m.)	1,217	1,195	98.2%
Local Centres (as defined in the Shopping and Local Centres SPD (Mondays 10.00 a.m.-11.00 a.m.)	1,766	1,756	99.4%

*Only on completed developments; latest available figures

INDICATOR T2: Percentage of trips by public transport into Birmingham City Centre

3.50 The UDP includes a target for public transport trips into the City Centre. Modal share is monitored by Mott MacDonald on behalf of the West Midlands Metropolitan Authorities and Centro, by way of cordon counts. The latest data currently available is from 2011 (see Table 3.21 below. This shows that there has been a steady increase in public transport share since 2001.

Table 3.21 - Percentage of Trips by Public Transport into Birmingham City Centre, 1999 – 2011

Year	Total Trips all modes, (a.m. peak – 0730 – 0930)	Public Transport Share (a.m. peak – 0730 – 0930)		Total Trips all modes, 0700 – 1230)	Public Transport Share (0700 – 1230)	
		No. Trips	%		No. Trips	%
1999	105,860	51,033	48%	218,174	104,366	48%
2001	101,113	49,450	49%	205,282	97,735	48%
2003	94,648	50,529	53 %	195,267	97,337	50%
2005	97,331	52,542	54%	201,804	102,795	51%
2007	97,192	54,820	56%	200,813	107,405	54%
2009	96,884	56,019	58%	198,036	108,324	55%
2011	92,015	55,110	60%	189,776	108,241	57%

Source: Birmingham Cordon Surveys 1999 - 2011, Mott MacDonald (CENTRO).

Local Services

3.51 Local facilities in Birmingham include open space as well as retail, leisure and office developments. For retail, leisure and office developments, the definitions used are as follows:

- Retail = developments falling within Use Class Orders; A1, A3, A4 and A5.
- Office = developments falling within Use Class Order B1(a) and A2
- Leisure = developments falling within Use Class Order D2.

3.52 Retail completions from 2005 include uses falling within the new Use Classes A4 and A5, which came into effect from April 2005. The City Council collects data on retail, office and leisure completions and generally records gross floor space (sqm.) figures. Figures from 1991-92 to 2000-2001 are published in previous Annual Monitoring Reports.

INDICATOR LS1: Amount of Completed Retail, Office and Leisure Development (Town Centre Uses).

3.53 The amount of retail, office and leisure floor space completed since 2001-02 are contained in Tables 3.22, 3.23 and 3.24 below. Between 2011-12 and the previous year, there was a decrease in both retail and leisure floor space completed, but the amount of office floor space increased slightly. There are only a small number of retail and office developments, but as they tend to have a lot of floor space, there can be significant variations year-on-year.

INDICATOR LS2: Percentage of Completed Retail, Office and Leisure Development in Town Centres.

3.54 The ‘Shopping and Local Centres’ Supplementary Planning Document (2012), defines Shopping Centre Boundaries including the Town Centre of Sutton Coldfield, 18 District Centres and over 50 Neighbourhood Centres. This enables assessing the relationship of each development to the nearest centre.

3.55 The Tables below summarise how much retail, office and leisure development has taken place in centres, in edge-of-centre locations, and in out-of-centre locations. The proportion of development that has taken place both in and out of centres has varied considerably year-on-year.

3.56 Table 3.22 shows that since 2001-02, three quarters (75%) of retail floor space developed in Birmingham has been built within existing centres or in edge-of-centre locations. A significant amount of development has taken place in the City Centre, and it should be noted that the relatively high completion figure for 2003-04 includes the Bull Ring development, which alone accounted for over 100,000 m^2 of floor space. Other centres that have attracted significant retail developments since 1991 include Sutton Coldfield, New Oscott, Small Heath, Castle Vale, Acocks Green, Hall Green and Harborne. The retail sector has not been affected by the recession as much as housing and industry and completions in 2010/11 and 2011/12 were the highest since 2003/4 when the Bull Ring opened but this is mainly due to supermarkets.

Table 3.22 - Retail Development 2001-2012 by Location

Year	Total Floor space Developed	In Centre		Edge-of-Centre		Out-of-Centre	
		Floor space (sqm.)	%	Floor space (sqm.)	%	Floor space (sqm.)	%
2001-02	**67,410**	14,229	21	38,521	57	14,660	22
2002-03	**36,218**	4,678	13	14,941	41	16,599	46
2003-04	**146,725**	120,892	82	15,202	10	10,631	7
2004-05	**25,323**	17,411	69	5,038	20	2,874	11
2005-06	**8,611**	1,594	19	2,063	24	4,954	58
2006-07	**24,641**	6,370	26	1,737	7	16,534	67
2007-08	**12,363**	2,835	23	0	0	9,528	77
2008-09	**20,521**	6,408	31	5,261	26	8,852	43
2009-10	**12,990**	10,701	82	0	0	2,289	18
2010-11	**30,180**	7,664	25	12,408	41	10,108	33
2011-12	**26,900**	21,363	79	400	1	5,137	19
TOTAL	**411,882**	**214,145**	**52**	**95,571**	**23**	**102,166**	**25**

Source: 'BLADES' (Birmingham Land Availability and Development Enquiry Service BCC)
Note: All floor space = gross internal floor space - net figures are not available. Percentages have been rounded to the nearest whole number and may not add up to 100%.

3.57 Of total retail floor space developed during 2011-12, most were A1 use including supermarkets or shops with mixed use schemes comprising residential. The 24,500 m^2 of A1 use, convenience floor space included a Tesco superstore and 18 units at the rebuilt Swan shopping centre (South Yardley), Co-operative stores at Abbeydale Road (Northfield) and at Shard End Crescent (Shard End) together with 12 new retail units. Smaller 'local' convenience stores included a Tesco at Carrs Lane, a Waitrose in the City Centre and a supermarket at Holyhead Road (Handsworth Wood). A further 2,400m^2 were A3 and A5 uses including cafes, restaurants and 'take-aways' in the City Centre/Bull Ring. Under construction were; a Sainsbury's store plus other smaller units within the new 'Longbridge Town centre' and a Morrisons store with additional units forming the new Edgbaston shopping centre at Hagley Road (Edgbaston). Since April 2012 building has started on a John Lewis department store on land south of New Street Station in the City Centre. This involves part demolition of 8 existing retail units in the Pallasades and development of 23,225m^2 of gross A1 comparison floor space plus 6 smaller A1 units and restaurants. Also under construction is a new Morrisons store at Coventry Road (Sheldon).

3.58 In future years, floor space figures are expected to rise again as there are a number of significant proposals 'in the pipeline'. These include City Centre mixed use developments such as, 'Arena Central' and 'Eastside Locks' (Nechells), 'Boerma' in Digbeth and replacement retail schemes at The Pallasades shopping centre, and at Auchinleck Square, Broad Street. There is also an existing proposal for a major non-food retail scheme at Haden Way, Belgrave Middleway on the edge of the City Centre. In addition, new or replacement A1 food stores are proposed at established centres including; Battery Park (Selly Oak), Stirchley, and Moseley plus out-of-centres such as Aston, South Yardley and Barnes Hill (Bartley Green). Other similar proposals at Attwood Green in the City Centre and Sutton Coldfield are currently uncertain, while the timing of some of these schemes will inevitably be influenced by the uncertain economic conditions.

3.59 Table 3.23 shows that since 2001-02, over three quarters of the office development in Birmingham (80%) has been built within existing centres or in edge-of-centre locations. However, almost all of this has been developed in the City Centre or Edgbaston/Five Ways. Since 1991 the only other centres that have attracted significant office development are Sutton Coldfield and more recently in Erdington. While fluctuations from year to year may be expected, since 2001-02, 20% of office floor space developments have occurred in out-of-centre locations including Quinton Business Park and Birmingham Great Park (Longbridge).

Table 3.23 - Office Development 2001-2012, by Location

Year	Total Floor space Developed	In Centre		Edge-of-Centre		Out-of-Centre	
		Floor space (sqm.)	%	Floor space (sqm.)	%	Floor space (sqm.)	%
2001-02	**76,443**	73,640	96	0	0	2,803	4
2002-03	**38,088**	16,973	45	0	0	21,115	55
2003-04	**44,383**	43,633	98	0	0	750	2
2004-05	**39,064**	23,747	61	0	0	15,317	40
2005-06	**5,558**	5,558	100	0	0	0	0
2006-07	**73,163**	29,499	40	3,277	5	40,387	55
2007-08	**47,816**	45,216	95	0	0	2,600	5
2008-09	**47,319**	42,833	91	0	0	4,486	9
2009-10	**45,628**	44,625	98	968	1	35	0
2010-11	**15,954**	13,370	84	216	1	2,368	15
2011-12	**20,743**	19,049	92	0	0	1,694	8
TOTAL	**454,159**	358,143	79	4,461	1	91,555	20

Source: BLADES (Birmingham Land Availability and Development Enquiry Service BCC)
Note: All floor space = gross internal floor space - net figures are not available. Percentages have been rounded to the nearest whole number and may not add up to 100%.

3.60 Office activity has fallen back since 2009-10 and would have been worse if it were not for the 18,000 m^2 of new Council offices at Woodcock Street (Nechells, City Centre). During 2011-12, nearly all of the 20,700 m^2 of completed office floor space occurred within ‘In-centre’ locations. A significant amount of floor space was also under construction (43,500 m^2), particularly at a number of City Centre development sites including Snow Hill (phase 2), and a mixed use development at The Birmingham Mint site, Icknield Street in the Jewellery Quarter.

3.61 The proportion of leisure development has varied considerably year on year, and there appears to be no clear trend or pattern. This may be due to the fact that there are various types of leisure development and some (e.g. sports facilities associated with playing fields or pitches), would not necessarily be expected to be located in centres. A significant amount of leisure development has been based around existing sports facilities in out-of-centre locations.

3.62 In contrast to retail and office development, a relatively high proportion of leisure development has taken place out-of-centre since 2001-02. This follows a similar pattern during the previous decade which included a small number of very large developments, such as ‘Star City’ (Nechells) in 1998, and Birmingham Great Park, (Longbridge) between 1998 and 2001.

Table 3.24 - Leisure Development 2001-2012, by Location

Year	Total Floor space Developed	In Centre		Edge-of-Centre		Out-of-Centre	
		Floor space (sqm.)	%	Floor space (sqm.)	%	Floor space (sqm.)	%
2001-02	**42,200**	23,642	56	0	0	18,558	44
2002-03	**9,150**	0	0	0	0	9,150	100
2003-04	**19,830**	0	0	15,992	81	3,838	19
2004-05	**2,828**	2,828	100	0	0	0	0
2005-06	**2,818**	0	0	0	0	2,818	100
2006-07	**9,480**	1,870	20	0	0	7,610	80
2007-08	**8,853**	0	0	653	7	8,200	93
2008-09	**1,212**	650	54	0	0	562	46
2009-10	**12,546**	0	0	0	0	12,546	100
2010-11	**13,925**	1,605	12	0	0	12,320	88
2011-12	**6,685**	3,889	58	0	0	2,796	42
TOTAL	**129,527**	34,484	27	16,645	13	78,398	61

Source: BLADES (Birmingham Land Availability and Development Enquiry Service BCC)
Note: All floor space = gross internal floor space - net figures are not available. Percentages have been rounded to the nearest whole number and may not add up to 100%.

3.63 Table 3.24 shows that since 2001-02, nearly two-thirds of leisure development was built in out-of-centre locations. During 2011-12 in-centre completions included a new Harborne swimming pool, and a sports and youth centre on the site of a former MG Rover works car park (Northfield). A new 5,000 seat new stand at Alexander Stadium (Perry Barr) was also completed out-of-centre. Under construction was a multi use youth and sports with IT/media uses at Alma Way in Newtown (Aston), now completed.

3.64 Other leisure proposals with planning permission include an out-of-centre 5,000 seat spectator stadium and rugby pitch at Billesley Common. In addition, conversion of a former industrial building at Great Hampton Row (Aston) into a visitor centre with museum and conference facilities and conversion of an industrial building at Bromley Street (Nechells) to a sports centre. In-centre proposals include a new sports hall at Woodcock Street, Aston University (now under construction), and a replacement ice rink at Pershore Street.

3.65 Land was also developed for public open space adjacent to new residential developments including; children's play areas at Rea Road and Thelbridge Road (both Northfield) and new public open space at Raymond Road (Washwood Heath).

INDICATOR LS3: Percentage of Eligible Open Spaces Managed to 'Green Flag Award' Standard

3.66 The City Council has compiled a list of Town Parks, Country Parks, Nature Reserves, Woodlands, Gardens and Cemeteries that are publicly accessible, and are considered to be eligible for the 'Green Flag' scheme. Most, but not all, are owned and managed by the City Council. Table 3.25 summarises the number of each type of eligible open space present in Birmingham, and how many are currently managed to "Green Flag" standard.

Table 3.25 - Green Flag Awards in Birmingham: Eligible Open Spaces and Open Spaces Awarded Green Flag Status at April 2009

Type of Open Space Eligible for Green Flag Award	Total Number in Birmingham	Open Spaces - Green Flag Status
Country Parks	4	2
Town Parks and Gardens	169	4
Woodlands	14	0
Nature Reserves -National & Local	17	0
Cemeteries and Crematoria	12	0
TOTAL	**216**	**6**

Source: Database of Public Open Spaces, Birmingham City Council, CABE Website.

3.67 At April 2009, there were 216 eligible open spaces in Birmingham, and of these, 6 have "Green Flag" status. One of these Lickey Hills Country Park nearly all falls outside Birmingham but the Park is administered by Birmingham City Council.

INDICATOR LS4: Provision of Open Space.

Net loss/gain in amount of public open space and public and private playing fields; Percentage of new dwelling completions within reasonable walking distance of public open space.

3.68 The UDP includes policies aimed at protecting open space and includes standards for provision of public open space and public and private playing fields, as follows:

- hectares of public open space per 1000 population
- hectares of public and private playing fields per 1000 population

The UDP open space policy also requires new housing to be within walking distance (400m) of safe, useable public open space.

3.69 During 2006/07, the baseline information relating to public open space and public and private playing fields was updated and is now on the City Council's GIS system, allowing easier and more accurate monitoring of open space information. Figure 3.29 summarises the current provision of public open space and public playing fields, and public and private playing fields in each Localisation District, per 1000 population, and for the City as a whole. These figures have been further recalculated since the 2005/06 Annual Monitoring Report, to reflect revisions to the District boundaries.

3.70 Eight out of the ten Constituencies exceed the UDP public open space standard of 2 hectares per 1000 population and the remaining District almost meets the standard. Only Perry Barr Constituency currently meets the UDP playing field standard of 1.2 hectares per 1000 population. The lowest level of provision of public and private playing fields is in Ladywood (0.2 hectares per 1000 population).

Table 3.26 - Open Space Provision in Birmingham at March 2011, City Council Parliamentary Constituency (hectares per 1000 population)

Parliamentary Constituency	Public Open Space & Public Playing Fields: Area (ha)	Hectares per 1000 people	Public and Private Playing Fields: Area (ha)	Hectares per 1000 people
Edgbaston	361	3.7	80	0.8
Erdington	206	2.1	71	0.7
Hall Green	221	2.0	45	0.4
Hodge Hill	299	2.5	104	0.5
Ladywood	182	1.4	30	0.2
Northfield	271	2.7	34	0.3
Perry Barr	280	2.6	150	1.4
Selly Oak	231	2.2	77	0.7
Sutton	1064	11.2	76	0.8
Yardley	242	2.3	72	0.7

3.71 The 2011 Census has higher population for Birmingham and this has had the effect, that some constituencies have lower provision figures for public open space and playing fields than in previous AMR's.

3.72 It is possible to provide information about the distance of new residential developments to open space. Table 3.30 summarises the proportion of new housing completed during 2010/11 that is within 400m of open space. It should be noted that the information set out in Table 3.30 has been obtained from the City Council's GIS mapping system, by taking a 400m radius from the central point of each new residential development, rather than the actual walking distance.

Table 3.27 - New Residential Developments 01/04/2010 – 31/03/2011
Proximity to Public Open Space.

Total Number of Residential Developments Completed 2010/11	Number of those within 400m Public Open Space	Percentage within 400m of Public Open Space
124	110	88.71%

3.73 This shows that 110 out of the 124 housing developments (89%) completed during 2010/11 were within 400m of existing open space, suggesting that the UDP policy requirement is generally being met. The majority of developments that failed to meet this requirement are likely to have been in the city centre where in practice it can be difficult to achieve this target.

Minerals & Waste

Aggregates Recycling

3.74 No primary won aggregates were produced during 2011/12. There are no active mineral extraction workings within the City and no extant planning permissions for mineral extraction.

INDICATOR M1: Production of Secondary and Recycled Aggregates by Minerals Planning Authority.

3.75 Previous available information regarding aggregates production came from the Survey of Arisings and Use of Construction, Demolition and Excavation (CD&E) Waste in England in 2003, carried out by Capita Symonds Ltd in association with WRc Plc on behalf of the ODPM (October 2004). However, the figures published in the survey report related to regions, rather than local areas. According to the study, in 2003, about 4.29 million tonnes of recycled aggregate and about 0.65 million tonnes of recycled soil was produced in the West Midlands. Some of this will have been produced in Birmingham, and is being successfully recycled.

3.76 More recent data on CD&E waste arisings showed that in 2006/07 it was estimated that over 1.65 million tonnes of waste arose in Birmingham. Estimates from the Birmingham Waste Capacity Study (BWCS) shows there has been between 1.58 million and 1.74 million tonnes of CD&E waste arising in Birmingham during 2008. The BWCS also estimates that by 2025/26 between 1.49 million tonnes and 1.71 million tonnes of CD&E waste is projected to arise in Birmingham per year.

3.77 Significant amounts of material is recycled for reuse in the construction industry and emerging City Council policies seek to ensure this practice continues and increases. The Tyseley Energy from Waste (EfW) facility produced a total of over 92,235 tonnes of ash between April 2011 and March 2012. Over 89% of this ash is known as bottom ash, of which over 82,441 tonnes was sent for recycling in Castle Bromwich where metals are removed and recycled.* Most of the remaining material is recycled for use in the manufacture of building blocks, for road building or as filler material within the construction industry.

3.78 There are currently 9 companies in Birmingham who are known to produce and supply secondary aggregates (Source: AggRegain Aggregates Supplier Directory, www.aggregain.org.uk). These companies produce a range of granular materials, and none is involved in the recycling of soils. However, we have no consistent information about the quantity of aggregates that these companies produce, and the total capacity of existing facilities is not known.

3.79 As well as the main aggregates processors, some waste transfer stations recover waste building materials for re-use. The City's Household Recycling Centres (HRC) recycled a total of over 16,169 tonnes, 100% of soil and rubble received between April 2011 and March 2012.* The rubble from these HRCs is crushed turning it to aggregates to be sold to the construction industry, whilst the soil material is filtered and recycled as top soil. There is also anecdotal evidence that a significant amount of construction and demolition waste is processed by mobile plant and re-used on site as hardcore in new development, but, we do not know how much waste is processed and re-used in this way. A case study published by WRAP (Waste & Resources Action Programme) in 2004 also shows that since 1997, 100,000 tonnes per annum of redundant treatment bed aggregate has been recycled from the Severn Trent Sewage Treatment Works in Minworth, as part of a "closed loop" recycling programme.

Waste Facilities & Management

3.80 The most recent assessments of Birmingham's waste handling capacity was undertaken as part of the Birmingham Waste Capacity Study (BWCS) 2010 and uses 2007 EA data. The BWCS was commissioned as part of the evidence base for the emerging Birmingham Development Plan whilst the Total Waste Strategy was produced to investigate the potential for energy from waste and carbon reduction in the city. The assessment was made on permitted and exempt facilities and shows that there were an estimated 708,890 tonnes at exempt facilities whilst there was an estimated total of 3,367,830 tonnes of capacity at permitted facilities in 2007.* There was an estimated 106 facilities handling permitted waste within Birmingham in 2007 and Table 3.28 indicates estimated total throughput as well as an estimation of theoretical capacity used within each stream.

3.81 In addition to information on permitted and exempt waste facilities, the BWCS shows data from the EA on Accredited Re-processors. Accredited Re-processors are EA authorised waste operators who are required to prove recycling or recovery of packaging waste has been carried out. The study showed there were 5 accredited re-processors in Birmingham with an estimated combined 266,000 tonnes of capacity.*

Table 3.28 – Estimated Capacity from Permitted Facilities 2007

Facility Type & Streams	No.	Actual tonnage throughput	Permitted tonnage	Theoretical % of capacity used
		Total by facility type	Total by facility type	
Special Waste Transfer Station	8	105,643	292,493	36%
Household, C&I Waste Transfer Station	36	1,186,463	1,704,974	70%
Clinical Waste Transfer Station	3	6,504	34,997	19%
Transfer Station taking non-biodegradable wastes	2	16,819	79,998	21%
Material Recycling Facility	3	2,670	14,997	18%
Physical Treatment Facility	1	3,561	24,999	14%
Physico –Chemical Treatment Facility	1	50,000	74,999	67%
Metal Recycling Site (vehicle dismantler)	5	752	24,995	3%
ELV Facility	31	57,153	157,469	36%
Metal Recycling Site (mixed MRS's)	7	397,298	442,495	90%
Chemical Treatment Facility	2	24,637	29,998	82%
Composting Facility	2	1,372	9,998	14%
Biological Treatment Facility	1	57,479	57,500	100%
Vehicle de-pollution facility	1	250	2,499	10%
Incinerators with permits for waste installations	1	359,129	400,000	90%
Treatment sites with permits for waste installations	2	15,419	15,419	100%
Total	**106**	**2,285,149**	**3,367,830**	

Source: Birmingham Waste Capacity Study 2010*

3.82 The capacity of waste management facilities in Birmingham is approximately 4 to 4.5 million tonnes of which 2 -2.5 million tonnes is waste transfer capacity. There is theoretical capacity to deal with the entire city's waste but the BWCS has established that Birmingham has limited disposal/ recycle capacity. The BWCS also identified the potential of introducing new waste processing technologies such as Anaerobic Digestion and gasification/ pyrolysis to recover energy from waste materials.

INDICATOR W1: Capacity of New Waste Management Facilities by Waste Planning Authority.

3.83 Monitoring the number of waste management facilities and their capacities has historically proved problematic as waste uses do not have a specific use class category. Since the last AMR there have been three application sites identified for waste management facilities. Table 3.29 indicates the known number and type of waste existing applications approved since 2009. It is important to note that these consents do not indicate completions or ancillary related waste applications. It is envisaged however, that more data on waste completions may emerge in future monitoring years, consistent with the waste data collection undertaken as part of the Birmingham Waste Capacity Study and the Total Waste Strategy.

Table 3.29 - Approved Applications for Waste facilities (*April 2009-March 2012)

Reference	Location	Capacity (tonnes)	Facility Type
2010/02176/PA	Manor Farm Road, South Yardley	Not known	Vehicle dismantling/ recycling (ELV)
2010/02828/PA	Ebury Road, Kings Norton	75,000 tons pa (EA permit)	Waste Transfer Station
2010/05126/PA	Landor Street, Nechells	Not known - Max 13 vehicles allowed on site	Vehicle dismantling (ELV)
2008/05012/PA 19/02/2009	Redfern Road, South Yardley	Up to a maximum of 36,000 tonnes a year	Change of use from B2 to waste recycling-nappies bedliners etc.
2010/04966/PA 03/02/2011	Hay Hall Road, Tyseley, South Yardley	130,000 tonnes. The energy recovered to be used for the generation of electricity. Generating capacity of the ERF would be sufficient to power approximately 28,000 households in Birmingham.	Energy recovery facility. 3 buildings to process residual waste from vehicle shredding, metals recovery and recycling operations
2011/05297/PA 03/11/2011	Fmr.DHL Parcel Depot, Landor Street Nechells	Up to 200,000 Tonnes from Commercial/Industrial independent contractors and 100,000 tonnes of municipal waste a year	Change of Use from B2/B8 to waste management incl. Resource Recovery centre, Waste Transfer Station, Solid Recovered Fuel facility e.g. plastics, paper and biodegradable wastes; and Material Recycling (MRF)

Source: BCC Planning Management
*NB: Data does not indicate completions and capacity is estimated only

INDICATOR W2: Amount of Municipal Waste Arising, and Managed by Management Type, by Waste Planning Authority

3.84 Table 3.30 summarises the information for the years 2002/3 to 2011/12. In 2011/12 there was 484,099 tonnes of municipal waste collected. Of this, 398,099 tonnes was household waste and the remainder was from the city council's trade collection service. 348,157 tonnes of municipal waste was used to recover heat and power (71.92%) from the Tyseley EfW facility. Recovery and recycling performance can be measured against the Waste Strategy 2007 targets for Municipal Waste:

- Recovery – 53% by 2010, 67% by 2015, 75% by 2020
- Recycling/Composting – at least 40% by 2010, 45% by 2015, 50% by 2020

3.85 Performance in terms of reducing the amount of waste that goes to landfill can be measured against the Landfill Directive targets for Biodegradable Municipal Waste (BMW). For the UK these targets are to reduce the amount of (BMW) sent to landfill to:

- 75% of the total amount produced in 1995 by 2010
- 50% of the total amount produced in 1995 by 2013
- 35% of the total amount produced in 1995 by 2020

3.86 The Government currently uses 2002 EU Landfill Directive targets to assess performance in terms of landfill reduction through the Landfill Allowance Trading Scheme (LATS). Member States are liable to infraction proceedings for failing to meet these targets. Articles 5(1) and (2) of the Landfill Directive (1999/31/EC) set challenging targets for Member States to reduce the amount of biodegradable municipal waste sent to landfill. The LATS allowance will however ends after the 2012/13 scheme year in England after Defra decided Landfill Tax is a more effective driver for reducing waste to landfill. Landfill Tax is currently £64 per tonne but will rise to £72 per tonne in April 2013. It will increase further to £80 per tonne in 2014/15.

Table 3.30 - Municipal Waste Arising in Birmingham and Methods of Management, 2002 – 2012

Year	Waste Arising (tonnes)	Waste Recycled/ Composted		Waste Recovered EFW		Waste Sent to Landfill		% of 2001 level Sent to Landfill
		Tonnes	%	Tonnes	%	Tonnes	%	
2002/03	536,191	50,519	9.42	352,535	72.8	123,347	23.00	63.08
2003/04	551,691	58,442	10.70	337,491	61.2	126,778	22.97	64.83
2004/05	568,035	69,924	12.30	340,127	59.87	112,726	19.84	57.65
2005/06	557,810	77,744	13.93	338,605	60.70	102,588	18.39	52.46
2006/07	570,591	96,929	18.39	313,775	47.92	101,372	17.76	51.82
2007/08	565,548	123,572	26.43	325,167	51.96	107,699	19.04	55.05
2008/09	543,645	140,541	30.59	335,346	61.68	77,763	14.30	39.75
2009/10	527,207	138,589	31.78	334,409	63.47	64,748	12.28	33.10
2010/11	508,884	131,001	32	341,684	67.15	52,800	10.37	26.94
***2011/12**	**484,099**	**124,537**	**31.28**	**348,157**	**71.92**	**23,804**	**4.92**	**12.18**

Source: 2002/03 figures: West Midlands Regional Spatial Strategy Annual Monitoring Supplementary Series – Waste Planning in the West Midlands: 2004, 2003/04 figures: Birmingham Municipal Waste Management Strategy 2006 to 2026, Birmingham City Council.

Note: Waste Recycling/Composting & Waste Recovered EFW percentage values are of Household Waste (as reported in BVPI/NIs) not Municipal Waste. NB: Source -* BCC Fleet Waste Management

3.87 The information available shows a continued decrease in the amount of waste from Birmingham going to landfill. Significant progress has been made compared to the previous monitoring year Table 3.30 shows that in 2011/12, of the 484,099 tonnes of the municipal waste collected in Birmingham just under 5% went to landfill. This is likely to be due to a number of factors such as increased landfill costs, waste minimisation, improvements in household recycling and implementation of City Council policies. The recycling rate for household waste showed a significant increase from 26.43% in 2007/2008 to 31.28% for this monitoring year. Progress in relation to the Recycling/Composting target is not currently being met. For example, the national recycling targets within the Waste Strategy 2007 indicate that a target of 40% of household waste should be recycled or composted by 2010. Birmingham falls short against this 2010 target. However, Birmingham exceeded the 2010 target for Waste Recovery.

3.88 During 2000/01, 944,000 tonnes of commercial and industrial (C&I) waste was produced in Birmingham. This was 30.9% of the total C&I waste arising within the West Midlands Metropolitan area (3,217,000 tonnes). Of the C & I waste arising in Birmingham, 81,000 tonnes (8.6%) was disposed of to landfill (Source: West Midlands Spatial Strategy Annual Monitoring Supplementary Series - Waste Planning in the West Midlands: 2004).

3.89 Data on C&I arising from 2006/07 estimated that 968,000 tonnes arose in Birmingham falling to 923,000 tonnes of C&I waste in 2008. It is unclear to what extent the reduction in industrial waste reflects the continued contraction in the size of the industrial sector over this period and recession, but it is likely to be a significant factor. More recent data on the City's (C & I) and waste from Construction and Demolition material (C & D) is available in the published Birmingham Waste Capacity Study (BWCS) 2010. Future C&I waste arisings were assessed through a two scenario approach and showed an 11.9 – 15% increase in waste from 2006/07 up to 2025/26. The BWCS showed arisings in CD&E sector based on a two scenario approach which took into consideration factors such as economic downturn, previous data and construction output. The study showed that from 2006/07 to 2025/26 waste arisings would reach 1,495,500 or 1,712,200 tonnes.

Environmental Quality

Renewable Energy

INDICATOR E1: Renewable Energy Generation.

3.90 The City Council does not monitor the provision of new renewable energy capacity, so no information is available for 2011/12. Consideration is being given to ways of monitoring additional renewable energy capacity installed through new development and it is hoped to introduce this in future AMRs. However, some small schemes (e.g. installation of photovoltaic panels on domestic properties) do not require permission and therefore would not be picked up through the monitoring of planning permissions.

3.91 Photovoltaic panels are currently fitted to some buildings as part of the Birmingham Energy Savers scheme. Phase 1 of the scheme saw a total of 190 panels fitted consisting of 168 for domestic use and 13 for commercial purposes. Phase 2 of the scheme has seen 1312 domestic installations and 8 commercial which includes 6 schools up to November 2012.

3.92 There are numerous other examples of solar panel installations across Birmingham but there is no current indication of the total energy generation capacity.

3.93 The largest renewable energy scheme currently operating in Birmingham is the Tyseley Energy from Waste Plant, which generates 25MWh per annum, from the thermal treatment of waste to supply 41,000 Birmingham homes.

3.94 The city has an award winning 'Combined Heat and Power' (CHP) scheme. CHP is a more efficient energy system that generates and supplies heat and electricity locally, reducing the amount of energy and heat that is normally lost through transmission and combustion on the national grid. CHP will be a significant driver in the city reducing its carbon emissions. There are three gas CHP schemes developed by Birmingham District Energy Company in the city centre. These are located at Broad Street, Aston University and the Children's Hospital and serve a number of high consuming public and private sector buildings. The scheme features Tri-generation which produces electricity, heat and chilled water. The scheme contains 6.6MW of CHP and produces over 41,000MWh of energy per year, with 6,700MWh of electricity and 4,900MWh of chilled water which saves approximately 13,000 tonnes of CO_2 emissions per annum. Opportunities for connecting to the existing scheme and developing new schemes are currently being considered.

3.95 Biomass CHP has been utilised in some developments and schools, with wider connections being made. The biomass boiler at Holte School in Newtown has been linked to the Manton and Reynolds 13 storey tower blocks to supply low-cost, secure and sustainable energy. A Biomass Policy is currently being developed to ensure a consistent and sufficient standard of installation across Birmingham.

3.96 There has been an increase in interest from developers in bringing forward further Anaerobic Digestion (AD) schemes in the city. The European Bioenergy Research Institute (EBRI) funded by the European Regional Development Fund (ERDF) is based at Aston University who are leading this work internationally. EBRI will open a new centre of excellence in bioenergy technologies in April 2013 which will act as a focal point for supporting regional business with technology transfer and growth opportunities.

3.97 Emerging City Council strategies and policies support the use of the above energy generation systems in new developments.

3.98 Work undertaken in partnership with Cofely, Western Power and British Gas is mapping all of the current energy generation in the city. This work will help to coordinate a future energy masterplan for Birmingham. The City Council will continue to investigate viable ways that renewable energy data and data on energy generation schemes can be collected and monitored in future AMRs.

Flood Protection

3.99 There are twelve Main Rivers in Birmingham and numerous ordinary watercourses and countless unnamed streams and ditches. Flood defence embankments are in place along some of the rivers and flood warning has been in operation for a number of years as a means of reducing the impacts of flooding.

3.100 Over recent years there has been a gradual shift away from the control of a flood hazard (Flood Defence) towards managing flood risks. The National Planning Policy Framework (NPPF) reaffirms the adoption of a risk based approach to flooding by following a hierarchy in all stages of the planning process. It intends to ensure that flood risk is taken into account at all stages of the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk. However, where new development is necessary, the policy seeks to make it safe without increasing flood risk elsewhere.

3.101 The Environment Agency publishes Flood Zone maps which show the areas potentially at risk of flooding from rivers, ignoring the presence of defences. NPPF defines flood zones as shown below:

Flood Zone	Objectives
Flood Zone 1 – Low Probability	Land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).
Flood Zone 2 – Medium Probability	Land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.
Flood Zone 3a – High Probability	Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
Flood Zone 3b – Functional Floodplain	Land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. But land which would flood with an annual probability of 1 in 20 (5%) or greater in any year, or is designed to flood in an extreme (0.1%) flood, should provide a starting point for consideration and discussions to identify the functional floodplain.

Source: Technical Guidance to the National Planning Policy Framework

3.102 The City council through the Strategic Flood Risk Assessment (SFRA), Sequential Test process seeks to steer development towards areas of lowest flood risk.

3.103 The City Council is required to consult the Environment Agency on all planning applications within the flood zones 2, 3a and 3b. The Environment Agency then considers whether the proposed development is acceptable based on:

- the flood risk vulnerability classification;
- the detail contained in the accompanying Site Specific Flood Risk Assessment produced by the developer; and
- the results of the Sequential and where appropriate Exception tests.

INDICATOR E2: Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds.

3.104 During 2011/12 the City Council received 17 responses on full planning applications from the Environment Agency. Only 2 of these applications were approved with an outstanding Environment Agency objection, and in these cases it was felt that the Agency's concerns could be adequately addressed through conditions.

Biodiversity

INDICATOR E3: Change in areas and populations of biodiversity importance, including: change in priority habitats and species (by type).

Priority habitats

3.105 Work undertaken by EcoRecord to collate and verify baseline data about the extent and distribution of a number of national and local priority habitats has been reported in previous AMRs. Reasonable baseline data now exists in relation to the following national priority habitats (i.e. habitats of principal importance for the conservation of biodiversity, Section 41, Natural Environment and Rural Communities Act 2006):

- Coastal and Floodplain Grazing Marsh
- Fen
- Lowland Dry Acid Grassland
- Lowland Heath
- Lowland Meadow
- Ponds
- Purple Moor-grass and Rush Pasture
- Reedbed

3.106 Baseline data also exists for Ancient Woodland, which is identified as a local priority in the revised Biodiversity Action Plan for Birmingham and the Black Country (published October 2010).

3.107 An analysis of potential losses in extent of priority habitat due to planning applications approved between April 2011 and March 2012 has been completed. Two priority habitat types – coastal and floodplain grazing marsh, and lowland meadow – have been affected. In relation to the former habitat type, the approved scheme (at Perry Common Recreation Ground) will result in a variety of biodiversity enhancements, and no loss of priority habitat is anticipated. A maximum of 0.58ha of habitat provisionally identified as lowland meadow priority habitat will be lost as a result of an approved scheme for residential development at Booth's Lane, Queslett (see Table 3.32).

3.108 It has not been possible to identify increases in the extent of priority habitats due to implementation of local planning policies, for example as a result of habitat creation or habitat management schemes secured through Section 106 agreements. The identification of Birmingham and the Black Country as a Nature Improvement Area (NIA) may assist in future monitoring of such habitat gains.

Priority species

3.109 No further monitoring work has been undertaken in 2011-12 in relation to priority species, reflecting difficulties in securing resources for surveying and data management. Due to these difficulties, this indicator will no longer be reported on.

INDICATOR E4: Change in areas and populations of biodiversity importance, including: change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance

3.110 Relevant designated sites in Birmingham are Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), Local Nature Reserves (LNRs), Sites of Importance for Nature Conservation (SINCs) and Sites of Local Importance for Nature Conservation (SLINCs). For the purposes of planning functions, SSSI and SINC boundaries currently are defined in the UDP (2005), and SLINC boundaries are defined in the Nature Conservation Strategy for Birmingham (adopted as SPG in 1996). Subsequent amendments to SINCs and SLINCs are considered by the Birmingham and Black Country Local Sites Partnership, and formally approved by the Council. Table 3.31 summarises the extent of the resource.

Table 3.31 - Extent of Designated Nature Conservation Sites

Designation type	*No. of sites*		*Area designated (ha)*	
	September 2011	**March 2012**	September 2011	**March 2012**
SSSI	2	**2**	893.31	**893.31**
NNR	1	**1**	811.73	**811.73**
LNR	10	**10**	147.78	**147.78**
SINC	56	**56**	820.96	**820.84**
SLINC	110	**110**	661.85	**661.85**

3.111 No new nature conservation sites were designated between September 2011 and March 2012.

3.112 Monitoring changes in SSSI condition is the responsibility of Natural England, with each SSSI unit being assessed at least once in a six-year period. There has been no change in the overall condition of the City's two SSSIs - Sutton Park and Edgbaston Pool - during the year to 1st October 2012. Approximately 30% of the area designated as SSSI remains in a favourable condition and the remaining 70% in an unfavourable (recovering) condition.

3.113 Monitoring changes in the quality of Local Sites (SINCs and SLINCs) is primarily the responsibility of the City Council. Availability of up-to-date information is fundamental to effective monitoring, but this represents a considerable resource commitment for the local authority, and no further survey and evaluation work took place in 2011-12. However, work has been continuing to verify and update Local Sites boundaries to inform preparation of the draft Birmingham Development Plan. This work will be concluded in 2012-13, and will be reported in next year's AMR.

3.114 In 2011-12 there were only very limited changes to designated sites as a result of planning applications. No applications were approved for development within designated sites of national importance (SSSIs or NNRs). Three planning applications were approved for developments immediately adjacent to Sutton Park NNR. This is a reduction from the six schemes approved in 2010-11 in relation to SSSIs and NNRs. As in previous years, the approved applications were for minor developments, such as domestic extensions, which have had no impact on the adjacent designated site.

3.115 In 2011-12, 36 applications were approved for development within or adjacent to SINCs, compared to 39 in 2010-11. Table 3.32 provides details of the application where the approved development will result in the loss of c. 0.12ha of SINC; this loss is reflected in Table 3.31. The remaining approvals were for schemes adjacent to a SINC; these were for a variety of applications, principally residential extensions, conservatories and discharge of condition applications. For all of these schemes, no adverse impacts on the adjacent designated site's nature conservation interests are anticipated.

Table 3.32 - Approved Planning Applications affecting SINCs

SINC	Development approved	Comments
Land at Queslett	Residential development, for 43 dwellings	Although c. 0.66ha of SINC falls within the redline boundary, c. 0.12ha of low quality grassland and scrub habitat (provisionally identified by EcoRecord as lowland meadow priority habitat) will be lost to development. Remaining area of SINC to be transferred to Council via a S106 agreement, and managed as part of Queslett Nature Park. Planning conditions attached to secure the delivery of construction-phase mitigation, compensatory landscape planting and beneficial management. The overall integrity of the SINC should not be affected by the scheme, and the loss of a small area of low quality habitats was considered acceptable.

3.116 178 planning applications were approved for developments on or adjacent to SLINCs in 2011-12, compared to 141 in 2010-11. Because of the nature of the applications, the overwhelming majority will have no material impact on nature conservation interests. Three approved schemes include small areas of SLINC within their redline boundary: formation of a new entrance and car park improvements at Moseley Bog SLINC, construction of a food retail store at The Radleys SLINC and residential development affecting Land at Queslett SLINC.

3.117 No loss of SLINC is anticipated in relation to the scheme at Moseley Bog. An area with limited ecological interest will be affected and planning conditions were imposed to secure the necessary mitigation and compensation. The retail development affecting The Radleys SLINC reflects a scaled-down version of a scheme reported on in 2009-10. The revised scheme will result in the loss of c. 0.014ha of scrub habitat within the SLINC, compared to the previously reported loss of 0.13ha. To compensate for this loss, new native-species landscape planting has been secured by condition. The residential scheme affecting Land at Queslett SLINC also impacts on the SINC (see Table 3.32 above), however no loss of SLINC is anticipated as this area will be retained as part of the Public Open Space provision.

4. DUTY TO CO-OPERATE

What is the Duty to Co-operate?

4.1 Section 110 of the Localism Act 2011 amended the Planning and Compulsory Purchase Act 2004 to introduce a “Duty to Co-operate” (DtC) for local planning authorities and other public bodies. As a result, local planning authorities are required to work with neighbouring authorities and other prescribed bodies when preparing their development plan documents for ‘strategic matters’. In particular, the duty:

- Relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a County Council;
- Requires that councils set out planning policies to address such issues;
- Requires that councils and public bodies ‘engage constructively, actively and on an ongoing basis’ to develop strategic policies; and
- Requires councils to consider joint approaches to plan making.

4.2 Section 110 of the Localism Act 2011 states that the Duty to Co-operate applies to Local Planning Authorities, County Councils and other prescribed bodies (these include the Environment Agency, English Heritage, Natural England, Civil Aviation Authority, Homes and Communities Agency. Primary Care Trusts, Office of the Rail Regulator, Centro - the Integrated Transport Authority and the Highways Agency). Local Planning Authorities should also have regard to Local Enterprise Partnerships and Local Nature Partnerships.

4.3 On the 27th March 2012, the Government issued new national planning guidance for England in the form of the National Planning Policy Framework (NPPF). This reinforces that public bodies have a duty to co-operate on planning issues that cross administrative boundaries, particularly those which relate to ‘strategic priorities’. Subsequently, local planning authorities are required to work collaboratively with other bodies to ensure that strategic priorities across administrative boundaries are properly co-ordinated and reflected in development plan documents. The NPPF adds that local planning authorities will be expected to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination.

4.4 Local planning authorities are expected to include reference to activities that fall under the Duty to Co-operate as part of their Annual Monitoring Report and to prepare a background paper for public examinations to demonstrate they have fully complied with the Duty to Co-operate (including full details of the process of engagement and co-operation and the bodies involved, along with the outcome of this process, including any agreements secured or areas of non-agreement.

What the Duty to Cooperate replaces

4.5 Regional spatial strategies (RSS) provided regional level planning frameworks for the regions of England outside London.

4.6 RSS emerged from the Planning and Compulsory Purchase Act 2004 becoming the strategic level plan charged with informing local development frameworks (LDFs). These were required to be in 'general conformity' with an RSS, which was a statutory, legal document. Prior to the 2004 legislation all types of regional and sub-regional planning guidance did not have statutory status.

4.7 The DtC is intended to replace the Regional Spatial Strategy for the West Midlands (RSS). The Strategic Environmental Assessment of the Revocation of West Midlands Regional Strategy was published for consultation in November 2012. This Environmental Report is a consultation document on the likely significant environmental effects of revocation of the West Midlands Regional Spatial Strategy and the Regional Economic Strategy (which together form the Regional Strategy in force for the West Midlands).

Why the Duty to Cooperate is particularly important to Birmingham

4.8 Birmingham is the largest of the UK's core cities with a sphere of influence that extends well beyond its administrative boundaries. Historically, Birmingham has acted as 'an engine of growth' at the heart of a wider hinterland. For many years this has meant that the growth pressures arising in Birmingham have been too high for them all to be accommodated within its administrative boundary.

4.9 The consequence of this position is that Birmingham has for many years been dependent on adjoining authorities to help meet its development needs which have been reflected by the time and effort to ensure these interests are effectively dealt with. The intended abolition of the RSS and the new Duty to Co-operate do not alter the fact that Birmingham will continue to rely on neighbouring areas to help meet its development needs.

Past migration flows of population are a good indicator of these important cross boundary relationships as illustrated by Table 1:

Table 4.1 - The Destination of Gross Intra-Regional Out-Migration Flows from Birmingham 2000/01 to 2010/11

Destination	Percent
Rest of GBSLEP	41.2
Black Country	37
Coventry & Warwickshire LEP	10.9
The Marches LEP	3.8
Rest of Stoke & Staffordshire LEP (i.e. excl those Districts falling within the GBSLEP)	3.7
Rest of Worcestershire LEP (i.e. excl those Districts falling within the GBSLEP)	3.5

Source: ONS (NHSCR, Patient Register Data and HESA)

During the period 2000/01 to 2010/11 there was a net outflow of c75,500 people from Birmingham into the other areas within the wider West Midlands.

Birmingham City Council's approach to the DtC

4.10 In undertaking work across administrative boundaries the City Council seeks to ensure best endeavours are made to collaborate and where possible agree an appropriate way forward. It is necessary to recognise that mutual agreement may not always be possible but in those circumstances it is important to narrow the scope of the differences and clearly set out the understanding of the respective positions.

There are two perspectives to work that the City Council undertakes on the DtC:

1. Working collaboratively across local authority boundaries.
2. Actions in relation to the production of the Birmingham Development Plan including how we work with neighbouring authorities in the production of their development plans.

Each of these perspectives is considered in more detail below.

1. Working Collaboratively across Local Authority Boundaries

a) Greater Birmingham & Solihull Local Enterprise Partnership (GBSLEP)

Following the establishment of the GBSLEP a Planning Group representing the nine local planning authorities covering the LEP area was established in late 2011 initially to address concerns of the Board that the planning system was operating in a manner that was holding back necessary development important to bring about growth and prosperity in the LEP area.

Reports from the Planning Group highlighted overall that the planning system within the LEP was not performing as badly as was being portrayed, at the national level and it identified specific areas for improvement which were duly incorporated into a Planning Charter, a set of pledges and an Action/Enhancement Plan and agreed by the Board.

Local Planning Authorities within the LEP area have been preparing their Local Plans and Core Strategies. Alongside the individual plans, the need for an awareness of strategic planning matters relevant to the LEP area has been recognised. The development of the LEP Economic Strategy has highlighted the existence of a number of key LEP-wide drivers/factors which need to be considered in any growth strategy as have issues which require a strategic approach.

Within the GBSLEP area there are a number of important strategic issues relevant to planning and the development and use of land. The future scale and distribution of housing, the infrastructure to support new and enlarged communities, the demand for and provision of employment opportunities including major employment sites, transport infrastructure and services, energy and water resources etc. Some, but not all, of these matters are being addressed by cooperation between the constituent local planning authorities but the view is that a truly strategic approach needs to be taken as the GBSLEP moves forward.

At that same time as agreeing the Planning Charter the Board endorsed the preparation of a Strategic Spatial Framework Plan (SSFP). In requesting the preparation of the SSFP the Board agreed the following guiding principles:

- To sit alongside and provide the spatial expression of the GBSLEP Strategy for Growth.
- Be short, 12 pg + illustrations.
- Be an informal plan based on collaborative working.
- Provide a helpful context for individual local development plans - working alongside existing plans and subsequent reviews (subsidiary, not a reinvention of the RSS).
- Long term, look ahead 25+ years looking at the scale and distribution of growth.
- Provide a focus for relationships with adjoining LEPs.
- Be subject to continuous review and update.

Work on developing the Framework is on-going and has evolved from a launch event held in February 2012. Since then a series of engagement events have been held across the LEP. The events focused on 5 key themes – urban structure and settlement patterns, homes and communities, the economy and growth, connectivity and sustainable living and the environment. The outcomes of the events are feeding into a scenario testing phase and, in spring 2013 it is planned to hold a conference to publicise the work of the groups and to assist in drawing together a draft version of the SSFP for consideration by the LEP Board prior to public consultation.

The work on the SSFP in the GBSLEP is ground-breaking and its appropriateness was borne out by statements included in the Government's Autumn Statement. In this, George Osbourne highlighted the need for LEP's to think and act strategically and called for the preparation of 'Strategic Plans' aligning local growth objectives with national priorities and coordinating public and private investment. The LEP's emerging Spatial Framework sitting alongside and linked to the Economic Strategy will do just that. In due course it is anticipated that the SSFP will provide an important framework within which subsequent reviews of local plans can be carried out.

Alongside the work on developing the SSFP the GBSLEP Spatial Planning Group has also taken on a responsibility to help facilitate operation of the DtC. As part of this lpas are encouraged to discuss their emerging plans with the other Districts at key stages in the plan preparation process. Birmingham City Council presented its latest consultation document on ‘Planning for a Growing Population’ at the November meeting of the Spatial Planning Group.

b) Metropolitan Area including the Duty to Cooperate Task and Finish Group

Since local government re-organisation in 1986 the West Midlands Metropolitan Districts have worked closely through the West Midlands Joint Committee and its associated arrangements. These arrangements have co-ordinated cross-boundary strategic planning for more than a quarter of a century. Following the introduction of the DtC a separate group specifically to examine the issues raised by the new power was established. This group has the specific remit to try to help Districts comply with the new duty through collaborative working.

In response to recent changes to the planning system, the WMSC was concerned that without the RSS there was a risk that its strategy for urban renaissance would be potentially put at-risk. As a consequence the WMSC agreed an ‘Interim Strategic Planning Statement’ at its meeting on 21st January 2011, which continued to support the urban renaissance as set out in the West Midlands RSS. This was subsequently endorsed by West Midlands Joint Committee (WMJC) at its meeting on 26th January 2011.

In March 2012 there was a further report to the WMSC updating the position on a Strategic Policy Framework for the West Midlands Metropolitan Area’. This report noted the strong track record of joint working on cross boundary matters in the Metropolitan Area, in terms of strategic planning including:

- Cross boundary housing market areas
- Cross boundary labour markets and commuting patterns
- Promoting urban regeneration through the reuse of previously developed land
- The provision of major infrastructure, particularly transport and green infrastructure
- Major retail and leisure facilities with cross boundary catchments
- The need to retain and enhance environmental quality and prevent environmental sprawl through strategically important designations such as the Meriden Gap
- Measures to address the causes and consequences of climate change and the need to improve air quality.

The purpose of the Strategic Framework is to:

- Enable a smooth transition between abolition of RSS, and up to date Local Plans and effective wider Duty to Cooperate mechanisms being in place

- Demonstrate commitment to ongoing collaboration in order to meet Duty to Cooperate responsibilities within the Metropolitan Area
- Advise those bodies subject to the Duty to Cooperate and other stakeholders, including Local Enterprise Partnerships, that Metropolitan Authorities remain committed to urban renaissance and are responding to the Government's growth agenda
- Act as a material consideration in plan making and development management decisions; and
- Provide a strategic spatial context for the implementation of the third West Midlands Local Transport Plan.

Elsewhere the Strategic Framework:

- Sets urban renaissance in the context of the Localism Act and wider Government policy, such as the Local Growth White Paper and Treasury Plan for Growth;
- Identifies urban renaissance guiding principles,
- Identifies shared policy priorities relating to key areas such as housing and employment land; and
- Identifies current and emerging spatial priorities in each core strategy / local plan area, and explains that effective implementation of urban renaissance relies on a redistribution of growth within the Metropolitan Area, as well as the need for some Shire Districts to accommodate a reasonable level of out-migration.

The DtC Task Group was established in June 2012. This group meets on a monthly basis and feeds reports on the DtC through to the Officers Executive Group and the WMSC.

While the early meetings of the group have concentrated mostly on 'process' issues individual authorities are now encouraged to present key stages of plan preparation to the group so there is scope for discussion on any matters of concern relating to cross-boundary issues. In relation to the Birmingham Development Plan such a presentation was made on the Growth Options consultation at the November meeting. The next stage/challenge will be to carry this through effectively into more focussed and harder-edged cross-boundary working on issues such as cross-boundary housing requirements.

Another key and ongoing matter for the group will be to monitor the progress of development plans from adjoining authorities to ensure that the interests of the metropolitan area are taken fully into account.

c) West Midlands Planning Officers Group (WMPOG)

The West Midlands Planning Officers Group is the only forum in which local planning authorities continue to meet at the regional level. When the West Midlands Regional Assembly was disbanded in 2010 the former Regional Planning Officers Group took the view that planning professionals should continue to meet on a quarterly basis so that strategic matters of mutual interest and concern could be discussed on a continuing basis and that key networks of contacts maintained.

All unitary and metropolitan district authorities are invited to the meeting together with a representative District Council in two-tier areas. Representatives from key partner organisations such as the Environment Agency, business community, CPRE and academia are also represented on the group.

WMPOG was the first cross-boundary grouping of lpas in the West Midlands to consider the Duty to Co-operate when in December 2012 the group considered initial ideas for creation of a matrix showing the relationships between different lpas and the concept of a ladder of co-operation to inform the type and level of co-operation and agreement(s) that might come forward. These ideas were developed as the National Planning Policy Framework was taken forward.

Another important function of WMPOG is to oversee the joint monitoring that takes place in the West Midlands. Building on the long legacy of joint monitoring including that carried out by the former Regional Planning Body. The joint monitoring results in the production of annual statistics on development-related matters across the former West Midlands region. The material is published annually at District and LEP levels comparing the data from the latest year to the average over the preceding decade.

2. Actions in relation to the production of the Birmingham Development Plan including how we work with neighbouring authorities in the production of their development plans.

a) Neighbouring Councils

Neighbouring Council's have been involved through the usual consultation processes in the preparation of the emerging Birmingham Development Plan. As the scale of the potential housing shortfall in Birmingham emerged during 2012, opportunities to inform adjoining authorities of this position were taken at regular meetings as explained above.

In addition to this, however, the City Council also took, in August 2012, the step of writing to all the local planning authorities in the metropolitan area, the GBSLEP and North Warwickshire formally notifying each authority of the position and highlighting the possible need for higher levels of housing in their areas to address an emerging shortfall in Birmingham. Bi-lateral meetings to discuss the position and the possible implications have been held with most of the authorities and will continue to take place as needed. Meetings held are often able to consider not only the content of the Birmingham Development Plan but also the development plan of the adjoining authority.

The City Council is consulted as a matter of course by neighbouring authorities in the preparation of their own development plans.

Under the DtC these consultations and any related discussions are very important not only to ensure the integrity of the plans themselves but also to ensure that the interests of Birmingham, and in particular any requirements for cross-boundary provision of development or infrastructure such as new housing or transport network development are taken fully into account, thus helping ensure the soundness of the Birmingham Development Plan.

Since this area of activity has increased in importance under the DtC a summary of the position in relation to all development plans produced was reported to the Cabinet Member for Development, Jobs and Skills in October 2012, and a general position agreed.

Where work on development plans of adjoining districts is well-advanced the City Council has taken the view there is little to be gained through representations questioning soundness where the level of growth is broadly in-line with either the latest ONS 2008-based household projections or the proposals in the incomplete Phase 2 Revision of the West Midlands Regional Spatial Strategy Review. While a significant potential under-provision of housing in Birmingham has emerged during 2012 the view has been taken that this is a matter that can be effectively handled through subsequent reviews of plans, subject to this point being acknowledged by the relevant local planning authority and reflected in the wording of the plan. In relation to the authorities in the GBSLEP the future level and distribution of growth will be considered as part of the work on the emerging SSFP. The key exception to this approach has been in relation to Coventry and some of the other Districts in the Coventry and Warwickshire LEP area where a serious under-provision of housing emerged.

The following Table summarises the actions taken during 2012.

Table 4.2 – Actions undertaken with Neighbouring Authorities

Local Authority	Meeting(s) held	Position at end December 2012
Bromsgrove	*Bi-lateral meeting held 5 November 2012 *GBSLEP Planning Group and Spatial Planning Group	Bromsgrove's plan is less advanced and the City Council will in due course need to consider whether representations need to be made on the next Consultation Stage expected in April 2013.
Cannock Chase	*Bi-lateral meeting held 4 December 2012 *GBSLEP Planning Group and Spatial Planning Group	Exchange of correspondence has led to an agreed approach to addressing the potential housing shortfall in Birmingham. This is reflected in the pre-submission version of Cannock's Local Plan No.1
Coventry	*Two bi-lateral discussions held as side meetings to Duty to Cooperate Task & Finish Group *West Midlands Joint Committee & support arrangements include the Duty to Cooperate Task & Finish Group	* Soundness of the emerging plan queried on the basis of the level of housing growth being considerably lower than the 2008-based household projections and no attempt to explain the strategy for the apparent shortfall. Concern over the knock-on implications of this shortfall. * At request of the Inspector attended the Exploratory Meeting held in Coventry on 13 December 2012. The inspector has subsequently recommended withdrawal of the Plan.
Dudley	*West Midlands Joint Committee & support arrangements include the Duty to Cooperate Task & Finish Group	Discussions with the Black Country Districts have focussed on seeking technical agreement on the potential surplus of housing capacity in the Black Country which could help meet Birmingham's needs.
East Staffordshire	*Bi-lateral meeting held 13 September 2012 *GBSLEP Planning Group and Spatial Planning Group	East Staffordshire is located some distance from Birmingham. The potential future scale of growth and its relationship to the Birmingham shortfall will be dealt with by the SSFP.
Lichfield	* Bi-lateral meeting held 31 October 2012 *GBSLEP Planning Group and Spatial Planning Group	Representations made on pre-submission Lichfield Local Plan. Discussions held and it is hoped that an exchange of correspondence will lead to an agreed approach to addressing the potential housing shortfall in Birmingham, to be reflected in the Submission Plan.
North Warwickshire	*Bi-lateral meeting arranged for Jan 2013	Bi-lateral discussions. Representations made on their pre-submission Plan and revised pre-submission Plan. Seeking inclusion of a reference to Birmingham's housing shortfall and the need for further joint work to address the issues and outcome to be reflected in the next review of the development plan.

Local Authority	Meeting(s) held	Position at end December 2012
Redditch	* Bi-lateral meeting held 5 November 2012 * GBSLEP Planning Group and Spatial Planning Group	Joint meeting held with Bromsgrove. Shortage of land within Redditch to meet housing needs arising within Redditch due to tightly drawn boundary.
Solihull	* Bi-lateral meetings held 3 September 2012 & 19 December 2012 * West Midlands Joint Committee & support arrangements include the Duty to Cooperate Task & Finish Group * GBSLEP Planning Group and Spatial Planning Group	The City Council have requested the following wording is included in the Solihull plan: "Following discussions falling under the Duty to Cooperate Solihull MBC recognise that evidence is emerging to indicate that Birmingham will not be able to accommodate the whole of its new housing requirement for 2011- 31 within its administrative boundary and that some provision will need to be made in adjoining areas to help meet Birmingham's needs. Solihull MBC will work collaboratively with Birmingham and other authorities and with GBS LEP to establish objectively the level of long term growth through a joint commissioning of a Strategic Housing Market Assessment and work to establish the scale and distribution of any emerging housing shortfall. This may require a review of the Green Belt in relevant locations. In the event that the work identifies that further provision is needed in Solihull, a review of the Solihull Local Plan will be brought forward to address this". Subject to the inclusion of this text the City Council is content for the Solihull plan to progress to adoption in its current form.
Sandwell	* Bi-lateral meeting held 4 September 2012 * Meeting with Black Country Districts on 17 October 2012 * West Midlands Joint Committee & support arrangements include the Duty to Cooperate Task & Finish Group	Discussions with the Black Country Districts have focussed on seeking technical agreement on the potential surplus of housing capacity in the Black Country which could help meet Birmingham's needs.
Tamworth	* Bi-lateral meetings held 17 September 2012 * GBSLEP Planning Group and Spatial Planning Group	Tamworth's boundaries are drawn tightly which is reflected in agreements with Lichfield and North Warwickshire for limited cross-boundary provision to help meet their needs. It is unlikely, therefore, that Tamworth will be in a position to raise the level of growth to help address the Birmingham shortfall. No comments made in Tamworth Local Plan but position statement provided at Examination Inspector's Request.

Local Authority	Meeting(s) held	Position at end December 2012
Walsall	* Meeting with Black Country Districts on 17 October 2012 * West Midlands Joint Committee & support arrangements include the Duty to Cooperate Task & Finish Group	Discussions with the Black Country Districts have focussed on seeking technical agreement on the potential surplus of housing capacity in the Black Country which could help meet Birmingham's needs.
Wolverhampton	* Meeting with Black Country Districts on 17 October 2012 * West Midlands Joint Committee & support arrangements include the Duty to Cooperate Task & Finish Group	Discussions with the Black Country Districts have focussed on seeking technical agreement on the potential surplus of housing capacity in the Black Country which could help meet Birmingham's needs.
Wyre Forest	* Bi-lateral meetings held 4 October 2012 * GBSLEP Planning Group and Spatial Planning Group	Since Wyre Forest have an adopted plan it is recognised that any review of that plan will deal with the outcome of the SSFP and potential implications arising from the level and future distribution of growth.
Other authorities		Potentially includes Warwick, Stratford-on-Avon, and the South Worcestershire authorities – liaison will occur as and when they are deemed to be necessary. Representations made on South Worcestershire Plan focussing mainly on employment land issues.

b) Prescribed Bodies

As part of the plan preparation process and now as part of the DtC the Council is required to consult and engage with a range of Prescribed Bodies in order to help ensure that a sound development plan is prepared. This section summarises the action that has been taken during 2012 to meet this requirement and highlights where future discussions are required.

Table 4.3 – Actions undertaken with Agencies or other Organisations

Organisation	Draft Core Strategy	Follow-up meeting	Options Preparation
Centro	Response received 23/3/11	No meeting, but regular contact with Transport Strategy	Meeting held 17/10/12
Civil Aviation Authority	Response received 27/1/11	No meeting	Not consulted
English Heritage	Response received 21/3/11	No meeting – but regular contact through the HLC process	Responded 20/7/12
Environment Agency	Response received 23/3/11	Meetings 16/6/11 5/4/12 Regular contact through SFRA process.	Responded 19/7/12
Highways Agency	Response received 21/3/11	No meeting but regular contact with Transport Strategy	Responded 9/7/12
Homes and Communities Agency	Response received 16/3/11	No meeting, but regular contact, particularly through SHLAA process where HCA are part of Steering Group. Also attended SHMA stakeholder meeting 30/5/12	Not consulted
Natural England	Response received 21/3/11	No meeting, but Natural England have funded Green Infrastructure work	Responded 1/8/12

Organisation	Draft Core Strategy	Follow-up meeting	Options Preparation
Office of the Rail Regulator	No response (not on our consultation list because not identified as a 'specific consultee' in the 2012 Local Plan Regulations or its predecessor- though now identified under the Duty to Co-operate). Have consulted Network Rail (who are a specific consultee) – they responded on 6/4/11	No meeting	Not consulted
Primary Care Trusts	No response – but detailed response from Department of Health 21/3/11	No meeting – but Birmingham Healthy Urban Development Group established with representation from NHS/Public Health and Planning and Regeneration. Meets every two months and gas regular item on the Development Plan.	Not consulted

5. PERFORMANCE ON PLANNING APPLICATIONS

5.1 Planning policies prepared by the City Council are used to determine planning applications. This ensures applications are considered consistently across the city and help to deliver appropriate development.

5.2 It is important that decisions on planning applications are given promptly, whilst giving residents the opportunity to comment on proposals. Because of this, performance targets are set nationally for different types of application.

5.3 The table 5.1 below shows our performance over the last couple of years. It also shows the percentage of applications made by officers under 'delegated powers' i.e. not made by the Planning Committee.

Table 5.1 – Performance on Planning Applications

Type of applications*	National Target	Local Target	12/13 (to Dec 12)	2011/2012	2010/2011
Major	60%	75%	83%	80%	71%
Minor	65%	75%	83%	79%	74%
Other	65%	85%	93%	92%	85%
Householder	N/A	N/A	95%	95%	90%
Delegated	N/A	N/A	93%	94%	93%

To put this in context, in 2011/12 the City Council:

- Received a total of 5550 planning applications, 54% of which were submitted online;
- Processed 194 Listed Building and Conservation Area consents;
- Successfully defended 68 appeals (65%) when the applicant appealed against their planning application decision (usually when permission is refused);
- Exceeded the government's targets in all categories of application;
- Exceeded the City Council's own 'stretching' targets in all categories of application;
- Significantly reduced the backlog of planning applications;
- Investigated and resolved 1,825 reported breaches of planning control;
- Secured a total of £7,677,266 in financial contributions as part of signed agreements on planning applications; and
- Refused 589 planning applications that would have had a damaging impact on the area.

*These types of applications are defined as:

'Majors' are defined as residential developments of 10 or more units, or retail/commercial developments of more than 1000 square metres of additional floor space.

'Minors' are defined as residential developments of less than 10 units, or retail/commercial developments of 1000 square metres or less of additional floor space.

'Others' are defined as applications for advertisement consent, changes of use, listed building and conservation area consents and all householder applications.

6. LOCAL DEVELOPMENT FRAMEWORK – PROGRESS

Local Development Scheme (LDS)

6.1 A revised LDS was published in January 2012. The following section summarises progress on key emerging LDF documents at the time of preparing this report and highlights some key adopted policy documents.

Development Plan Documents

The Birmingham Development Plan

6.2 Consultation on the Issues and Options stage of the Birmingham Development Plan BDP (formerly known as the Birmingham Core Strategy) took place in the autumn of 2008. This was followed by consultation on the first stage of the Big City Plan (a Masterplan for the City Centre) in early 2009. A twelve week period of public consultation on the Draft Core Strategy took place and ended in March 2011.

6.3 A further period of consultation on the Birmingham Development Plan took place between November 2012 and 14th January 2013. This considered options for increasing levels of housing and employment land provision. The outcomes of this consultation together with responses to the draft Core Strategy Consultation will be fed into the preparation of a pre-submission Plan in the summer of 2013. The Plan is expected to be adopted in 2014.

6.4 Work on an Implementation Plan that will accompany the BDP is currently ongoing. Preliminary Draft consultation for the Community Infrastructure Levy (CIL) has also taken place and closed 14th January 2013. It is likely the completed CIL will be in place around Easter 2014.

6.5 The Big City Plan (City Centre Masterplan) was adopted by Cabinet in July 2011. It is a non-statutory planning and regeneration framework setting the vision, identifying the opportunities and establishing the development principles for Birmingham City Centre. The key principles of the Masterplan will be embedded in the emerging Birmingham Development Plan.

Aston/Newtown/Lozells Area Action Plan

6.6 The Aston, Newtown and Lozells Area Action Plan provides the planning framework for this area for the next 15 years (to 2026), and sets out the broad land use allocations for the area as well as key development proposals such as a proposed Regional Investment Site in East Aston, and commercial and residential growth in Newtown, Perry Barr/Birchfield and Aston.

6.7 The Area Action Plan was submitted to the Secretary of State in October 2011, and was Examined in Public by the Planning Inspectorate in January 2012. The Planning Inspector issued his report in March 2012 which, subject to minor modifications, found the Plan to be sound. The modified Plan was adopted by the City Council in July 2012.

Bordesley Park Area Action Plan.

6.8 This will provide a detailed framework for the regeneration of an inner area in the east of Birmingham. The Area Action Plan (AAP) seeks to deliver change and guide land use for the area to the east of the City Centre. This covers parts of the Washwood Heath, Bordesley Green, Nechells and South Yardley wards. The AAP will be produced in partnership with the local community.

6.9 The AAP commenced in November 2009 with the production of an Evidence Base and Sustainability Appraisal Scoping Report. A number of potential development options are being explored for the area and were the subject of public consultation in 2011. A 'Preferred Option' / draft document and further public consultation will be undertaken in 2013. The adoption of the Action Plan is likely to be in 2014.

Longbridge Area Action Plan (DPD)

6.10 The Longbridge Area Action plan was adopted in April 2009. The plan sets out the land use framework and proposals for the regeneration of the former MG Rover plant at Longbridge.

Supplementary Planning Documents (SPDs)

6.11 The Council has currently 12 proposed SPDs which are being progressed. The details of these can be found in the 2012 LDS which is available on the City Council website at: www.birmingham.gov.uk/lds. The following sets out progress on SPDs in progress at the time of the 2012 LDS, or which have been commenced subsequently. It should be noted that some of these documents will be progressed as non-statutory frameworks/or masterplans rather than SPD's and as such will be removed from the next Local Development Scheme.

Student Accommodation

6.12 An SPD on student accommodation is currently being prepared and consultation on this document is likely to take place later in 2013 followed by adoption in early 2014.

Car Parking Guidelines

6.13 The City Council has prepared and adopted a Supplementary Planning Document – Car Parking Guidelines. The purpose of the document is to set out the car parking standards that the City Council will apply when considering planning applications for new development. The document was subject to a 6 week period of public consultation ending 4th October 2010 and was formerly adopted by the City Council in February 2012.

Your Green and Healthy City (formerly known as Places for the Future)

6.14 The purpose of this Supplementary Planning Document will be to guide sustainable development, and construction of buildings. It builds upon policies dealing with sustainability in the UDP and the Emerging Birmingham Development Plan and provides additional guidance for applicants seeking to develop in the City. Consultation on a draft SPD took place in spring 2012 and the document is currently being revised. It is anticipated that the SPD will be adopted in summer 2013.

Southern Gateway

6.15 This document is no longer being progressed as an SPD. Work commenced on preparation of a masterplan for the Southern Gateway in 2011. The document will set out detailed design guidance for the redevelopment of Birmingham wholesale markets and the surrounding area. A draft is expected to be published for public consultation in mid 2013, with the expected adoption by cabinet in late 2013/early 2014.

Tree Policy

6.16 The purpose of the emerging SPD is to guide all development to have a high regard for the retention of trees (in private ownership) of amenity and environmental valve and secure an increase of the tree population in tandem with the green infrastructure policy. The emerging policies will expand on present Unitary Development Plan policies. This document is due to go out for a period of public consultation during November 2013.

City Centre Public Realm

6.17 This document continues to be taken forward as an SPD. The purpose of this SPD is to provide guidance leading to high quality streets and public spaces within the City Centre. Consultation is planned to take place in early 2013 with estimated adoption in late 2013/early 2014.

Shopping and Local Centres

6.18 The purpose of the SPD is to identify Local Centre boundaries and primary retail frontages/hierarchy as identified within the Emerging Birmingham Development Plan. The SPD provides guidance for proposed developments and planning applications relating to centres and non-retail uses. The draft SPD underwent a period of public consultation in November-December 2011 and was adopted on 5th March 2012.

Moseley

6.19 The aim of this (community led) SPD is to guide future development in Moseley. Once adopted it will be a material consideration in all planning applications relating to Moseley. Preparation of a draft continued to take place during 2012. It is anticipated that public consultation will take place in 2013.

Stirchley

6.20 This document is no longer being taken forward as an SPD.

Stechford

6.21 Stechford is identified within the Emerging Birmingham Development Plan as one of a number of Sustainable Neighbourhoods to be created across the City. A Supplementary Planning Document (SPD) is to be produced to guide the future development of the area. Public consultation and progress of the draft SPD will take place later in 2013.

Erdington

6.22 The Emerging Birmingham Development Plan identifies Erdington local centre as a District Centre with Policy E17 providing further guidance on the future development of the centre. To facilitate new development and investment, formal planning guidance will be prepared for the area in the form of a Supplementary Planning Document (SPD). Public consultation and progress of the draft SPD will take place later in 2013.

Moorpool Estate Conservation Area

6.23 This Supplementary Planning Document (SPD) forms a conservation area, character appraisal and Masterplan for the Moorpool Estate Conservation Area. The SPD was adopted in March 2012.

Historic Environment

6.24 This SPD will form guidance on the management of heritage assets in the planning process. Consultation on this SPD will take place in 2013 with the document progressing to possible adoption in late 2013/early 2014.

Lozells and Soho Hill Conservation Area

6.25 Work will commence in 2013 on the SPD which will provide a character appraisal and management plan.

Sutton Coldfield High Street Conservation Area

6.26 This SPD will provide a management plan for the Conservation Area based on a detailed character appraisal. The draft SPD was prepared in 2011-2012 and consultation was undertaken in July and August 2012. Consultation responses are currently being incorporated into the next draft. It is expected that the final SPD will be adopted in 2013.

Places for Living

6.27 Places for Living was originally adopted in 2001 as Supplementary Planning Guidance. Consultation on an updated version will take place in 2013.

Selly Oak

6.28 This document is no longer being taken forward as an SPD.

Edgbaston

6.29 This document is no longer being taken forward as an SPD. It will be progressed as a Planning Framework and will outline a vision for the future of the Calthorpe Estate area (bordering Five Ways), it is being prepared to set out area-based proposals and development management policies, to positively plan for change. Public consultation will take place in 2013.

Greater Icknield

6.30 This document is no longer being produced as an SPD and will be produced as a non-statutory masterplan.

Neighbourhood Plan/DCLG Pilots

6.31 With the introduction of the Neighbourhood Planning (General) regulations in April 2012 the required process for progressing the Neighbourhood Planning Pilots is in place. The Balsall Heath Neighbourhood planning Forum formally applied to the City Council as the local planning authority to be designated forum to undertake a Neighbourhood Development plan for Balsall Heath. The Forum aim to consult on their plan in early 2013.

7 SUMMARY OF OVERALL PERFORMANCE AGAINST INDICATORS AND LOCAL OUTPUT INDICATORS

7.1 The overall performance, taking account of relevant UDP and RSS policies and targets, for each of the Indicators and Local Output Indicators has been assessed and is set out below.

7.2 The overall performance is assessed as follows:

☺ Good

😐 Average

☹ Poor

7.3 As can be seen from Table 7 overall performance has generally been good. Section 3 of this AMR provides the more detailed information and supporting data, which underlies this summary assessment.

Table 7.1 - Overall Performance against Indicators

Indicator	Description	Overall Performance	Comment
BD1	Total amount of Additional Employment Floor space – by type	😐	Economic slowdown has impacted on employment land completions in the short term.
BD2	Total amount of Employment Floor space on Previously Developed Land (PDL) – by Type	☺	Very high percentage of development on PDL
BD3	Employment Land Availability – by Type	☹	A continued shortage of good urban land and likely loss of the Washwood Heath site from readily available best urban.
BD4	Amount of Employment Land lost to Residential and Other Development	😐	Slightly higher than average –mainly to retail
H1	Net Additional Dwellings in reporting and previous years	😐	Small increase in completions but performance remains low.
H2	Reduction in Vacancies in the Existing Housing Stock	☹	2011 census shows an increase

Indicator	Description	Overall Performance	Comment
H3	Progress towards meeting the Planned Housing Requirement	☺	Target exceeded.
H4	Housing Land Supply	😐	Continuing to meet target.
H5	Gross Affordable Housing Completions	😐	There remains a decline in affordable housing secured through S106 agreements because of the economic downturn. However, the City Council is proposing the development of new council housing (and currently building) which will impact in future years.
H6	New and Converted Dwellings – on previously developed land	☺	Continued significant completions on PDL exceeding UDP 1991-2011 target
H7	Net additional Pitches (Gypsy and Traveller)	☹	No additional pitches provided. Recent GTAA shows that further provision is necessary
H8	Net additional dwellings in City Centre	😐	Decrease on previous year due to economic down turn, but UDP target met.
H9	Density of Development	☺	On the whole high densities achieved resulting in continued efficient use of land. Majority of completions on sites of 50 + dwelling per hectare.
T1	Percentage of New Residential Development within 30 minutes Public Transport Time of a GP, Hospital, Primary and Secondary School, Employment and a Major Shopping Centre.	☺	Majority of development highly accessible to local services.
T2	Percentage of Trips by Public Transport into Birmingham City Centre	**N/A**	No data for 2011/12 available.
LS1	Total Amount of Completed Retail, Office and Leisure Floor space for 'Town Centre Uses'	😐	A decrease in retail and leisure floor space on previous year but a slight increase in office development.
LS2	Percentage of Completed Retail, Office and Leisure Development in Town Centres	☺	The majority of retail and office development has taken place within 'in-centre' locations.

Indicator	Description	Overall Performance	Comment
LS3	Percentage of Eligible Open Spaces Managed to 'Green Flag Award' standard	😐	Only a small number of open spaces managed to Green Flag standards.
LS4	Provision of Open Space (i) Net loss/gain in amount of Public Open Space and Public and Private Playing Fields; and (ii) Percentage of New Dwelling Completions within reasonable walking distance of Public Open Space.	☺	Minor changes in provision of public open space. Over 88% of new developments within 400m of public open space.
M1	Production of Secondary and Recycled Aggregates by Mineral Planning Authority	**N/A**	No data available at this time other than recycled aggregates from Tyseley EfW plant.
W1	Capacity of New Waste Management Facilities by Waste Planning Authority	☺	Additional waste capacity identified as a result of planning consents.
W2	Amount of Municipal Waste Arising, and Managed by Management Type, by Waste Planning Authority	☹	Household recycling is below 40% target. However there is continued decrease in the amount of waste going to landfill and the percentage of Recovered waste continues to be above the Waste Strategy 2007 target.
E1	Renewable energy generation	😐	Limited data, but progress has been made.
E2	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	☺	Decrease in number of EA related applications on the previous year but vast majority determined in accordance with EA advice and Agency's concerns could be adequately addressed through conditions.
E3	Change in areas and populations of biodiversity importance including: change in priority habitats and species (by type)	☺	No significant reduction identified.
E4	Change in areas and populations of biodiversity importance including: change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.	☺	Sites of importance for nature conservation protected. No loss of SLINC anticipated from planning applications within or adjacent to sites.

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