



BIRMINGHAM DEVELOPMENT PLAN
Pre-submission version

Planning for sustainable growth

December 2013

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Foreword

We are pleased to be launching this pre-submission version of the Birmingham Development Plan which will be submitted to the Secretary of State subject to any detailed changes arising from this statutory consultation. This document is an important step forward in how we plan a successful future for Birmingham and deliver the ambitions for sustainable growth.

We recognise that the City faces a number of challenges that will need to be addressed if we are to deliver our ambitions for the City.

The City's population is projected to grow by an additional 150,000 people over the period to 2031, which will require a response that ensures the homes are provided, the jobs are created and the quality of environment secured for both residents and businesses. Tackling this will need an innovative and far sighted approach.

The Birmingham Development Plan will play a central role in how we address these challenges. It will set out the framework that will guide future development across the City, in particular how we address climate change, quality of life, delivery of infrastructure, creation of an inclusive economy and Birmingham's national/international role. We will need to support this growth in a way that is both sustainable and deliverable.

Councillor Ian Ward

Deputy Leader
Birmingham City Council

Councillor Tahir Ali

Cabinet Member for Development, Jobs and Skills
Birmingham City Council



1

Introduction

Introduction

1.1 The Birmingham Development Plan 2031 (BDP) will, once it is adopted, become part of the City's statutory planning framework guiding decisions on all development and regeneration activity over the period to 2031. This pre-submission version of the BDP sets out final proposals for how and where new homes, jobs, services and infrastructure will be delivered and the type of places and environments that will be created.

1.2 The preparation of the BDP started in 2007 when the City Council decided that a new strategic planning document was needed to guide future growth and development. In Autumn 2008 a period of public consultation was held seeking views on a proposed strategy and range of options for delivering housing and economic growth. Following this consultation further work was carried out and in December 2010 a document entitled the Birmingham Core Strategy Consultation Draft was published.

1.3 As progress was being made in producing the final version of the BDP a number of significant changes occurred. The publication of the National Planning Policy Framework and the emergence of higher population projections required a review of how the City should plan for future development which necessitated a further round of consultation to identify options for meeting the new challenges.

1.4 Between October 2012 and January 2013 a further options consultation on Planning for Birmingham's Growing Population was held. The outcomes of that consultation along with all previous work and comments made during the past consultations have been drawn together to inform this pre-submission version of the BDP.

1.5 Throughout all the consultations a wide range of people and organisations have been engaged to gain as many ideas and opinions as possible on how Birmingham could develop up to 2031.

1.6 In parallel with the stages of consultation a range of supporting evidence has been gathered to help inform the approach in this pre-submission BDP. Also integral to the plan's preparation has been the Sustainability Appraisal which has ensured that the approach is the most appropriate given the reasonable alternatives and the full social, environmental and economic effects are considered.

1.7 In developing the BDP, the City Council has worked with adjoining authorities and other organisations collaboratively through the Duty to Co-operate to seek to identify a way forward on those issues of a strategic nature that are of greater than local significance.

1.8 We now consider that this version of the plan is the most appropriate strategy to deliver

the future growth and prosperity of the City for the period to 2031. Following this consultation we will make any necessary amendments and submit the BDP to the Secretary of State with outstanding objections being considered at an Examination in Public. This process will determine whether the BDP:

- Is consistent with national planning policy.
- Meets the development and infrastructure needs of the City along with any needs from neighbouring areas where it is reasonable to do so.
- Is consistent with achieving sustainable development.
- Has considered all reasonable alternatives in producing the plan.



New Street Station

- Is justified with evidence to support the approach taken in the Plan.
- Has been prepared through joint working to address cross boundary issues.
- Is deliverable.

1.9 While the BDP is intended to provide a long term strategy for the whole of the City it will not be able to provide all the detail necessary to guide all development. To support the delivery of the BDP a range of area and thematic based planning policy documents will be brought forward to provide more detail building upon the principles and strategy of the BDP. The City Council's Local Development Scheme will provide details of these documents with a schedule for their production.

1.10 The City Council has already adopted two Area Action Plans (AAP); Aston, Newtown and Lozells AAP and Longbridge AAP. A further AAP is in production for the Bordesley Park area. The City Council will also be producing a Development Management Development Plan Document (DPD) and has a range of Supplementary Planning Documents (SPDs) and Area Regeneration Frameworks.

1.11 The Big City Plan, launched in September 2010, sits alongside the BDP as a non-statutory document that sets out a vision and framework for how the City Centre will be transformed and the key proposals are reflected in the BDP.



Shoppers at the Bullring

1.12 Once adopted the BDP will replace the saved policies of the Birmingham Unitary Development Plan 2005, with the exception of those policies contained within chapter 8 of that plan which will continue in force until the adoption of the Council's proposed Development Management DPD. The BDP will also replace Policy ED1 of the adopted Aston, Newtown and Lozells AAP (July 2012).

Structure of the BDP

1.13 The BDP is divided into six parts:

- Section 1 - provides an introduction to the BDP.
- Section 2 - describes the key characteristics of the City and the challenges for the future to which the BDP responds.
- Section 3 - sets out the vision, objectives and strategy for how the City will develop over the period to 2031.

- Section 4 and 5 - provides detail on how and where the future growth of the City will be delivered.
- Section 6 to 9 - contains policies covering a range of topics to guide how future growth and development will be managed.
- Section 10 and 11 - covering how the policies and proposals will be implemented and monitored. These provide a clear indication of how the BDP will be implemented and the indicators that will be used to measure its success.

1.14 There is an important emphasis on delivery and the BDP is accompanied by an Infrastructure Delivery Plan (IDP).

Waheed Nazir

Director of Planning and Regeneration



2

About Birmingham

About Birmingham

2.1 Birmingham is a major city, the UK's largest outside London, with an established international standing and reputation as well as being the capital of the West Midlands.

2.2 Since the 1980s the City has been revitalised through economic restructuring, estate regeneration and transformation of its environment.

2.3 With a population of just over 1 million, the Census 2011 recorded Birmingham as having a significantly younger population profile than the national average, and an ethnically diverse population. In 2011, Birmingham was recognised as the top English core city in terms of the diversity of languages spoken (Cushman & Wakefield, 2011). The latest Census also shows that there are approximately 411,000 households in the City, with an average household size of 2.6 residents.

2.4 The City is a major employment centre, drawing in workers from across the West Midlands. It is a leading European business destination with an economic output of £20bn per annum. The local economy has major strengths, particularly in business, professional and financial services; digital media; advanced manufacturing (including the automotive industry); jewellery and environmental and medical technologies. Many international companies are based in the area, including Jaguar Land Rover, Kraft, KPMG, Deutsche Bank and GKN.

2.5 The local economy is supported by five universities and six major colleges. They provide world class learning environments, reflecting recent and ongoing investment programmes, supporting over 73,000 undergraduate and postgraduate students.

2.6 The City is a centre for culture, sports, leisure and shopping. It benefits from world class venues for everything from arts to conferencing, with over 30 million people visiting a year. Many of these attractions are in the City Centre, but there are also others, such as Edgbaston Cricket Ground and Sutton Park. Birmingham's sports teams and facilities regularly put it in the national and international spotlight.

2.7 There is a network of over 70 local centres across the City, with the largest being Sutton Coldfield. These centres help to meet a range of shopping needs, and act as a focus for local life and successful communities. Some centres specialise in different services, including the independent retail shops in Moseley and restaurants in the 'Balti Triangle' in the Sparkhill and Ladypool Road Centres.



The Library of Birmingham

2.8 In 2012, Birmingham was ranked as the most attractive UK regional City for quality of life.

2.9 Birmingham's City Centre is a major business and tourist destination. It is an international economic hub, benefiting from a diverse mix of retail, cultural, recreation and leisure uses. It is the UK's largest financial centre outside of London, with a large number of regional and national headquarters.

2.10 The City Centre attracts people to the City with a number of visitor destinations including the Library of Birmingham, the Bullring shopping centre, the Mailbox, the International Convention Centre (ICC) and Symphony Hall and the National Indoor Arena (NIA). The Centre benefits from a successful network of public squares, spaces and streets.

2.11 Birmingham is one of the most connected cities in the UK. There are three main rail line stations (New Street, Moor Street and Snow Hill), located in the City Centre with direct services to cities across England, Scotland and Wales. Birmingham Airport, adjacent to the City boundary, operates routes worldwide. The City has excellent links with the national motorway network.

2.12 The City is also served by an extensive road network, linking the surrounding areas into the City Centre. There is a network of local bus and suburban rail services and a Metro line. There are cycling and walking routes, including the National Cycle Network and the canal network.



The Cube

2.13 The built environment of Birmingham is mainly as a result of development in the 18th, 19th and 20th Century. The historic character of the City can still be seen today, with nationally renowned assets in the Jewellery Quarter and Bournville. The historic parts of the City Centre, including characteristic Victorian buildings and St Martins Church, are complemented by a number of landmark buildings, including the silver disc Selfridges building on the Bullring Shopping Centre and the Library of Birmingham.

2.14 The City Centre is surrounded by many pleasant and desirable leafy suburbs each with its own character and identity. This includes Edgbaston, Sutton Coldfield, Moseley and Harborne. Other residential areas have been subject to improvements, including successful investment in Castle Vale and Attwood Green.

2.15 Birmingham currently has 13 Scheduled Ancient Monuments, almost 1,500 Listed Buildings, 30 Conservation Areas, 15 Historic Parks and Gardens and over 400 Locally Listed Buildings - all of which are unique heritage assets. The City's Historic Environment Record is continuously being updated and developed to include all aspects of the City's historic environment.

2.16 The City is one of Britain's greenest with more than one fifth of its area consisting of parks, nature reserves, allotments, golf courses and playing fields, many of which are linked by rivers, watercourses and a significant number of canals. Some of these assets are of national significance, including Sutton Park. There are also a number of Local Nature Reserves and sites identified for their nature conservation value.

2.17 Birmingham is at the centre of the West Midlands region and has important relationships with surrounding areas. There are significant amounts of in-commuting to Birmingham, particularly from South East Staffordshire, South Warwickshire, Solihull and North Worcestershire and net migration from Birmingham to these areas. There are also important connections to neighbouring communities, regeneration programmes and environmental networks in the Black Country, North Solihull and Bromsgrove. The City collaborates with these areas through partnership arrangements, including the Greater Birmingham and Solihull Local Enterprise Partnership (LEP).

Challenges

2.18 The next 20 years are going to be amongst the most important for Birmingham. The progress that has been made has transformed the reputation of Birmingham, but if the City is to achieve its ambitions and prosper it will need to take a positive, proactive and plan-led approach to address the challenges that the coming years will pose:

- The City will need to play its part in reducing the impact of climate change and be prepared to adapt to its consequences so it can continue to prosper socially, environmentally and economically. This will require new approaches to development.

- By 2031, Birmingham's population is expected to grow by 150,000. It will be important that this growth is supported by high quality and affordable homes that integrate with communities, help reduce overcrowding and provide access to services and jobs.
- For a densely built up area like Birmingham there are significant challenges in identifying appropriate sites to accommodate and deliver the long term levels of growth needed within the existing built up area. This will require joint working with partners in adjacent areas to address where housing and employment is best located.
- The recent recession and resulting economic conditions have re-emphasised the continuing need to strengthen and diversify Birmingham's economy. The role of existing sectors in the City will change reflecting adjustments in the wider economy.
- There are a number of disadvantaged communities in Birmingham, particularly in the inner areas of the City. This corresponds spatially with other social issues including poor health and poverty. Worklessness is a significant issue - the employment rate is below the national average. There is a need to create local jobs for local people.
- There is a need to continue to secure investment and improvements to public transport to improve access to services, jobs and address congestion. More could be done locally to take advantage of the benefits and opportunities offered by cycling and walking.
- The changing nature of the retail industry is already impacting on the vitality of a number of the centres in Birmingham. These are an important part of the local economy and need to be supported to provide services for communities.



Selfridges at the Bullring

- Birmingham needs to continue to improve the quality of its built environment to help strengthen its local distinctiveness. Its design and architectural standards must be higher to reflect that of a major European and International City.
- The delivery of infrastructure (including health facilities, energy, schools, public spaces and transport) will require the effective coordination of delivery partners and agencies.
- The quality of the natural environment will need to be conserved and enhanced to provide facilities for people and connected networks to support wildlife. This will include addressing flood risk and low levels of biodiversity quality in parts of the City.
- Birmingham is part of a local and global market place and competes with other areas for investment. The positive progress that has been made in securing recent investment needs to continue to help the City prosper.



Aston Hall



3

The vision, objectives
and strategy

The vision, objectives and strategy

The vision - Birmingham in 2031

3.1 By 2031 Birmingham will be renowned as an enterprising, innovative and green City that has delivered sustainable growth meeting the needs of its population and strengthening its global competitiveness.

3.2 We will plan to ensure Birmingham's residents will be experiencing a high quality of life, living within attractive and well designed sustainable neighbourhoods. The choice and affordability of housing will be meeting the needs of all and local jobs and services will be accessible by a range of sustainable transport choices.

3.3 The City's economy will be strong and prosperous, built around a diverse base of economic activities and supported by a skilled workforce. The City Centre will have expanded, accommodating major

new prime office developments and a series of exciting destinations boosting the cultural, leisure and retail offer. The network of thriving local centres will reflect the diversity of the City and the needs of local people.

3.4 The historic environment and the sense of place of localities throughout the City will have been enhanced. The City will have achieved high sustainability credentials with resilient, adaptive environments with all new developments built to high standards of design.

Objectives

3.5 To deliver the vision of Birmingham in 2031 and ensure that future development meets the aspirations for the City the objectives of the BDP are:

- To develop Birmingham as a City of sustainable neighbourhoods that are safe, diverse and inclusive with locally distinctive character.
- To make provision for a significant increase in the City's population.
- To create a prosperous, successful and enterprising economy with benefits felt by all.
- To promote Birmingham's national and international role.
- To provide high quality connections throughout the City and with other places including encouraging the increased use of public transport, walking and cycling.
- To create a more sustainable City that minimises its carbon footprint and waste while allowing the City to grow.
- To strengthen Birmingham's quality institutions and role as a learning City and extend the education infrastructure securing significant school places.
- To encourage better health and well-being through the provision of new and existing recreation, sport and leisure facilities linked to good quality public open space.



Proposals for Paradise Circus

- To protect and enhance the City's heritage and historic environments.
- To conserve Birmingham's natural environments, allowing biodiversity and wildlife to flourish.
- To ensure that the City has the infrastructure in place to support its future growth and prosperity.

The strategy

3.6 To meet Birmingham's future needs and achieve the vision we will need to provide for significant new growth in the most sustainable way, ensuring that the development of new homes is matched by the provision of opportunities for new employment, accessible local services and a high quality environment.

3.7 Developing Birmingham's international role will be an important part of its economic success, attracting inward investment and visitors and supporting the delivery of the growth agenda.

The environment and sustainability

3.8 The City's future growth will be pursued in the most sustainable way reducing the City's carbon footprint and creating resilient and adaptive environments. New development will need to be built to the highest sustainability standards, helping to generate wider benefits in terms of the quality of the environment and carbon reduction, be energy



Longbridge

efficient, using renewable resources, and minimising the production of waste. The built environment will need to be resilient to the potential impacts of climate change with flood plains protected from inappropriate development and the sustainable management of the City's watercourses promoted.

3.9 All future development will need to be supported by suitable social and green infrastructure and set within environments that reflect the character and history of the City. Across the City all development must be well-designed, accessible and safe including for people with disabilities. Schools, health care facilities, shops and other services need to be available in accessible locations along with parks, sports facilities and well-maintained local public open space, forming part

of a wider 'green infrastructure network' threading through the City and linking to the open countryside beyond. The canal network will continue to be promoted as a vital asset for the City, supporting movement, environmental and biodiversity quality and as the setting for development.

3.10 The historic environment will be central to shaping the City's future. Historic assets in all their forms will be valued and conserved as part of the delivery of distinctive places. Equally, biodiversity and geodiversity will be critical components in delivering a high quality of life. Birmingham's wide variety of natural environments will be protected and enhanced with new opportunities for wildlife and biodiversity encouraged as part of new and existing development.

Economy and network of centres

3.11 The continued revitalisation and modernisation of the City's economy will be central to the growth agenda ensuring that jobs and prosperity are generated for current and future residents.

3.12 A continuous supply of land and full range of premises will be made available for all forms of employment development, including for the growth and modernisation of existing companies, the establishment of new businesses and to attract investment from both within the UK and internationally.

3.13 The City's Core Employment Areas will play an important role in accommodating the requirements of a wide range of economic sectors. These Core Employment Areas provide the City's main employment opportunities and include the Regional Investment Sites and other high quality areas such as The Hub, Witton and Bromford. To meet the City's need for a flexible supply of high quality sites, to accommodate economic development and investment, some development will need to take place on land removed from the Green Belt. The site at Peddimore will provide the City with much needed employment land of the right size and type for major investors.

3.14 Particular emphasis will be placed on ensuring that sites are available to support the economic sectors important to the City's economic growth. These include business, financial and professional services, creative and digital media, life sciences, food and drink, ITEC, logistics and advanced manufacturing.

3.15 Clustering these high growth sectors in specific locations will play a vital role in attracting investment and enabling growth. Six Economic Zones have been created to provide the clustering of economic activity within high quality business environments that are supported by the right infrastructure.

3.16 The Economic Zones are an Advanced Manufacturing Hub at the East Aston Regional Investment Site, ITEC Park at the Longbridge Regional Investment Site, Life Sciences Campus around the Queen Elizabeth Hospital and Birmingham University Campus, Environmental District at Tyseley, Food Hub at the former IMI site at Witton and The City Centre Enterprise Zone (EZ). The EZ, covering 26 sites in the City Centre, will play a key role in delivering high quality office accommodation for growth in business, financial and professional services, and supporting digital media and creative industries.

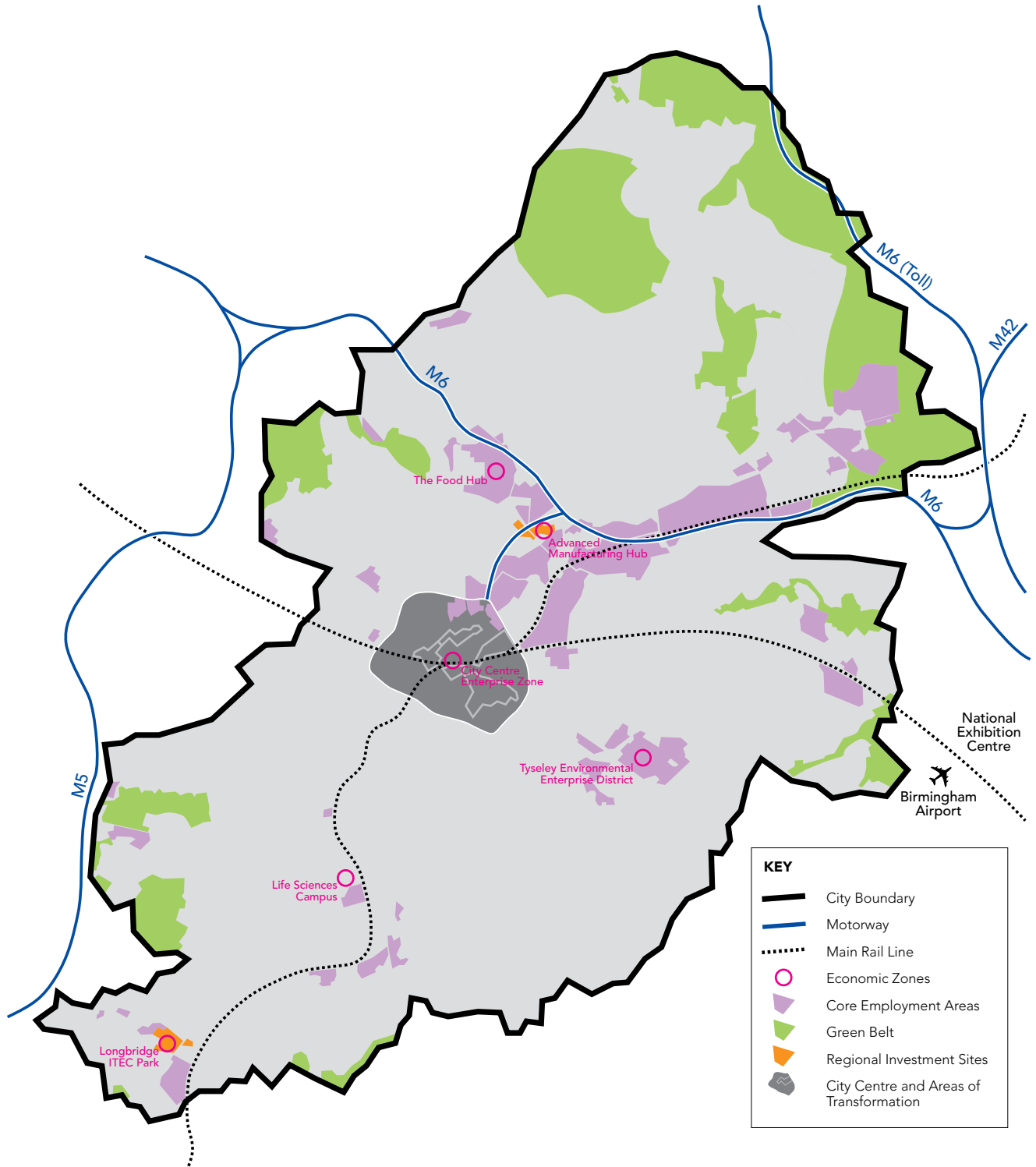
3.17 Outside of the core employment areas other land in employment use will continue to be protected and the provision of accommodation for small and medium enterprises (SMEs) will be supported. Marginal industrial land of poor quality that no longer meets the requirements of the market or business needs may be promoted for redevelopment to alternative uses. In these circumstances a financial contribution will be sought through planning obligations (Section 106 agreements), to help upgrade retained employment sites.

3.18 The provision of land and premises is only part of creating a prosperous economy and the City will need a skilled and competitive workforce now and in the future. The role of the Universities, education establishments and other providers will be central to ensuring the workforce is equipped to drive the economy.

3.19 A thriving network of centres will be central to delivering new office and retail development and other services to support communities throughout the City. The priority will be to promote retail and office development within the defined centres and resist development that would undermine the strength of the network.

3.20 This network comprises:

- The City Centre, which will continue to be strengthened as a centre for financial and business services, and as a destination for shopping, business tourism and major cultural events with world class conference facilities and venues. Five areas of transformation will deliver the growth to strengthen the role of the City Centre, investing in new high quality buildings and public spaces and creating new vibrant destinations. This growth will be coupled with a focus on promoting the distinctive character of the Quarters. The success of the City Centre will be central in promoting the international profile of the City and attracting investment and visitors.
- Sutton Coldfield Town Centre as a sub-regional centre is capable of accommodating significant additional comparison retail floorspace and some office space.
- Perry Barr, Selly Oak and Meadway as district growth centres accommodating both retail and office uses at lower levels to the City Centre and sub-regional centre.
- A network of some 70 other district and neighbourhood centres accommodating more limited levels of growth supporting local needs.



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Plan 1 Employment sites

Homes and neighbourhoods

3.21 At the heart of the City's growth agenda will be the promotion of sustainable neighbourhoods as a means of supporting the City's increasing and diverse population in the most sustainable way possible. For sustainable neighbourhoods to flourish they will be supported by high quality local infrastructure and services, including a thriving network of local centres that provide for the local population and are accessible by a range of sustainable travel options.

3.22 High standards of design in new residential areas will be expected with a strong sense of place, environmental sustainability and climate proofing, attractive, safe and multi-functional public spaces and effective long-term management ensured. There will be an expectation that new housing will complement the character and environment of the surrounding area, in order to create high quality living environments, which promote good health and well-being.

3.23 In delivering the principles of sustainable neighbourhoods a wide choice of housing sizes, types and tenures will be provided to meet community needs including homes for families, for the elderly and appropriate levels of affordable housing. The contribution that 'mature suburbs' make to quality and choice within the City's housing stock will continue to be maintained and enhanced.

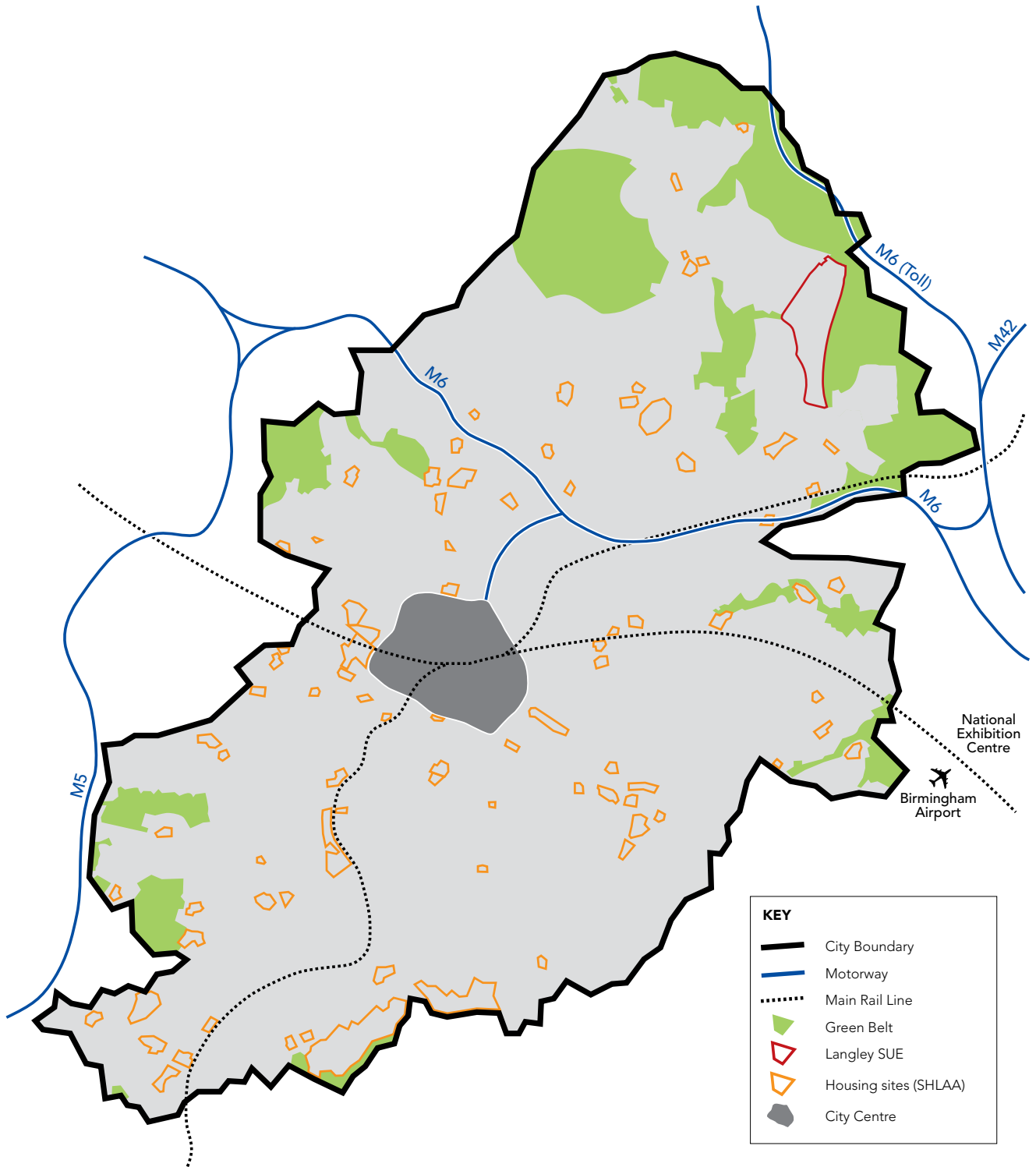
3.24 Over the period 2011 to 2031 the focus will be on delivering as much of the new housing that the City needs within the urban area as possible subject to maintaining the attractiveness of neighbourhoods as places to live. Brownfield and other available sites within the existing built-up area, including major developments such as Greater Icknield, the Southern Gateway and Longbridge, will be the priority. Within the urban area there is capacity for some 45,000 homes including bringing vacant

property back into use and utilising industrial land and some open space that no longer performs its original function.

3.25 While development in the urban area will be prioritised there is a limit to the amount of available space to accommodate the City's growing population. The removal of land from the Green Belt will provide for an additional 6,000 homes. Development in this location will be treated as a Sustainable Urban Extension (SUE) and will be required to deliver the principles of sustainable neighbourhoods.

3.26 In order to ensure the most effective use of land we will seek to ensure a density of 40 dwellings per hectare throughout all new residential schemes with higher densities required in the City Centre, and areas well served by public transport. There will also be an emphasis on improving existing housing of poor quality and replacing that which is beyond repair or improvement.

3.27 The strategy of the BDP is to accommodate as much of the City's housing requirement as possible within the boundary. However, the land that is available to the City to accommodate future development is limited. Alongside the BDP a wider growth strategy for the LEP area and other adjoining authorities will set out how and where the remaining housing could be delivered. This will take account of historic trends where adjoining authorities have accommodated a proportion of the City's growth.



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Plan 2 Housing Sites

Connectivity

3.28 If Birmingham is to deliver its growth agenda and attract investment it must provide the necessary infrastructure. This will include easy movement within the City and the provision of high quality transport links to the rest of the country and beyond.

3.29 Transport improvements, as set out in the BDP, will be required to support the overall strategy for growth and ensure that the City has a world class transport network that is delivered in the most sustainable way. The Birmingham Mobility Action Plan (BMAP) develops the City's transport requirements under a number of themes including:

- City Centre connectivity and internal mobility.
- Improving strategic connectivity for regionally and sub-regionally important locations.
- Connected communities.

3.30 This transport vision for the City will support the Local Transport Plan (and its successors) and its delivery will require partnership working with the Highways Agency, Network Rail, Centro and LEPs and will build upon the existing strength of the City's transport network and the opportunities created through growth.

3.31 The redevelopment of New Street Station will be a major - and symbolic - step in improving the profile and quality of infrastructure in the City. This development will be accompanied by a programme of further investment in public transport, including improvements to the rail network and extension of rapid transit routes vital to ensuring intra-city connections are efficient and effective.

3.32 Major planned improvements to the City's national and international accessibility will be brought about by the continued expansion of Birmingham Airport. The expected development of the High Speed rail link (HS2) will provide further opportunities to

build on this success and enhance the City's connectivity and improve rail capacity.

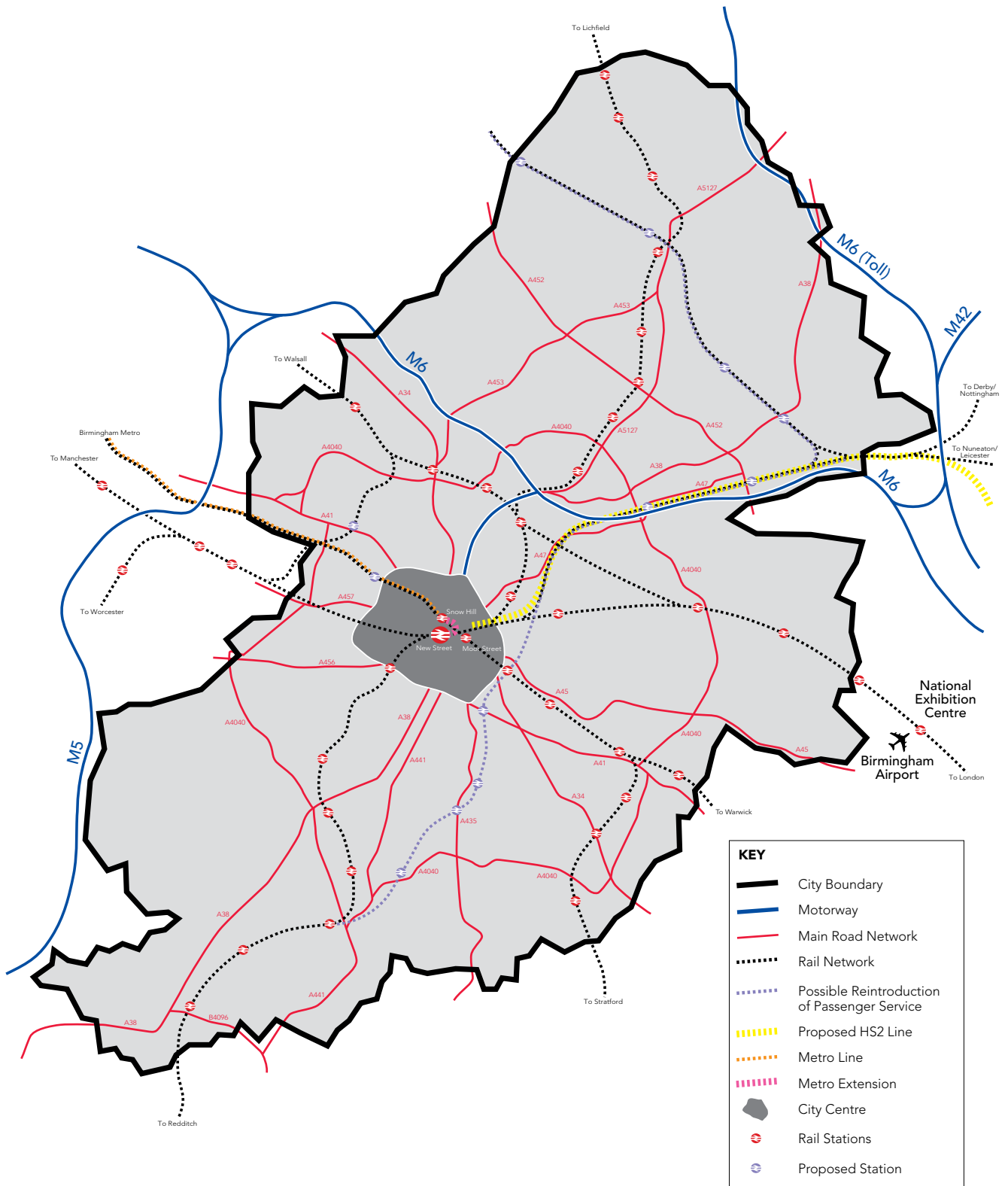
3.33 The City benefits from a number of transport corridors which provide an essential means of connectivity within the City and due to this accessibility provide opportunities for more intensive forms of development. These corridors including amongst others the A45 and A38 which will be suitable for a range of developments whilst continuing to provide essential transport functions.

3.34 New and improved routes for pedestrians and cycle priority will be promoted connecting the network of centres, residential areas, employment opportunities and the open countryside.

3.35 These investments will help to reduce car dependency and encourage use of public transport and non-motorised forms of transport such as cycling and walking. Those activities which generate a high number of trips will be encouraged to locations which have high levels of accessibility or where the infrastructure can be provided to enable sustainable modes to be promoted.

3.36 State of the art digital networks will be made available throughout the City. This is an essential step in ensuring that Birmingham can fulfil its potential as a centre of innovation drawing on the strong academic base established in the City's universities.

3.37 The provision of high quality infrastructure will underpin the successful delivery of growth that is sustainable and long term. A range of mechanisms will be utilised to ensure that the necessary infrastructure is in place covering highways and transport, surface water and flood management, waste, broadband, green infrastructure, libraries, education, sports and leisure, adult care, public health and wellbeing.



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Plan 3 The City's Transport Infrastructure



WESLEYAN

Pinsent Masons

4

Planning for growth

Planning for growth

4.1 The overall approach of the BDP is to support the continued renaissance of Birmingham which will see the City plan for significant new development to meet the needs of its growing population and ensure that it builds a prosperous economy for the future.

Overall levels of growth

Introduction

4.2 Over the period to 2031 the City faces new challenges and opportunities. Significant levels of housing, employment, office and retail development will be planned for, along with the supporting infrastructure and environmental enhancements.

Why we have taken this approach

4.3 One of the most significant challenges the City faces is the growth in its population and the resultant pressures this places on services, jobs and infrastructure.

4.4 The Office of National Statistics (ONS) projections (2010) indicate that by 2031 Birmingham's population will rise by 150,000 and that this will mean an increase of 80,000 in the number of households.

4.5 To meet the needs of this growing population and ensure the City capitalises on its status and past investment the BDP seeks to plan for these significant levels of growth in the most sustainable way.

4.6 In the case of housing the City Council has sought to maximise the level of housing delivery within the built-up area of the City. However, it is not possible to achieve the levels of new housing development which would be required to meet this need within the City boundary. This reflects the fact that the land supply within the City is limited, even when Green Belt development options are considered. To meet

Policy PG1 Overall levels of growth

Over the Plan period significant levels of housing, employment, office and retail development will be planned for along with supporting infrastructure and environmental enhancements.

- 51,100 additional homes.
- 2 Regional Investment Sites of 20 and 25 ha and a 80 ha employment site at Peddimore.
- A minimum 5 year reservoir of 96 ha of land for employment use.
- About 270,000 sq.m. gross of comparison retail floorspace by 2026.
- A minimum of 745,000 sq.m. gross of office floorspace in the network of centres primarily focussed on the City Centre.
- New waste facilities to increase recycling and disposal capacity and minimise the amount of waste sent directly to landfill.

Implementation

	Local/ National Funding	Partnerships	CPO	CIL/ Section 106	Planning Management	Other Local Plan/ SPD/Regeneration Framework
Policy PG1	✓	✓	✓	✓	✓	✓

the rest of Birmingham's housing need, options outside the City's boundaries will need to be explored.

4.7 The City Council will seek to work collaboratively with neighbouring authorities to secure the development of further homes to contribute toward meeting Birmingham's housing requirement over the period to 2031.

4.8 In order to provide employment for the City's growing population and reduce existing levels of unemployment and worklessness an additional 100,000 jobs need to be created. The levels of employment land provision proposed aim to enable this to be achieved and are supported by the Employment Land and Office Targets Study and the Employment Land Study for Economic Zones and Key Sectors.

4.9 The proposed levels of comparison retail development are in line with the Birmingham Retail Need Assessment (BRNA) Update (2013) and support the City's position as one of the UK's top retail destinations. The retail provision will also allow the network of centres to thrive serving their local communities.

4.10 The BRNA update (2013) provides specific retail requirements to 2026, however beyond this period and upto 2031 the figures identified are indicative reflecting the uncertainty surrounding longer term retail growth. Specific figures for post 2026 will be subject to further study, to be undertaken at an appropriate time, later in the plan period.



Birmingham Airport

Birmingham as an international city

Introduction

4.11 Birmingham's future prosperity and success is underpinned by its regional, national and international standing and reputation.

4.12 Since the 1980s Birmingham has seen significant change restructuring its economy, enhancing its environment and improving its national and international standing. Further diversification of the economy, new investment in infrastructure and continued environmental enhancements will be essential to ensure the City strengthens its position.

Why we have taken this approach

4.13 Birmingham is internationally renowned for its innovation and industry, its strong academic base and commercial activity. The City benefits from being at the heart of the UK's transport network, with direct access to international markets through proximity of Birmingham Airport. Proposals for HS2 will further enhance this position. This connectivity and economic foundation are major assets for the City, underpinning its position both nationally and internationally.

4.14 Major attractions such as the Bullring shopping centre, Cadbury World, the International Convention Centre and Symphony Hall and National Indoor Arena are vital to the City's attraction as a business and leisure tourism destination.

4.15 The City's cultural diversity is increasing, characterised by the hosting of a variety of sporting, community and cultural events city-wide, attracting people from throughout the West Midlands region and beyond. Major plans for the future, outlined in Big City Culture 2010-2015, will continue to strengthen the City's position and reinforce Birmingham as a key destination.

4.16 Schemes such as the redevelopment of New Street Station, the new Library of Birmingham, major regeneration at Longbridge and ongoing expansion at Birmingham Airport will be central to the City's future success.

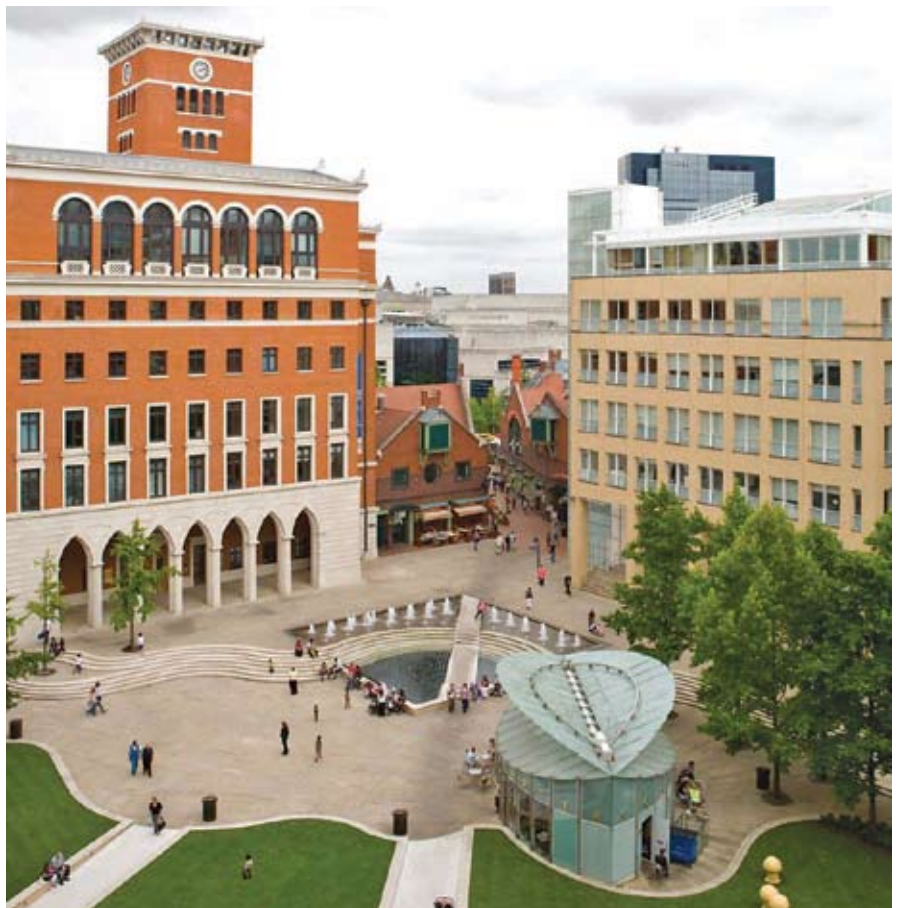
4.17 The continued economic restructuring will be supported by the six Economic Zones which provide a sectoral and spatial focus for investment in key growth sectors.

Policy PG2 Birmingham as an international city

Birmingham will be promoted as an international city supporting development, investment and other initiatives that raise the City's profile and strengthen its position nationally and internationally.

Implementation

	Local/ National Funding	Partnerships	CPO	CIL/ Section 106	Planning Management	Other Local Plan/ SPD/Regeneration Framework
Policy PG2	✓	✓	✓	✓	✓	✓



Brindleyplace

Place making

Introduction

4.18 Creating an economically successful, safe and healthy City where people choose to live and work will be underpinned by the successful delivery of well designed development and places.

Why we have taken this approach

4.19 The quality of development and the ability to create well designed places will be central to how Birmingham is perceived and functions as a City in the future. For the City to compete in the international arena and secure investment, attention needs to be focussed on the design, quality and function of places.

4.20 The existing character and context of Birmingham will be an intrinsic component and consideration for any new development. New development and reuse of existing buildings has a significant visual, amenity and psychological impact on the people who will use them. It is essential to ensure the creation of places that are fit for purpose, attractive and sustainable.

4.21 The form a development takes will depend on the context, character, assets and constraints of a site, which in turn will be affected by its location within the City. Development will largely take place within the existing built up area, reusing land, buildings and spaces to best effect within a modern context. Further understanding of the context within which new development will take place will be provided by the Historic Landscape Characterisation Study which the City Council is undertaking in conjunction with English Heritage.

4.22 This policy sets the scene for how development should be brought forward and further detail is provided through the relevant thematic policies which follow. SPDs that have or will be produced to guide future development provide detailed guidance and policy advice on matters of design.

Policy PG3 Place making

All new development will be expected to be designed to the highest possible standards, contributing to a strong sense of place. New development should:

- Reinforce or create a positive sense of place and local distinctiveness, with design that responds to site conditions and the local area context, including heritage assets and appropriate use of innovation in design.
- Create safe environments that design out crime and make provision for people with disabilities through carefully considered site layouts, designing buildings and open spaces that promote positive social interaction and natural surveillance.
- Provide attractive environments that encourage people to move around by cycling and walking.
- Ensure that private external spaces, streets and public spaces are attractive, functional, inclusive and able to be managed for the long term.
- Take opportunities to make sustainable design integral to development, such as green infrastructure, sustainable drainage and energy generating features.
- Support the creation of sustainable neighbourhoods (Policy TP26).

Implementation

	Local/ National Funding	Partnerships	CPO	CIL/ Section 106	Planning Management	Other Local Plan/ SPD/Regeneration Framework
Policy PG3		✓		✓	✓	✓



Park Central





**BIRMINGHAM
PLAN
2031**

