

the **Birmingham** plan
birmingham's local development framework

Annual Monitoring Report
2010



Birmingham Local Development Framework

Annual Monitoring Report 2010

Contents

Section	Page
1. Introduction	3
2. Background Context	5
Population	5
Social and Cultural	7
Environment	10
Economy	13
Housing	18
Transport	21
3. Local Development Framework – Key Output Indicators	24
Business Development	24
Housing	35
Transport	44
Local Services	48
Minerals	56
Waste	58
Environmental Quality	61
4. Local Development Framework - Progress	71
5. Summary of Overall Performance against National and Local Output Indicators	76

1. Introduction

- 1.1 The Annual Monitoring Report (AMR) 2010 is the sixth 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. The report is structured 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 nationally defined Core Output Indicators – but it also includes a number of locally defined indicators.
 - Section 4 summaries progress on the preparation of the Council's Local Development Framework (LDF).
 - Section 5 provides an overview of the City Council's performance with regard to the National and Local Output Indicators.
- 1.3 It has been noted in previous AMRs that there are a small number of indicators where data is inadequate or inconsistent which makes providing meaningful statistics difficult. Some progress has been made in filling these data gaps (e.g. in relation to biodiversity) and further work will be undertaken in order to establish effective monitoring of these indicators in future AMRs.
- 1.4 This 2010 AMR takes account of the revised Core Output Indicators as published in July 2008 by the Department of Communities and Local Government (LDF Core Output Indicators – Update 2008). Due to the timing of the publication of these revised Core Indicators the necessary data were not available for the 2008 monitoring year in every case. However, where data was not available for last years AMR new indicators have been introduced for this AMR in accordance with the provisions set out in the above publication.
- 1.5 The local indicators included in this AMR relate to policies contained within the adopted Unitary Development Plan (UDP). The publication of the consultation draft of the Birmingham 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. In addition the expected abolition of the Regional Spatial Strategy will change the basis on which some indicators, particularly those relating to housing, are monitored. One specific change is that next years
- 1.6 AMR will see the introduction of an indicator monitoring housing quality subject to data availability.

Headlines

1.7 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 City's population is shown to have grown at a faster rate than the region. The growing number of births has increased the demand for primary school places in the city.
- Net outward migration to other regions has seen a decrease and migration from international sources continues to increase. 2008 – 2009 population figures showed that 39% of births were from mothers born outside the UK.
- The current recession is continuing to impact upon the house building industry. This AMR indicates net and gross housing completions decreased significantly over the current 2009 – 10 monitoring year indicating the continued impact of the recession.
- Dwelling completions in 2009/10 fell below the annualised RSS target but the longer term trend from 2001 shows the target has been exceeded to date. The percentage of dwellings completed on Previously Developed Land however has increased from the previous 2008 – 09 monitoring year.
- Readily available Best Urban industrial land exceeded the UDP target for the second year since 2001. However, there is still a significant shortage of readily available 'good urban' industrial land as compared to UDP targets.
- The majority of development within Birmingham remains on brownfield sites where employment land has been lost, this has usually been to residential uses.
- Despite a fall in completions, almost all new housing developments are within 30 minutes by public transport from essential local services and employment areas.
- City Centre dwelling completions have significantly decreased reflecting the economic downturn and a slowing in demand.
- Good progress is being made in delivering most of the core strategic policies of the UDP.
- The amount of office development has slightly decreased continuing the trend from previous AMRs reflecting the economic downturn. Despite this the vast majority of office development occurred within 'in-centre' locations. This contrasts with a significant increase in out-of-centre leisure development.
- Encouragingly overall the amount of development taking place within centres has significantly increased and this also reflects a considerable fall in out – of – centre development.

2. BACKGROUND CONTEXT

2.1 Population

2.1.1 The Office for National Statistics estimate that Birmingham's population in 2009 was nearly 1,029,000. The area of the City is 26,779 hectares (267.8 square kilometres), of which about 15,200 hectares are residential.

2.1.2 Table 2.1 shows that Birmingham has a relatively youthful population. Nearly 46% of residents are younger than 30, compared with the England average of 38%. In contrast, only 34% of the city's residents are older than 44; the national average is about 41%.

Table 2.1 – Population Age Profile, Birmingham and England, 2009

Age Group (Years)	% of population	
	Birmingham	England
0 –15	22	19
16-29	24	19
30-44	20	21
45-64	20	25
65-74	7	8
75 & Older	7	8

Source: Mid Year Population Estimates, ONS, © Crown Copyright, 2010

2.1.3 Table 2.2 shows that Birmingham's population drifted downwards during the 1990s, while the national and West Midlands regional populations increased. However, the City's population has grown since 2001, and at a faster rate than the region.

Table 2.2 – Population Change 1991 – 2009

Age Group (Years)	% change in population*	
	1991-2001	2001-2009
Birmingham	-2.0%	+4.5%
West Midlands Region	+1.0%	+2.8%
England	+3.3%	+4.8%

Source: Mid Year Population Estimates, ONS, © Crown Copyright, 2010.

* over respective base year

Estimates for years 2002-2008 were revised in May 2010

2.1.4 Table 2.3 shows the drivers of growth since 2001. The natural growth of the population has been increasing rapidly; there were 20% more births in 2008-9 than in 2001-2, while the number of deaths was 14% lower. The growing number of births is already increasing demand for primary school places.

2.1.5 In 2008-9 Birmingham had a net gain in population through migration: for only the second time since 2001. There are net outflows in most age groups, except for young adults, many of whom come to study in Birmingham.

Table 2.3 - Change in Birmingham's Population, 2001-2009

Year	Change (thousands)		
	Total	Natural Change	Migration & Other
2001-2002*	+3.0	+4.8	-1.8
2002-2003*	+3.0	+5.2	-2.2
2003-2004*	+3.7	+5.8	-2.2
2004-2005*	+9.2	+6.6	+2.6
2005-2006*	+4.5	+6.9	-2.5
2006-2007*	+3.8	+7.6	-3.8
2007-2008*	+7.5	+8.5	-1.0
2008-2009	+9.5	+9.1	+0.5
Total since 2001	+44.1	+54.4	-10.3
Annual Average	+5.5	+6.8	-1.3

Source: Mid Year Population Estimates, ONS, © Crown Copyright, 2010.

Figures may not add to totals due to rounding to nearest hundred.

Component of change estimates are not "National Statistics". They have not been assessed against the stringent requirements made of National Statistics data.

* Migration Estimates revised in May 2010.

- 2.1.6 There is long-standing trend of net out-migration to other parts of the UK, mostly to the West Midlands region. There was a noticeable drop in outflows in 2008-9. In contrast the City has consistently gained population through international migration since 2001. Immigration peaked in the years 2003-2005, but continues to add to Birmingham's population. The effects are both immediate and long-term: 39% of births in 2008-9 were to mothers who had been born outside the UK.

Table 2.4 – Net Migration flows to and from Birmingham (thousands)

Year	West Midlands	Other UK	International
2001-2002*	-7.5	-1.1	+6.7
2002-2003*	-8.6	-0.9	+7.3
2003-2004*	-9.4	-1.5	+8.1
2004-2005*	-7.1	+0.2	+9.1
2005-2006*	-6.7	-1.0	+5.1
2006-2007*	-7.1	-1.3	+4.5
2007-2008*	-7.3	-0.9	+7.4
2008-2009	-4.9	-0.2	+5.6

Source: Official for National Statistics, 2010

* Minus means net flow from Birmingham.

Figures may not add to totals due to rounding to nearest hundred.

Component of change estimates are not classed as "National Statistics". They have not been assessed against the stringent requirements made of National Statistics data. Estimates of international migration are considered the least reliable element.

2.2 Social and Cultural

Ethnic Groups

2.2.1 Birmingham's residents are from a range of national, ethnic and religious backgrounds. Table 2.5 shows that the largest Black & Minority Ethnic (BME) group in Birmingham is Pakistani, followed by Indian and Black Caribbean. BME groups are concentrated in the inner parts of the City. BME groups vary in terms of housing, the labour market, health and age structure. These differences are explored in the 2001 Census Topic Report on Cultural Background. Most established BME groups are growing through natural change and immigration. Since 2001 the city has attracted migrants from a widening range of countries, including Eastern Europe, Africa and the Middle East.

Table 2.5 – Population by Ethnic Group, 2007

Ethnic Group	% of population	
	Birmingham	England
White British	62.1	83.6
Pakistani	11.2	1.8
Indian	6.1	2.6
Black Caribbean	4.4	1.2
White Irish	2.4	1.1
Mixed Groups	3.2	1.7
Bangladeshi	2.3	0.7
Other groups	8.2	7.3

Source: Experimental Estimates, National Statistics, ©Crown Copyright 2009.

Socio-Economic Position

2.2.2 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 of these groups from Birmingham, 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

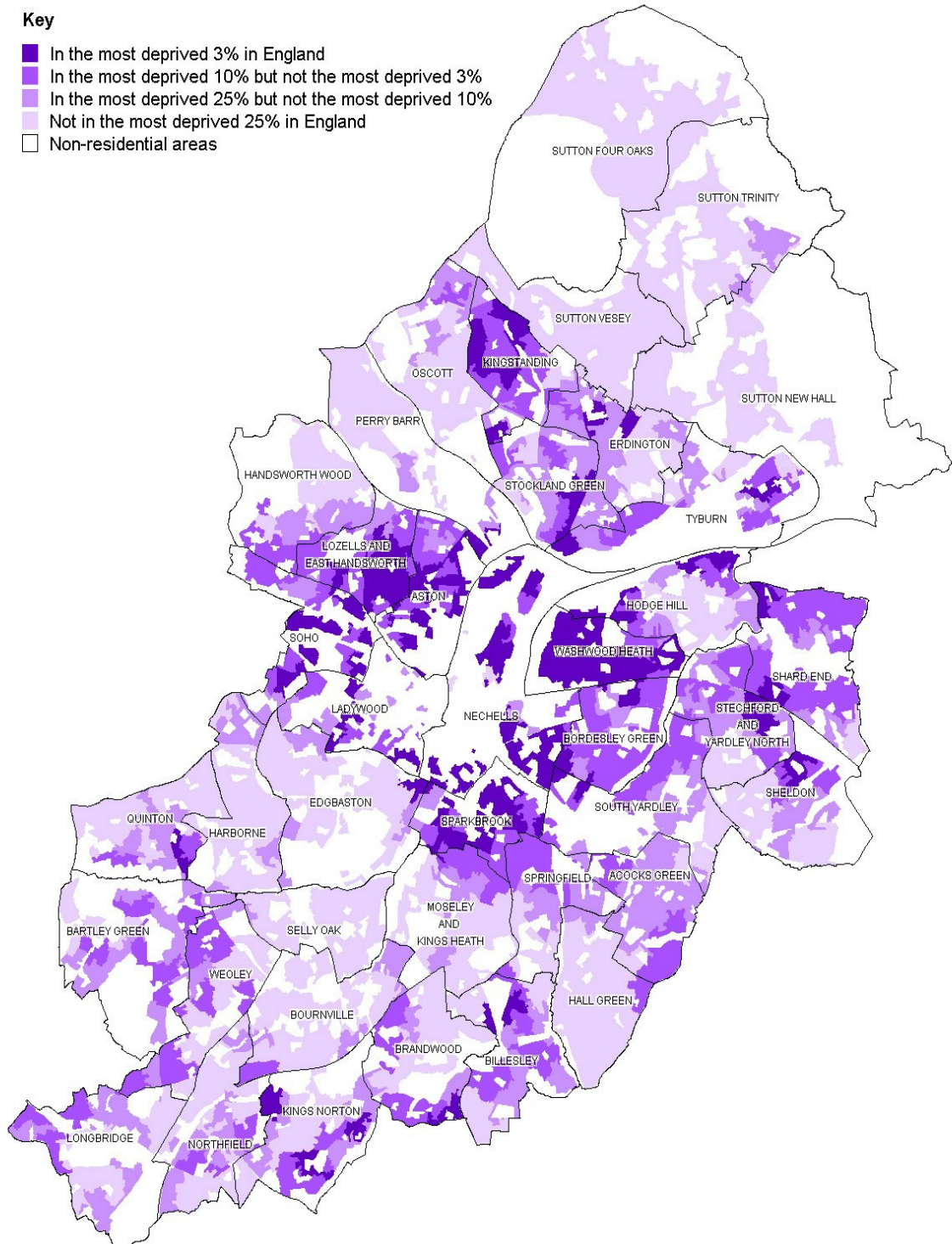
Source: 2001 Census of Population Standard Table 66, ©Crown Copyright

Note: classification of household members follows that of the household representative

Deprivation

- 2.2.3 Figure 2.1 below shows the distribution and extent of areas of multiple deprivation within the City in 2007.
- 2.2.4 According to the Index of Deprivation, in 2007 about 40% of Birmingham's residents lived in areas that were in the most deprived 10% in England. Concentrations are very high in wards to the east, north and west of the City Centre and also in Tyburn and Kingstanding Wards to the north of the M6 motorway.

Figure 2.1 – Birmingham: Index of Multiple Deprivation, 2007 – Overall Index



Source: Department of Communities and Local Government, English Indices of Deprivation 2007. Crown Copyright
Data calculated at Super Output Area level. For more information see www.communities.gov.uk

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2.3 Environment

The Natural Environment and Open Land

2.3.1 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.

2.3.2 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 8 Local Nature Reserves (LNRs) – some of which were designated after the UDP Alterations were prepared. There are also over 40 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 2.8 summarises the extent of protected nature conservation sites and other open land within Birmingham.

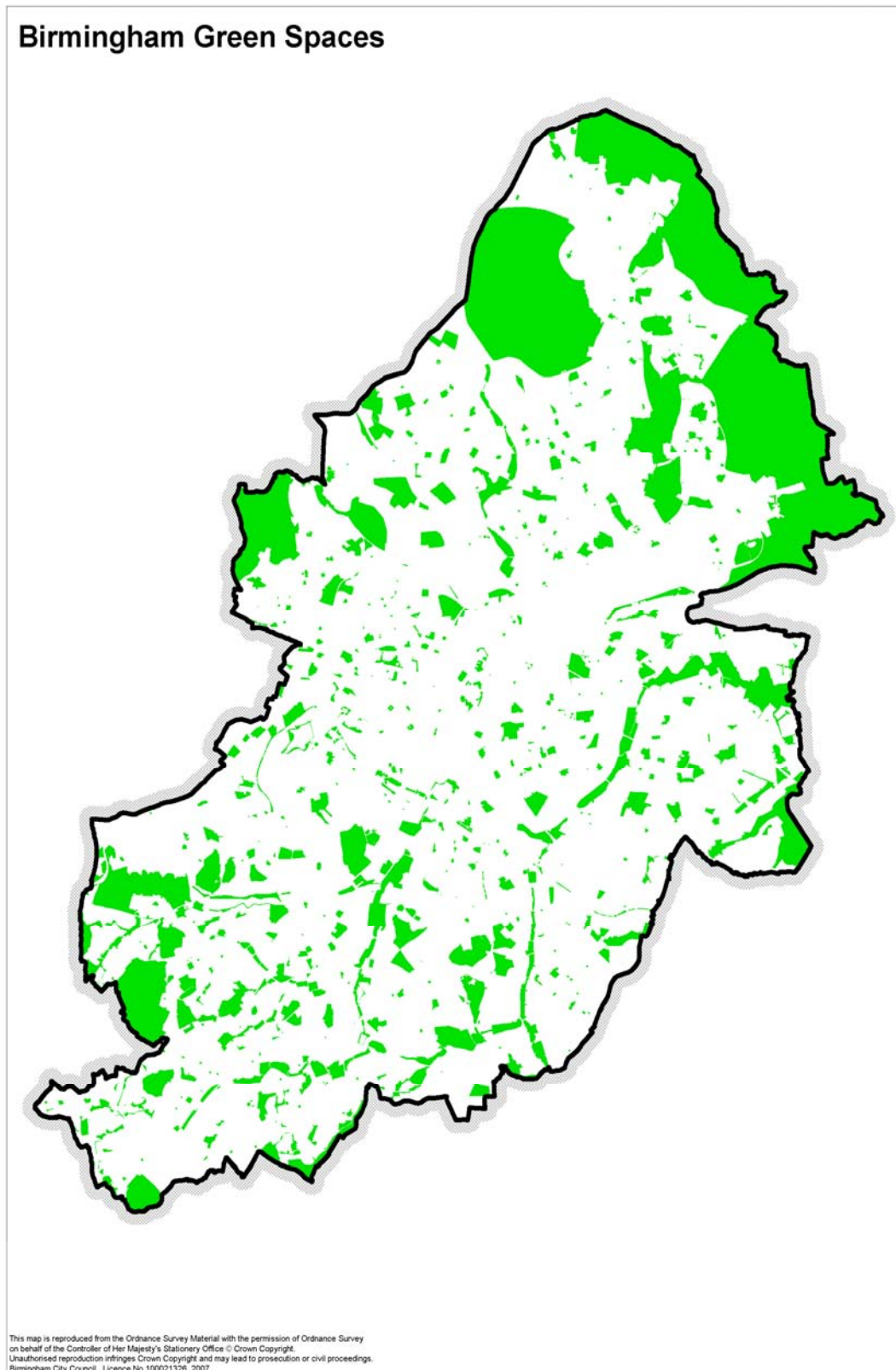
Table 2.8 – The Natural Environment and Open Space

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	110.29	0.41
Sites of Importance for Nature Conservation	821.11	3.07
Sites of Local Importance for Nature Conservation	651.29	2.43
Public Open Space	3046.55	11.34
Public Playing Fields	337.206	1.26
Private Playing Fields	281.469	1.05
Private Open Space	68.69	0.26
Educational Playing Fields	166.781	0.62
Golf Courses	657.866	2.46
Statutory Common Land	11.2545	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

- 2.3.3 Birmingham has a wide variety of distinctive historic townscapes, buildings and landscapes. The extent of the City's historic resource is summarised in Table 2.9 below.
- 2.3.4 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's Listed Buildings range in date from mediaeval churches and houses to important examples of 20th century architecture. The number of statutorily listed buildings has increased from 1,458 to 1,464 for this AMR. The number of buildings that are Locally Listed has also increased and now stands at 423, increasing from 413. 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.
- 2.3.5 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 over 5000 records, which has increased in size over the last year.

Table 2.9 – Birmingham – The Historic Environment

Type of Resource	Number	Area (Hectares)
Scheduled Ancient Monuments	13	448.64
Statutorily Listed Buildings	1,464	-
Locally Listed Buildings	423	-
Conservation Areas	30	1,223.62
Registered Parks & Gardens	14	
		Length (Kilometres)
Canals	-	57.4

Economy

- 2.4.1 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.
- 2.4.2 Table 2.10 shows the number of jobs at workplaces in the City. The data shows that there was an increase in the number of jobs in Birmingham from 2001 to 2005 and then fell in 2006 and 2007, rising again in 2008. The number of jobs occupied by females and all full-time jobs has followed the same trend. The number of Male jobs has fallen since 2002. The number of part-time jobs was higher in 2008 than in 2001.

Table 2.10 - Full-Time and Part-Time Jobs in Birmingham by Gender

	Male	Female	Full Time	Part Time	Total
2001	247,100	236,200	346,400	136,900	483,300
2002	249,700	234,100	340,600	143,200	483,800
2003	248,300	240,000	346,900	141,400	488,300
2004	248,100	244,000	342,600	149,500	492,100
2005	246,600	249,700	343,500	152,700	496,200
2006	239,600	242,800	339,500	142,900	482,400
2007	239,000	241,200	337,300	142,900	480,300
2008	237,300	247,100	340,800	143,600	484,400

Source: ABI 2008, © Crown Copyright.

Notes: Numbers rounded to nearest 100. Totals may not add up due to rounding.

- 2.4.3 Table 2.11 summarises Birmingham residents in employment by gender and by ethnicity. At 59.4%, Birmingham's employment rate is noticeably below the UK rate of 70.6%. The female rate (54.3%) is much lower than the male rate (64.6%), and both are lower in Birmingham than the UK averages. The ethnic minority employment rate in the city is 47.8%, 19.3 percentage points lower than the white rate.

Table 2.11 - Employed Residents in Birmingham by Gender and Ethnic Group

	2005		2006		2007		2008		2009	
	Number	%	Number	%	Number	%	Number	%	Number	%
Total	400,100	63.4	398,300	62.4	402,400	62.5	396,700	61.0	387,500	59.4
Male	220,300	69.9	222,400	70.0	221,300	69.0	220,400	68.0	209,800	64.6
Female	179,800	57.0	175,900	54.9	181,100	56.1	176,300	54.0	177,600	54.3
White	305,000	70.6	282,700	70.3	280,800	70.1	283,500	70.1	265,500	67.1
Ethnic Minority	94,000	47.6	114,900	49.1	121,300	49.9	112,800	45.8	122,000	47.8

Source: ONS LFS/APS © Crown Copyright.

2.4.4 Table 2.12 summarises economic inactivity by gender and by ethnicity. 31.4% of the working-age population in Birmingham is economically inactive (neither working nor seeking work). This is 7.9 points higher than the UK rate. The female rate of 39.9% is 17.1 points higher than the male rate. The ethnic minority economic inactivity rate is 41.0%, significantly higher than the white rate of 25.0%. Both rates are above the UK averages of 32.5% and 22.1% respectively.

Table: 2.12 Economic inactivity rates by gender and ethnicity

	2005		2006		2007		2008		2009	
	Number	Rate	Number	Rate	Number	Rate	Number	Rate	Number	Rate
Total	191,400	30.3	195,300	30.6	201,800	31.4	204,100	31.4	204,700	31.4
Male	68,700	21.8	68,700	21.6	74,100	23.1	70,700	21.8	74,100	22.8
Female	122,700	38.9	126,600	39.5	127,700	39.6	133,400	40.8	130,700	39.9
White	107,800	24.9	99,200	24.7	99,300	24.8	93,300	23.1	98,900	25.0
Ethnic Minority	83,600	42.3	94,800	40.5	102,500	42.2	110,900	45.1	104,500	41.0

Source: Annual Population Survey/NOMIS

2.4.5 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 2.11 and 2.12 should be interpreted with caution, especially when comparing small variations over time.

2.4.6 In 2010, 127,980 people were claiming out-of work benefits in the city – 19.9% of the working age population (Table 2.13). This compares to 15.3% regionally, and 13.5% nationally. In some wards the rates are almost 30%. Worklessness rates were relatively constant, until a large increase in 2009. It should be noted that the 2010 data is for the first quarter of the year.

**Table 2.13 – Worklessness in Birmingham
Working Age Client Group Claimants 2001 - 2010**

Year	Birmingham		West Midlands	GB
	Number of Claimants	Worklessness Rate	Worklessness Rate	Worklessness Rate
2001	117,940	19.9%	14.0%	13.4%
2002	115,585	19.3%	13.7%	13.2%
2003	116,190	19.2%	13.6%	13.0%
2004	114,030	18.7%	13.2%	12.6%
2005	115,148	18.5%	13.2%	12.3%
2006	116,825	18.6%	13.4%	12.3%
2007	113,483	18.0%	13.1%	11.9%
2008	113,033	17.7%	13.1%	11.8%
2009	126,943	19.7%	15.2%	13.4%
2010	127,980	19.9%	15.3%	13.5%

Source: DWP/NOMIS

2.4.7 Table 2.14 shows that 48,541 residents were claiming unemployment benefit in 2010 (Jan-Aug). This is considerably higher than in 2001, 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 three-quarters of those claiming unemployment benefit are males.

Year	Birmingham		West Midlands	UK
	Number of Claimants	Claimant Count Rate	Claimant Count Rate	Claimant Count Rate
2001	31,684	7.9%	4.1%	3.6%
2002	30,159	7.5%	3.9%	3.5%
2003	31,307	7.8%	4.0%	3.4%
2004	30,426	7.6%	3.7%	3.1%
2005	32,544	8.1%	3.9%	3.2%
2006	36,003	9.0%	4.5%	3.5%
2007	34,768	8.7%	4.3%	3.2%
2008	34,862	8.7%	4.4%	3.3%
2009	48,576	12.1%	7.2%	5.6%
2010	48,541	12.1%	7.0%	5.6%

Source: ONS/NOMIS, © Crown Copyright

2.4.8 Table 2.15 below shows that Birmingham's relative contribution to the economy is above that of the region, but very slightly below that of the country.

	2001	2002	2003	2004	2005	2006	2007
Birmingham	15 695	16 348	17 096	17 503	17 843	18 489	19 358
West Midlands	14 685	15 260	15 896	16 300	16 601	17 183	17 962
UK	15 353	16 133	17 043	17 895	18 537	19 495	20 430

Source: ONS, ©Crown Copyright

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

Income

2.4.9 Table 2.16 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 70% above those in Hodge Hill.

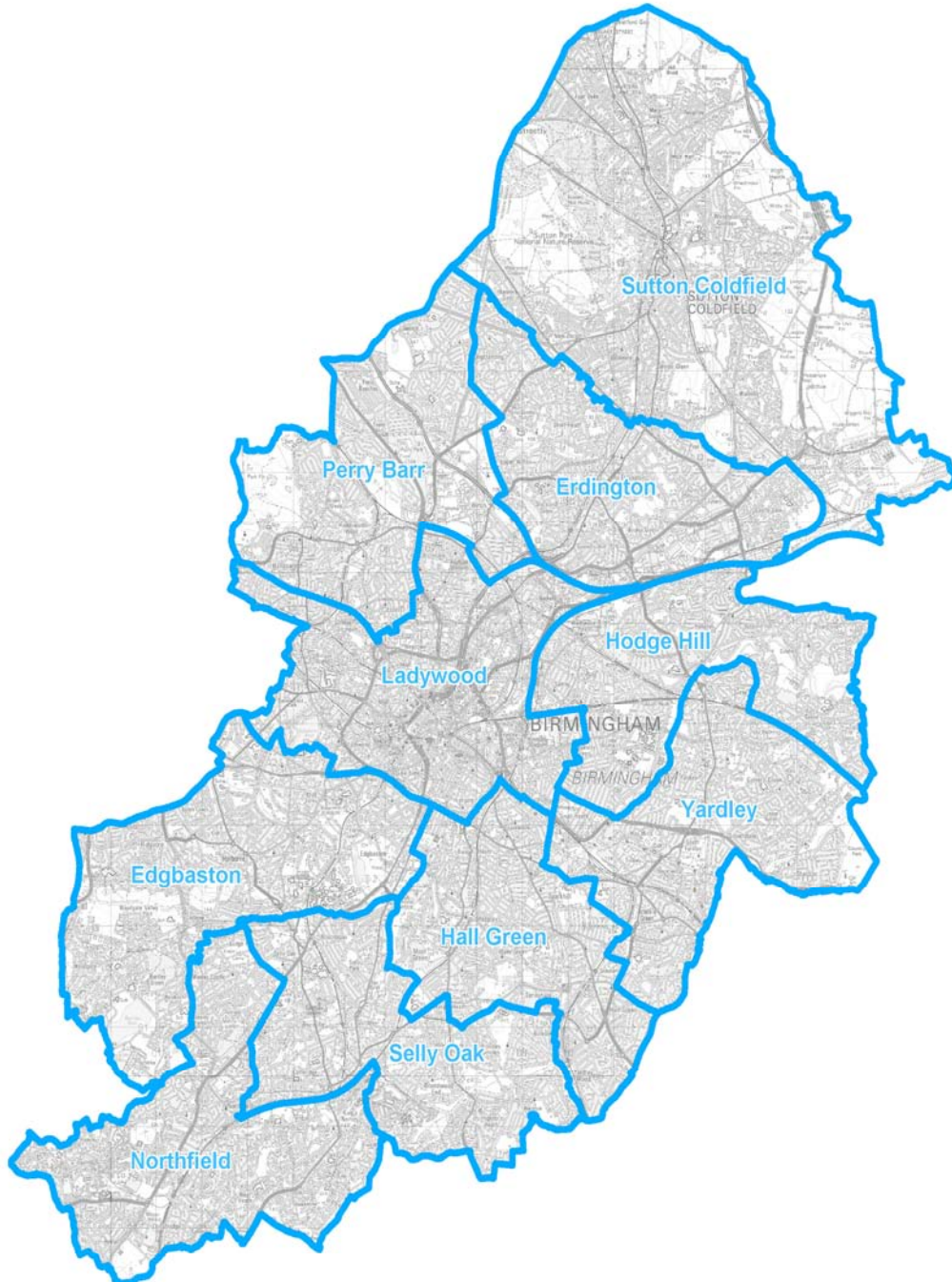
2.4.10 The average for the City as a whole is currently £30,566 per annum.

Table 2.16 – Estimated Average Household Income by Birmingham Parliamentary Constituency, 2009		
Constituency	Total Households	Average Income (£)
Edgbaston	40,056	32,283
Erdington	41,353	26,773
Hall Green	40,411	27,272
Hodge Hill	39,304	22,152
Ladywood	51,199	22,922
Northfield	43,354	28,211
Perry Barr	39,282	25,501
Selly Oak	42,088	29,256
Sutton Coldfield	40,484	37,726
Yardley	41,941	26,993
Birmingham	419,472	30,566

Source: CACI Ltd

Figure 2.3 – Birmingham Parliamentary Constituencies

Birmingham Parliamentary Constituencies



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2.5 Housing

Households

2.5.1 Table 2.16 below summarises the size of households in Birmingham compared to the national average, according to the 2001 Census. The average household size is greater in Birmingham than in England as a whole: 2.46 persons compared with 2.36. Birmingham has relatively high proportions of households containing one person or with 5 or more people. Average household size has reduced from 2.54 in 1991, largely as a result of growing numbers of one-person households.

Table 2.16 – Birmingham - Persons per Household, 2001

Number of Persons in Household	% of households	
	Birmingham	England
1	33.2	30.1
2-4	56.2	63.1
5 or more	10.6	6.9

Source: 2001 Census of Population, © Crown Copyright

Housing Stock

2.5.2 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, 2001

	% of Household Spaces by Type				
	Detached	Semi-detached	Terraced	Flat	Other
Birmingham	11.0	34.9	31.3	22.8	0.0
West Midlands	23.8	37.7	23.9	14.3	0.4
England	22.5	31.6	25.8	19.7	0.4

Source: 2001 Census of Population (Key Statistics Table 16) © Crown Copyright

2.5.3 Birmingham also has a relatively high proportion of households renting from the Council, as is demonstrated in Table 2.18.

Table 2.18 – Birmingham: Housing Tenure at 1st April 2010

	Local Authority	Registered Social Landlord	Private sector	Total
Number	64820	*	*	422780
Percentage	15.3	*	*	100.0

Source: Housing Strategy Statistical Appendix (HSSA): 2010

*Information no longer required for the HSSA

Stock Condition

2.5.4 2,655 Local Authority dwellings (4.09 % of stock) were judged “non-decent” at 1st April 2010 (Local Indicator in LAA). In the private sector, an estimated 68960 dwellings had category one hazards (HSSA 2010).

Housing Market

2.5.5 Table 2.19 summarises changes in house sales and prices between 2002 and 2009. In terms of property sales, there were 8,381 property sales during 2009, which is a 2.7% drop from the 2008 figure.

2.5.6 House prices have increased rapidly since 2002 and but have slowed down from 2004 onwards. This reached a peak in 2007 and has since dropped back in 2009 due to the credit crunch.

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

Table 2.19 - Birmingham Residential Property Prices and Sales, 2002-2009

	2002	2003	2004	2005	2006	2007	2008	2009
House price (£)								
Mean Price	101,845	125,702	140,499	146,834	155,424	162,383	158,863	147,755
Median Price	82,500	105,000	120,000	126,000	132,000	137,000	132,000	125,000
Lower Quartile	60,000	80,000	93,000	102,000	107,000	113,000	107,506	97,000
% of regional average								
Mean Price	91.4	95.9	92.9	91.5	92.1	92.5	92.6	88.2
Median Price	91.7	95.5	93.8	80	92.3	93.2	93.0	88.0
Lower Quartile	96.8	102.6	100.1	84.7	97.3	99.1	97.7	92.4
Transactions								
No. of Sales	20,151	19,226	19,048	14,184	18,904	14,223	8,612	8,381
% of Region	17.1	17.8	17.4	14.5	16.8	13.2	17.5	16.3

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

Housing Need

2.5.8 Historically, homeless applications in Birmingham have been twice the national average. Table 2.20 summarises the position in 2008/9 and 2009/10. There were 17749 applicants for housing on the Local Authority Housing Register as at 1st April 2010 (HSSA 2010).

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

	2008/9	2009/10
Birmingham	3,829	3371

P1E 2009/10

2.5.9 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 8367 referrals for assistance from the City Council in 2009/10.

2.1 Transport

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

2.6.2 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.

Car availability

2.6.3 Birmingham has a relatively high percentage of households without a car: 38% compared to the English average of 27%. 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

2.6.4 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

2.6.5 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

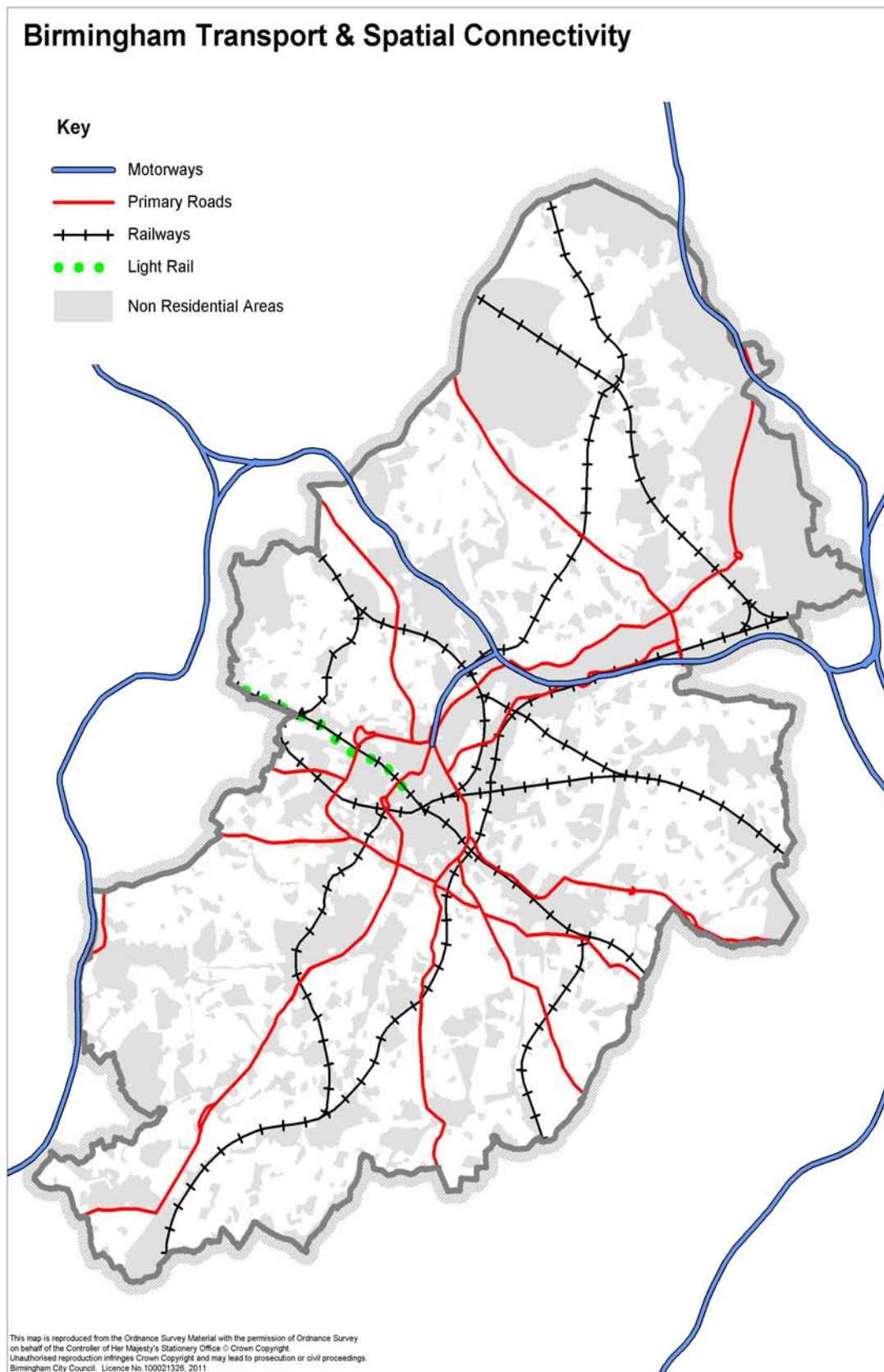
Table 2.22 – Trips into Birmingham City Centre in the morning peak (0730-0930 hrs)

Year	Car	Bus	Rail	Metro	Total
1999	54827	31048	18987	998	105860
2001	51663	31000	17250	1200	101113
2003	44119	30251	19000	1278	94648
2005	44789	31433	19500	1609	97331
2007	42372	30268	22967	1585	97192
2009	40865	28256	26193	1570	96884

Source: Birmingham Cordon Reports.

2.6.6 According to the Birmingham Cordon Surveys undertaken once every two years, 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 INDICATORS

3.1 Business Development

3.1.1 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 – 2010).

Core Output Indicator BD1. Total amount of additional employment floorspace - by type.

3.1.2 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 3.1a (i), it has previously been normal practice in the West Midlands to monitor industrial land by sub-market, and indeed it is more appropriate to do this for Birmingham as the UDP industrial land targets and former RSS categories relate to industrial development sub-markets rather than Use Class.

3.1.3 Floorspace figures for employment development by Use Class and industrial development sub-market are set out in Table 3.1a (ii). 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 floorspace figures only.

3.1.4 Tables 3.1a (i) and (ii) show that over one and a quarter million square metres of industrial development (i.e. within Use Classes B1 (b) and (c), B2 and B8) has taken place in Birmingham since 1991, using over 360 hectares of employment land. During the same period, over 65,000 square metres of office development (i.e. within Use Class B1 (a)) took place on more than 60 hectares of employment land. The office data in tables 3.1a (i) and (ii) relates to the City as a whole. In total, land developed with employment uses in Birmingham totalled 9.58 hectares during 2009/10. This represents a significant fall in the rate of development on the previous year which reflects the continued downturn due to the current recession. Completions were mainly in the Good Urban market which is encouraging as Good Urban land is often development with small and medium industrial units occupied by locally based companies. Despite the economic downturn the previous 3 years saw relatively stable levels of development.

Table 3.1a (i) Land Developed with Employment Uses in Birmingham 1991 – 2010, by Use Class (area in hectares)

Year	Office (B1 (a) only)	Industrial		Total
		Manufacturing* (B1 (b)/(c), B2, B8)	Warehousing (B8 only)	
1991-92/1995-96	16.50	65.03	28.29	109.82
1996-97/2000-01	13.46	95.35	37.31	146.12
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	2.38	18.65
2006-07	8.37	16.79	2.70	27.86
2007-08	4.43	12.66	6.42	23.51
2008-09	3.95	17.89	3.11	24.95
2009-10	1.97	6.40	1.21	9.58
TOTALS	70.55	300.05	112.39	482.99

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 and between 2001 and 2006 in the Annual Monitoring Report 2009.

Table 3.1a (ii) Employment Development in Birmingham 1991 – 2010, by Use Class and Industrial Development Sub-Market

Year	Employment Use Class	Area/Floorspace	Sub-Market			Total
			Best Urban	Good Urban	Other	
1991-92/ 1995-96	Manufacturing (B1 b/c, B2, B8)	Area (ha)	33.21 <i>125067</i>	23.30 <i>67697</i>	8.52 <i>47497</i>	65.03 <i>240261</i>
		Floorspace (sqm)				
	Warehouse/ Storage (B8)	Area (ha)	17.76 <i>68441</i>	8.69 <i>36665</i>	1.84 <i>12871</i>	28.29 <i>117977</i>
		Floorspace (sqm)				
	Office (B1 a)	Area (ha) Floorspace (sqm)				16.50 <i>242712</i>
1996-97/ 2000-01	Manufacturing (B1 b/c, B2, B8)	Area (ha)	58.87 <i>246184</i>	27.59 <i>90994</i>	8.89 <i>41950</i>	95.35 <i>379128</i>
		Floorspace (sqm)				

Birmingham Local Development Framework
Annual Monitoring Report 2010

Year	Employment Use Class	Area/Floorspace	Sub-Market			Total
			Best Urban	Best Urban	Best Urban	
	Warehouse/ Storage (B8)	Area (ha)	25.31 77353	8.31 34669	3.69 22459	37.31 134481
	Office (B1 a)	Floorspace (sqm)				
		Area (ha)				13.46
		Floorspace (sqm)				169700
2001-02	Manufacturing (B1 b/c, B2, B8)	Area (ha)	3.33 13475	1.42 5253	4.19 18191	8.94 36919
		Floorspace (sqm)				
	Warehouse/ Storage (B8)	Area (ha)	5.22 8041	0.84 6700	0.92 4401	6.98 19142
		Floorspace (sqm)				
	Office (B1 a)	Area (ha)				3.81
		Floorspace (sqm)				74411
2002-03	Manufacturing (B1 b/c, B2, B8)	Area (ha)	11.54 47841	9.03 30895	2.48 6940	23.05 85676
		Floorspace (sqm)				
	Warehouse/ Storage (B8)	Area (ha)	11.37 59457	2.77 6030	0.2 1 2504	14.35 67991
		Floorspace (sqm)				
	Office (B1 a)	Area (ha)				8.06
		Floorspace (sqm)				41972
2003-04	Manufacturing (B1 b/c, B2, B8)	Area (ha)	13.31 81113	6.57 24870	1.40 7103	21.28 113086
		Floorspace (sqm)				
	Warehouse/ Storage (B8)	Area (ha)	5.00 17300	0.60 1680	1.53 5660	7.13 24640
		Floorspace (sqm)				
	Office (B1 a)	Area (ha)				1.91
		Floorspace (sqm)				50267
2004-05	Manufacturing (B1 b/c, B2, B8)	Area (ha)	8.36 22712	8.27 22369	0.83 3420	17.46 48501
		Floorspace (sqm)				
	Warehouse/ Storage (B8)	Area (ha)	0 0	1.92 11581	0.59 3700	2.51 15281
		Floorspace (sqm)				
	Office (B1 a)	Area (ha)				7.02
		Floorspace (sqm)				39150
2005-06	Manufacturing (B1 b/c, B2, B8)	Area (ha)	10.49	2.31	2.40	15.20
		Floorspace (sqm)	52979	5255	10852	69086
	Warehouse/ Storage (B8)	Area (ha)	2.05	0	0.35	2.40
	Office (B1 a)	Floorspace (sqm)	9300	0	1958	11258
		Area (ha)				1.07
		Floorspace (sqm)				5558
2006-07	Manufacturing (B1 b/c, B2, B8)	Area (ha)	12.21	2.71	1.87	16.79
		Floorspace (sqm)	35918	11217	11890	59025

Birmingham Local Development Framework
Annual Monitoring Report 2010

Year	Employment Use Class	Area/Floorspace	Sub-Market			Total	
			Best Urban	Best Urban	Best Urban		
	Warehouse/ Storage (B8) Office (B1 a)	Area (ha) Floorspace (sqm) Area (ha) Floorspace (sqm)	0.53 1986	1.71 4866	0.46 829	2.70 7681 5.61 37929	
2007-08	Manufacturing (B1 b/c, B2, B8)	Area (ha) Floorspace (sqm)	3.80 18081	7.85 30520	1.01 3192	12.66 51793	
		Warehouse/ Storage (B8) Office (B1 a)	6.35 28091	0 0	0.07 0	6.42 28091 6.42 48467	
	2008-09	Manufacturing (B1 b/c, B2, B8)	Area (ha) Floorspace (sqm)	15.22 60435	1.99 6581	0.68 1529	17.89 68545
			Warehouse/ Storage (B8) Office (B1 a)	0 0	0.84 3132	2.27 5656	3.11 8788 3.95 47319
2009-10	Manufacturing (B1 b/c, B2, B8)	Area (ha) Floorspace (sqm)	0 0	6.40 11934	0 0	6.40 11934	
		Warehouse/ Storage (B8)	0 0	0 0	1.21 3047	1.21 3047	
	Office (B1 a)	Area (ha) Floorspace (sqm)				1.97 45596	
Totals	Manufacturing (B1 b/c, B2, B8)	Area (ha) Floorspace (sqm)	170.25 703805	97.44 307585	32.27 149372	299.96 127136	
		Warehouse/ Storage (B8)	73.59 269969	25.68 105323	13.13 63082	112.40 435327	
	Office (B1 a)	Area (ha) Floorspace (sqm)				65.82 757485	

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

Notes: Manufacturing includes sites developed with uses falling within Use Classes B1 (b)/(c), B2 and B8 where specific end-use not confirmed; Warehouse/ Storage includes sites developed with uses falling within Use Class B8 only

Data for individual years between 1991 and 2001 is contained in the Annual Monitoring Report 2006.

- 3.1.5 Development/regeneration areas in Birmingham are defined as the Industrial Regeneration Areas and Industrial Proposals identified in the UDP. The amount of industrial land developed within these areas during the monitoring period 1991 – 2010 is set out in Table 3.1b. During this period over 250,000 square metres of industrial development took place within Use Classes B1 (b)/(c), B2 and B8 within development and/ or regeneration areas.

Birmingham Local Development Framework
Annual Monitoring Report 2010

Table 3.1b - Industrial Development within UDP Industrial Development and/or Regeneration Areas in Birmingham, 1991 – 2010, by Use Class and Industrial Development Sub-Market

Year	Employment Use Class	Area/ Floorspace	Sub-Market			Total
			Best Urban	Good Urban	Other	
1991-92/ 1995-96	Manufacturing (B1 b/c, B2, B8)	Area (ha)	31.94 119989	12.75 36731	0.96 4753	45.65 161473
	Warehouse/ Storage (B8)	Floorspace (sqm) Area Floorspace (sqm)	13.97 59968	0.56 3348	0.52 5960	15.05 69276
1996-97/ 2000-01	Manufacturing (B1 b/c, B2, B8)	Area (ha)	42.73 159769	9.86 34453	1.52 7702	54.11 201924
	Warehouse/ Storage (B8)	Floorspace (sqm) Area (ha) Floorspace (sqm)	13.51 35333	2.78 10874	0.96 8940	17.25 55147
2001-02	Manufacturing (B1 b/c, B2, B8)	Area (ha)	3.33 13475	0 0	3.19 12671	6.52 26146
	Warehouse/ Storage (B8)	Floorspace (sqm) Area (ha) Floorspace (sqm)	3.74 6859	0 0	0 0	3.74 6859
2002-03	Manufacturing (B1 b/c, B2, B8)	Area (ha)	7.60 30841	7.31 24092	1.18 3186	16.09 58119
	Warehouse/ Storage (B8)	Floorspace (sqm) Area (ha) Floorspace (sqm)	11.37 59457	2.77 6030	0.13 1900	14.27 67387
2003-04	Manufacturing (B1 b/c, B2, B8)	Area (ha)	11.26 73933	3.28 12000	0.74 3760	15.28 89693
	Warehouse/ Storage (B8)	Floorspace (sqm) Area (ha) Floorspace (sqm)	0 0	0 0	0 0	0 0
	Warehouse/ Storage (B8)	Area (ha)	8.36 22712	2.06 3739	0.37 1079	10.79 27530
		Floorspace (sqm) Area (ha) Floorspace (sqm)	0 0	0 0	0.49 1681	0.49 1681
2005-06	Manufacturing (B1 b/c, B2, B8)	Area (ha) Floorspace (sqm)	3.89 23066	0.48 2080	1.79 7439	6.16 32585

Birmingham Local Development Framework
Annual Monitoring Report 2010

Year	Employment Use Class	Area/ Floorspace	Sub-Market			Total
			Best Urban	Good Urban	Other	
	Warehouse/ Storage (B8)	Area (ha) Floorspace (sqm)	2.05 9300	0 0	0.11 968	2.16 10268
2006-07	Manufacturing (B1 b/c, B2, B8)	Area (ha) Floorspace (sqm)	12.21 35918	0.71 2263	1.62 11280	14.54 49461
	Warehouse/ Storage (B8)	Area (ha) Floorspace (sqm)	0.53 1986	0 0	0.04 829	0.57 2815
2007-08	Manufacturing (B1 b/c, B2, B8)	Area (ha) Floorspace (sqm)	3.80 18081	6.99 28828	1.01 3192	11.80 50101
	Warehouse/ Storage (B8)	Area (ha) Floorspace (sqm)	6.35 28091	0 0	0 0	6.35 28091
2008-09	Manufacturing (B1 b/c, B2, B8)	Area (ha) Floorspace (sqm)	15.22 60435	1.99 6581	0.68 1529	17.89 68545
	Warehouse/ Storage (B8)	Area (ha) Floorspace (sqm)	0 0	0.84 3132	2.27 5656	3.11 8788
2009-10	Manufacturing (B1 b/c, B2, B8)	Area (ha) Floorspace sqm	0 0	6.40 11934 0	0 0	6.40 11934
	Warehouse/ Storage (B8)	Area (ha) Floorspace (sqm)	0 0	0 0	1.21 3047	1.21 3047
TOTALS	Manufacturing (B1 b/c, B2, B8)	Area (ha)	140.34	51.83	13.06	205.23
		Floorspace (sqm)	558219	162701	56591	777511
	Warehouse/ Storage (B8)	Area (ha)	51.52	6.95	5.61	64.08
		Floorspace (sqm)	200994	23384	28981	253359

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

Core Output Indicator BD2. Total amount of employment floorspace on previously developed land.

3.1.6 PPS 3 provides a definition of previously developed land. Table 3.1c sets out the percentage of employment development that has taken place in Birmingham on previously developed land each year between 1991 and 2010 by Use Class. This shows that over 85% of employment development of all types has been on previously developed land. For office, manufacturing and warehousing development during 2009/2010, 100% of development took place on previously developed land.

Table 3.1c – Land Developed with Employment Uses in Birmingham 1991 – 2010: Percentage on Previously Developed Land

Year	Office (B1 (a) only)	Industrial	
		Manufacturing* (B1 (b)/(c), B2, B8)	Warehousing (B8 only)
1991-92/1995-96	100%	97%	75%
1996-97/2000-01	86%	78%	89%
2001-02	100%	100%	100%
2002-03	42%	96%	100%
2003-04	100%	55%	100%
2004-05	56%	68%	100%
2005-06	100%	100%	100%
2006-07	100%	100%	100%
2007-08	100%	82%	86%
2008-09	100%	95%	100%
2009-10	100%	100%	100%
Average	88%	87%	95%

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 specific end-use not confirmed; Warehouse/ Storage includes sites developed with uses falling within Use Class B8 only.

Data for individual years between 1991 and 2001 is contained in the Annual Monitoring Report 2006.

Core Output Indicator BD3. Employment Land Availability - by type

- 3.1.7 Birmingham's employment land supply includes land that was identified for employment use and classed as either "readily available" or "not readily available" at April 2010. Readily available sites are sites that have no major problems of physical condition, no 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 owner unwilling to sell.
- 3.1.8 Table 3.1d (i) summarises the employment land supply by Use Class. At April 2010, Birmingham had a supply of employment land of over 280 hectares. This represents a decrease from the previous monitoring year by over 15 hectares. The amount of schemes under construction fell significantly from 10.44 hectares for the previous monitoring year to 4.36 hectares. The amount of land for office development saw an decrease from 64 hectares to over 39 hectares. However, the supply of land for warehousing and distribution only developments increased from 1.67 hectares to 6.32 hectares.
- 3.1.9 Table 3.1e (iii) shows the supply of industrial land by readily and not readily available supply in the various sub-markets. Within the 'Best Urban' category of employment land 66.61 hectares of supply is considered readily available exceeding the UDP target of a minimum reservoir of 64 hectares. This is one of the few times in recent years that the UDP target has been exceeded following

the progression of a number of key sites such as Prologis Park, Minworth. The supply of not readily available Best Urban land has however increased to 58.57 hectares. Overall, the supply of best urban land has increased by over 3 hectares and there remains a need to ensure that new opportunities are identified to ensure a continuous supply of land.

3.1.10 In comparison, to the 'Best Urban' category the supply of 'Good Urban' land remains short of the UDP target of 30 hectares. 23.35 hectares is considered readily available which is still significantly short of the 30-hectare target. Not readily available supply is also constrained at 33.05 hectares. The total amount of not readily available land has increased by over 39 hectares from the previous year to 123.38 hectares, mainly due to the addition of the RIS at Aston being proposed in the Aston/Newtown/Lozells Area Action Plan. Total availability has also seen a significant increase from over 34 hectares to 242.55 hectares.

Table 3.1e (iii) Industrial Land at April 2010, Availability *

	Readily Available	NOT Readily available	Total
Regional Investment site	19.93	26.26	46.19
Best Urban	66.61	58.57	125.18
Good Urban	23.35	33.05	56.40
Other	9.28	5.50	14.78
Total	119.17	123.38	242.55

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

NB: Figures do not include total completions at Longbridge

Table 3.1d (i) Employment Land Supply in Birmingham at April 2010, by Use Class (area in hectares)

Status	Office (B1 (a) only)	Industrial		Total
		Manufacturing* (B1 b/c, B2, B8)	Warehousing (B8 only)	
Under Construction	3.27	1.09	0	4.36
Detailed PP	22.55	53.14	2.25	77.94
Outline PP	13.38	79.21	1.70	94.29
Other	0	102.79	2.37	105.16
TOTAL	39.20	236.23	6.32	281.75

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 3.1d (ii) Industrial Land Supply in Birmingham at April 2010, 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	0.91	0	0.91
	Other	45.28	0	45.28
	TOTAL	46.19	0	46.19
BEST URBAN	Under Construction	0	0	0
	Detailed PP	30.03	0	30.03
	Outline PP	74.65	0	74.65
	Other	19.08	1.42	20.50
	TOTAL	123.76	1.42	125.18
GOOD URBAN	Under Construction	0.77	0	0.77
	Detailed PP	18.84	0	18.84
	Outline PP	2.84	1.70	4.54
	Other	32.25	0	32.25
	TOTAL	54.70	1.70	56.40
OTHER	Under Construction	0.32	0	0.32
	Detailed PP	4.27	2.25	6.80
	Outline PP	0.81	0	0.81
	Other	6.18	0.95	6.85
	TOTAL	11.58	3.20	14.78
TOTAL		236.23	6.32	242.55

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.

Local Indicator BD4. Losses of employment land in (i) development/regeneration areas and (ii) local authority area.

3.1.11 Data is available for loss of employment land in Birmingham to various other uses, including housing for the period 1991 – 2010. The amount of land lost to other uses within the UDP industrial development sites and industrial regeneration areas is summarised in Table 3.1e (i). 1.07 hectares was lost in an industrial regeneration area during 2009/10 suggesting that this policy has been effective. This compares to no losses in 2008/09 which suggests continued monitoring is required.

Table 3.1e (i) - Loss of Employment Land to Other uses in Birmingham, 1991 – 2010: Employment Land Lost within UDP Industrial Development and/or Regeneration Areas

Year	1991/92 – 2008/09	Average per year	2009/10	Total
Residential	2.32	0.13	0.06	2.38
Retail	20.73	1.15	1.01	21.74
Education	0.29	0.02	0	0.29
Transport	12.89	0.72	0	12.89
Health	0.24	0.02	0	0.24
Public Assembly	5.95	0.33	0	5.95
Total	42.42	2.36	1.07	43.49

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

Table 3.1e (ii) – Loss of Employment Land to Other uses in Birmingham, 1991 – 2010: City Wide

Year	1991/92 - 2008/09	Average per year	2009/10	Total
Residential	94.89	5.53	16.23	115.83
Retail	48.60	2.70	1.01	49.61
Education	6.04	0.34	0	6.04
Transport	23.67	1.32	0	23.67
Health	1.20	0.06	0	1.20
Public Assembly	16.75	0.93	0	16.75
Open Space/ Leisure	8.75	0.49	0	8.75
Total	204.61	11.37	17.24	221.85

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

3.1.12 Table 3.1e (ii) summarises the amount of employment land lost to other uses within Birmingham as a whole between 1991 and 2010. This shows that 221.85 hectares of employment land in Birmingham has been lost to various other uses since 1991. On average, 11.37 hectares of employment land was lost to other uses each year between 1991 and 2008/09. The loss of employment land during 2009/10 has increased to 17.24 hectares suggesting the continued monitoring is required to ensure continued provision of employment land.

Local Indicator BD5. Amount of employment land lost to residential development.

3.1.13 Between 1991 and 2010, 115.83 hectares of employment land was lost to housing. Housing accounts for over 50% of the total amount of land lost to alternative uses. More employment land is lost to housing than any other use. On average, over 5 hectares of employment land has been lost to housing each year between 1991 and 2008/09. This trend is expected to continue with former industrial sites likely to make a significant contribution to the city's housing land supply. Currently there are also pressures for retail development particularly supermarkets on industrial sites. Monitoring of this process will continue to be critical to ensure that it does not impact adversely on the City's ability to continue to attract manufacturing investment and to maintain its industrial land supply.

3.2 Housing

- 3.2.1 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.
- 3.2.2 Occasionally monitoring requirements change and it can take some time to put procedures in place to collect the necessary data. This is, for example, the case with the new requirement to monitor housing quality. This information is not available at this time but will be reported in future AMRs.
- 3.2.3 During the last year the City Council have undertaken a major review of its Strategic Housing Land Availability Assessment (SHLAA) in order to expand the housing evidence base and get a better understanding of the housing supply situation in the city.
- 3.2.4 In reviewing the SHLAA account has been taken of the latest guidance regarding housing land supply which has resulted in a number of changes with regard to the methodology and definitions. These changes particularly affect Purpose Built Student Accommodation and vacant dwellings which have been brought back into use and has led to minor changes being made to some of the figures in previous years AMRs with regard to completions and supply. These changes will be fully incorporated into next year's AMR when the emphasis will shift to monitoring the emerging Core Strategy 2026. For the purposes of this AMR the data shown in the dwelling completions tables is consistent with that collected and shown in previous years although the impact of the recent changes to methodology and definitions are noted in the text.

Core Output Indicator H1: The Plan period and housing target

- 3.2.5 For the last few years the City Council has monitored performance with regard to planning for housing in relation to the requirements of both the RSS and the saved policies of the UDP. It should be noted that in relation to housing, all policies in the UDP have been saved with the exception of the housing target, as this has been superseded by the housing target set out in the Regional Spatial Strategy (RSS), which was published 2004.
- 3.2.6 With the revocation of the RSS in July 1010 the city was effectively left without a housing target in its development plan. As such the intention was to monitor the target in the emerging Core Strategy. However, as the RSS is now, once again, a part of the development plan and with the Core Strategy (and it's housing target) not yet having been subject to public consultation it remains appropriate for this AMR to continue to monitor the RSS and saved UDP policies.
- 3.2.7 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 (2001/2 to 2006/7) the target is 2,300 dwellings per annum. This increases to 3,000 dwellings per annum from 2007/8 onwards giving a total provision of 55,800 dwellings gross. All figures are expressed as minimums.

3.2.8 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).

3.2.9 To enable monitoring data to be provided in net terms the demolitions assumption can be subtracted from the gross targets to give net dwelling targets. The net targets are therefore 1,100 dwellings per annum (2001/2 to 2006/7) and 1,800 dwellings per annum (2007/8 to 2020/21). Over the whole RSS period the net target is 31,800 dwellings. To date, on average, the demolitions assumptions have been reasonably consistent with actual performance (see table 3.2a).

Core Output Indicator H2(a): Net additional dwellings in previous years & H2(b): Net additional dwellings for the reporting year.

3.2.10 Completions for each year are shown in table 3.2a

3.2.11 In the current year (2009/10) net dwelling completions decreased significantly to 933 from the previous monitoring year.

Table 3.2a Dwelling Completions by Year 2001 to 2010

Year	Gross 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
Total	27,722	10,223	17,499

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

3.2.12 In recent months CLG have confirmed that purpose built student cluster flats and studio apartments count towards meeting the housing requirement. An additional table showing completions of purpose built student cluster flats by year will be included in future AMRs. In the current monitoring year (2009/10) 128 student cluster flats were built adding to the overall level of completions in the above table.

3.2.13 In addition the latest CLG Practice Guidance identifies empty homes as a source of supply. Bringing empty homes back into use is a particularly good source of supply in the current climate where house building rates have dropped significantly. The impact of bringing vacant dwellings back into use is not reflected in the headline figure in table 3.2(a). But this initiative has effectively increased the city's usable housing stock by 876 dwellings since 2006.

3.2.14 During the period 2001/2 to 2009/10 10,223 dwellings were demolished.

3.2.15 Progress to date towards meeting the gross housing requirement set by the RSS is set out in Table 3.2b. As at April 2010 the RSS housing target has been exceeded by 6,172 dwellings (gross).

Table 3.2b Progress towards meeting the Housing Requirement 2001 – 2010

Year	Minimum Requirement	Dwellings Completed	Annual Surplus / Deficit on Minimum Requirement	Cumulative Surplus / Deficit on Minimum Requirement
2001/2	2,300	2,750	+450	+450
2002/3	2,300	2,742	+442	+892
2003/4	2,300	3,343	+1,043	+1,935
2004/5	2,300	3,181	+881	+2,816
2005/6	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

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

Core Output Indicator H2(c) Net additional dwellings in future years.

3.2.16 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 3.2c.

Table 3.2c. Residual Housing Target at April 2010

	Dwellings	
	Gross	Net
RSS Housing Requirement 2001 - 2021	55,800	31,800
Completions 2001 to 2010	27,722	17,499
Residual target 2010 - 2021	28,078	14,301
Annual residual target 2010 to 2021	2,553	1,300

Source: BCC

Supply – The Development Pipeline

3.2.17 The SHLAA has recently been updated to a base date of 2010. This sets out the potential housing supply position up to 2026. It excludes commitments which are unlikely to come forward. The full SHLAA 2010 final report is available on the City Council's web site.

3.2.18 The 2010 SHLAA consists of 1,467 identified sites with a capacity of 44,909 dwellings. An additional longer term unidentified capacity of 6,575 dwellings together with 770 currently empty dwellings which will be brought back into use brings the total SHLAA capacity to 52,254 dwellings.

The table below shows the capacity identified by the SHLAA.

Category	Dwellings
Under Construction	2,272
Detailed Permission (Not Started)	11,356
Outline Permission	5,058
Development Plan Allocation	2,883
Other Opportunities – No Planning Status	23,340
Bringing vacant properties back into use	770
Windfalls Below the SHLAA survey threshold (<0.05ha)	1,575
Windfalls Above the SHLAA survey threshold (>0.05ha)	5,000
Broad Areas for Growth 2021+	0
Total SHLAA	52,254

Core Output Indicator H2(d): Managed Delivery Target.

3.2.19 The recent 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 couple of years ago are no longer realistic. It is these short-term targets where the impact of the recession will be 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 not been included here. Given that there are relatively few schemes currently under construction and that new starts on site continue to be quite rare the downward trend in the level of completions is expected to continue in 2010/11 before bottoming out in 2011/12 and then gradually returning to pre recession levels.

3.2.20 In 2010/11 it is anticipated that no more than 750 net completions will take place. Moving into April 2011 it is unlikely that there will be many dwellings under construction given the lack of new starts during the year. It is assumed that as the country emerges from recession then there will be a slow but steady increase in new starts. However, the many of the new starts in 2010/11 will not deliver completions until 2011/12 and beyond. It is anticipated that some of the sites which are currently mothballed will come back on line and that an increase in public sector house building will deliver additional completions. At the same time around 800 demolitions are either programmed (or will roll forward from 2009/10) which will impact on net completion rates.

Core Output Indicator H5. Gross Affordable Housing Completions.

3.2.21 Affordable Housing was, up to 2007/8, monitored using the definition set out in the UDP. This defines affordable housing as:

- Housing provided by a Registered Social Landlord or Local Authority which is allocated on the basis of Need (i.e. for social rent or shared ownership); and

- Low Cost Market Housing (i.e. subsidised private housing available at below open market prices/rents).

3.2.22 This definition differs from that in PPS3. From 2007/8 onwards monitoring data is provided for both the PPS3 definition (Table 3.2h(i)) and that set out in the UDP policy (Table 3.2h(ii)). It will be noted that there are different totals for provision in the two tables. This is because table 3.2h(ii) relates only to affordable dwellings which came through the planning system (where planning permission was required), while table 3.2h(i) includes provision made without the need to secure planning permission, such as dwellings being acquired by RSLs on the open market and brought into the affordable sector.

3.2.23 Most of the new affordable homes in Birmingham are still provided by Registered Social Landlords through their own development programmes although in the years prior to the recent recession the provision of affordable homes secured through the City Council's Affordable Housing Policy had increased significantly. The City Council, through the Municipal Housing Trust, has also now started to build new council housing.

3.2.24 Over the last couple of years the rate at which affordable homes have been provided has fallen, as it has with other tenures, as a result of the recession.

Table 3.2h(i) Affordable Dwellings Completed 2008–2010 (Gross) – PPS3 definition

	Social Rent	Intermediate	Total
2007-2008	466	417	883
2008-2009	90	136	226
2009-2010	58	76	134

Source: BCC

Table 3.2h(ii) Affordable Dwellings Completed 2001 – 2010 (Gross) UDP Definition

Year	Secured through S106 Agreement			RSL Development & Other	Total Affordable Completions
	Low Cost Market	Social Rent	Shared Ownership		
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
Totals	566	597	672	4,735	6,570

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

Core Output Indicator H3. New and Converted dwellings on Previously Developed Land.

3.2.25 Previously Developed Land (PDL) is as defined in PPS3. Table 3.2b gives the percentage of housing development on PDL each year since 2001/02, the year that this data was first collected. There are two targets for the provision of housing on PDL, one in the UDP and one in the RSS. These are as follows:

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

3.2.26 Over recent years almost all new housing has been provided on PDL (see Table 3.2f). The annualised UDP target has been exceeded for the past six years and the RSS target for the past four. In 2009/10 there were no completions on Greenfield land.

Table 3.2f - Dwelling Completions on Previously Developed Land (PDL) and Greenfield Land 2001 – 2009

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	1,750	1,750	100	0	0
TOTAL	28,149	26,366	94	1,756	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 3.2a (i).

Core Output Indicator H4: Net additional Pitches (Gypsies and Travellers)

3.2.27 No additional Gypsy and Traveller pitches were provided during 2009/10. 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, 16 of which are required before 2012 and 3 between 2012 and 2017. In addition it identified a need for up to 10 transit pitches.

Table 3.2g Additional Gypsy and Traveller Pitches 2008 to 2009

	Permanent	Transit	Total
Additional Pitches	0	0	0

Source: BCC

Local Indicator H6. Reduction in vacancies in the existing housing stock.

3.2.28 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 and 2001 are summarised below in Table 3.2i. Data from the Census indicates that vacancies are decreasing in line with the UDP assumptions. It should be noted that the 2001 Census results had not been published at the time of the Inquiry. Further data will not be available until the results of the 2011 census are published.

Table 3.2i Housing Vacancy Rates in Birmingham 1991 - 2001

Year	Number of Vacant Dwellings	Total Number of Dwellings	Percentage Vacant
1991	17,737	394,723	4.49
2001	12,817	403,195	3.18

Source: 1991 and 2001 Census of Population

Local Indicator H7. Net additional dwellings in the City Centre.

3.2.29 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.

Table 3.2j Completions in the City Centre 1991 – 2010 (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
TOTAL	11,137	1,867	13,002

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

3.2.30 Table 3.2k shows the net gain in the number of dwellings in the City Centre between 1991 and 2010. This shows that although a large number of new dwellings have been provided, there have also been a number of demolitions. These have largely taken place on one large obsolete public sector housing estate which lies on the periphery of (but nevertheless, within) the City Centre. Whilst most of the new housing has been provided by the private sector, affordable housing has been secured within many developments.

Table 3.2k Net Change in Dwellings in the City Centre 1991 - 2010

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
TOTAL	11,163	-166	10,997

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.

Local Indicator H8. Density of development

3.2.31 The UDP's housing density standards exceed the minimum density required in PPS3 – Housing, and 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

3.2.32 Data on housing density in Birmingham is available from 2000/01 onwards. Table 3.2c summarises the density of housing completions between 2001 and 2010.

3.2.33 Although completions during 2001/02 and 2002/03 were generally below the density targets set by the UDP, this is because they flow from permissions which pre dated the publication of PPG3 and the revised approach to housing density which it introduced. The UDP density policy has been applied to all development proposals coming forward since 2001.

Table 3.2l Density of New Housing Completions 2001 – 2010

Density (Number of Dwellings per ha)	Less than 30		30 to 50		Over 50	
	No.	%	No.	%	No.	%
Year						
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%

Table 3.2i Density of New Housing Completions 2001 – 2010

Density (Number of Dwellings per ha)	Less than 30		30 to 50		Over 50	
	No.	%	No.	%	No.	%
Year						
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%
TOTAL	1,969	7%	7,550	26%	19,079	67%

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

Table 3.2m Average Density of Development 2001 - 2010

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
Total	28,598	462.37	61.8

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

3.3 Transport

Local 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.

- 3.3.1 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).
- 3.3.2 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.

Figure 3.3a – Housing Completions 2009/10 – Percentage of Dwellings within 30 Minutes Public Transport Time of Key Public Facilities

Type of Facility/ Time of Travel	Dwellings Completed 2009/10 (Number of Dwellings)*	Dwellings within 30 Minutes Public Transport Time	
		Number	Percentage
GPs/ Health Centres (Mondays 7.00-9.00 a.m.)	1766	1766	100%
Hospitals (Mondays 10.00-11.00 a.m.)	1766	1461	82.73%
Primary School (Mondays 7.00-9.00 a.m.)	1766	1766	100%
Secondary School (Mondays 7.00-9.00 a.m.)	1766	1766	100%
Employment Areas (Mondays 8.00-9.00 a.m.)	1766	1727	97.79%
Local Centres (as defined in the Local Centres Strategy 2006) (Mondays 10.00 a.m.-11.00 a.m.)	1766	1756	99.43%

*Only on completed developments

- 3.3.3 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 as super output areas containing 1000 + jobs, plus the City Centre and Sutton Coldfield Town Centre which are major centres of employment in their own right.
- 3.3.4 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.
- 3.3.5 Of the dwellings completed over 82% were located within 30 minutes of a hospital, and over 97% are within 30 minutes of an Employment Area.

Local Indicator T2

Percentage of trips by public transport into Birmingham City Centre

- 3.3.6 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 every 2 years, by way of cordon counts. The latest data currently available is from 2009. Data for the period 1999 – 2009 is set out in Table 3.3b below. This shows that there has been a steady increase in public transport share since 2001. The next Cordon Surveys for Birmingham City Centre are scheduled to be undertaken in November 2011. The results of these surveys will be published in the next AMR update.

Table 3.3b – Percentage of Trips by Public Transport into Birmingham City Centre, 1999 – 2009

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%

Source: Birmingham Cordon Surveys 1999 - 2009, Mott MacDonald.

Local Indicator T3

Congestion - Average journey time per mile during the morning peak.

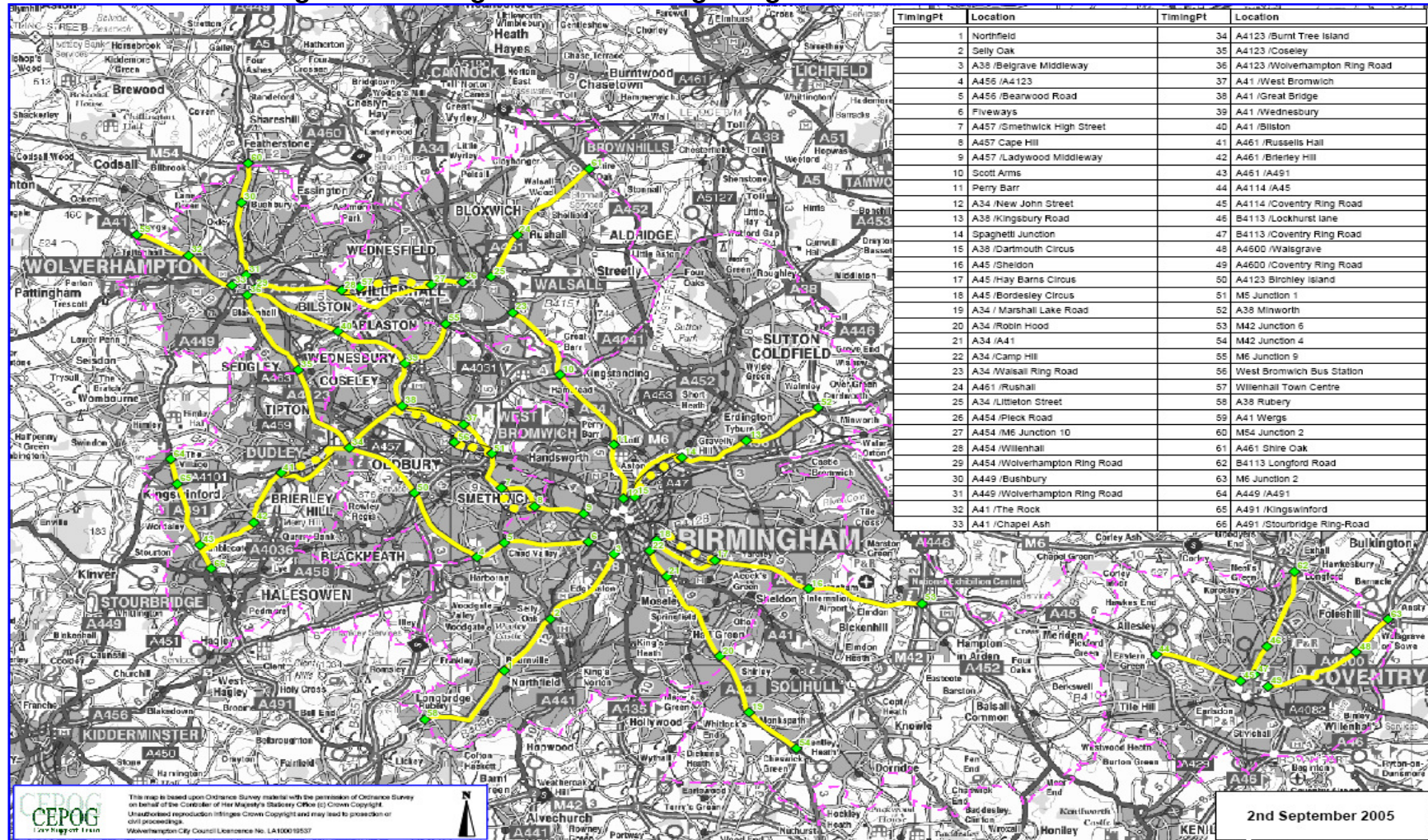
- 3.3.7 In the West Midlands Local Transport Plan (LTP) 2006, it was stated that “Our key focus is tackling congestion in order to support the sustainable regeneration and other policy aims of the Metropolitan area”. In order to demonstrate this priority and to be able to measure our progress in tackling congestion, a congestion target was set for the end of the LTP period (2011). This was done in the context of the Department for Transport (DfT) Public Service Agreement (PSA 5) – “Deliver reliable and efficient transport network that support economic growth”.
- 3.3.8 The target that was set in 2006 for the West Midlands in terms of tackling Congestion is as follows: “To accommodate an expected increase in travel of 4% with a 5% increase in journey times between 2005 and 2011 on target routes in the AM peak (0700-1000)” The 19 target routes identified for congestion monitoring in the West Midlands are as shown in Figure 3.1.
- 3.3.9 Congestion along the target routes in the West Midlands are being monitored in conjunction with the DfT. The person journey times during the morning peak since 2005/06 (Baseline) are as shown in Table 3.4.
- 3.3.10 According to the latest available data from the DfT, the congestion target for the West Midlands appears to be on track. Birmingham and the neighbouring districts have produced an updated Congestion Target Delivery Plan that includes a programme of transportation schemes to tackle congestion in the West Midlands.

Table 3.4 Congestion - Person Journey Times inbound during the morning peak (0700-1000hr) in the West Midlands

Baseline	2006/07	2007/08	2008/09	Percentage change since baseline (Person miles)	Percentage change since baseline (Person Journey Time)
3 min 54 s	3 min 46 s	3 min 52 s	3 min 48 s	-5.2%	-2.4%

Source: DfT Congestion in Urban Areas – Feb 2010

Figure T1 – Congestion Monitoring: Target Routes in the West Midlands



3.4 Local Services

3.4.1 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 retail plus A3, A4, A5
- Office = developments falling within Use Class Order B1(a), A2
- Leisure = developments falling within Use Class Order D2.

3.4.2 Unfortunately, net floorspace information cannot be provided as the City Council only records gross internal floorspace (sq.m.). Retail completions from 2005 also include uses falling within the new Use Classes A4 and A5, which came into effect from April 2005.

Core Output Indicator BD4. Amount of completed retail, office and leisure development (town centre uses).

3.4.3 The City Council has collected data on retail, office and leisure completions, and has gross floorspace information covering the whole of the period covered by the UDP. Table 3.4a summarises the amount of retail, office and leisure floorspace completed each year since 1991.

Table 3.4a - Retail, Office and Leisure Completions 1991 – 2010

Year	Retail Floorspace (sq.m.)	Office Floorspace (sq.m.)	Leisure Floorspace (sq.m.)
1991/92	18112	117041	35551
1992/93	5913	29661	5592
1993/94	12700	22423	112
1994/95	24776	39230	23791
1995/96	6612	31201	12803
1996/97	41507	22120	8693
1997/98	36448	48924	7839
1998/99	23647	26873	12980
1999/00	25955	45127	28070
2000/01	59793	25890	44726
2001/02	67410	76443	42200
2002/03	36218	38088	9150
2003/04	146725	44383	19830
2004/05	25323	39064	2828
2005/06	8611	5558	2818
2006/07	24641	72173	9480
2007/08	12363	47375	8853
2008/09	20521	47319	1212
2009/10	12990	45628	12546
Total	610265	824521	289074

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

Note: All floorspace = gross internal floorspace - net figures are not available.

3.4.4 Between 2009/10 and the previous year, there was a decrease in retail floorspace completed, but the amount of office floorspace completed remained at a similar level. There was an increase in leisure completions recorded. Just over three-quarters of total floorspace completed in the current year occurred within existing centres.

Percentage of completed retail, office and leisure development in town centres.

3.4.5 As the UDP does not define boundaries for any of the shopping centres in Birmingham this has had to be determined on a case-by-case basis, by assessing the relationship of each development to the nearest centre/main shopping area. Tables 3.4b (i), (ii) and (iii) 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.

Table 3.4b (i) Retail Development 1991 - 2010, by Location

Year	Total Floorspace Developed	In Centre		Edge-of-Centre		Out-of-Centre	
		Floorspace (sq.m.)	%	Floorspace (sq.m.)	%	Floorspace (sq.m.)	%
1991/92	18112	4069	22	11521	64	2522	14
1992/93	5913	675	11	2193	37	3045	51
1993/94	12700	2510	20	0	0	10190	80
1994/95	24776	6099	25	934	4	17743	72
1995/96	6612	1257	19	335	5	5020	76
1996/97	41507	12621	30	434	1	28452	69
1997/98	36448	19545	54	5365	15	11538	32
1998/99	23647	6235	26	2781	12	14631	62
1999/00	25955	5024	19	8084	31	12847	49
2000/01	59793	33756	56	3685	6	22352	37
2001/02	67410	14229	21	38521	57	14660	22
2002/03	36218	4678	13	14941	41	16599	46
2003/04	146725	120892	82	15202	10	10631	7
2004/05	25323	17411	69	5038	20	2874	11
2005/06	8611	1594	19	2063	24	4954	58
2006/07	24641	6370	26	1737	7	16534	67
2007/08	12363	2835	23	0	0	9528	77
2008/09	20521	6408	31	5261	26	8852	43
2009/10	12990	10701	82	0	0	2289	18
TOTAL	610265	276909	45	118095	19	215261	35

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

Note: All floorspace = gross internal floorspace - net figures are not available. Percentages have been rounded to the nearest whole number and may not add up to 100% due to rounding.

3.4.6 Table 3.4b(i) shows that since 1991, nearly two-thirds of the retail floorspace developed in Birmingham (64%) has been 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 Bullring development, which alone accounted for over 100,000 square metres of floorspace. 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.

- 3.4.7 Most retail completions during 2009/10 were relatively small A1 developments including supermarkets and mixed use schemes comprising residential units with retail. 'Convenience' floorspace included; additional floorspace at the Asda store in Oscott, a new Tesco at the 'Fox and Goose' shopping centre in Hodge Hill and a new Aldi store in Northfield. In future years, floorspace figures are expected to rise again as there are a number of significant proposals 'in the pipeline'. These include City Centre developments such as 'The Cube' (under construction), the proposed Martineau Galleries Phase 2 scheme and other mixed use developments such as; 'City Park Gates' in Eastside, 'Arena Central' and 'Eastside Locks' (Nechells). Other schemes include; major non-food retail at Haden Way, Belgrave Middleway on the edge of the City Centre, and redevelopment of shopping centres at Edgbaston Five Ways and 'The Swan' (South Yardley). In addition, new or replacement A1 food stores in established centres including, Battery Park (Selly Oak), Stirchley, Brookfield shopping centre (Soho), Asda (Sutton Coldfield) and at Attwood Green in the City Centre. However, the timing of these schemes will inevitably be influenced by the economic downturn and is uncertain.
- 3.4.8 Nearly all (98%) of the 45,600 m² of office floorspace completed during 2009/10 occurred within 'In-centre' locations and all of this within the City Centre) including; Snow Hill (phase 1), the Thomas Walker Building at St. Paul's Square. A significant amount of floorspace was also under construction (74,000 m²) particularly at a number of City Centre development sites including Snow Hill (phase 2), 'The Cube' at Commercial Street, new Council offices at Woodcock street, Aston Science Park and a mixed use development at The Birmingham Mint site in Icknield Street in the Jewellery Quarter. These together with other City Centre planning permissions will maintain completions to levels seen in previous years.
- 3.4.9 Since 1991, over three-quarters (80%) of office development has been built in-centre and in edge-of-centre locations. However, almost all of this has been developed in the City Centre or Edgbaston/Five Ways. The only other centres that have attracted more than one office development during this period are Sutton Coldfield, Mere Green and more recently in Erdington. While fluctuations from year to year may be expected, since 2001, 20% of office floorspace developments have occurred in out-of-centre locations including Quinton Business Park and Birmingham Great Park (Longbridge). During 2006/07, this increased to over 50% with 'The Fort' development at Tyburn. (see table 3.4b (ii)).

Table 3.4b (ii) Office Development 1991 - 2010, by Location

Year	Total Floorspace Developed	In Centre		Edge-of-Centre		Out-of-Centre	
		Floorspace (sq.m.)	%	Floorspace (sq.m.)	%	Floorspace (sq.m.)	%
1991/92	117041	116148	99	0	0	893	1
1992/93	29661	27501	93	0	0	2160	7
1993/94	22423	12610	56	0	0	9813	44
1994/95	39230	33685	86	0	0	5545	14
1995/96	31201	12477	40	2018	6	16706	54
1996/97	22120	18985	86	0	0	3135	14
1997/98	48924	48754	100	170	0	0	0
1998/99	26873	19400	72	670	2	6803	25
1999/00	45127	16462	36	275	1	28390	63
2000/01	25890	21316	82	3074	12	1500	6
2001/02	76443	73640	96	0	0	2803	4
2002/03	38088	16973	45	0	0	21115	55
2003/04	44383	43633	98	0	0	750	2
2004/05	39064	23747	61	0	0	15317	40
2005/06	5558	5558	100	0	0	0	0
2006/07	72173	29499	41	3277	5	39397	55
2007/08	47375	44775	95	0	0	2600	5
2008/09	47319	42833	91	0	0	4486	9
2009/10	45628	44625	98	968	1	35	0
TOTAL	824521	652621	79	10452	1	161448	20

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

Note: All floorspace = gross internal floorspace - net figures are not available. Percentages have been rounded to the nearest whole number and may not add up to 100% due to rounding.

3.4.10 Although the majority of retail and office development has taken place in centres or edge-of-centre locations, this is not the case with leisure development. The proportion of leisure development that has taken place in centres has varied considerably year on year, and there appears to be no clear trend or pattern. This is probably in part 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. (see Table 3.4b(iii)).

3.4.11 The relatively high proportion of out-of-centre leisure development overall since 1991 (59%) is skewed by a small number of very large developments, such as 'Star City' (Nechells), and Birmingham Great Park, (Longbridge), which were committed before the current national planning policy guidance came into effect. There has also been a significant amount of leisure development based around existing sports facilities in out-of-centre locations.

3.4.12 The monitoring of development during 2009/10 recorded out-of-centre leisure use completions including; the rebuilding of Cannon Hill Arts Centre in Edgbaston and a sports hall with facilities at the existing sports club in Wellhead Lane, Perry Barr. Other small conversions from other uses to leisure (e.g. gyms) are not recorded. Also out-of-centre, but under construction included an extension to an existing leisure complex at Lifford Lane in Kings

Norton for a gymnasium. A new Library of Birmingham in the City Centre at Centenary Square was under construction and due for completion in 2013. Other existing leisure proposals with planning permission 'in the pipeline' include out-of-centre new sports building with pitches adjacent to the existing Vale football stadium in Farnborough Road in Tyburn, and a new 5,000 seat spectator stadium and new rugby pitch at Billesley Common. In-centre proposals include; a replacement ice rink and other facilities at Pershore Street, in the City Centre together with the re-development of Harborne swimming pool.

Table 3.4b (iii) Leisure Development 1991 - 2010, by Location

Year	Total Floorspace Developed	In Centre		Edge-of-Centre		Out-of-Centre	
		Floorspace (sq.m.)	%	Floorspace (sq.m.)	%	Floorspace (sq.m.)	%
1991/92	35551	34376	97	0	0	1175	3
1992/93	5592	0	0	0	0	5592	100
1993/94	112	0	0	0	0	112	100
1994/95	23791	1356	6	0	0	22435	94
1995/96	12803	8370	65	0	0	4433	35
1996/97	8693	4032	46	0	0	4661	54
1997/98	7839	848	11	0	0	6991	89
1998/99	12980	8016	62	0	0	4964	28
1999/00	28070	2267	8	2256	8	23547	84
2000/01	44726	9440	21	649	1	34637	77
2001/02	42200	23642	56	0	0	18558	44
2002/03	9150	0	0	0	0	9150	100
2003/04	19830	0	0	15992	81	3838	19
2004/05	2828	2828	100	0	0	0	0
2005/06	2818	0	0	0	0	2818	100
2006/07	9480	1870	20	0	0	7610	80
2007/08	8853	0	0	653	7	8200	93
2008/09	1212	650	54	0	0	562	46
2009/10	12546	0	0	0	0	12546	100
TOTAL	289074	97695	34	19550	7	171829	59

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

Note: All floorspace = gross internal floorspace - net figures are not available. Percentages have been rounded to the nearest whole number and may not add up to 100% due to rounding.

Local Indicator LS1

Percentage of eligible open spaces managed to “green flag award” standard

3.4.13 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 3.4c summarises the number of each type of eligible open space present in Birmingham, and how many are currently managed to “Green Flag” standard.

Table 3.4c - 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.

3.4.14 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.

Local Indicator LS2

Provision of open space:

(i) Net loss/gain in amount of public open space and public and private playing fields;

(ii) Percentage of new dwelling completions within reasonable walking distance of public open space.

3.4.15 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:

- 2 hectares of public open space per 1000 population
- 1.2 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.

3.4.16 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 3.4d (i) 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.

3.4.179 out of the 10 Districts exceed the UDP public open space standard of 2 hectares per 1000 population and the remaining District almost meets the standard. Only two Districts – Perry Barr and Hodge Hill – currently meet 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 (0.32 hectares per 1000 population).

Table 3.4d (i) – Open Space Provision in Birmingham at April 2009, 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	361.153	3.95	63.0276	0.69
Erdington	206.078	2.21	61.6336	0.66
Hall Green	221.244	1.99	25.956	0.23
Hodge Hill	299.073	2.63	63.2783	0.56
Ladywood	181.813	1.70	19.905	0.19
Northfield	271.232	2.78	20.9702	0.21
Perry Barr	279.882	2.71	144.755	1.40
Selly Oak	230.649	2.33	71.1903	0.72
Sutton	1063.8	11.57	73.3212	0.80
Yardley	242.138	2.36	34.3328	0.34

3.4.18 During 2008/09, there have been some changes in the constituency figures for public open space and playing fields provision. Several constituencies have seen quite marked population increases and most have seen increases in the provision figures though not all the large population rises are met by similar provision level increases. It is also possible to provide information about the distance of new residential developments to open space. Table 3.4d (ii) summarises the proportion of new housing completed during 2007/08 that is within 400m of open space. It should be noted that the information set out in Table 3.4d (ii) 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 actual walking distance.

Table 3.4d (ii) - New Residential Developments 01/04/2009 – 31/03/2010 - Proximity to Public Open Space.

Total Number of Residential Developments Completed 2008/09	Number of those within 400m Public Open Space	Percentage within 400m of Public Open Space
74	66	89.19%

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

3.4.19 This shows that 66 out of the 74 housing developments (89%) completed during 2009/10 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. Further, this figure has risen from 78.46% in 2009 to 89.19%.

3.5 Minerals

Core Output Indicator M1. Production of primary land won aggregates by Mineral Planning authority.

- 3.5.1 No primary won aggregates were produced during 2009/10 - there are no active mineral workings in Birmingham, and no extant planning permissions for mineral extraction.

Core Output Indicator M2. Production of secondary and recycled aggregates by Minerals Planning Authority.

- 3.5.2 The most recent information available regarding aggregates production comes from the Survey of Arisings and Use of Construction, Demolition and Excavation 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 relate 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.
- 3.5.3 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 98,490 tonnes of ash between April 2009 and March 2010. Over 90% of this ash is known as bottom ash, of which over 74,526 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.
- 3.5.4 There are currently 8 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.
- 3.5.5 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 16,932 tonnes, 100% of soil and rubble received between April 2009 and March 2010.* 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 again, 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. The Birmingham Waste Capacity Study 2010 and the recently published Birmingham Total Waste Strategy is likely to produce more accurate and reliable information relating to construction and demolition wastes and carbon impacts. It is envisaged that these studies and relevant emerging data will enable future monitoring.

NB * Data source: Birmingham City Council – Fleet Waste Management.

3.6 Waste

3.6.1 The most up-to-date information on waste management capacity comes from studies recently commissioned by the West Midlands Regional Technical Advisory Body for Waste (RTAB) on behalf of the West Midlands Regional Assembly. A study into Future Capacity Requirements by Shropshire County Council (November 2004) included an estimate of waste management capacity in Birmingham at 2001, which is summarised in Table 3.6a (i) below.

Table 3.6a (i) – Indicative Waste Management Capacity in Birmingham at 2001

Type of Facility	Estimated Capacity (tonnes)
Municipal Recycling	5,000
Municipal Recovery	400,000
Industrial & Commercial Recycling & Treatment	575,000
Construction & Demolition Recycling	125,000
Construction & Demolition Engineering Uses	0
Hazardous Recycling & Treatment	70,000
Disposal – Non-Hazardous	0
Disposal – Hazardous	0

Source: West Midlands Waste Facilities, Phase 2: Future Capacity Requirements, Shropshire County Council on behalf of West Midlands Regional Assembly, November 2004.

3.6.2 However, this is based on a survey of waste treatment capacity which did not include exempt facilities, and therefore did not take into account the capacity of facilities such as the clinical waste incinerator at Yardley Green, the Kappa paper recycling plant in Nechells, and a number of recycling facilities operated by charities in Birmingham. The capacity of Birmingham's only landfill site at Severn Trent in Minworth is also not included. The figures quoted in Figure 3.6a (i) must therefore be treated with caution, as they under-estimate the current capacity of waste management facilities in Birmingham. The Birmingham Waste Capacity Study 2010 (BWCS) has provided more up to date information on waste arisings and the waste capacity the city has. This study and the published will aid the City Council to monitor, manage the city's waste more effectively than in previous years. The BWCS identified that there is a shortfall in the number of waste recycling facilities in the city and more will need to be constructed over the Core Strategy (plan period). The requirement to increase disposal capacity was also identified in the study. 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. Whilst there is theoretical capacity to deal with all of the city's waste, Birmingham has limited disposal facilities. 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.

Core Output Indicator W1. Capacity of new waste management facilities by waste planning authority.

3.6.3 Between April 2009 and March 2010, no new waste management developments were completed. However, it is envisaged that more data on

waste completions will emerge in future monitoring years, consistent with the waste data collection undertaken as part of the Waste Capacity Study and the Total Waste Strategy.

Core Output Indicator W2. Amount of municipal waste arising, and managed by management type by waste planning authority

3.6.4 Table 3.6b (i) summarises the information for the years 2002/3 to 2006/7. Recovery and recycling performance can be measured against the Waste Strategy 2000 targets for Municipal Waste:

- Recovery – 40% by 2005, 45% by 2010, 67% by 2015
- Recycling/Composting – 25% by 2005, 30% by 2010, 33% by 2015

3.6.5 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, which aim to reduce this to:

- 75% of 1995 levels in 2010
- 50% of 1995 levels in 2015
- 35% of 1995 levels in 2020

3.6.6 The Government currently uses 2001 figures to assess performance in terms of landfill reduction through the Landfill Allowance Trading Scheme (LATS). In 2001/02, 195,612 tonnes of the municipal waste arising in Birmingham was sent to landfill, out of a total of 539,742 tonnes arising, i.e. 36.24%.

Table 3.6b (i) – Municipal Waste Arising in Birmingham and Methods of Management, 2002 - 2010

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

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.

- 3.6.7 The information available shows a decrease in the amount of waste going to landfill since 2001. The recycling rate for household waste showed a significant increase in 2007/2008 to 26.61%, 3% above the City Council's target.

Table 3.6b (ii) – Household Waste Recycling Rates in Birmingham (percentages), 1998 – 2008

Year									
1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08
6	6	7	8	11	13	15	17	18	26.61

Source: West Midlands Regional Spatial Strategy Annual Monitoring Supplementary Series – Waste Planning in the West Midlands: 2004

- 3.6.8 During 2000/01 (the most recent year for which figures are readily available), 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). More recent information is available for the West Midlands Metropolitan area as a whole. Table 3.6b (iii) below summarises the position in 1998/99 and 2002/03. Within the Metropolitan area, the amount of C & I waste reduced from 3,519,000 tonnes to 3,147,000 tonnes between 1998/99 and 2002/03. However, this decrease has been entirely within the industrial sector, and the amount of commercial waste has in fact increased. It is unclear to what extent the reduction in industrial waste reflects the continued contraction the size of the industrial sector over this period, but it is likely to have been 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 2010.

Table 3.6b (iii) – Commercial and Industrial Waste in the West Midlands Metropolitan Area, by Treatment Type, 1998/99 and 2002/03 ('000 tonnes)

Year	Land Disposal	Land Recovery	Re-used/ Recycled	Thermal	Treatment & Transfer	Not Recorded	Total
Industrial Waste							
1998/99	840	0	956	159	404	10	2,368
2002/03	673	0	755	70	145	68	1,711
Commercial Waste							
1998/99	505	0	270	148	74	153	1,151
2002/03	755	0	509	54	73	44	1,436
Total Industrial & Commercial Waste							
1998/99	1,345	0	1,226	307	478	163	3,519
2002/03	1,428	0	1,264	124	218	112	3,147

Source: Commercial and Industrial Waste Surveys 1998/99 and 2002/03, Environment Agency, published on Environment Agency website (www.environment-agency.gov.uk)

3.7 Environmental Quality

3.7.1 Flood Protection

3.7.2 Birmingham is at considerable risk of flooding from Main River, Ordinary Watercourses, surface water, sewer flooding and groundwater. There is also potential for canal and reservoir breach and overtopping.

3.7.3 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.

3.7.4 Over recent years there has been a gradual shift away from the control of a flood hazard (Flood Defence) towards managing flood risks. Planning Policy Statement 25: *Development and Flood Risk* 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 mitigate the risks of flooding and where possible, reduce the overall flood risk.

3.7.5 The Environment Agency publishes Flood Zone maps which show the areas potentially at risk of flooding from rivers, ignoring the presence of defences. PPS 25 defines flood zones as shown below:

<i>Flood Zone</i>	<i>Objectives</i>
<i>Flood Zone 1 – Low Probability</i>	Area with less than a 1 in 1000 annual probability of flooding in any year (<0.1% AEP)
<i>Flood Zone 2 – Medium Probability</i>	Area having between a 1 in 100 and 1 in 1000 annual probability of flooding in any year (1% - 0.1% AEP)
<i>Flood Zone 3a – High Probability</i>	Area with an annual probability of less than or equal to 1 in 100 annual probability of flooding in any year (>1% AEP)
<i>Flood Zone 3b – Functional Floodplain</i>	An area of floodplain which is connected to the river and therefore can provide storage and/or a flow route for floodwaters. Land which would flood with an annual probability of 1 in 20 or greater in any year (5% AEP).

Source: Planning Policy Statement 25: Development and Flood Risk

3.7.6 The City Council through the Strategic Flood Risk Assessment (SFRA), Sequential Test process should seek to steer development towards areas of lowest flood risk. PPS25 therefore advocates a sequential approach to guide the planning decision making process (i.e. the allocation of sites). In simple terms, this requires planners to seek to allocate sites for future development within areas of lowest flood risk in the first instance. Preference should therefore be given to locating new development in Flood Zone 1, Low Probability. If there is no reasonably available site in Flood Zone 1, the flood vulnerability of the

proposed development (see table below) can be taken into account in locating development in Flood Zone 2 (Medium Probability) and then Flood Zone 3 (High Probability). Within each Flood Zone new development should be directed away from 'other sources' of flood risk and towards the area of lowest probability of flooding.

Flood Risk Vulnerability classification (see Table D2)		Essential Infrastructure	Water compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone (see Table D.1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	X	Exception Test required	✓
	Zone 3b 'Functional Floodplain'	Exception Test required	✓	X	X	X

Key:

✓ Development is appropriate

X Development should not be permitted

Source: Planning Policy Statement 25: Development and Flood Risk

3.7.7 If, following application of the Sequential Test, it is not possible, or consistent with wider sustainability objectives, for the development to be located in zones of lower probability of flooding, the Exception Test can be applied. This test provides a method of managing flood risk while still allowing necessary development to occur.

3.7.8 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.

Core Output Indicator E1. Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds.

3.7.9 During 2009/10 the City Council received 31 responses on planning applications from the Environment Agency. 2 of these applications were approved with an outstanding Environment Agency objection, and in these it was felt that the Agency's concerns could be adequately addressed through conditions.

3.7.10 Biodiversity

Core Output Indicator E2a: Change in areas and populations of biodiversity importance, including: change in priority habitats and species (by type)

3.7.11 Priority habitats

3.7.12 In 2009 DEFRA commissioned the West Midlands Local Records Centres to update Natural England's Biodiversity Action Plan (BAP) Priority Habitat Inventories for three wetland habitats – Fen, Reedbed and Coastal and Floodplain Grazing Marsh. Work to determine the extent and distribution of these habitats in Birmingham and the Black Country was carried out by EcoRecord.

3.7.13 The results of the inventory work are summarised in the table below. The accompanying maps show the extent and distribution of the three wetland habitats in Birmingham.

Table 3.8a (i) – Summary of wetland BAP habitat inventory review results

	Fen (ha)	Reedbed (ha)	Coastal and Floodplain Grazing Marsh (ha)
Birmingham	11.3	1.2	192
Black Country	10.4	2.46	208.5

Source: EcoRecord

3.7.14 The most current versions of the BAP Priority Habitat definitions (January 2009) were used as the basis for mapping the habitats. EcoRecord used a wide range of information sources to construct the three inventories; these included:

- EcoRecord habitat layer – Phase 1 habitat information from recent Wildlife Trust surveys
- Local Wildlife Sites survey reports
- Existing Natural England Habitat Inventories
- Natural England SSSI site descriptions
- Birmingham and Black Country Flora Project data
 - Wetland axiophyte species coincidence maps
 - *Phragmites australis* records
- Expert knowledge of site quality
- RSPB Inventory of Reedbeds
- Aerial photography (2000)
- Google aerial photography (2008)
- Near infra-red aerial photography (2007)
- OS MasterMap

Figure 3.8a (i) – Extent and distribution of Fen in Birmingham

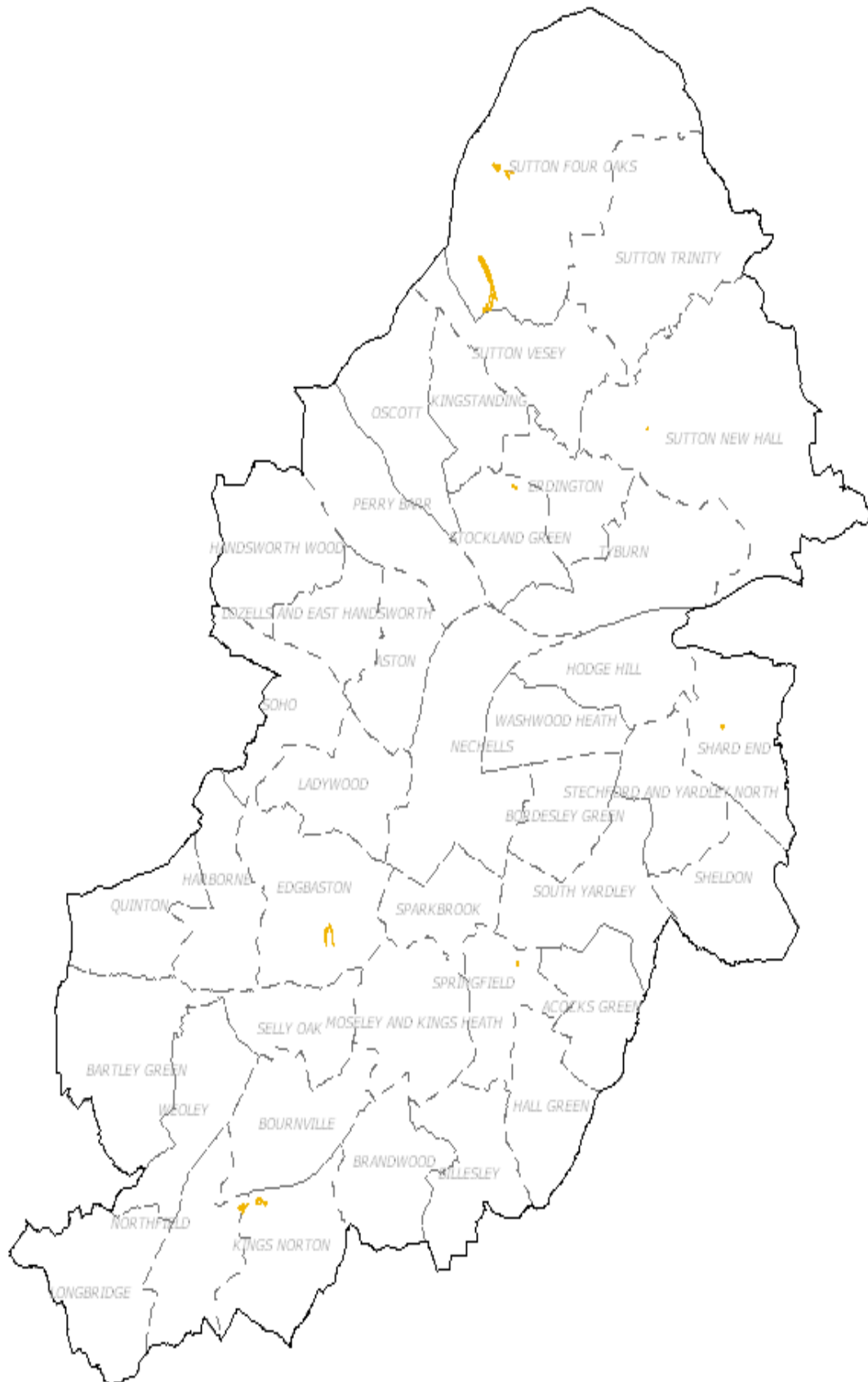
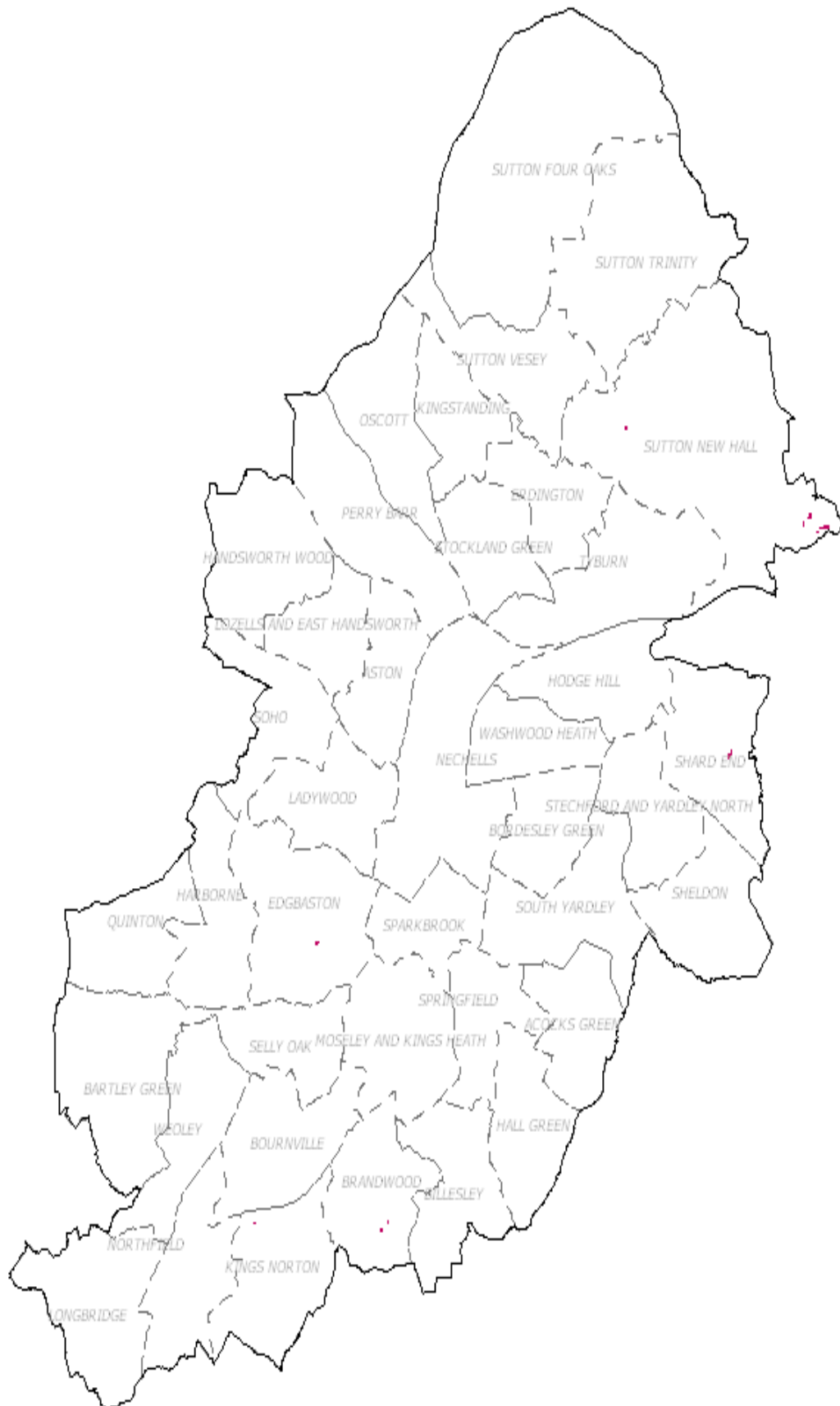


Figure 3.8a (ii) – Extent and distribution of Reedbed in Birmingham



3.7.15 For Coastal and Floodplain Grazing Marsh, additional sources of information were also used:

- Environment Agency Flood Zone 2 Areas
- Evidence of grazing management

3.7.16 As resources become available, the current level of protection afforded to these priority habitat areas through the planning system/Local Sites system needs to be assessed. PPS9 requires local planning authorities to conserve habitats of principal importance for the conservation of biodiversity in England. In addition, the inventories will be used to inform work to produce a local habitat opportunity map. Progress with these work areas will be the subject of future reporting.

3.7.17 Priority species

3.7.18 No further monitoring work has been undertaken in 2009-10 in relation to priority species.

Core Output Indicator E2b: 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

3.7.19 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 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 Cabinet Member for Transportation and Regeneration. Table 3.8b (i) summarises the extent of the resource.

Table 3.8b (i) - Extent of designated nature conservation sites

Designation type	No. of sites		Area designated (ha)	
	March 2009	March 2010	March 2009	March 2010
SSSI	2	2	893.31	893.31
NNR	1	1	811.73	811.73
LNR	8	8	110.29	110.29
SINC	56	56	821.11	821.11
SLINC	109	109	651.04	651.04

3.7.20 There have been no changes to the number of designated nature conservation sites since March 2009. Some progress has been made in moving towards the declaration of a number of new Local Nature Reserves; conclusion of the formal

declaration process is anticipated in 2010-2011 and will be reported in future AMRs.

3.7.21 Although the number of designated sites remains unchanged, there has been a minor reduction in the area of land designated as SLINC. This is due to development losses, which are reported further below.

3.7.22 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 August 2010. Approximately 30% of the area designated as SSSI remains in a favourable condition and the remaining 70% in an unfavourable (recovering) condition.

3.7.23 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. Limited funding was made available in 2009-10 to enable the survey and evaluation of three sites – two SLINCS and one currently undesignated site. The outcome of this work will be the subject of a future AMR.

3.7.24 In 2009-10 there were only very limited changes to designated sites as a result of planning applications. One planning application was approved for development within a SSSI/NNR (Sutton Park), the same number as the previous year. The approved scheme related to siting of a storage container within a maintenance compound area. Although the application redline boundary included the designated site, the approved scheme will not have an adverse impact on the SSSI/NNR as the compound itself is located outside the designated sites. There was an increase in the number of approved schemes immediately adjacent to Sutton Park SSSI/NNR and Edgbaston Pool SSSI: ten applications in 2009-10, compared with four in 2008-09. However, as in previous years, these approvals were for schemes with no impact on the adjacent designated site.

3.7.25 In 2009-10, 28 applications were approved for development within or adjacent to SINCS, compared to 39 in 2008-09. Table 8.3b (ii) provides details of the two applications located within a SINC. The remaining approvals were for schemes adjacent to a SINC; these were for a variety of applications, principally residential extensions and conservatories. For all of these schemes, no adverse impacts on the adjacent site's nature conservation interests are anticipated.

Table 3.8b (ii) – Approved planning applications affecting SINCS

SINC	Development approved	Comments
Minworth sewage works	Erection of buildings and operational plant associated with infrastructure works to upgrade existing site facilities. (Ongoing infrastructure	Scheme restricted to operational areas of sewage treatment works. Ecological assessment completed, but no significant ecological impacts identified; overall integrity of the SINC not adversely affected. Ecological clerks of works to

Table 3.8b (ii) – Approved planning applications affecting SINCs

SINC	Development approved	Comments
	improvement works; earlier phases of works reported in 2006-07, 2007-08 and 2008-09 AMRs)	oversee construction works; minor habitat losses addressed through creation of 9ha of compensatory habitat (over-arching scheme developed to address habitat losses associated with ongoing programme of infrastructure upgrading).
Rubery Hill Woods	Discharge of conditions relating to use of part of site for Forest Schools activities	The original application for use of part of the SINC (c. 0.05ha) for Forest Schools activities was approved in March 2008, before the SINC designation was approved (September 2008), and was therefore not reported in the relevant AMR (2007-08). However, in view of the site's anticipated SINC designation, conditions were imposed to require the implementation of an approved management plan and impact assessment for the Forest Schools site, in order to safeguard the designated site. These conditions were satisfactorily discharged in 2009-10.

3.7.26 144 planning applications were approved for developments on or adjacent to SLINCs, compared to 129 in 2008-09. Because of the nature of the applications, the overwhelming majority will have no material impact on nature conservation interests. Three applications relating to re-development of the former Longbridge Works will affect c. 1.16 ha of River Rea and adjoining land SLINC, including the loss of a short section (c. 12m) of the river corridor due to culverting. However, the long term ecological benefits associated with re-development of the site, including opening up of a section of culverted watercourse, and re-profiling and re-alignment of the existing watercourse, significantly outweigh any adverse impacts. The final outcome of the re-development on the SLINC will be reported in a future AMR. Three approved schemes will result in loss of small areas of Moseley Park and adjoining land SLINC, Radleys Walk SLINC and Worcester and Birmingham Canal SLINC. These losses are small-scale in extent and relate to areas of more limited ecological interest; where appropriate, planning conditions have been imposed to secure the necessary mitigation and compensation. For the most significant loss – of 0.13ha, to Radleys Walk SLINC – creation of compensatory wetland habitat and appropriate long term management has been secured through a S106 agreement. These losses are reflected in Table 3.8b (i).

3.7.27 In 2009-10, nine developments were completed on or adjacent to designated nature conservation sites, but apart from one scheme, completion of these developments has had no impact on the designated site. The area of New Saltley Pool SLINC declined by 0.07ha following completion of an industrial scheme, which, when approved, was not anticipated to have any adverse

impact on the designated site. This loss is a result of the section of SLINC being incorporated within the industrial site boundary and utilised as part of the operational site.

3.7.28 Renewable Energy

Core Output Indicator E3. Renewable energy generation.

3.7.29 The City Council does not monitor the provision of new renewable energy capacity, so no information is available for 2009/10. Consideration is currently being given to ways of monitoring additional renewable energy capacity installed through new development and it is hoped to introduce this in the near future. 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.

3.7.30 The largest renewable energy scheme currently operating in Birmingham is probably the Tyseley Energy from Waste Plant, which generates 25MWh per annum, from the thermal treatment of waste. The City Council however, will investigate viable ways renewable energy data could be collected and monitored.

4. Local Development Framework (LDF) Progress

4.1 Local Development Scheme (LDS)

4.1.1 The Council has revised its LDS during the course of 2009, and a new LDS came into effect in November 2009. This provides an up-to-date programme for the LDF process. However, future progress of extant and emerging LDF documents will be included in this and future AMR's. The following section summarises progress on key emerging LDF documents.

4.1.2 Development Plan Document

Birmingham Core Strategy and Big City Plan

4.1.3 Consultation on the Issues and Options stage of the 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. Work has now been completed on preparing the Preferred Option of the Core Strategy and a 12 twelve week period of public consultation on this is currently taking place. It is expected this period of consultation will end in March 2011, with the Strategy expected to be adopted in 2012.

4.1.4 It has been decided not to proceed with the Big City Plan as a separate DPD. Instead the strategic elements of the Big City Plan will be incorporated into the Core Strategy, which will set out a strategic framework for the future growth of the city centre. This may be supplemented by more detailed plans for particular areas, which are likely to be produced as DPDs.

4.1.5 Big City Plan (City Centre Masterplan)

4.1.6 The Masterplan has been produced as a non-statutory planning regeneration framework setting the vision, identifying the opportunities and establishing the development principles for the City Centre. The key principles of the Masterplan are embedded in the Core Strategy. Where further more detailed policy is needed for particular parts of the City Centre, this will be provided through additional planning documents. On 22 December 2010 a twelve week period of public consultation concluded on stage 2 of the Masterplan. The Masterplan will be progressed future after account has been taken of comments received.

4.1.7 Longbridge Area Action Plan

4.1.8 This plan was adopted jointly on 29 April 2009 by both Birmingham City Council and Bromsgrove District Council. The AAP sets out the land use framework and proposals for the regeneration of the former MG Rover site at Longbridge.

4.1.9 Aston/Newtown/Lozells Area Action Plan

4.1.10 The Aston, Newtown and Lozells Area Action Plan will provide the planning framework for the 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, and commercial and residential growth in Perry Barr/Birchfield local centre.

4.1.11 The Area Action Plan has reached its proposed Submission Stage, following public consultation on its Preferred Option in November 2009. Extensive public consultation carried out last year resulted in over 1,000 responses primarily from local residents to the proposals in the Preferred Options. Following Full Council approval in January 2011, the Proposed Submission document will be placed on deposit for a 6 week period to enable formal representations to be made before the plan is submitted to the Secretary of State (SoS). The AAP is likely to undergo Examination in Public in autumn 2011 prior to the SoS recommendations.

4.1.12 Bordesley Park Area Action Plan.

4.1.13 This is an addition to the LDS. It will provide a detailed framework for the regeneration of an inner area in the east of Birmingham. The 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.

4.1.14 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 will be the subject of public consultation in the New Year. A 'Preferred Option' / draft document will then be produced and further public consultation undertaken towards the end of 2011.

4.1.15 Supplementary Planning Documents (SPDs)

4.1.16 The Council has currently adopted 16 SPDs. The details of these can be found in the 2009 LDS.

4.1.17 Work is currently being progressed on a further thirteen SPD's.

4.1.18 Sutton Coldfield Town Centre Regeneration Framework

4.1.19 Following an extensive public consultation period, the Sutton Coldfield Town Centre Regeneration Framework was presented to the City Council's Cabinet and adopted as a Supplementary Planning Document on 23 November 2009. The purpose of the SPD is to set out the aspirations for the regeneration of Sutton Coldfield Town Centre and provide guidance in relation to development.

4.1.20 Car Parking Guidelines

4.1.21 The City Council has prepared a draft 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. The SPD is due for adoption in 2011, after account has been taken of comments received.

4.1.22 Places of Worship and Faith Related Community and Educational Uses

4.1.23 The aim of this SPD is to ensure the needs of faith communities in Birmingham are adequately met and that planning policies reflect the changing needs and demands of the City's growing population. The purpose of the document is to also give clear guidance for submitting planning applications. The document was formally launched for public consultation on 9th November with the closing date for comments on 24th December 2010. Adoption of this document is likely to take place in 2011 after comments have been considered.

4.1.24 Places for the Future

4.1.25 The purpose of this document will be to guide sustainable development, and construction of buildings. Work is ongoing to prepare a draft document and consultation will take place in 2011.

4.1.26 Southern Gateway

4.1.27 Work will commence on preparation of a Supplementary Planning Document for the Southern Gateway in 2011. The document will set out detailed policy for the redevelopment of Birmingham wholesale markets and the wider area. A draft is expected to be published for public consultation in 2011.

4.1.28 Birmingham Green Infrastructure

4.1.29 Work will be undertaken to scope potential for a green infrastructure plan for Birmingham. The plan will complement green infrastructure policies in the emerging Birmingham Core Strategy. Work will commence on this SPD in 2011.

4.1.30 Tree Policy

4.1.31 The purpose of the emerging SPD is to guide all development to have a high regard for the retention of trees of amenity and environmental value 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.

4.1.32 The tree policy will recognise the importance of trees in the urban landscape and will set out the way the City Council will use accepted arboricultural principles, practices and legislation to promote the sustainable management of private and City Council owned trees. Work on drafts will be progressed in 2011.

4.1.33 **Local Centres**

4.1.34 The purpose of the SPD is to identify Local Centre boundaries and primary retail frontages/hierarchy as identified within the Emerging Core Strategy. The SPD will guide proposed development and planning applications relating to centres and non-retail uses. It is anticipated work on drafts will progress in 2011.

4.1.35 **Moseley**

4.1.36 The aim of this (community led) SPD is to guide future development in the Moseley ward. Once adopted it will be a material consideration in all planning applications relating to Moseley. Preparation of a draft and public consultation will take place in 2011, followed by adoption as soon as practicable.

4.1.37 **Stirchley**

4.1.38 The proposed SPD will identify opportunities for the future of Stirchley, and clarify the boundary of Stirchley Local Centre. Preparation of a draft and public consultation will take place in 2011, followed by adoption as soon as practicable.

4.1.39 **Stechford**

4.1.40 Stechford is identified within the Emerging Core Strategy as one of nine Sustainable Urban Neighbourhoods (SUN) 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 on the draft SPD will also take place during 2011. It is anticipated that the completed SPD will be adopted in 2011.

4.1.41 **Erdington**

4.1.42 The Emerging Core Strategy 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 on the draft SPD will be undertaken during 2011. It is anticipated that the completed SPD will be adopted in late 2011.

4.1.43 Local Employment Protocol

4.1.44 A Supplementary Planning Document (SPD) is being produced to ensure that development provides employment and training opportunities for local people. The Local Employment Protocol SPD will provide guidance for developers and contractors in terms of the City Council's expectations for capturing local employment opportunities both in terms of construction and end user jobs. A draft Protocol will be the subject of public consultation in 2011.

5 SUMMARY OF OVERALL PERFORMANCE AGAINST NATIONAL CORE OUTPUT INDICATORS AND LOCAL OUTPUT INDICATORS

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

5.2 The overall performance is assessed as follows:

 Good

 Average

 Poor

5.3 As can be seen from tables' 4a and 4b 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 4a Overall performance against National Core Output Indicators

Indicator	Description	Overall Performance	Comment
BD1	Total amount of additional employment floorspace – by type	☹️	Economic slowdown will impact on employment land completions in the short term. There was a decrease from 2008/09 due to the recession
BD2	Total amount of additional employment floorspace on previously developed land – by type	😊	Very high percentage of development on PDL
BD3	Employment land available – by type	☹️	Significant shortage of good urban land. Industrial land supply will careful monitoring in the next monitoring year
BD4	Total amount of floorspace for 'town centre uses'	☹️	The amount of employment land lost to alternative uses has increased but the majority of office development has taken place in centres.
BD5	Employment land lost to residential development	☹️	Employment land loss to residential uses continues to be the primary alternative use. This is likely to continue on former industrial sites to enable housing supply.
H1	Plan period and housing targets	😊	The RSS housing figure/target is 55,800 and 1,800 dwellings net per year to 2020/21. However, progress on a Core Strategy target of 50,600 dwellings up to 2026 will be monitored in the next AMR.
H2 (a)	Net additional dwellings – in previous years	😊	Target exceeded
H2 (b)	Net additional dwellings – for the reporting year	☹️	Target not achieved due to economic downturn in the housing market.

Birmingham Local Development Framework
Annual Monitoring Report 2010

Indicator	Description	Overall Performance	Comment
H2 (c)	Net additional dwellings – in future years	☺	Economic slowdown will impact on dwelling completions in the short term, particularly over the coming two years
H2 (d)	Managed delivery target	☺	In place taking account of changing economic circumstances. Subject to ongoing review
H3	New and converted dwellings – on previously developed land	☺	Very high percentage of development on PDL. Targets exceeded.
H4	Net additional pitches (Gypsy and Traveller)	☹	Recent GTAA shows that further provision is necessary
H5	Gross affordable housing completions	☹	There is a significant 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 which will impact in future years.
H6	Housing Quality – Building for life assessments	N/A	New indicator – data not yet available. To be featured in the 2010/11 AMR.
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	☹	Small decrease on the previous year but vast majority determined in accordance with EA advice
E2	Change in areas of biodiversity importance	☺	Sites of importance for nature conservation protected
E3	Renewable energy generation	N/A	No data available at this time. However, information may be available from the Birmingham Total Waste Capacity Strategy 2010 and future emerging strategies.
M1	Production of primary land won aggregates by mineral	N/A	No mineral workings in Birmingham

Birmingham Local Development Framework
Annual Monitoring Report 2010

Indicator	Description	Overall Performance	Comment
	planning authority		
M2	Production of secondary and recycled aggregates by mineral planning authority	N/A	No data available at this time
W1	Capacity of new waste management facilities by waste planning authority	☹	Capacity identified
W2	Amount of municipal waste arising, and managed by management type by waste planning authority	☺	Household recycling ahead of target

Table 4b Overall performance against Local Output Indicators

Indicator	Description	Overall Performance	Comments
BD4	Losses of employment land in (i) development / regeneration areas and (ii) local authority area.	☹	Overall losses were below average – but there was an increase in land lost within regeneration areas.
BD5	Amount of employment land lost to residential development	☹	Amount of land lost higher than recent average but majority of land lost was poor quality and made important contribution to housing targets
H6	Reduction in vacancies in the existing housing stock	☹	Performance was improving but awaiting more recent data.
H7	Net additional dwellings in the city centre	☹	Increased provision in recent years. Ahead of schedule in meeting target. Completions have reduced, reflecting the economic downturn. However, this is likely to reverse as economic conditions improve.
H8	Density of development	☺	High densities achieved resulting in efficient use of land

Birmingham Local Development Framework
Annual Monitoring Report 2010

Indicator	Description	Overall Performance	Comments
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	☹	Decline in car trips into city centre and increase in train trips however bus and Metro trips declined
LS1	Percentage of eligible open spaces managed to “green flag award” standard	☹	Only a small number of open spaces managed to Green Flag standards but number increasing annually in accordance with target
LS2	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. 80% of new developments within 400m of public open space.

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