



Birmingham Local Plan

Authority Monitoring Report

Monitoring period 2016 - 2017

March 2018

1. Introduction

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

2. Adoption of the Birmingham Development Plan

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

3. Key Growth Targets

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

3.2 Housing (including Affordable Housing)

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

- 3.2.1 The city has an objectively assessed need for 89,000 additional dwellings. Of these 51,100 are to be provided within Birmingham. Provision includes a small allowance for vacant dwelling returned to use in the period 2011/12 to 2017/18. These are dwellings returned to use following intervention from the Council's Empty Homes Team which impact on the general flow of some dwellings falling vacant whilst others are brought back into use.
- 3.2.2 The requirement for the period 2011/12 to 2016/17 was 11,600 dwellings. Provision was 12,061. See table below.

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

Year	Net Completions	Vacant Dwellings returned to use	Total Net Dwellings	Cumulative completions	Cumulative Target
2011/12	1,187	260	1,447	1,447	1,650
2012/13	1,372	258	1,630	3,077	3,300
2013/14	1,598	275	1,873	4,950	4,950
2014/15	1,809	134	1,943	6,893	6,600
2015/16	2,977	136	3,113	10,006	9,100
2016/17	1,944	111	2,055	12,061	11,600

Indicator PG1/3: Residential Supply Pipeline

- 3.2.3 The housing supply pipeline is set out in the Strategic Housing Land Availability Assessment (SHLAA). The 2017 SHLAA consists of 1,160 identified sites with a capacity of 39,801 dwellings. An additional unidentified capacity of 6,110 windfall dwellings together with 200 currently long term empty dwellings which will be brought back into use brings the total SHLAA capacity to 45,911 dwellings. With 12,061 dwellings (10,887 net and 1,174 empty properties brought back into use) having been provided since 2011/12 this gives a total capacity over the BDP plan period of 57,972 dwellings, compared with the target of 51,100 dwellings.

Category	Dwellings (2016-31)
Under Construction	6,886
Detailed Planning Permission (not started)	5,881
Outline Planning Permission	3,739
Permitted Development (office, retail, agricultural to residential)	862
Allocation in Adopted Plan	8,587
Allocation in Draft Plan	159
Other Opportunity within a BDP Growth Area	8,813
Other Opportunity outside the BDP Growth Areas	4,944
Sub Total – Identified Sites	39,801
Windfalls Below the SHLAA survey threshold (<0.06ha)	710
Windfalls Above the SHLAA survey threshold (>=0.06ha)	5,200
Bringing vacant properties back into use	200
Broad Areas for Growth	0
Sub Total – Unidentified Sites	6,110
Total SHLAA Capacity	45,911

For further information see the SHLAA report 2017 at www.birmingham.gov.uk/housingstudies

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

- 3.2.4 The City has 5.7 years land supply. This is derived from a 5-Year requirement of 14,595 dwellings (including a 5% buffer) and a supply of 16,639 dwellings.

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

Status	Dwellings (2017-22)
Under Construction	6,824
Detailed Planning Permission (not started)	4,796
Outline Planning Permission	1,077
Allocation in Adopted Plan	780
Allocation in Draft Plan	0
Permitted Development (office, retail, Agricultural to residential)	832
Other	652
Windfalls	1,360
Vacant Dwellings	200
Total Unidentified Supply	16,539

3.2.5 For further information see the 5-Year Land Supply Statement (2017-22) at www.birmingham.gov.uk/housingstudies

Indicator TP31/1: Completions by Tenure and Delivery Mechanism

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

Indicator TP31/1: Completions by Tenure and Delivery Mechanism

Year	BMHT	Section 106				RSL/Other	Total
		Rent	Discounted Market	Shared	Other		
2011/12	170	70	31	9	0	317	597
2012/13	117	168	25	27	0	108	445
2013/14	207	42	31	60	0	6	346
2014/15	336	94	34	65	0	16	545
2015/16	253	65	0	0	10	99	427
2016/17	202	45	12	37	41	60	397
Total	1,285	484	133	198	51	606	2,757

Note: BMHT figures are gross.

3.3 Employment

Indicator PG1/5: Employment Land Developed

Year	Manufacturing* (B1 (b)/(c), B2, B8)	Warehousing (B8 only)	Total
2011/12	1.29	5.42	6.71
2012/13	0.59	1.31	1.9
2013/14	19.10	1.46	20.56
2014/15	2.13	0.33	2.46
2015/16	13.16	5.29	18.45
2016/17	6.85	20.21	27.06
Total	43.12	34.02	77.14

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

- 3.3.1 Over the Plan period Policy PG1 requires 2 Regional Investment Sites of 20 and 25 ha and a 71 ha employment site at Peddimore. It also requires a rolling minimum 5 year reservoir of 96 ha of readily available land for employment use. Policy TP17 sub divides this 96 ha across three categories as follows: Best Quality 60 ha, Good Quality 31 ha and Other Quality 5 ha. As shown in the table below there is currently a shortfall in both the Best Quality and Good Quality categories. For further information please see the Employment Land Assessment (as of April 2017).

Industrial Land Availability by Category

	Readily Available	Not Readily available	Under Development	Total
Regional Investment site	16.21	17.89	0	34.1
Best Quality	24.21	84.03	6.35	114.59
Good Quality	20.35	21.41	0	41.76
Other Quality	5.87	3.40	0	9.27
Total	66.64	126.73	6.35	199.72

Indicator PG1/6: Employment Land Supply Pipeline

Status	Manufacturing* (B1 b/c, B2, B8)	Warehousing (B8 only)	Total
Under Construction	1.95	4.40	6.35
Detailed Planning Permission	16.20	0.45	16.65
Outline Planning Permission	14.32	0.00	14.32
Other	160.49	1.91	162.4
Total	192.96	6.76	199.72

*Manufacturing includes sites developed with uses falling within Use Classes B1(b)/(c), B2 and B8 where a specific end-use is not confirmed. Sites with a status of other includes expired planning permissions, former UDP allocations within Core Employment Areas, allocated sites and sites with a committee resolution to grant consent subject to completion of a section 106 agreement.

3.4 Retail

Indicator PG1/7: Retail Floorspace Completed (gross)

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

All retail completions 2011/12 – 2016/17 (gross floorspace sq.m)

Year	Floorspace (sq.m)
2011/12	26,900
2012/13	17,606
2013/14	36,359
2014/15	6,660
2015/16	50,856
2016/17	17,362
Total	155,743

Comparison retail completions 2015/16 - 2016/17 (gross floorspace sq.m)

Year	Floorspace (sq.m)
2015/16	44,827
2016/17	7,824
Total	52,651

- 3.4.2 It should be noted that, in instances where no end user has been identified for a development, permission may have been granted for a number of potential uses including A1. Therefore, some of the retail floorspace reported above may be used for other uses including A2, A3, A4, A5, D1 and D2. Similarly it is not always possible to discern whether or not smaller schemes will be operated as comparison or convenience retail and as such the above figures should be considered to be approximate rather than definitive.

Indicator PG1/8: Retail Supply Pipeline

Status	Total
Under Construction	22,551
Detailed Planning Permission	100,103
Outline Planning Permission*	23,931
Other*	129,820
Total	276,405

*Sites do not include floorspace figures for all proposals. Other includes expired planning permissions where alternative consents have not been sought as of April 2017.

3.5 Office

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

Indicator PG1/9: Office Floorspace Completed

Year	Office (B1 (a) only)	
	Area (Ha)	Floorspace (sq.m)
2013/14	2.82	5,900
2014/15	0.23	700
2015/16	1.06	7,084
2016/17	2.40	8,763
Total	6.51	22,447

Indicator PG1/10: Office Supply Pipeline

Status	Office (B1 (a) only)	
	Area (Ha)	Floor space (sq.m)
Under Construction	5.24	132,746
Detailed Planning Permission	8.04	144,674
Outline Planning Permission	5.47	29,827
Other*	N/A	415,306
Total	18.75	722,553

*The minimum target of 745,000 sqm gross of office floorspace consists of 700,000 sqm in the City Centre, 20,000 sqm in Sutton Coldfield, 10,000 sqm in Perry Barr, 5,000 sqm at the Meadway and 10,000 sqm in Selly Oak. For the City Centre, sites identified within the Enterprise Zone without planning permission are considered to have the capacity to meet this target. Likewise within Sutton Coldfield and the District Growth Points it is considered that there is potential for development opportunities to come forwards over the plan period to meet these targets. An area figure has not been quoted for this category as detailed proposals are yet to be developed.

4. Progress against the Local Development Scheme (LDS)

- 4.1 The LDS is a three year project plan for the preparation of new planning policy documents. The LDS for this monitoring year ran from 2014 to 2017. A new LDS has recently been agreed by the City Council for 2018-21. Given the transition to a new LDS this section details the progress we are making with our planning policy documents against both the 2014-17 and 2018-21 LDS as appropriate.

The Birmingham Development Plan

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

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

Development Management Development Plan Document

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

LDS Milestone	LDS 2014-17 Timetable	LDS 2018-21 Timetable	Progress/Comments
Consultation on preferred options and SA scoping report	August 2014	June 2018	Initial consultation undertaken in June- July 2015 further consultation proposed in June 2018
Publication	January 2015	Winter 2018	Delayed due to BDP
Submission	April 2015	Spring 2019	
Adoption	January 2016	Dependent on examination timetable set by the Planning Inspectorate	

Bordesley Park Area Action Plan Development Plan Document

LDS Milestone	LDS 2014-17 Timetable	LDS 2018-21 Timetable	Progress
Consultation on preferred options	August 2013	July-August 2013	Consultation undertaken July-August 2013
Publication	September 2014	February 2017	Delayed due to BDP. Published in February 2017
Submission	January 2015	March 2018	
Adoption	September 2015	Dependent on examination timetable set by the Planning Inspectorate	

Neighbourhood Development Plans

Balsall Heath Neighbourhood Development Plan

- 4.4 The Balsall Heath Neighbourhood Development Plan was adopted on 8 November 2015 and forms part of the statutory development plan. The Plan will guide decisions about development in the area through to 2031. Under the 2014 LDS the Balsall Heath

Neighbourhood Plan was identified as a Supplementary Planning Document. However, as the document has been developed as a Neighbourhood Development Plan, the original milestones do not apply.

Jewellery Quarter Neighbourhood Development Plan

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

Perry Barr Neighbourhood Planning

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

Development Plan policies not being implemented

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

5. Duty to cooperate

- 5.1 The Localism Act sets out the legislative basis for local authorities and other public bodies to have the 'duty to co-operate' in the preparation of planning documents. The duty is to 'engage constructively, actively and on an ongoing basis' over matters that would have a significant impact on at least two planning areas, or in connection with infrastructure that is strategic.
- 5.2 The City Council has sought from an early stage to address the duty to co-operate in a proactive and collaborative fashion working closely with neighbouring areas and building on the strong history of strategic planning in the West Midlands. Duty to Co-operate discussions have focused on a variety of issues including housing provision, transportation, employment land, minerals and waste management.
- 5.3 A Duty to Cooperate Statement (October 2013, updated June 2014) was submitted as part of the evidence to the BDP Examination (https://www.birmingham.gov.uk/directory_record/469/duty_to_cooperate). The statement explains the City Council's approach to the Duty to Cooperate and sets out the steps taken in relation to the Duty during the preparation of the BDP.
- 5.4 The ways in which the City Council has and continues to undertake the Duty to Co-operate are summarised as:

- Working with neighbouring authorities in relation to the production of the Birmingham Development Plan. This also includes reciprocal actions in working with neighbouring authorities in the production of their development plans.
 - Working with neighbouring authorities in relation to the housing shortfall.
 - Working across local authority boundaries through a variety of working groups and partnerships.
 - Working collaboratively with the other prescribed bodies.
- 5.5 The adoption of the Birmingham Development Plan confirms the city's Objectively Assessed Need (OAN) for housing as 89,000 dwellings (2011-31). The Plan will provide for 51,100 homes, which is the amount of new housing that can be realistically delivered in Birmingham over the plan period despite the Council seeking to maximise supply within the urban area and removing land for 6,000 homes from the Green Belt. This is 37,900 dwellings less than the objectively assessed requirement on which the BDP is based and means that it will be necessary for some provision for new housing to meet Birmingham's needs to be made outside Birmingham's boundary through the Duty to Cooperate.
- 5.6 The BDP Inspector endorsed Birmingham's approach to the duty to co-operate and the process being followed in order to arrive at an agreed distribution of the shortfall to other authorities in the Housing Market Area (HMA). The City Council continues to work collaboratively with the other authorities in the HMA to build on the three phase Strategic Housing Needs study which was produced by Peter Brett Associates. In February 2017, the HMA authorities commissioned a Strategic Growth Study to identify more specific options and broad locations for addressing the shortfall, which can be delivered by the market. The study was published in February 2018.
- 5.7 The study updates the existing PBA work based on more up to date official data and extends the time horizon to 2036 and provide a baseline for testing against the methodology. It is accompanied by a higher growth baseline, drawn from the West Midlands Combined Authority's Strategic Economic Plan. Land supply estimates within the HMA have been updated taking account of recent completions, planning permissions and plan allocations and their status. Windfall assumptions have also been reviewed along with density policies as prescribed by the Housing White Paper. Consideration has been given to sites outside of the Green Belt, which have not previously been formally considered or identified as deliverable / developable. The study includes a Strategic Green Belt Assessment based on the five purposes of the Green Belt set out in the National Planning Policy Framework. Only strategic level constraints have been applied thus providing a context for more localised analysis. Locations have been interrogated through high level assessment of their sustainability and landscape capacity. Broad areas of search have been identified along with high level estimates of capacity for further testing. The final strand of the study considers the extent to which strategic development can be delivered, including a high level approach to development costs and infrastructure provision and taking account of available funding programmes. This also examines market capacity, which reflects existing local plan requirements and the ability of different authorities / sub market areas to deliver higher levels of growth. This exercise dovetails with the potential physical capacity identified through the Strategic Green Belt Assessment and identification of other broad locations not covered by Green Belt policy.
- 5.8 For the avoidance of doubt, this is a technical study and does not infer that a spatial plan will be prepared to distribute housing growth around the HMA, nor does it identify strategic land releases. It provides a framework for individual or joint local plans (e.g. the Black Country) to be reviewed within the context of the wider housing shortfall. It may also be used to support informal strategies such as the GBSLEP Spatial Plan.

5.9 Finally, a HMA officer working group has been established to monitor housing requirements, supply and delivery and to enable adjustments to be made at the HMA level. All HMA authorities are actively involved in this process.

6. Community Infrastructure Levy –

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

Table 14: CIL Receipts	
CIL Receipts 2016/17	Amount (£)
Cash	£144,069.96

Table 15: CIL Expenditure	
CIL Expenditure 2016/17	Amount (£)
Expenditure on infrastructure	£0
Amount of CIL applied to repay money borrowed	£0
Amount of CIL applied to administrative expenditure (5% of CIL Receipts)	£0
Amount of CIL passed to Town/Parish Councils	£22,747.89
Amount of CIL passed to Neighbourhood Plan areas	0
TOTAL	£22,747.89