

Vision Planning for Metropolitan Areas

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The Regeneration Story **Past and present**



Smallbrook Queensway circa 1960



Smallbrook Queensway circa 1960

- 1950-1960: Motor City
- Planning for the motor car
- Land-use zoning
- Modern architecture and high-rise

The 1980's **Realising the mistakes**



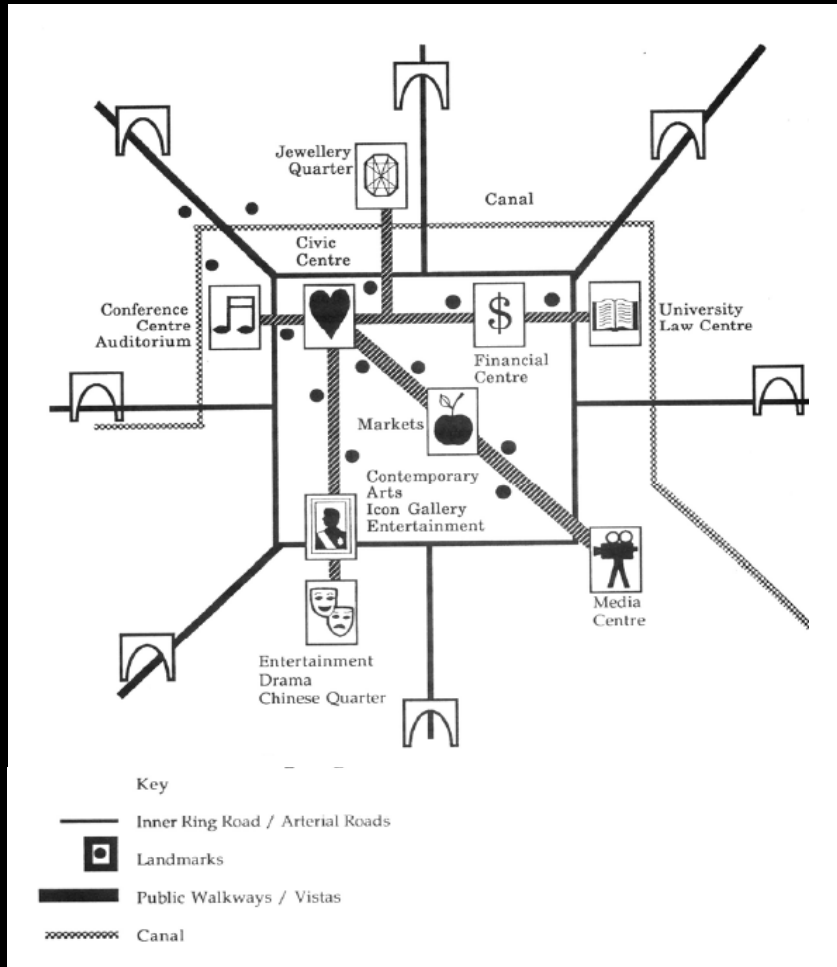
Bull Ring circa 1980



Pedestrian subways circa 1980

- Car dominated shopping streets
- Inner ring-road: 'concrete collar'
- Restricted economic growth
- Zoning: 'dead at night'

A New Strategy **Highbury Initiative 1988**



- Break the 'concrete collar'
- Pedestrian priority
- Mixed uses/ 24 hour City/ business tourism
- Quarters
- Private sector partnership

Re-connecting **The City Centre**



Utilising Canals



Creating **A retail destination**



Creating **New residential neighbourhoods**



Future Growth Challenge



Housing

- 150,000 additional people
- 89,000 housing requirement
- 45,000 capacity in urban area

Employment

- Over 100,000 new jobs needed
- 407 ha of employment land required

Birmingham Development Plan



BIRMINGHAM DEVELOPMENT PLAN
Pre-submission version

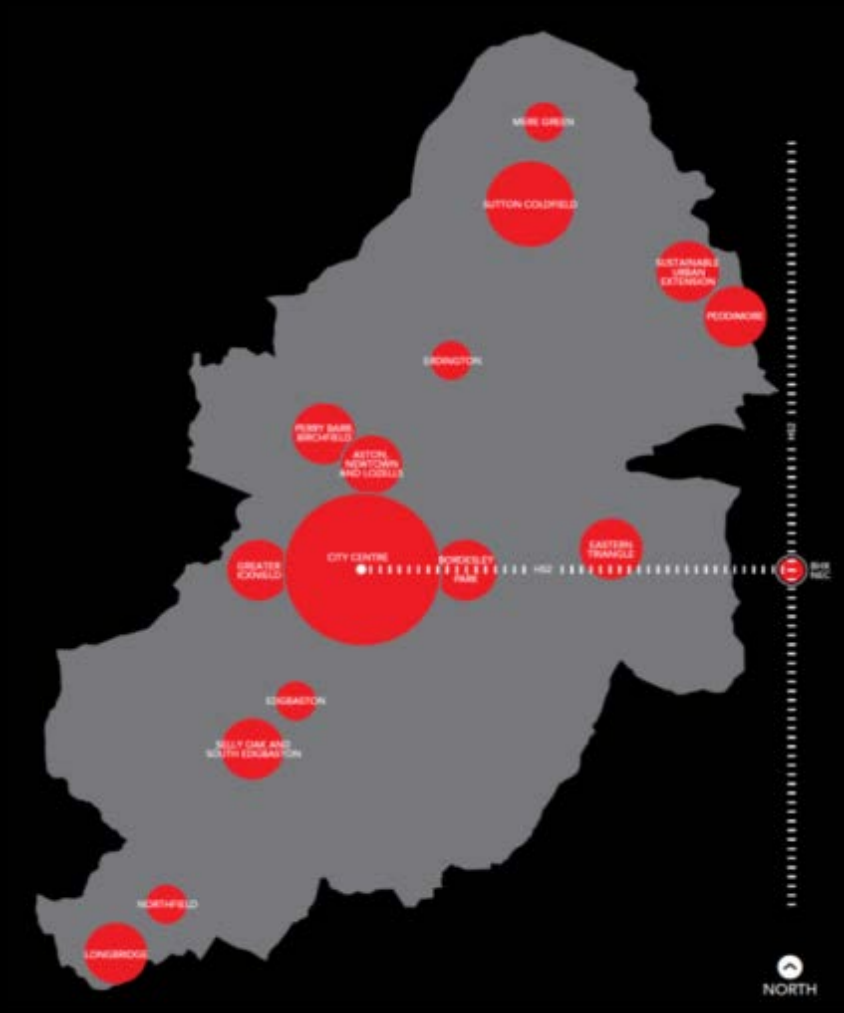
Planning for sustainable growth

September 2013

Planning for growth

- 51,000 additional homes.
- 270,000 sq.m. retail.
- 745,000 sq.m. office.
- Sustainable Urban Extension
- Major employment growth

Distribution of Growth



Growth Areas

- 8 key locations
- Sustainable Urban Extension
- Peddimore

Wider City

- Network of Centres
- Housing Regeneration
- Core Employment Areas

Greater Ickniel



- A new family focused sustainable neighbourhood within walking distance of the City Centre
- 3,000 new homes and 1,000 new jobs
- New 1,500 place secondary school
- Over 60 hectares of new brownfield development opportunities
- Allocated in the emerging Birmingham Development Plan

Aston, Newtown and Lozells



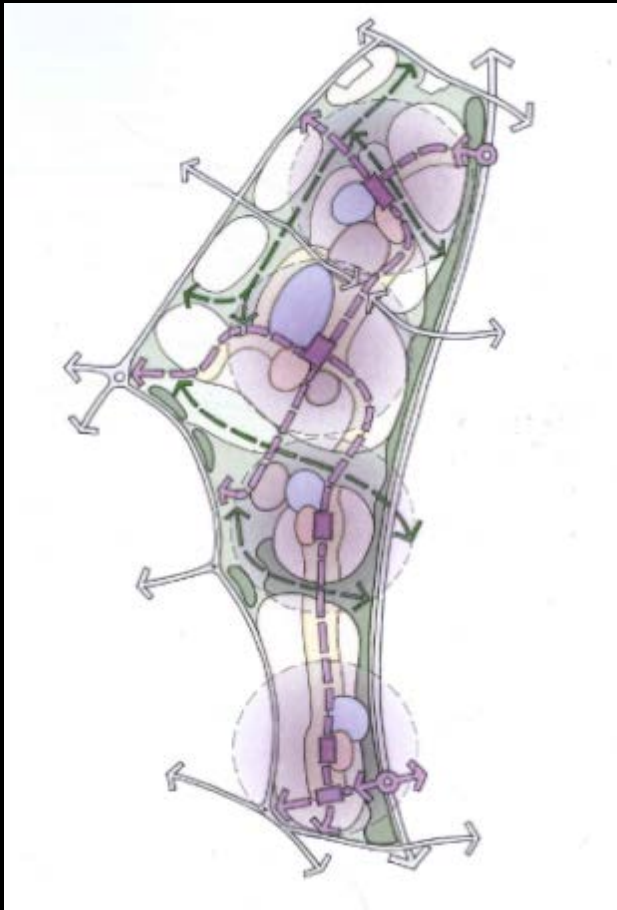
Adopted Area Action Plan:

- 700 new homes
- 20 ha Regional Investment Site
- Growth of Perry Barr District Centre at 20,000 sq.m. of additional retail and 10,000 sq.m. of offices



Green Belt **Proposals**

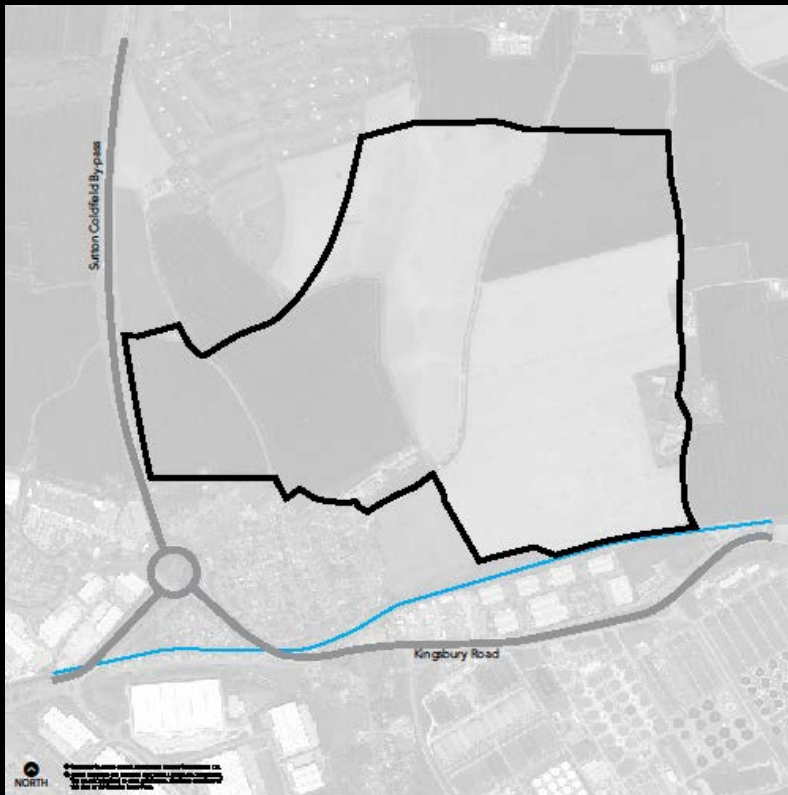
Langley Sustainable Urban Extension



- Exemplar sustainable development of 6,000 new homes with a range of supporting facilities.
- Significant uplift in public transport – SPRINT service to City Centre.
- David Lock Associates preparing masterplan to inform SPD.

Green Belt **Proposals**

Peddimore Employment Site



- A high quality employment site of 70 ha to meet shortfall in best quality employment land.
- Majority of site in public sector ownership.

Economic Zones



**Economic
Zones**
Investing in Birmingham

- Advanced Manufacturing Hub, Aston
- City Centre Enterprise Zone
- Tyseley Environment Enterprise District
- Longbridge ITEC Park
- Life Sciences Campus, Selly Oak/ Edgbaston
- The Food Hub Witton

Supporting growth of the City Core



City Centre Enterprise Zone

Birmingham City Centre Enterprise Zone

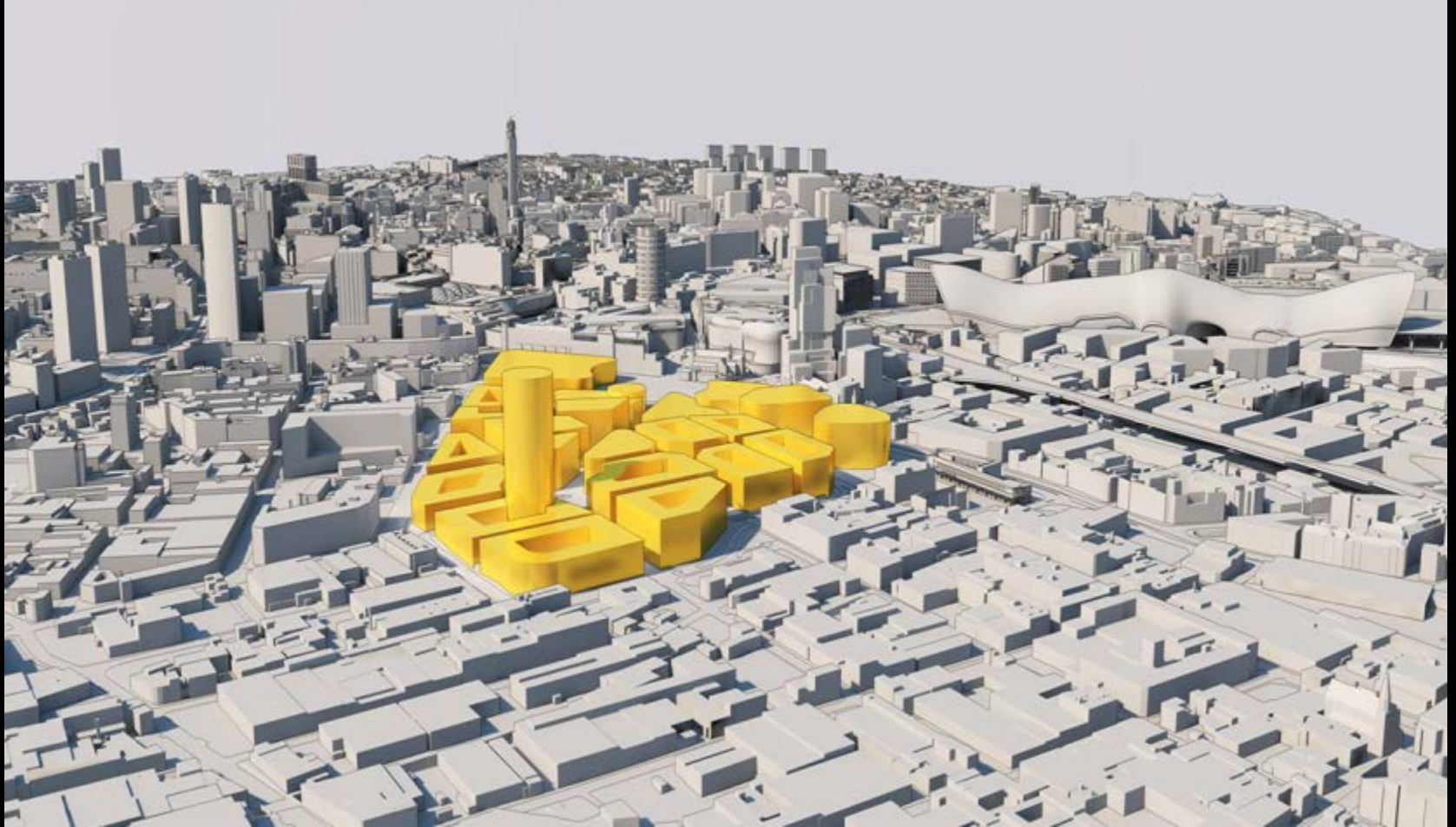


- ① Kettleworks
- ② University College Birmingham
- ③ Newhall Square
- ④ Ludgate Hill
- ⑤ Snow Hill Queensway Phase 2
- ⑥ Snow Hill Queensway Phase 3
- ⑦ Former Post and Mail Building
- ⑧ Birmingham Children's Hospital
- ⑨ Digital Media Zone
- ⑩ Venture Way
- ⑪ Arena Central
- ⑫ Paradise Circus
- ⑬ 103 Colmore Row
- ⑭ Masshouse
- ⑮ City Park Gate
- ⑯ Curzon Street
- ⑰ Birmingham City University Campus
- ⑱ Eastside Locks
- ⑲ Southern Gateway
- ⑳ Beorma
- ㉑ Smithfield Court
- ㉒ Connaught Square
- ㉓ Custard Factory Extension
- ㉔ Typhoo Wharf
- ㉕ Warwick Bar
- ㉖ Great Barr Street

KEY

EZ Sites

Birmingham **Smithfield**



Snow Hill District

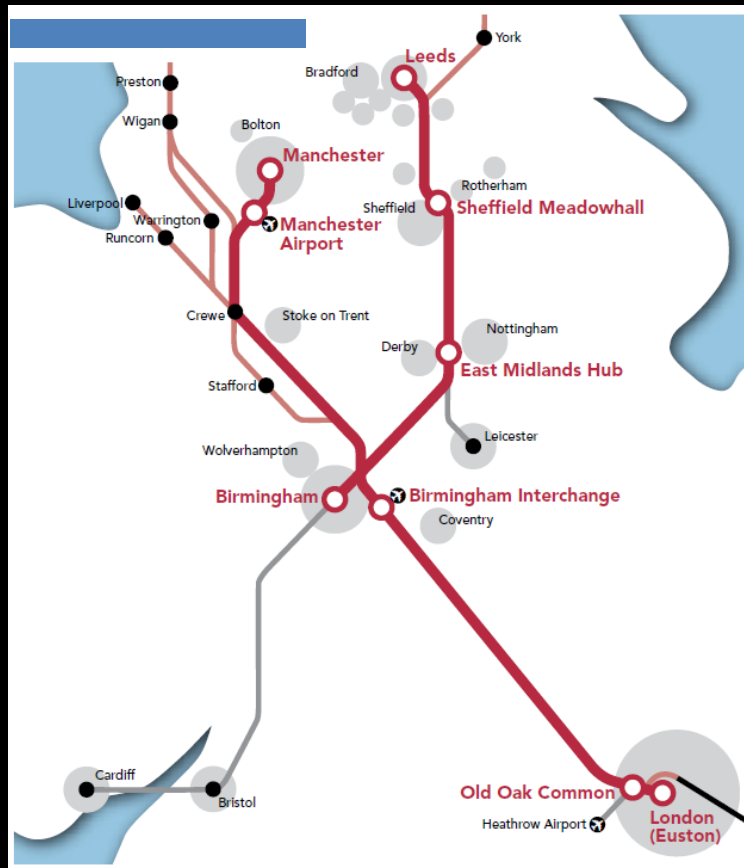


Paradise Circus



Connectivity is **Key**

The arrival of HS2



- Place City at heart of national network.
- Connecting Birmingham to London and regional centres (Manchester, Leeds and Sheffield).
- Construction starts 2018 and services start 2026.
- Significantly reduce journey times and free up capacity on existing regional/local network.
- Rebalancing national economy

High Speed Rail (HS2) Birmingham Curzon



- Terminus arrives in heart of City Centre.
- On doorstep of retail core, business District, creative and learning quarters.
- A three part approach
 - Station design and permeability
 - Local infrastructure – Metro through East Birmingham to terminus at NEC
 - Unlock development and regeneration
- An investment package worth more than £4billion to deliver growth strategy.

Connectivity is **Key**

Transformation of New St Station



- £600 million redevelopment
- 21st Century transport hub, providing 150% increase in passenger capacity
- £2bn wider economic benefits and 10,000 jobs
- 2015 – Station completed and open

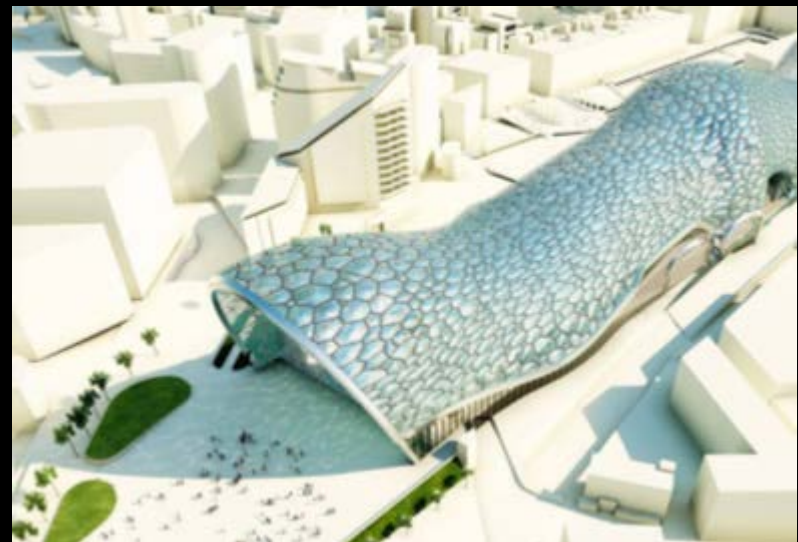
Connectivity is **Key**

Metro (tram extension)



- £129 million Metro line
- Connecting Central Business District with New Street Station
- Service every 6 minutes
- 2015 - Completion of extension
- Planning next phase funded by EZ to extend to Centenary Square and onto Five Ways.
- Longer term phase to connect to Curzon, Digbeth and East Birmingham

Infrastructure Investment



Infrastructure Investment



Inward Investment

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June 18, 2015 5:37 pm

Foreign investors lured to Birmingham

John Murray Brown

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Birmingham beat its rival Manchester to be the most popular destination for foreign investment last year outside London, according to figures published on Friday by UK Trade and Investment.

The Greater Birmingham and Solihull local enterprise partnership, one of 39 public private bodies established by the last government to drive economic growth in the regions, secured 73 projects compared with 67 in Greater Manchester.

The Birmingham city region's strengths as a manufacturing hub was responsible for 40 per cent of projects, with the figures boosted by new investments by Indian-owned Jaguar Land Rover.

More

Voted
43
Top 100
Most competitive global cities

NO.1

FOR INWARD INVESTMENT JOBS CREATED PROJECTS AND YEAR ON YEAR INCREASE ACCORDING TO UKTI

It's Birmingham calling as London exodus intensifies

Canals, culture and housing make second city top pick for people leaving capital

Steven Morris

Not so long ago it was a city most people wanted to bypass or leave as soon as possible in search of brighter lights and greener grass - a place of crumbling concrete, ring-roads and miserable shopping centres. Not now.

"Birmingham's a great place, it's changed hugely in the last few years," said Omar Budeiri, a young businessman who has just quit London in favour of a trendy flat in Birmingham's revived and increasingly buzzy Jewellery Quarter.

"There's a lot of people setting up really interesting businesses, especially in the hi-tech industries. There are good and Oxford but topping the table was Birmingham.

Business-homes in the West Midlands are noticing an influx of single people in their 20s and 30s hoping for a better work/life balance but also families heading to the UK's second city in search of bigger houses with gardens.

"It doesn't surprise me," said Budeiri, 28, who works for BOAR, a communications provider. He grew up in Worcestershire and went to Birmingham University. After graduation, he helped launch a startup in London. "I thought I'd stay

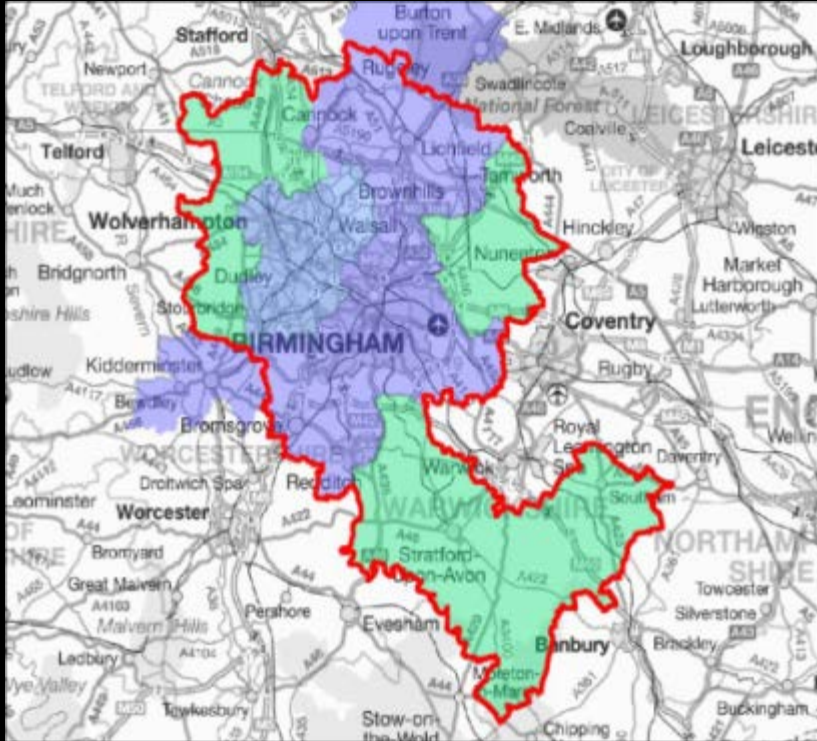
The increase in the number of people in their 20s who left London in the year to June last year compared with the same period in 2010

10%

Business Investment

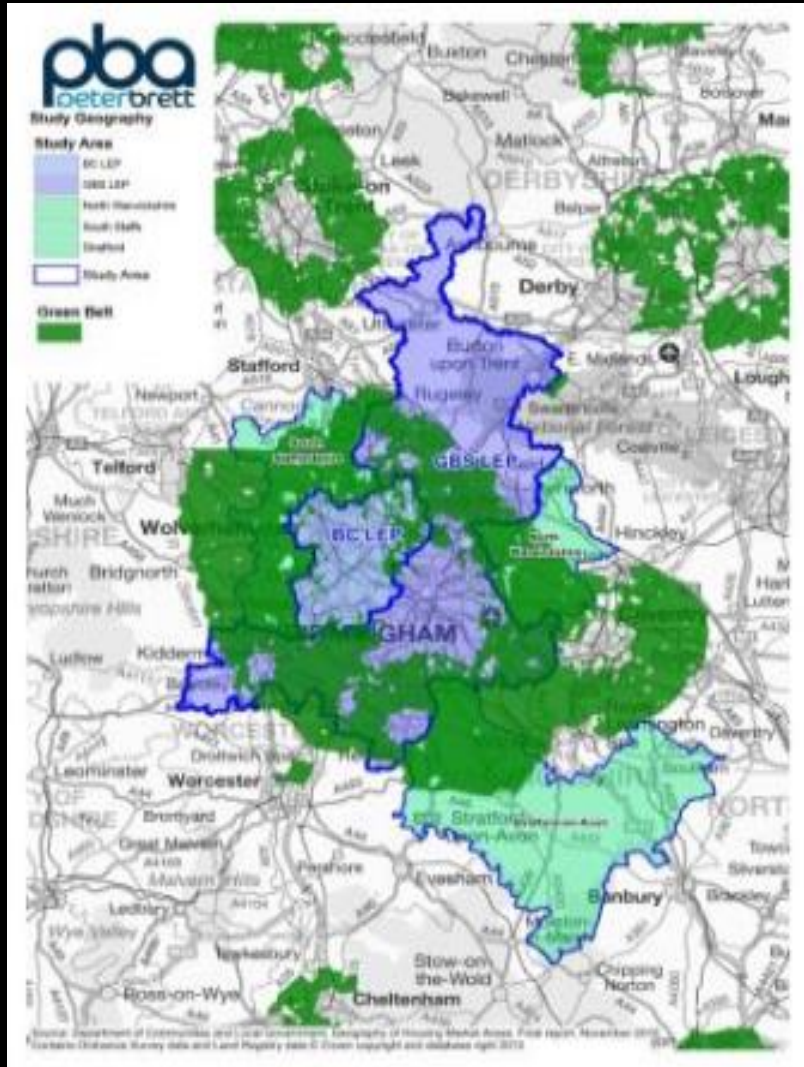


Challenge of the **Duty to Co-operate**



- Authorities within the Birmingham Housing Market Area:
**Birmingham, Black Country
Bromsgrove, Cannock
Chase Lichfield, North
Warwickshire, Redditch,
Stratford on Avon (part)
Solihull, South Staffs
Tamworth**
- HMA includes Authorities not in the GBSLEP
- Closer engagement needed with related authorities both inside and outside the HMA

Challenge of delivering the **Housing Shortfall**



- Scenarios for accommodating the shortfall:
 - Intensification/ densification
 - Peripheral Urban Extensions
 - Public Transport Corridors
 - Enterprise
 - Dispersed Growth
 - New Towns / Settlements
- Likely to require review of existing policies including Green Belt to accommodate shortfall.
- GBSLEP Spatial Plan for Growth will outline preferred strategy for accommodating shortfall. Black Country Core Strategy Review begins next year.

Making Successful City Regions

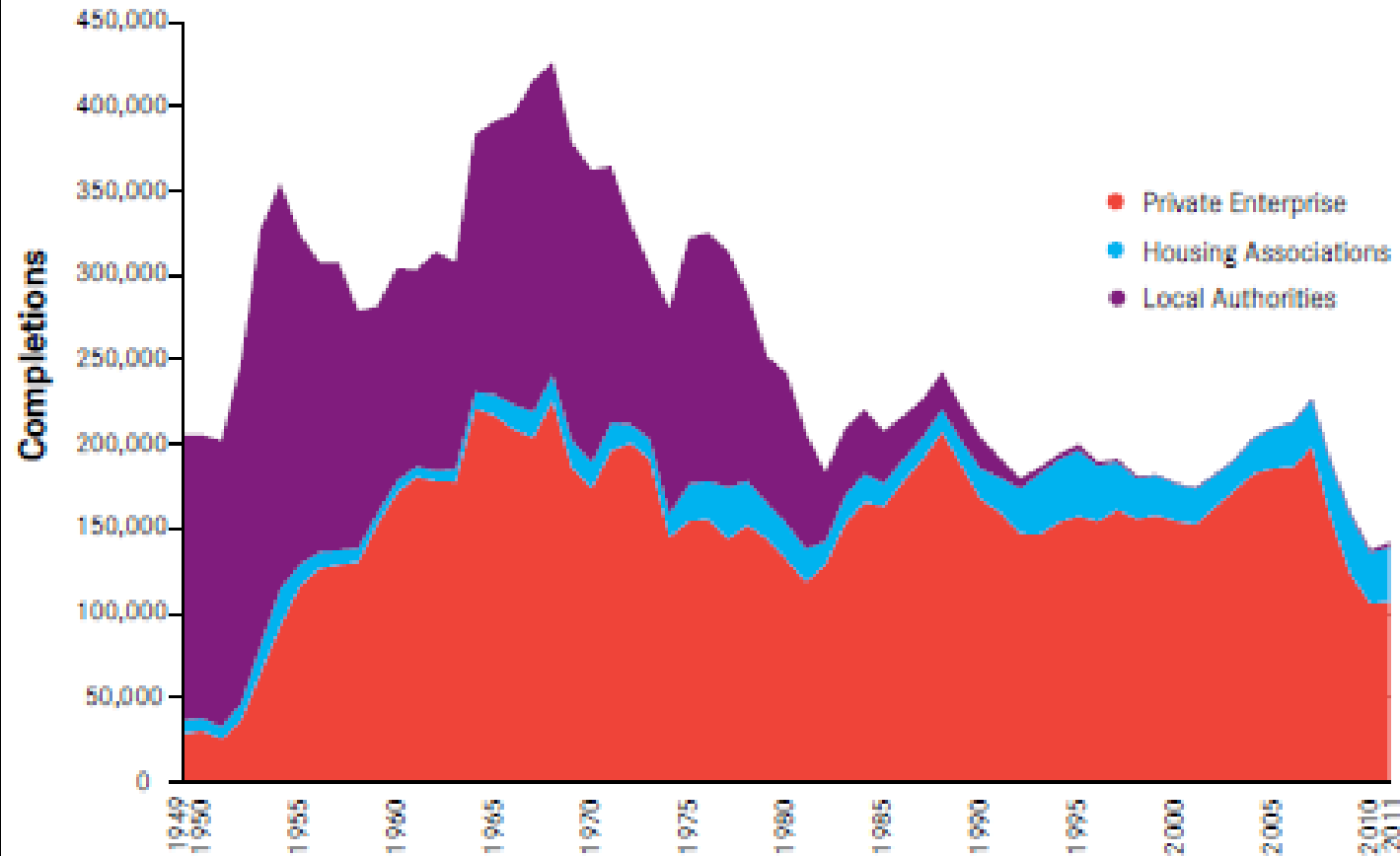
Combined Authority



- 'Duty to Cooperate' a flawed substitute for RSS.
- Progress towards the West Midlands Combined Authority.
- Focus on transport, infrastructure/skills/ unlocking growth through land commission.
- Looking at issues beyond the LA footprint.
- Devolution deal agreed this week.

Challenge of housing delivery

Housing completions by tenure, 1949-2011



Source: DCLG Live Table 241: Housing Completions by tenure (historical).

The Council as **developer**



- Over 1,000 new homes completed since 2009
- Development of over 2,000 more homes over next 5 years
- Up to 700 completions projected in 2015-16



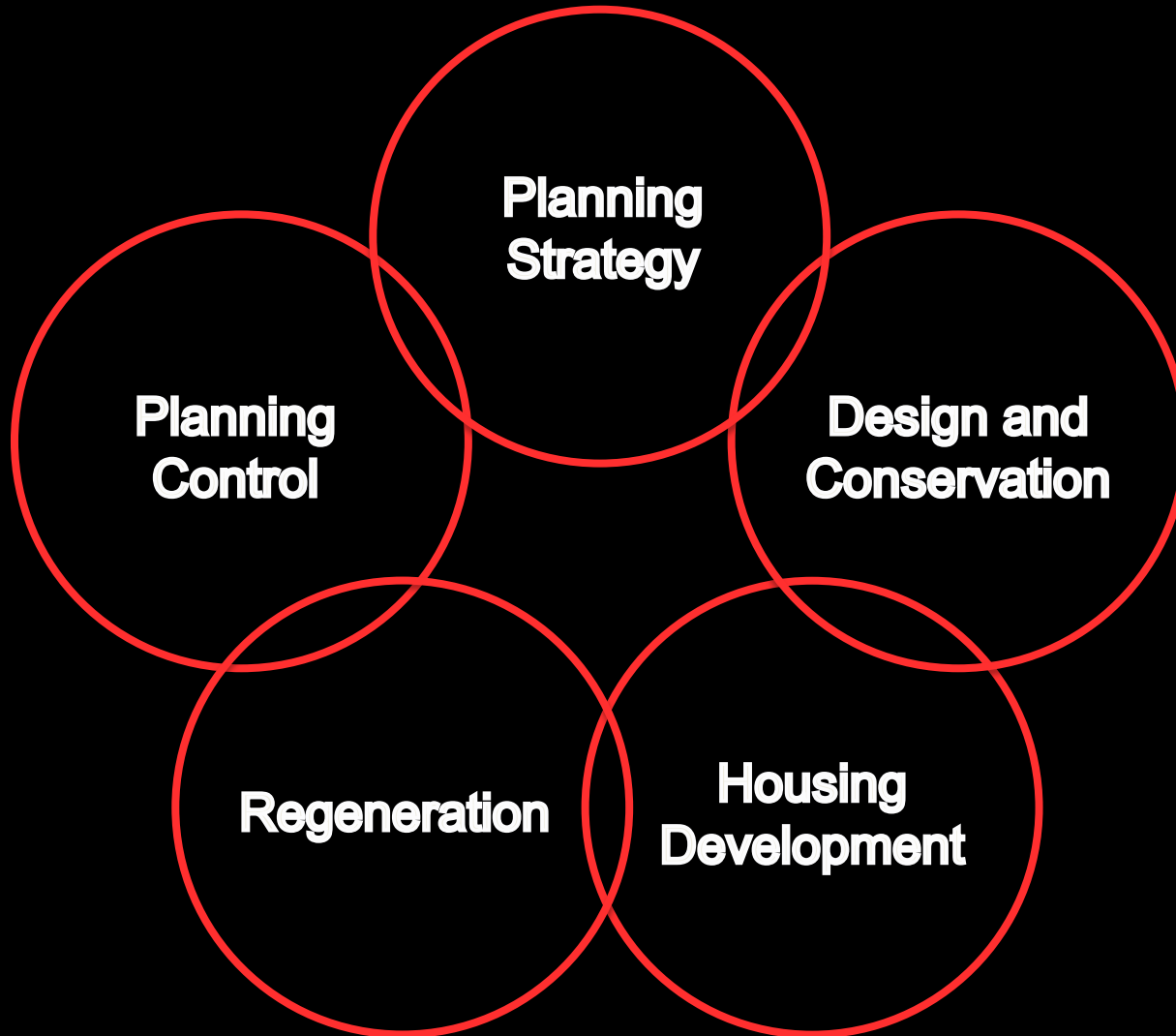
- Council remains the largest developer in the city
- 'INReach: set up to develop market rent homes across the city
- Initial development 'Embankment' providing 92 city centre apartments

Challenge of **maximizing resource efficiency**



- Re-organised the department to be outcome focussed.
- Brought planning management, development planning and regeneration together on an area basis.
- Added housing and education development functions.
- Introduced new IT - iPads for Planning Committee.
- Supported training - e.g. financial appraisals.

Governance **Future planner**



Planning performance figures

	National target	Birmingham 12/13	Birmingham 13/14
Majors	60%	84%	90%
Minors	65%	85%	86%
Others	80%	93%	94%
Done by delegation	90%	93%	94%

Of all the decisions we make only 3% are appealed to the planning inspectorate and of the appeals we win approximately 75% of all cases.

The future

2050

70% of all humanity, or 6 billion people, live within cities, most of which are larger than 1,000,000 people.

4,000 Seattles built since 2010.

The shape of the urban planet has been chosen.

The future Cities





Ian MacLeod
Birmingham City Council