



BIRMINGHAM DEVELOPMENT PLAN

5-Year Land Supply

June 2014

5-Year Land Supply

Summary

The City has **6 years** supply. This is derived from a 5-Year requirement of **10,605** dwellings (including a 5% buffer) and a supply of **12,661** dwellings.

1. Introduction

Paragraph 47 of the NPPF requires local authorities to:

“...identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements. To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.”

This paper sets out how the City’s 5-Year supply has been determined.

2. Establishing the 5-Year Housing Requirement 2013-18

2.1 The BDP Housing Requirement 2011-31

The BDP is planning for increased levels of housing provision in challenging circumstances. Over recent years the difficult economic conditions have had a major impact on the house building industry which resulted in significant reductions in both housing starts and completions. At the same time household projections indicate that a much increased level of housing provision is required.

For the plan to be deliverable it is necessary to acknowledge that it is unrealistic to expect a large increase in housing delivery right away. It will take time for the measures being put in place to facilitate increased housing delivery (such as the Langley SUE) to start delivering housing. The BDP housing trajectory therefore adopts a stepped approach to provision. The trajectory is set out in Table 1.1

Table 1.1: Proposed BDP delivery trajectory 2011-31

Time period	Years in period	Dwelling delivered in period	Dwellings delivered per annum
2011-2014	3	3,900	1,300
2014-2016	2	3,800	1,900
2016-2021	5	12,500	2,500
2021-2031	10	30,900	3,090
2011- 2031	20	51,100	2,555

2.2 The 5-year Housing Requirement 2013-18

The 5-year requirement is determined by summing the annual provision figures set out in Table 1.1 for each of the following five years. The 5-year requirement for 2013-18 is **10,100** dwellings plus a flexibility allowance.

Table 1.2: The 5-Year Requirement 2013-18

Year	5 Year Period 2013 -2018
2013/14	1,300
2014/15	1,900
2015/16	1,900
2016/17	2,500
2017/18	2,500
Total	10,100

Paragraph 47 of the NPPF also states that an additional buffer of either 5% or 20%, depending on past performance must be added to this to ensure that there is sufficient supply to provide a choice of sites.

“...an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”

The City Council’s track record in meeting housing targets is demonstrated in Table 1.3.

Table 1.3: Performance against recent housing targets

Plan / Year		Gross Dwellings	Demolitions	Net Dwellings	% of Net Target Delivered
Unitary Development Plan 1991-2011 (20 years)	Target	46,500	23,100	23,400	110%
	Delivery	49,361	22,942	25,658	
Regional Spatial Strategy 2001-2012 ¹ (11 years)	Target	28,800	13,200	15,600	126%
	Delivery	31,200	11,539	19,671	
Regional Spatial Strategy 2001-2014 ² (13 Years)	Target	34,800	15,600	19,200	118%
	Delivery	34,807	12,166	22,641	

¹ Whole years prior to revocation

² To present time including post revocation.

This shows that all recent housing targets have been exceeded. As such the 5% buffer is applicable. A 5% buffer requires a further **505** dwellings supply to be identified for the period 2013-18.

The Housing Requirement for the period 2013-18 is **10,605** dwellings.

3. The Supply of Ready to Develop Land

The housing capacity on deliverable sites is assessed annually through the SHLAA process. The purpose of the SHLAA is to identify sites which are suitable for housing development, assess how much housing the sites can deliver and assess when they are likely to be developed. A deliverable site is one which is available now, is in a suitable location for development and has a realistic prospect of being developed within five years.

The 2013 SHLAA identified a 5-Year land supply of **12,661** dwellings of which **10,301** are on identified sites and a further **2,360** dwellings are on unidentified sites.

3.1 5-Year Supply on Identified Sites

86% of the capacity deliverable within 5 years on identified sites has planning permission. A further 9% is currently allocated or is permitted development. Of the remaining 5% which have no formal planning status, the majority are in the BMHT development programme and whilst they do not yet have planning permission are amongst the most certain to be delivered. The identified sites are listed in Appendix 1.

Table 3.1: Source of 5-Year Supply on identified sites

Status	Dwellings ³
Under Construction	3,053
Detailed Planning Permission	4,998
Outline Planning Permission	827
Allocation in Adopted Plan	270
Allocation in Draft Plan	194
Permitted Development	489
Other	470
Total Identified Supply	10,301

3.2 5-Year Supply on Unidentified Sites

The City has a long track record of delivering windfall sites - and even with the best efforts of the SHLAA to identify sites, windfalls continue to come forward and be developed in large numbers⁴, as is inevitable for such a large and extensively developed urban area. The City Council's Empty Property Strategy, which has funding for the period 2013-18, is an intervention which has been put in place to

³ See 2013 SHLAA Final Report

⁴ See 2013 SHLAA Final Report Appendix 11.

ensure that more properties are brought back into use than fall vacant i.e. to impact on the general flows of vacancies which see some properties fall vacant as others are returned to use⁵.

Table 3.2: Source of 5-Year Supply on unidentified sites

Status	Dwellings ⁶
Windfalls	1,360
Vacant Dwellings	1,000
Total Unidentified Supply	2,360

4. Maintaining a Five Year supply in future Years

The nature of the stepped trajectory means that the 5-year requirement will increase over time from a low of **8,085** in 2011/12 to a high of **16,223** from 2021 onwards. This is illustrated in Table 4.1 below.

Table 4.1: Future 5-Year Requirements based on BDP stepped housing trajectory

Year	5 Year Period				
	Low	Current Year ⁷	Next Two Years		High
	2011-16	2013-18	2014-19	2015-20	2021-26 to 2026-31
2011/12	1,300				
2012/13	1,300	-	-	-	-
2013/14	1,300	1,300	-	-	-
2014/15	1,900	1,900	1,900	-	-
2015/16	1,900	1,900	1,900	1,900	-
2016/17	-	2,500	2,500	2,500	-
2017/18	-	2,500	2,500	2,500	-
2018/19	-	-	2,500	2,500	-
2019/20	-	-	-	2,500	-
2020/21	-	-	-	-	-
2021/22	-	-	-	-	3,090
2022/23	-	-	-	-	3,090
2023/24	-	-	-	-	3,090
2024/25	-	-	-	-	3,090
2025/26	-	-	-	-	3,090
Total	7,700	10,100	11,300	11,900	15,450
5% Buffer	385	505	565	595	773
5 Year Requirement	8,085	10,605	11,865	12,495	16,223

⁵ See the consultation response paper on Langley (GA5) and Peddimore (GA6)

⁶ See 2013 SHLAA Final Report

⁷ Latest information for which supply information is available

In the short term the indications are that the city will be able to continue to demonstrate a 5-Year supply. In the medium (years 6-10) and longer term (>10 years), although it can reasonably be assumed that sites identified in the SHLAA will come forward into the 5-year supply, the nature of the stepped trajectory will make maintaining a 5-year supply more challenging.

The proposed sustainable urban extension at Langley, which will deliver 5,000 dwellings during the plan period from 2018, will make an important, and possibly critical, contribution to the 5-year supply in the medium and longer term. Not only will the Langley SUE contribute to the 5-Year supply, it will also have a major role to play in enabling the increasing delivery targets to be met.

5. Alternative Means of Determining the Requirement

Consideration was given to alternative means of determining the 5-Year housing requirement.

5.1 Past Rates of Delivery

Table 5.1 shows historical rates of delivery over the last 10 years.

Table 5.1: Historical Rates of provision 2003-2013

Year	Dwellings
2003/04	1,413
2004/05	2,447
2005/06	3,141
2006/07	1,839
2007/08	2,988
2008/09	2,456
2009/10	933
2010/11	985
2011/12	1,187
2012/13	1,372
2003-13 Total	18,761
2003-13 Annual Average	1,876

Using historical rates of provision to establish an annual average rate over the last ten years would result in a 5-Year requirement of 9,380, or 9,849 with a 5% buffer. This would equate to a 6.4 year supply.

5.2 The BDP Requirement Annualised

Taking the annual average of the 51,100 dwelling BDP requirement (2,555 per annum) would result in a 5-Year requirement of 12,775, or 13,413 with a 5% buffer. This would equate to a 4.7 year supply.

Appendix 1

Schedule of Sites

Address	Dwellings	Status
125-129 Wattville Road	3	Under Construction
32 Frederick Street	15	Under Construction
119 to 123 Branston Street	6	Under Construction
Skylark Public House, Farnborough Road	3	Under Construction
Adjacent 163, Cole Valley Road	3	Under Construction
Edgbaston Cricket Club	79	Under Construction
113 Moseley Street	8	Under Construction
Land at 1 to 3 Barn Lane	8	Under Construction
32 to 36 Albion Street	2	Under Construction
Rear of 39 to 43 Beech Hill Road	10	Under Construction
adj Jarrett Hall	25	Under Construction
Adjacent 21 Sandford	1	Under Construction
Land at Ley Hill Farm Road	50	Under Construction
Land South of Duttons Lane	24	Under Construction
Pint Pot Public House, Emily Street	5	Under Construction
North Newtown Area 2 Site 1A	13	Under Construction
Adjacent to 245 Springfield Road	13	Under Construction
Rear of 121 to 137, Rotton Park Road	10	Under Construction
107 Finch Road	4	Under Construction
Land rear of 2 to 12 Glenfield Grove	5	Under Construction
North of Aston Webb Boulevard	144	Under Construction
Adj 47 Bell Lane	1	Under Construction
Birmingham Great Park, Bristol Rd South	12	Under Construction
Birmingham Great Park, Bristol Rd South	11	Under Construction
34 St Agnes Road	5	Under Construction
9 to 11 St Augustines Road	6	Under Construction
276 and 278 Rectory Road	6	Under Construction
Land corner of Carver St and Warstone La	98	Under Construction
Selly Oak Industrial Estate, Elliott Road	19	Under Construction
Elderfield Care Home, Garretts Green Lane	18	Under Construction
11 Tenby Street North	7	Under Construction
14 to 16 Regent Parade	3	Under Construction
41 Hamstead Road	6	Under Construction
353 Birchfield Road	6	Under Construction
Land at Great Colmore Street and Grant St	132	Under Construction

322-332 Hagley Road	240	Under Construction
Fmr Constituency Offices, Upper Clifton Rd	4	Under Construction
Adjacent 173 Lodge Road	1	Under Construction
Kings Norton Estate Pool Farm	154	Under Construction
70-76 Moland Street	74	Under Construction
Shard End Crescent	46	Under Construction
14 and 15 Frederick Street	1	Under Construction
106 High Street	9	Under Construction
Egghill Estate	145	Under Construction
East Works Groveley Lane	199	Under Construction
Lyndhurst Estate	200	Under Construction
The Birmingham Mint, Icknield Street	186	Under Construction
Rear of 31 to 35 Clarence Road	3	Under Construction
350 Groveley Lane	9	Under Construction
Rormer MEB Depot, George Road	89	Under Construction
1-3 Bond St	10	Under Construction
143-145 Russell Bank Road	9	Under Construction
Adjacent 1 Spring Gardens	2	Under Construction
1853 to 1855 Pershore Road	6	Under Construction
74 - 94 Bristol Street	12	Under Construction
Site of 54 New Coventry Road	94	Under Construction
Land adjacent 41 Fraser Road	2	Under Construction
Land adjacent 189 Station Road	1	Under Construction
321 Washwood Heath Road	9	Under Construction
Mill Lane	112	Under Construction
Old Moat Way	18	Under Construction
26 Kyotts Lake Road	1	Under Construction
Rear of 19 to 27 Woodlands Road	2	Under Construction
113 Ladypool Road	3	Under Construction
Land off Ravenhurst Road	12	Under Construction
156 to 162 (incl 154) Grange Road	2	Under Construction
William Cook Road	3	Under Construction
19 to 23 Hervey Grove	9	Under Construction
94 to 100 and land adjacent Hob Moor Rd	7	Under Construction
Lee Bank Middleway, Spring Road	45	Under Construction
Part 125 Portland Road	1	Under Construction
Land off Goosemoor Lane Erdington	14	Under Construction
Land rear of 140 to 146 Ravenhurst Road	3	Under Construction
Adjacent 1 Wincanton Croft	2	Under Construction

117 Brockhurst Road	1	Under Construction
Adjacent 250 Holly Lane	1	Under Construction
Between 16 and 22, Yenton Grove	5	Under Construction
2 Severne Road and 221 Gospel Lane	1	Under Construction
Adjacent Hyannis, Old Kingsbury Road	1	Under Construction
Adjacent 107 Finch Road	1	Under Construction
142 Weoley Park Road	9	Under Construction
Rear of 78 to 96 Hagley Road	31	Under Construction
Adjacent 1 Coppice View Road	1	Under Construction
321 to 323 Birmingham Road	16	Under Construction
Brunswick Rd / Albert Rd / Antrobus Rd	21	Under Construction
Land adjacent 14 Leopold Avenue	1	Under Construction
Site of 17 to 19 Pendeen Road	6	Under Construction
33 Wellington Road	5	Under Construction
Adjacent 187, Bacchus Road	17	Under Construction
Land adjacent 43 Gibson Road	1	Under Construction
10 Tredington Close	4	Under Construction
Rear of 53 Wychall Park Grove	1	Under Construction
Land at Ley Hill Farm Road and Holloway	141	Under Construction
34 to 36 Trinity Road	3	Under Construction
Corner of Harold Rd and Waterworks Rd	10	Under Construction
147 to 149 Fentham Road	1	Under Construction
Above 69 Witton Road	5	Under Construction
1 and 3 Walmley Ash Road	14	Under Construction
26 to 92 Grange Farm Road	53	Under Construction
Site of 4 and 6 Hayes Grove	7	Under Construction
10 Highfield Road	21	Under Construction
Adjacent 72 Keble Grove	2	Under Construction
479 to 481 Stratford Road	3	Under Construction
Rear of 547 Holly Lane	1	Under Construction
Booths Lane	42	Under Construction
Site of the Vicarage, Church Road	49	Under Construction
29 Somerset Road	2	Under Construction
Adjacent 11 Four Oaks Road	1	Under Construction
Site of Talbot Public House, Talbot Road	11	Under Construction
Site of The Raven Public House, Castle Rd	64	Under Construction
Land adjacent 5 Scotland Street	14	Detailed Planning Permission
UNIT 2 Vittoria Street	1	Detailed Planning Permission
Adjacent to York Terrace	13	Detailed Planning Permission

Land adjacent 83 Warwick Street	34	Detailed Planning Permission
11 to 19 Moseley Road	14	Detailed Planning Permission
150 to 159 Moseley Street	57	Detailed Planning Permission
35 Vyse Street	2	Detailed Planning Permission
5 to 8 Caroline Street	5	Detailed Planning Permission
66 to 68 Severn Street	6	Detailed Planning Permission
174 Station Road	3	Detailed Planning Permission
37 to 55 Camden Street	36	Detailed Planning Permission
57 to 59 Tenby Street North	6	Detailed Planning Permission
47 to 50 Tenby Street North	14	Detailed Planning Permission
Corner of Ridley St and Washington St	49	Detailed Planning Permission
Between Bristol Street and Rickman Drive	21	Detailed Planning Permission
34 AND 35 Tenby Street	8	Detailed Planning Permission
Adj. Birmingham Mint, Pemberton Street	8	Detailed Planning Permission
The Woodman Public House, Well Street	1	Detailed Planning Permission
13 to 15 Caroline Street	8	Detailed Planning Permission
60 to 62 Constitution Hill	2	Detailed Planning Permission
Bagot Street	93	Detailed Planning Permission
Between 62 & 90 Constitution Hill	109	Detailed Planning Permission
33 to 37 Vittoria Street	2	Detailed Planning Permission
Ravenhurst Cottages, Ravenhurst Street	24	Detailed Planning Permission
Former Duke of York PH, Hockley Hill	3	Detailed Planning Permission
12 Regent Parade	8	Detailed Planning Permission
Site of 36 and 38 Camden Street	2	Detailed Planning Permission
291 to 295 Corporation Street	61	Detailed Planning Permission
Lench Street/Vesey St/Lancaster Street	299	Detailed Planning Permission
8 to 14 St Oswalds Road	12	Detailed Planning Permission
Land off City Road	73	Detailed Planning Permission
Land adjoining 14b Lutrell Road	1	Detailed Planning Permission
Central Fire Station	300	Detailed Planning Permission
Rear of Downsfield Road	100	Detailed Planning Permission
Junction of Alfred Street / Stoney Lane	1	Detailed Planning Permission
Adjacent 301 Alum Rock Road	14	Detailed Planning Permission
Eachelhurst Road	8	Detailed Planning Permission
Land adjacent 52 Orchard Way	1	Detailed Planning Permission
538 to 540 Moseley Road	9	Detailed Planning Permission
172-174 Deakins Road	4	Detailed Planning Permission
Adjacent 94 Osborn Road	1	Detailed Planning Permission
83 TO 85 Caroline Street	12	Detailed Planning Permission

Adjacent 87 Wright Street	4	Detailed Planning Permission
470 Slade Road	1	Detailed Planning Permission
86 - 86C Old Snow Hill	1	Detailed Planning Permission
55 Hob Moor Road	3	Detailed Planning Permission
Adjacent 78 Parkfield Road	1	Detailed Planning Permission
Adjacent 183 Highfield Road	1	Detailed Planning Permission
830-832 Stratford Road	1	Detailed Planning Permission
117 Gravelly Hill North	6	Detailed Planning Permission
Rear of 296 to 306 Gravelly Lane	12	Detailed Planning Permission
39 St Pauls Road	7	Detailed Planning Permission
Adjacent 171 Turnhouse Road	1	Detailed Planning Permission
31 Shirestone Road	8	Detailed Planning Permission
Parkhouse Drive/Suffield Grove	15	Detailed Planning Permission
220 Wake Green Road	24	Detailed Planning Permission
121 Suffolk Street Queensway	14	Detailed Planning Permission
Legge La / Camden Dr /Slone St	18	Detailed Planning Permission
79 Warwick Road	16	Detailed Planning Permission
Parkhouse Drive/Faulkners Farm Drive	5	Detailed Planning Permission
Adjacent 109 Wright Road	2	Detailed Planning Permission
Adjacent 52 Couchman Road	2	Detailed Planning Permission
Fairholm Road	42	Detailed Planning Permission
156 Springthorpe Road	1	Detailed Planning Permission
Adjacent 255 Deakins Road	1	Detailed Planning Permission
26 Broadfields Road	1	Detailed Planning Permission
504 Tyburn Road	1	Detailed Planning Permission
12 Talfourd Street	1	Detailed Planning Permission
Adjacent 50 Glovers Road	1	Detailed Planning Permission
23 Garrison Lane	1	Detailed Planning Permission
Rear of 79 Broadstone Road	1	Detailed Planning Permission
Monument Road & Ladywood Road	43	Detailed Planning Permission
35 to 39 Reddicap Heath Road	11	Detailed Planning Permission
Rear of Hagley Road and Monument R	14	Detailed Planning Permission
Land Adjacent 26 Midland Road	1	Detailed Planning Permission
Rear of 82 Handsworth Wood Road	2	Detailed Planning Permission
Adjacent 40 All Saints Road	1	Detailed Planning Permission
1 to 3 & rear of Naden Road	9	Detailed Planning Permission
Browns Green	155	Detailed Planning Permission
St George's Park	30	Detailed Planning Permission
Adjacent 133 Heath Street	1	Detailed Planning Permission

5 Kingston Row	1	Detailed Planning Permission
79 to 85 Holyhead Road	7	Detailed Planning Permission
Rear of 32 Hamstead Hall Avenue	1	Detailed Planning Permission
481 Walsall Road, Perry Barr	64	Detailed Planning Permission
4 Manor Drive	1	Detailed Planning Permission
49 Roland Road	1	Detailed Planning Permission
Land rear of 239 TO 263 Bubury Street	4	Detailed Planning Permission
100 Holifast Road	1	Detailed Planning Permission
West of Birchfield Road	111	Detailed Planning Permission
278 Walsall Road	1	Detailed Planning Permission
260 Albert Road	2	Detailed Planning Permission
Land Adjacent 61 Camborne Close	1	Detailed Planning Permission
Parkhouse Drive and Faulkners Farm Drive	5	Detailed Planning Permission
Dovedale Road, Kingstanding	198	Detailed Planning Permission
Rear of 22 TO 24 Melrose Avenue	1	Detailed Planning Permission
Rear of 216 Birmingham Road	1	Detailed Planning Permission
21 to 23A Birmingham Road	14	Detailed Planning Permission
10 Digby Road	6	Detailed Planning Permission
Land at Upper Clifton Road	27	Detailed Planning Permission
Land adjacent The Leopard Public House	5	Detailed Planning Permission
Adjacent 181 Deakins Road	2	Detailed Planning Permission
Land between 21 to 31 Finch Road	6	Detailed Planning Permission
Clifford Way & Alma Way	168	Detailed Planning Permission
Adjacent to 27 Wylde Green Road	1	Detailed Planning Permission
Adjacent 47 Little Sutton Lane	1	Detailed Planning Permission
32 High Street	2	Detailed Planning Permission
Land adjacent 20 Moor Hall Drive	1	Detailed Planning Permission
Site above 165 Dudley Road	1	Detailed Planning Permission
Land adjacent 1300 Kingsbury Road	1	Detailed Planning Permission
Lozells Street	22	Detailed Planning Permission
Osier Grove	15	Detailed Planning Permission
Holland House, Holland Street	22	Detailed Planning Permission
Adjacent 40 Shipway Road	1	Detailed Planning Permission
Lakes Road	15	Detailed Planning Permission
84 Aldridge Road	1	Detailed Planning Permission
124 to 142 Wellington Road	11	Detailed Planning Permission
Rear of 4A Luttrell Road	1	Detailed Planning Permission
Between Bowcroft Grove and Chase Grove	16	Detailed Planning Permission
Adjacent 40 Cranbrook Road	1	Detailed Planning Permission

Elderslea South Parade	17	Detailed Planning Permission
Land adjacent 7 Sutton Square	1	Detailed Planning Permission
9 & 11 Park Avenue	8	Detailed Planning Permission
227 to 231 Dudley Road	-2	Detailed Planning Permission
Frankfort Street/Gee Street	4	Detailed Planning Permission
Rear of 456 to 462 Dudley Road	1	Detailed Planning Permission
Site of 1 to 31 Knights Road	4	Detailed Planning Permission
Between 18 and 28 North Roundhay	4	Detailed Planning Permission
Adj Ward End PH, fronting Alum Rock Rd	1	Detailed Planning Permission
364 Barrows Lane	10	Detailed Planning Permission
61 to 65 College Road	-1	Detailed Planning Permission
Site of 33 to 37 Wills Street	3	Detailed Planning Permission
Adjacent 9 Chase Grove	1	Detailed Planning Permission
Adjacent 121 Summerfield Crescent	1	Detailed Planning Permission
Site of 1 to 31 Knights Road	6	Detailed Planning Permission
4 to 8 Bowcroft Grove	10	Detailed Planning Permission
1073 Warwick Road	20	Detailed Planning Permission
Adj Ward End PH, fronting Burney Lane	2	Detailed Planning Permission
Rr of All Saints Church adj. 113 Albert Rd	4	Detailed Planning Permission
Corner Yardley Road and Mansfield Road	16	Detailed Planning Permission
15 to 17 Station Road	4	Detailed Planning Permission
140 Coleshill Road	1	Detailed Planning Permission
2236 to 2338 Coventry Road	14	Detailed Planning Permission
Between Yenton Gr and Bowcroft Gr	24	Detailed Planning Permission
12 Haughton Road	2	Detailed Planning Permission
Land at Reed Square	15	Detailed Planning Permission
57 Thornhill Road	2	Detailed Planning Permission
Site of 2 to 16 Hervey Grove	23	Detailed Planning Permission
78 Westley Road	4	Detailed Planning Permission
42 Flint Green Road	-1	Detailed Planning Permission
Rear of Custard House PH Blake Place	7	Detailed Planning Permission
Wallbank Court and Church Walk	6	Detailed Planning Permission
Land Adjacent to 2 and 8 The Willows	2	Detailed Planning Permission
Adjacent 167 Showell Green Lane	1	Detailed Planning Permission
137 Kingsbury Road	8	Detailed Planning Permission
443 Church Road	1	Detailed Planning Permission
270 to 274 Washwood Heath Road	-6	Detailed Planning Permission
802 to 804 Stratford Road	3	Detailed Planning Permission
233 Alum Rock Road	1	Detailed Planning Permission

297 Somerville Road	1	Detailed Planning Permission
7 Willows Crescent	1	Detailed Planning Permission
84 Park View Road	1	Detailed Planning Permission
494 Coventry Road	4	Detailed Planning Permission
Rear of 82 Sandwell Road	1	Detailed Planning Permission
Adjacent 23 Blakesley Road	1	Detailed Planning Permission
893 to 895 Chester Road	2	Detailed Planning Permission
105a Church Road	1	Detailed Planning Permission
276 Washwood Heath Road	-2	Detailed Planning Permission
178 Green Lane	2	Detailed Planning Permission
476 and 478 Bordesley Green	3	Detailed Planning Permission
Rear of 136 Yardley Road	1	Detailed Planning Permission
904 and 906 Warwick Road	3	Detailed Planning Permission
15 Broad Road	3	Detailed Planning Permission
779 to 787 Chester Road	48	Detailed Planning Permission
St Theresa's Church Hall	42	Detailed Planning Permission
Faulkeners Farm Drive/Osier Grove	5	Detailed Planning Permission
Rear of 2 to 24 Wattville Road	4	Detailed Planning Permission
87 to 90 Brighton Road	1	Detailed Planning Permission
Site of 7 to 9 Wychwood Crescent	3	Detailed Planning Permission
Adj Radleys PH, Sheldon Heath Rd	14	Detailed Planning Permission
92 & 94 Oval Road	2	Detailed Planning Permission
72 and 74 Grange Road	-2	Detailed Planning Permission
263 Mary Street	1	Detailed Planning Permission
267 to 269 Ladypool Road	4	Detailed Planning Permission
170 Anderton Road	2	Detailed Planning Permission
94 Walford Road	-1	Detailed Planning Permission
371 Stratford Road	3	Detailed Planning Permission
Land adjacent 159 Green Road	1	Detailed Planning Permission
Between 70 & 72 Brook Meadow Road	1	Detailed Planning Permission
Adjacent 4 Yenton Grove	1	Detailed Planning Permission
1184 and 1186 Coventry Road	-2	Detailed Planning Permission
2a Harrison Road	7	Detailed Planning Permission
Former Denso Site, Shaftmoor Lane	200	Detailed Planning Permission
268 Alum Rock Road	-1	Detailed Planning Permission
St Phillips Church Centre Hodge Hill Road	8	Detailed Planning Permission
Rear 677 Stratford Road	1	Detailed Planning Permission
Yardley Grange, Church Road	12	Detailed Planning Permission
598 Coventry Road	5	Detailed Planning Permission

land adjacent 65 Treaford Lane	1	Detailed Planning Permission
Land accessed from Richmond Road	5	Detailed Planning Permission
Adjacent 8 Olton Croft	1	Detailed Planning Permission
Between 30 and 38 Ward Close	1	Detailed Planning Permission
Rear of 419 to 423 Shirley Road	3	Detailed Planning Permission
Site of 21 - 23 Milstead Road	1	Detailed Planning Permission
Fmr Care Home, Ipstones Avenue	12	Detailed Planning Permission
62 Barrows Road	-1	Detailed Planning Permission
30 TO 34 Carver Street	24	Detailed Planning Permission
Adjacent 4 Grattidge Road	5	Detailed Planning Permission
14 Boldmere Road	-1	Detailed Planning Permission
52A Boulton Road	2	Detailed Planning Permission
86 to 88 Stockwell Road	4	Detailed Planning Permission
Land Adjacent 2 Millfield Road	1	Detailed Planning Permission
425 Hagley Road	7	Detailed Planning Permission
Adjacent 51 West Drive	1	Detailed Planning Permission
Adjacent 6 Freer Road	1	Detailed Planning Permission
16 Vesey Road	1	Detailed Planning Permission
35 St Chads Road	1	Detailed Planning Permission
278 Washwood Heath Road	-2	Detailed Planning Permission
75 and 77 Villa Road	2	Detailed Planning Permission
Adjacent 1 Vallian Croft	1	Detailed Planning Permission
116 Church Lane	-1	Detailed Planning Permission
274 Moseley Road	1	Detailed Planning Permission
84 Hawthorn Road	-1	Detailed Planning Permission
83 to 97 Camden Street	7	Detailed Planning Permission
200 Trinity Road	4	Detailed Planning Permission
Adjacent Forge Farm, Walmley Ash Lane	1	Detailed Planning Permission
Hawthorn House, Hamstead Hall Road	1	Detailed Planning Permission
Fronting Gibson Road	1	Detailed Planning Permission
276 Soho Road	-2	Detailed Planning Permission
3 Whitehall Road	2	Detailed Planning Permission
6 to 8 Astor House, Lichfield Road	3	Detailed Planning Permission
77 and 79 Perrott Street	2	Detailed Planning Permission
92 Handsworth Wood Road	-1	Detailed Planning Permission
10 and 12 Westminster Road	6	Detailed Planning Permission
1A Clodeshall Raod	1	Detailed Planning Permission
Lakes Road/Daisy Drive	15	Detailed Planning Permission
9 Knightwick Crescent	-1	Detailed Planning Permission

Dog & Partridge PH, Windsor Street South	2	Detailed Planning Permission
33 Robert Road	1	Detailed Planning Permission
1 Birmingham Road	2	Detailed Planning Permission
352 College Road	4	Detailed Planning Permission
Adjacent 120 Streetly Lane	1	Detailed Planning Permission
15 Wretham Road	1	Detailed Planning Permission
Edgbaston Cricket Club	121	Detailed Planning Permission
Rear 57 to 59 Rilstone Road	3	Detailed Planning Permission
Land fronting Palmcourt Avenue	1	Detailed Planning Permission
50 to 54 Nineveh Road	1	Detailed Planning Permission
Land adjacent 259 Rectory Road	1	Detailed Planning Permission
The Grove Public House, Grove Lane	1	Detailed Planning Permission
50 to 54 Weoley Park road	12	Detailed Planning Permission
24 Boughton Road	3	Detailed Planning Permission
227 Soho Road	2	Detailed Planning Permission
265 Baldwins Lane	1	Detailed Planning Permission
3A Mere Green Road	1	Detailed Planning Permission
Villa Cross	4	Detailed Planning Permission
Adjacent 21 Church Lane	1	Detailed Planning Permission
Adjacent 30 Bellwell Lane	1	Detailed Planning Permission
Rear of 3 to 11 Ivy Road	1	Detailed Planning Permission
4 Park Avenue	1	Detailed Planning Permission
574 College Road	27	Detailed Planning Permission
Adjacent 45 Cotton Lane	1	Detailed Planning Permission
156 to 158 Birmingham Road	4	Detailed Planning Permission
Scribers Lane	3	Detailed Planning Permission
Adjacent 1 Bewdley Road	1	Detailed Planning Permission
287 Soho Road	2	Detailed Planning Permission
adj The Red Lion Public House, Soho Road	2	Detailed Planning Permission
520 Bristol Road	5	Detailed Planning Permission
115A Fentham Road	1	Detailed Planning Permission
Between 73 and 77 Grange Farm Road	2	Detailed Planning Permission
65 - 67 Cadnum Close	19	Detailed Planning Permission
89 Summerfield Crescent	1	Detailed Planning Permission
Rear of 159 to 161 Rotton Park Road	1	Detailed Planning Permission
Land adjacent 88 Hill Hook Road	1	Detailed Planning Permission
2 Hillwood Road	2	Detailed Planning Permission
Adjacent 41 Addenbrooke Drive	1	Detailed Planning Permission
5 Manor Drive	3	Detailed Planning Permission

Rear of 9 to 21 Heathfield	10	Detailed Planning Permission
Adjacent 40 High Street	2	Detailed Planning Permission
238 Pershore Road South	2	Detailed Planning Permission
Site of 20 Rockmead Avenue	1	Detailed Planning Permission
Rear of 19 Tixall Road	1	Detailed Planning Permission
4 Albany Road	6	Detailed Planning Permission
Land adjacent to 7 Lower White Road	2	Detailed Planning Permission
Welby Road Hall Green	43	Detailed Planning Permission
Adjacent 7 Wentworth Gate	1	Detailed Planning Permission
170 to 204 Cromwell Lane	15	Detailed Planning Permission
456 Redhill Road	6	Detailed Planning Permission
The Beeches PH, Basil Road	12	Detailed Planning Permission
Moor Lane	3	Detailed Planning Permission
Land to rear 5 to 7 Park Hill	5	Detailed Planning Permission
Rear of 249 to 251 Alcester Road South	3	Detailed Planning Permission
Rear 84 Beaks Hill Road	1	Detailed Planning Permission
59 and 69 to 75 Paradise Lane	9	Detailed Planning Permission
Rear of 82 to 86 Scribes Lane	2	Detailed Planning Permission
50 Cotton Lane	1	Detailed Planning Permission
30 Kensington Road	1	Detailed Planning Permission
Land between 16 & 18 Bagnel Road	1	Detailed Planning Permission
Adjacent 62 Station Road	1	Detailed Planning Permission
9 to 11 High Street	6	Detailed Planning Permission
Milford Place, High Street	1	Detailed Planning Permission
179 Alcester Road	11	Detailed Planning Permission
Land Adjacent 15 Hollyfield Road	1	Detailed Planning Permission
117 Linwood Road	2	Detailed Planning Permission
42 Delamare Road	1	Detailed Planning Permission
664 Yardley Wood Road	1	Detailed Planning Permission
Villa Cross	4	Detailed Planning Permission
Deerwood Grange, Wentworth Road	1	Detailed Planning Permission
Land adjacent to 12 Northfield Road	14	Detailed Planning Permission
Land adjacent 25 Beechwood Road	1	Detailed Planning Permission
The Princess Royal Centre	82	Detailed Planning Permission
33 Grange Hill Road	1	Detailed Planning Permission
70 Colmore Road	3	Detailed Planning Permission
146 to 148 Rookery Road	1	Detailed Planning Permission
Rear of 251 to 277, Alvechurch Road	12	Detailed Planning Permission
adj 49 Ivy Road	1	Detailed Planning Permission

Rathbone Care Home, Dimmingsdale Bank	25	Detailed Planning Permission
21 Merritts Brook Lane	10	Detailed Planning Permission
Land Ajoining 12 Moor Hall Drive	1	Detailed Planning Permission
Land adjacent to 177 Dawberry Fields Rd	7	Detailed Planning Permission
Collingwood Day Centre Westheath Road	47	Detailed Planning Permission
Kings Norton Estate Primrose Estate	53	Detailed Planning Permission
Land rear of 31 Milford Copse	4	Detailed Planning Permission
67 Springfield Road	1	Detailed Planning Permission
Site of 64 to 74, Longfellow Road	46	Detailed Planning Permission
Rear of 53 Woodland Road	1	Detailed Planning Permission
Adjacent 2 Blandford Road	1	Detailed Planning Permission
78-92 Longbridge Lane	-8	Detailed Planning Permission
102 Oakfield Road	1	Detailed Planning Permission
21 Tylney Close	4	Detailed Planning Permission
Land between 634 and 640 Bristol Rd S	9	Detailed Planning Permission
67 to 81 Moors Lane	23	Detailed Planning Permission
57 Raddlebarn Road	1	Detailed Planning Permission
Land adjacent 1, St Johns Road	12	Detailed Planning Permission
Rear of 20 Redwood Croft	4	Detailed Planning Permission
67 Ravenhurst Road	-1	Detailed Planning Permission
90 Weloeys Castle Road	1	Detailed Planning Permission
137 Alcester Road	1	Detailed Planning Permission
431 to 435, Hagley Road	30	Detailed Planning Permission
York House, 973 Stratford Road	8	Detailed Planning Permission
98 Bristol Road	-2	Detailed Planning Permission
6 to 8 Willow Avenue	-2	Detailed Planning Permission
17 Bull Street	1	Detailed Planning Permission
Land rear of 120 to 122, Chatham Road	12	Detailed Planning Permission
35a Portland Road	2	Detailed Planning Permission
42 Gold Hills Road	1	Detailed Planning Permission
35 High Street	3	Detailed Planning Permission
536 Bristol Road	10	Detailed Planning Permission
220 Alcester Road	-1	Detailed Planning Permission
Selly Wick House, Selly Wick Road	1	Detailed Planning Permission
Portland Centre, Portland Road	115	Detailed Planning Permission
323 to 327, Hagley Road	17	Detailed Planning Permission
Land Adjacent 14 Pritchatts Road	1	Detailed Planning Permission
77 Woodland Road	1	Detailed Planning Permission
Land fronting Longbridge Lane	7	Detailed Planning Permission

Site of 8 to 22, Harborne Park Road	6	Detailed Planning Permission
Bournville College Site, Bristol Road South	200	Detailed Planning Permission
Rear of 768 to 772 Pershore Road	10	Detailed Planning Permission
Site of 248 to 250 Bristol Road	4	Detailed Planning Permission
Rear of 34A to 40 Oakfield Road	3	Detailed Planning Permission
82 Russel Road	27	Detailed Planning Permission
Drive House, Sheldon Drive	1	Detailed Planning Permission
194 to 196 Sunderton Road	3	Detailed Planning Permission
20 The Green	1	Detailed Planning Permission
97 Sandford Road	-2	Detailed Planning Permission
Westbourne Road	53	Detailed Planning Permission
Elliot Road	92	Detailed Planning Permission
Rear of 110 Middleton Hall Road	1	Detailed Planning Permission
275 Highfield Road	1	Detailed Planning Permission
641 Bristol Road South	1	Detailed Planning Permission
59 Trittiford Road	1	Detailed Planning Permission
229 Hagley Road	4	Detailed Planning Permission
Scarlet Pimpernel Public House, Tennal Rd	6	Detailed Planning Permission
Rear 623 Bristol Road South	9	Detailed Planning Permission
340 Alum Rock Road	2	Detailed Planning Permission
122 Parsons Hill	1	Detailed Planning Permission
11 Highfield Lane	2	Detailed Planning Permission
89 Alcester Road South	2	Detailed Planning Permission
2 Cole Valley Road	9	Detailed Planning Permission
Grange Farm Drive/Rednal Road Garages	2	Detailed Planning Permission
Woodleigh Avenue, Harborne	14	Detailed Planning Permission
42 Sandon Road	2	Detailed Planning Permission
269 Hagley Road	1	Detailed Planning Permission
171 Cole Valley Road	2	Detailed Planning Permission
2 Salisbury Road	2	Detailed Planning Permission
778 to 798 Bristol Road	52	Detailed Planning Permission
98 Alcester Road	2	Detailed Planning Permission
East of Lickey Road Longbridge	19	Detailed Planning Permission
1C Ashfield Avenue	11	Detailed Planning Permission
120 to 126 Alcester Road	50	Detailed Planning Permission
310 Court Road	-1	Detailed Planning Permission
80 Greenfield Road	-1	Detailed Planning Permission
169 Alcester Road	4	Detailed Planning Permission
113 and 115 Anderton Park Road	10	Detailed Planning Permission

2 Loftus Close, Shenley Lane	19	Detailed Planning Permission
70 Blenheim Road	-2	Detailed Planning Permission
2 Oxford Road	1	Detailed Planning Permission
Adjacent 3 St Edwards Road	1	Detailed Planning Permission
49 Hazelwell Street	3	Detailed Planning Permission
127 White Road	-1	Detailed Planning Permission
Woodside Road	11	Detailed Planning Permission
Land adjacent 26A Elvetham Road	1	Detailed Planning Permission
Stockmans Close	44	Detailed Planning Permission
266 to 270 Viacarage Road	7	Detailed Planning Permission
Adjacent 46 Bells Lane	1	Detailed Planning Permission
46 Westfield Road	-4	Detailed Planning Permission
Land rear of 78 to 80 Greenfield Road	3	Detailed Planning Permission
Land Adjacent 20 Windermere Road	1	Outline Planning Permission
Fmr allotments, Baldmoor Lake Rd	124	Outline Planning Permission
Silvermere Centre, Silvermere Rd, Sheldon	139	Outline Planning Permission
Eaton Electricals Ltd, Reddings Lane	72	Outline Planning Permission
Land adjacent 409 Alum Rock Road	78	Outline Planning Permission
Fmr Highcroft Hospital Site, Fentham Rd	128	Outline Planning Permission
1 to 41 Sutton Road	15	Outline Planning Permission
Woodington Road	42	Outline Planning Permission
Langley School, Langley Road	42	Outline Planning Permission
Adjacent 25 Westminster Drive	3	Outline Planning Permission
Selly Oak Hospital, Raddlebarn Road	160	Outline Planning Permission
Fronting Elliot Road	5	Outline Planning Permission
Site of Innis Public House, Clements Road	13	Outline Planning Permission
adjacent 299A Alcester Road South	5	Outline Planning Permission
50 to 54 Carver Street	8	Permitted Development (B1a to C3)
40 Great Charles Queensway	38	Permitted Development (B1a to C3)
21 to 25 Coleshill Street	3	Permitted Development (B1a to C3)
239 High Street	3	Permitted Development (B1a to C3)
Six Ways House, 15 Sutton New Road	9	Permitted Development (B1a to C3)
Unit 1 Stuart Court Gravelly Lane	6	Permitted Development (B1a to C3)
34 While Road	4	Permitted Development (B1a to C3)
100 Hawthorn Road	1	Permitted Development (B1a to C3)
38 George Street	1	Permitted Development (B1a to C3)
Metropolitan House, 1 Hagley Road	259	Permitted Development (B1a to C3)
280 Pershore Road South	10	Permitted Development (B1a to C3)
410 Birmingham Road (Upper Floors)	2	Permitted Development (B1a to C3)

Patrick House, Maney Corner	14	Permitted Development (B1a to C3)
Church House, 173-175 Harborne Park Rd	10	Permitted Development (B1a to C3)
1670 Bristol Road South	1	Permitted Development (B1a to C3)
Canterbury House	120	Permitted Development (B1a to C3)
Adjacent to 18 Warremn Road	2	Allocated in Adopted Plan
Fmr Highcroft Hospital Site, Highcroft Rd	33	Allocated in Adopted Plan
Dawberry Allotments, Off Harton Way	48	Allocated in Adopted Plan
North Works, Bristol Road South	160	Allocated in Adopted Plan
Bourn Avenue	10	Allocated in Adopted Plan
Adj Perry Common School, Enderbury Rd	8	Allocated in Adopted Plan
Radnor Road	9	Allocated in Adopted Plan
Gower Street	4	Allocated in Draft Plan
STW Works	90	Allocated in Draft Plan
Bill House Soho Hill	100	Allocated in Draft Plan
Rear 30-60 Latelow Road	9	Other Opportunity in BDP Growth Area
Brassington Avenue	96	Other Opportunity in BDP Growth Area
Richard Lorne House, St Vincent Street	32	Other Opportunity in BDP Growth Area
21 Clarendon Road	1	Other Opportunity not in BDP Growth Area
197 to 199 Hagley Road	8	Other Opportunity not in BDP Growth Area
Cleeve Tower, Lodge Street	-22	Other Opportunity not in BDP Growth Area
Bangham Pit Road	53	Other Opportunity not in BDP Growth Area
Cornwall Tower, Heaton Street	-95	Other Opportunity not in BDP Growth Area
Garages Fladbury Crescent	2	Other Opportunity not in BDP Growth Area
22 Enford Close	3	Other Opportunity not in BDP Growth Area
324 Gressel Lane	4	Other Opportunity not in BDP Growth Area
14 Gerardsfield Road	3	Other Opportunity not in BDP Growth Area
Posey Close	6	Other Opportunity not in BDP Growth Area
Old Forest Way	10	Other Opportunity not in BDP Growth Area
Broadmeadow Close A	7	Other Opportunity not in BDP Growth Area
187 Shard End Crescent	2	Other Opportunity not in BDP Growth Area
Douglas Road site A	10	Other Opportunity not in BDP Growth Areal
3 Hollyberry Croft	2	Other Opportunity not in BDP Growth Area
166 East Meadway	2	Other Opportunity not in BDP Growth Area
68 Gossey Lane	2	Other Opportunity not in BDP Growth Area
Land Adjacent 2 to 4 Trafalgar Road	4	Other Opportunity not in BDP Growth Area
275 Lomond Close	3	Other Opportunity not in BDP Growth Area
Guestholme, maypole Grove	12	Other Opportunity not in BDP Growth Area
The Wardlow Centre	13	Other Opportunity not in BDP Growth Area

Fir Tree Grove, Boldmere	8	Other Opportunity not in BDP Growth Area
Martineau Centre, Balden Road	133	Other Opportunity not in BDP Growth Area
Melfort Grove	2	Other Opportunity not in BDP Growth Area
Shenley Lane/Shenley Fields Road	-29	Other Opportunity not in BDP Growth Area
Norfolk Tower, Lodge Road.	-84	Other Opportunity not in BDP Growth Area
8-10 Shelfield Road	14	Other Opportunity not in BDP Growth Area
The Oaklands, Weather Oaks	20	Other Opportunity not in BDP Growth Area
Adjacent 30 Capcroft Road	15	Other Opportunity not in BDP Growth Area
White Farm Road	14	Other Opportunity not in BDP Growth Area
309-315 Marsh Lane, Erdington	7	Other Opportunity not in BDP Growth Area
Great Barr Royal Mail Delivery Office	15	Other Opportunity not in BDP Growth Area
Manor House Northfield	130	Other Opportunity not in BDP Growth Area
BVT office, Oak Tree Lane, Bournville	10	Other Opportunity not in BDP Growth Area
Former Bowling Green, Overton Close	14	Other Opportunity not in BDP Growth Area
Honeswode Close	34	Other Opportunity not in BDP Growth Area