

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

Time period	Years in period	Dwelling delivered in	Dwellings delivered per
		period	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

Table 1.1: Proposed BDP delivery trajectory 2011-31

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.

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

Table 1.2: The 5-Year Requirement 2013-18

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.

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

Table 1.3: Performance against recent housing targets

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.

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

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

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 use^{5} .

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

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

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.

Year	5 Year Period				
	Low	Current	Next Tv	wo Years	High
		Year ⁷			
	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

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

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.

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

Table 5.1: Historical Rates of provision 2003-2013

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 Augustiones 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

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	Land adjacent 5 Scotland Street	14	Detailed Planning Permission
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	Adjacent to York Terrace	13	Detailed Planning Permission

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	Rear of 4A Luttrell Road	1	Detailed Planning Permission
Adjacent 40 Cranbrook Road1Detailed 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

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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
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113 and 115 Anderton Park Road 10 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, Silvemere 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

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