

Birmingham

**Strategic Housing Land Availability
Assessment
(SHLAA)**

2012

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1. Summary of Findings

1.1 The 2012 SHLAA consists of 1,199 identified sites with a capacity of 35,113 dwellings. An additional unidentified capacity of 8,785 windfall dwellings together with 1,000 currently long term empty dwellings which will be brought back into use brings the total SHLAA capacity to 44,898 dwellings.

1.2 Maps and site schedules are in Appendix 12 and 13 of this report.

Table 1: The 2012 SHLAA

Category	Dwellings
Under Construction	3,389
Detailed Permission (Not Started)	6,295
Outline Permission	4,669
Development Plan Allocation	6,179
Other Opportunities – Uncommitted sites	14,581
Sub Total – Identified Sites	35,113
Bringing vacant properties back into use	1,000
Windfalls Below the SHLAA survey threshold (<0.06ha)	1,085
Windfalls Above the SHLAA survey threshold (>=0.06ha)	7,700
Broad Areas for Growth	0
Sub Total – Other Opportunities	9,785
Total SHLAA	44,898

Table 2: Supply Period

Time Period	Identified Supply	Unidentified Supply	All*
Short Term - Within 5 Years	8,702	2,360	11,062
Medium Term – 6 to 10 Years	15,261	2,250	17,511
Longer Term – Beyond 10 Years**	11,150	5,175	16,325

*identified sites and other unidentified opportunities

**2023-2031

Table 3: Planning Status by Supply Period

Category	Within 5 Years	Years 6 to 10	Beyond 10 years*	Total
Under Construction	2,616	677	96	3,389
Detailed Permission (Not Started)	3,664	2,531	100	6,295
Outline Permission	900	2,561	1,208	4,669
Development Plan Allocation	586	2,324	3,269	6,179
Other Opportunities – Uncommitted Sites	936	7,168	6,477	14,581
Total – Identified Sites	8,702	15,261	11,150	35,113
Windfalls	1,360	2,250	5,175	8,785
Long Term Vacant Properties	1,000	0	0	1,000
Total - Other Opportunities	2,360	2,250	5,175	9,785
Total	11,062	17,511	16,325	44,898

* to2031

2. Introduction

2.1 The SHLAA is a study of sites within Birmingham that have the potential to accommodate housing development. Its purpose is to provide evidence to support the Local Development Framework, in particular the Birmingham Development Plan. It is a key component of the evidence base to support the delivery of land to meet the need for new homes within the city. The main role of the assessment is to:

- Identify sites with potential for housing
- Assess their housing potential
- Assess when they are likely to be developed

2.2 Whilst the SHLAA is a key part of the evidence base it is a technical document only. It is not a decision making document and it does not allocate land for development. As a technical exercise the SHLAA is based on the best information at a given point in time. The inclusion of a site in the SHLAA does not mean that it will be developed for housing, it does not mean that housing is the only suitable use for a site, and it does not necessarily mean, where it is not already the case, that planning permission would be granted for housing. Circumstances may change over time.

2.3 Some of the sites identified in this study may only be suitable for specialist housing, such as age restricted retirement housing, extra care housing or purpose built student accommodation where this accords with the Department of Communities and Local Government's (CLG) definition of a dwelling. Other sites may require additional land assembly to ensure a satisfactory scheme can be delivered.

2.4 Many people have input into the SHLAA 2012. The 'local knowledge' of developers, agents, landowners, property specialists, local planners, regeneration officers, housing renewal officers, planning management officers and other stakeholders has helped to produce a study which is as robust as possible given the impact which the recession has had on the house building industry and the uncertainties which continue.

2.5 Work on the 2012 SHLAA was overseen by a Stakeholder Panel whose input has been invaluable. Membership was made up of representatives from the City Housing Partnership, the Homes and Communities Agency, Barratt Homes, Richborough Estates, Miller Homes, RPS and Savills, (the latter three being nominated by the Home Builders Federation). A list of the Panel's membership is at appendix 1. The Panel's Terms of Reference are at appendix 2.

2.6 Several members of the Panel have a declared interest, insofar as their companies are promoting the allocation of Green Belt land in the north east of the city for housing development.

3. Background

Policy Context

3.1 The requirement to produce a SHLAA was introduced by Government in November 2006 with the publication of Planning Policy Statement 3 (PPS3): Housing. This introduced a new approach to planning for housing. It stated that a top priority for Government was to ensure that land availability was not a constraint on the delivery of more homes. PPS3 effectively introduced a more responsive approach to land supply at the local level.

3.2 In July 2007 the Department of Communities and Local Government published “Strategic Housing Land Availability Assessments - Practice Guidance” which set out a broad methodology to be used when undertaking an assessment.

3.3 PPS3 has now been replaced by the National Planning Policy Framework (NPPF) which was published on March 27th 2012. The NPPF maintains the requirement for the preparation of SHLAAs. Although the government appointed Lord Taylor to lead a review of planning guidance which concluded that the SHLAA guidance should be updated, the existing guidance remains in place at this time. This SHLAA has been undertaken in accordance with this guidance and it is therefore considered that this SHLAA is consistent with the NPPF.

The SHLAA in Birmingham

3.4 The City Council has monitored planning commitments for many years. This has provided accurate, up to date information regarding progress towards meeting the city’s housing targets. Beyond these commitments the majority of the city’s housing land came forward as windfalls. In 2004, in order to get a better understanding of housing land supply Chesterton’s PLC were commissioned to undertake an Urban Capacity Study. This in turn provided a useful starting point, in terms of potential sites, for the city’s first SHLAA.

3.5 The City Council published its first SHLAA in June 2008. This was undertaken on behalf of the City Council by ENTEC UK Limited, and was undertaken with a base date of 2007. This was a comprehensive study of uncommitted, sites above 0.05 hectares. It identified a potential capacity of 32,000 dwellings in addition to planning commitments.

3.6 Work on the initial SHLAA began just prior to the publication of the CLG best practice guidance. Initial work on the study was therefore undertaken based on the 2005 draft guidance. A range of stakeholders including housebuilders, housing associations, developers and interested public and private sector groups were consulted on the study parameters, including the scope and methodology. Feedback was generally positive and resulted in a finalised scoping report. However, the publication by CLG of best practice guidance in June 2007 made it necessary to undertake a further round of stakeholder consultation to ensure that the updated guidance was adequately addressed by the study. Full details of the stakeholders and their responses, together with details of conformity with the best practice guidance can be found in the publication “Birmingham City Council – Strategic Housing Land Availability Assessment - 27th June 2008”. As such they are not repeated here.

3.7 The best Practice Guidance states that once undertaken the assessment should be kept up to date. It acknowledges that whilst a comprehensive first assessment is required it may only be necessary to carry out a full resurvey when a significant change makes this necessary. As such the City Council's approach since the ENTEC study was undertaken has not been to "reinvent the wheel" but to build on the sound base provided by that Assessment. The SHLAA was therefore updated in 2010 and again in 2011. From 2010 onwards the SHLAA has included commitments in addition to sites with no planning status.

3.8 The 2010 SHLAA identified a capacity of 52,254 dwellings of which 44,909 were on identified sites. In 2011 the capacity was 41,502 of which 37,227 were on identified sites and in 2012 44,898 of which 35,113 were on identified sites.

Maintaining a Five-Year Supply of Deliverable Sites

3.9 The 2012 SHLAA, which covers the period 2012-31, has not been undertaken with a view to arriving at any specific dwelling capacity. It has been undertaken as a self contained assessment to consider potential housing land supply in the short, medium and longer term.

3.10 The findings of the SHLAA should therefore be considered alongside the city's housing target in order to determine the five year supply of sites.

3.11 CLG guidance states that the housing trajectory should be based on the most recently adopted part of the development plan. However, there is no target in the adopted UDP as this had been met by 2008 and was, as a consequence, not saved under the interim arrangements in place to oversee the change from UDPs to Core Strategies. This means that the most up to date housing for the city is that established by the West Midlands Regional Spatial Strategy, despite this being revoked in May 2013.

3.12 The draft Core Strategy, which included a revised housing trajectory, was published for consultation in late 2010. However, it is clear that this trajectory will need to be further revised to take account of more recent household projections, the national Planning Policy Framework and a revised Development Plan time period.

3.13 Work is currently ongoing to establish a new housing trajectory for the city. This will be set out in the Birmingham Development Plan¹. The plan will cover the period 2011 – 2031 and it is anticipated that the pre-submission version will be published in autumn 2013.

¹ Previously called the Core Strategy.

4. Methodology

Introduction

4.1 This section sets out the methodology and process used to update the SHLAA 2012. It also describes the assumptions used. In undertaking this SHLAA the City Council has sought to follow the methodology set out in the DCLG Practice Guidance as closely as possible.

Preparing for the Assessment

4.2 The first stage of the methodology was concerned with management issues that should be addressed at the outset of planning the assessment. A work programme was put in place early in 2012 (see appendix 3).

Issues Considered Checklist

Issue	Outcome
Could the assessment be carried out jointly with the other local planning authorities in the housing market area?	Not Practicable. Sub regional HMA consists of 5 LPA's. BCC is significantly larger with much higher targets than HMA partners. City Council already has a SHLAA so this is an update largely using current processes and methodologies. Timescale issues in relation to Birmingham Development Plan production.
Is there is an existing Housing Market partnership that could be used as the forum to take forward the assessment and, if not, whether it could now be initiated?	A City Housing Partnership already exists. A SHLAA Panel has been established to oversee the assessment.
Are all relevant partners already involved in the partnership, where it exists, and if not, which key stakeholders need to be included?	Representation includes Homes & Communities Agency, Home Builders Federation, housebuilders and the City Housing Partnership.
What are the resources for the project – within the local planning authority(s) and the Partnership;	Resources (staff and funding) mainly provided by BCC and are in place.
What is the composition and skills needed by any project team who will be carrying out the Assessment on behalf of the partnership?	Planning, Regeneration, Housing, Research Officers. Geographic Information specialists.
What are the management and scrutiny arrangements, including who is responsible for what and who makes the decisions?	Management: Head of Strategic Planning (BCC). Responsibility: Director of Planning and Regeneration (BCC) Scrutiny: The SHLAA Panel.
How will the quality of the project work be ensured?	Planning commitments monitoring audited April 2010 – given top grading. Work reviewed and

	verified by those inputting.
The work programme and project milestones, taking into account resources, timings of the relevant plans or assessments of five years supply of specific deliverable sites, or other evidence gathering exercises, such as the employment land review.	Elements form part of Development Strategy, BCC work programme. Individual elements assigned to individual officers work programmes. Specific work programme for SHLAA. Timetable set to meet key delivery dates for Birmingham Development Plan and 5-year land supply.

The Update

4.3 There were two distinct elements to the SHLAA 2012 update. The first was concerned with committed sites (i.e. those which have a formal planning status) and the second was concerned with those sites without a formal planning status. In many ways the update process is different for the two elements.

Review of Committed Sites

4.4 The City Council has a longstanding and effective system in place for monitoring planning commitments for residential development. The Birmingham Land Availability and Development Enquiry Service ('BLADES'), is a system which has been developed to provide comprehensive details of all sites (not just residential) which constitute a strategic land resource, and allow the development of these sites to be monitored. The database contains data relating to any parcel of land which has a commitment for development. The information provided has, over many years, proved to be essential in monitoring the Local Development Scheme, enabling policy development at both the local and regional level, and enabling the completion of statutory returns to government.

4.5 The planning commitments database is updated on an ongoing basis throughout the year by the Strategic Planning Group. Information is gathered which either creates new sites or adds to the knowledge about existing sites. Each planning application, planning decision and demolition notice is reviewed in order to assess whether it affects or constitutes a land resource site. Planning Committee reports provide a useful check to ensure that all of the planning applications have been examined (including delegated decisions). Internal liaison ensures that information regarding and changes to the status of plans and allocations within them are identified. The Local Services Directorate, which has responsibility for the City Council's housing function, provides information on local authority starts, completions and demolitions which enable site visit data to be checked.

4.6 The main 'stock-check' of sites with full planning permission together with proposed demolitions is undertaken annually to a base date of 1st April. All sites are visited in order to ascertain the number of dwelling completions and starts during the year and dwellings under construction at the year end.

4.7 A number of improvements have been made to the BLADES system in recent years, including technical improvements and better integration with the City Council's Geographical Information Systems. Most of the component parts remain the same as before

including the tried and tested way that information is collected. Some changes to the fields within the database itself have been made to ensure consistency of information with the current SHLAA database and to enable a seamless joining of the two datasets for the 2012 SHLAA.

4.8 In March 2010, Birmingham Audit, the City Council internal auditors undertook an audit of the BLADES system to test its ability to meet the requirements of Local Area Agreement Performance Indicator 154 'Net additional homes provided'. The audit specifically examined the arrangements which were in place which enabled the indicator to be determined and the robustness of the output. The audit concluded "Controls evaluated are adequate, appropriate and are operating effectively to ensure that risks are being managed and objectives should be met" and the highest level of assurance rating was awarded.

4.9 The update of the committed sites element of the SHLAA was to a large extent undertaken independently to the uncommitted sites element. It was undertaken in accordance with the above process, as it has been done for many years. This resulted in a commitments database of factual and unadjusted data which set out the position at 1st April 2012.

4.10 All committed sites were considered for inclusion in the SHLAA. Additional work was undertaken to establish whether any committed sites should be discounted or excluded from the SHLAA.

4.11 Commitments were excluded from the SHLAA where:

- The best information available indicated that a planning permission would not be implemented and where the likelihood of a similar planning application being made again in the future was considered to be remote.
- Where a planning permission for an alternative use was likely to be implemented.

4.12 Commitments were discounted where:

- The best information available indicated that a revised scheme was likely to be brought forward (i.e. for a mixed use scheme or for houses rather than apartments).

Sources of Sites Checklist

Source	Outcome
Existing housing allocations and site development briefs	All included. Allocations in adopted plans recorded as a planning commitment. Allocations in draft plans as having "no formal status".
Unimplemented / outstanding planning permissions for housing	Each site with full Planning Permission visited to determine progress (if any). Newly lapsed permissions reassessed for inclusion as sites with "no planning status"
Planning permissions for housing that is under construction	Each site with full Planning Permission visited and progress recorded.

Review of Uncommitted Sites

4.13 Although all committed sites were considered for inclusion in the SHLAA it was necessary to set a cut off when considering uncommitted sites. This cut off was set at 0.06ha in order to ensure that the SHLAA was a manageable exercise. The SHLAA does not include any uncommitted sites below this threshold.

4.14 There were two main stages involved in updating this element of the existing SHLAA. The first was to re examine all of the existing sites in the 2011 SHLAA and the second was to add new sites.

4.15 The review of the existing SHLAA sites included:

- The removal of sites which had been developed since the current SHLAA was undertaken. Developed sites were removed from the SHLAA irrespective of whether they had been developed for residential or any other use. The principal source of information was the BLADES commitments monitoring system which monitors completions for all strategic uses across the city.
- The removal of sites that had been granted Planning Permission for an alternative use or which had been allocated for an alternative use in an adopted plan.
- A realignment of site boundaries to reflect the above where only part of an existing SHLAA site was affected. Where site sizes were reduced capacities were reduced pro rata to the site size.
- The removal of sites where up to date information suggested that they were unlikely to come forward for housing development. This took account of the 'local knowledge' of planning control officers, local planners, regeneration officers, Housing renewal officers, emerging development plans and on advice offered by developers.
- A review of site capacities to reflect the anticipated increase in family housing provision in the post recession period. The development of apartments is considered to be less likely (and in some locations less desirable) on some sites as the city emerges from the recession.
- A review of constraints where new information was available. In particular, sites falling within zones 3a and 3b of the revised Strategic Flood Risk Assessment were removed unless remedial action is likely.. Sites were reviewed by the City Council's Regulatory Services with regard to noise and air pollution.
- A re-evaluation of each site's suitability, availability and deliverability.

4.16 Having reviewed the uncommitted sites in the existing SHLAA the second stage was to identify additional sites for inclusion. The first step in doing this was to determine the sources to be used in site identification. The potential sources identified in the good practice guidance formed the basis for this although additional sources were identified in addition to those in the CLG guidance. Sports pitches, open space and allotments have been included as potential sources where these have been declared surplus to requirements.

Sources of Additional Sites - Checklist

Sources of Sites	Outcome
Land allocated (or with permission) for employment or other land uses which are no longer required for those uses	Considered for inclusion.
Vacant and derelict land and buildings	Considered for inclusion.
Surplus City Council land	Considered for inclusion.
Surplus public sector land	Considered for inclusion.
Land in non-residential use that may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development, including conversion of existing buildings.	Considered for inclusion. Extensive trawl.
Additional housing opportunities in established residential areas, such as under-used garage blocks	Considered for inclusion.
Large scale redevelopment and re-design of existing residential areas	Included for all sizes of redevelopment site not just large scale. All such sites have been included whether they result in a net gain, net loss or no change to dwelling numbers.
Sites in rural settlements and rural exception sites	Not considered for inclusion. Birmingham does not have a rural area.
Urban extensions	Not considered for inclusion in the SHLAA. Urban extensions would be a matter for the Birmingham Development Plan not the SHLAA. A public consultation has recently been undertaken seeking views on options for an urban extension. The responses are yet to be analysed but if an urban extension is proposed this will be taken forward through the Development Plan and included in subsequent revisions to the SHLAA.
New free standing settlements	Not considered for inclusion. Birmingham is largely urban. There is no scope for a new settlement within the city's boundary.
Sub division of existing Housing	Considered for inclusion if planning permission granted. Not considered otherwise as difficult to anticipate. Would come forward as windfalls.
Flats over shops	Considered for inclusion if planning permission granted. Not considered otherwise, as difficult to anticipate. Would come forward as windfalls.

Empty Houses	Considered for inclusion if part of City Council's Empty Homes Strategy which aims to bring private sector, longer term empty dwellings back into use.
Land and buildings currently in employment use	Considered for inclusion if located outside core employment areas
Allotments	Considered for inclusion if surplus.
Open Space	Considered for inclusion if surplus.
Sports pitches	Considered for inclusion if surplus.
School Playing fields	Considered for inclusion if surplus.

Purpose Built Student Accommodation

4.17 With four universities and seven large further education colleges, Birmingham has a large student population and a significant amount of housing demand originates from students. In parts of the city where there are high concentrations of students living in Houses in Multiple Occupation measures are being put in place to encourage students to relocate into purpose built accommodation where the HMOs have impacted on the neighbourhood's ability to remain balanced and sustainable.

4.18 Student households are included in DCLG's household projections (as single person households) and as such are included in the housing requirement. However, there has, over recent years, been some uncertainty as to whether purpose built student accommodation could be counted towards meeting that requirement.

4.19 During the preparation of the 2010 SHLAA DCLG confirmed that purpose built student cluster flats and studio apartments did count towards meeting the housing requirement. This is evidenced by the email at appendix 9 clarifying DCLG's position. Cluster flats and studio apartments with planning permission in purpose built student accommodation have therefore been included in the SHLAA since 2010.

4.20 Sites which are under construction or have detailed planning permission and have been cleared are included within the five year supply. Those with planning permission but with existing buildings remaining on the site have been included in years 6 to 10. Sites without planning permission have not been included.

4.21 Purpose built student clusters / studio apartments contribute 1,112 dwellings to the SHLAA. All have detailed planning permission. 149 are under construction with a further 560 being deliverable within 5 years. One scheme with detailed planning permission, located close to Birmingham City University's Perry Barr campus, has been excluded from the SHLAA as the university are relocating away from this campus and this permission is unlikely to be implemented.

4.22 In November 2011 DCLG published guidance² on housing definitions which states that “...all student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing provision in local development plans”. The City Council has sought clarification from DCLG with regard to this definition but has not yet received a response. Subject to confirmation from DCLG the City Council will use this definition in future updates of the SHLAA. Under this definition a further 2,740 dwellings would be added to the SHLAA including 1,374 in the first five years.

Purpose Built Student Accommodation – Planning Status (Net)	Total Bed spaces	Number of Self Contained Cluster Flats / Studio Apartments
Under Construction	470	149
Detailed Planning Permission (Not Started)	3,039	963
Outline Planning Permission	383	0
Total	3,852	1,112

4.23 The City Council will continue to monitor the development of purpose built student accommodation, CLG definitions and the contribution made towards meeting the city’s housing requirements.

Empty Houses - Bringing Vacant Properties Back into Use

4.24 The CLG Practice Guidance identifies Empty homes as a source of supply. Bringing empty homes back into use is a particularly good source of supply in the current climate where house building rates have dropped. The City Council’s Empty Homes Strategy sets targets for bringing empty private sector homes back into use. As a general rule the longer a property remains vacant the more dilapidated it becomes. For that reason the Empty Homes Strategy targets private sector properties that have been vacant for more than five years. The strategy also aims to ensure that 60 per cent of private sector properties returned to use have three or more bedrooms and are in Council Tax bands A to C. Once back in use these properties increase the supply of housing in the city.

4.25 The strategy is implemented in a variety of ways when persuasion or the use of incentives has proved to be unsuccessful in dealing with the owners of empty properties. Options include the use of Compulsory Purchase Orders, the retention of larger CPO properties, enforced sale, the use of s215 of the Town and Country Planning Act 1990, the Local Government (Miscellaneous Provision) Act 1982 and empty dwelling management orders. Between 2007 and 2012 almost 1,500 long term and problematic empty homes were brought back into use. At 2012 there are 9,500 vacant properties following sustained intervention from the City Council.

4.26 The headline target for the strategy is to bring 200 properties requiring high level intervention (in accordance with the now abolished national indicator BVPI 64) back into use

² [DCLG, Definitions of general housing terms, Published 14 November 2012](#)

during the period 2013 - 2018. At the moment funding is committed up to 2018. Only dwellings for which funding is in place have been included in the SHLAA. If the empty homes strategy is extended, with funding in place, this will be reflected in future reviews of the SHLAA.

Sources of information -Checklist

Source	Outcome
Site allocations not yet the subject of planning permission	Have access to data. Included as a commitment if in an adopted plan. Included as No Planning Status if in a draft plan.
Planning permissions / sites under construction (particularly those being developed in phases)	Have access to data. All sites visited.
Site specific development briefs	Have access to data. Considered.
Dwelling starts and completion records	Have access to data. All sites visited.
Planning application refusals (particularly on grounds of prematurity)	Have access to data. Considered but none identified.
Existing SHLAA	Have access to data. Forms starting point for update. All existing SHLAA sites re evaluated.
Local planning authority Urban Capacity Study	Have access to data. Urban Capacity Study replaced by SHLAA since 2008. No longer relevant.
Local planning authority Empty Property Register	Have access to data. Via Empty Property Strategy.
English House Condition Survey	Have access to data.
National Land Use Database	Have access to data.
Register of Surplus Public Sector Land	Have access to data.
Local planning authority Employment Land Review	Have access to data. Updated 2012. SHLAA was undertaken as a joint SHLAA / Employment Land Review.
Valuation Office database	Have access to data.
Local planning authority vacant property registers (industrial and commercial)	Vacant land considered.
Commercial property databases e.g. estate agents and property agents	Considered when submitted through the Call for Sites
Ordnance Survey maps	Have access to data. Desktop trawl.
Aerial photography	Have access to data. Desktop trawl

The 'Call for Sites'

4.27 In addition to the above a particularly good source of information regarding potential development sites are the stakeholders themselves. The City Council issued a call for sites in June 2012 (appendix 4). As the deadline for producing the SHLAA drew closer a letter was sent to 250 stakeholders including housebuilders, social landlords, agents and planning consultants seeking further contributions for inclusion within the SHLAA (appendix 5). In

total 42 potential sites were submitted through the Call for Sites. A schedule of these sites is at Appendix 6. Of the sites submitted 16 have been added to the 2012 SHLAA. A further 6 sites were already in the SHLAA and 16 sites, within the adopted green belt, are potentially suitable but have not been added to the SHLAA.

4.28 A form setting out the minimum information requirements was produced to assist stakeholders when submitting sites for consideration (appendix 6).

Additional Sources

4.29 Officers sought to identify additional sites during the fieldwork element of the study.

Site Submissions in the Green Belt

4.30 During the course of producing the 2012 SHLAA a number of sites within the adopted Green Belt were put forward for inclusion in the SHLAA. Green belt 'sites' have also been submitted for consideration for inclusion in the SHLAA, or for allocation in the Birmingham Development Plan, over the last couple of years.

4.31 No assessment has been undertaken of these submissions. The SHLAA is not a policy making document.

4.32 The draft Core Strategy, published in December 2010, was based on a strategy to meet the housing requirement on previously developed land, with just one small adjustment being proposed to the Green Belt boundary. However, in the light of the revocation of the West Midlands Regional Spatial Strategy, the publication of the National Planning Policy Framework and new, higher, household projections it has become necessary for the City Council to revisit its housing target. The City Council have, therefore, recently undertaken public consultation on options for delivering additional housing growth which sought views on alternative locations for a possible large scale urban extension on land currently in the Green Belt.

4.33 No decisions have yet been taken regarding a possible urban extension in the Green Belt. The consultation responses and a range of other evidence will need to be assessed. The capacity of the existing urban area to accommodate new housing, as assessed in this SHLAA, will be one such piece of evidence.

4.34 Although the Green Belt land submitted for inclusion in the SHLAA is potentially suitable for housing it has not been included in this SHLAA. If land is removed from the Green Belt and allocated for housing development this will be done through the Birmingham Development Plan and reflected in future updates of the SHLAA.

The Survey

4.35 The sites in the 2012 SHLAA have been visited. Site visits were undertaken by officers over a period of four months. The survey identified some duplication. Where duplication or

overlap did occur precedence was given to the element which was the most advanced in planning terms.

4.36 Once the site survey was completed the two elements of the SHLAA – the discounted commitments dataset and the uncommitted sites datasets were merged into a single database. This draft SHLAA was then further reviewed.

The Housing Potential of the Sites - Dwelling Capacities

4.37 The following rules were applied in assessing the capacity of sites:

- Where sites already had planning permission the site capacity is as specified in the permission, unless the best information available indicated that a revised scheme was likely to be brought forward and this would result in a lower capacity.
- On sites allocated in adopted or draft plans the capacity is as set out in the plan.
- With regard to sites which have no formal planning status, where some indication of a site's potential capacity was available, for instance from pre application discussions, the Call for Sites or from an emerging plan this was accepted as the site's capacity. Where no such information was available the capacities set out in both the saved UDP policy and the emerging Birmingham Development Plan were applied.

As a major city of over one million people with an urban area of just over 22,000 hectares development densities in Birmingham are high. The city's density policy is set out in the (saved) UDP and is being carried forward in the emerging Birmingham Development Plan. The policy is a minimum of 100 dph in the city centre, 50 dph in local centres and on good public transport corridors and 40 dph elsewhere. This is consistent with the NPPF which states that local planning authorities should "set out their own approach to housing density to reflect local circumstances".

These densities were not applied slavishly and were refined on a site-by-site basis to take account of site specific information. Capacities were adjusted to take account of such things as tree preservation orders, conservation areas, listed buildings, topography and site shape and other constraints. Capacities were also reduced on sites where there was a reasonable prospect that the site would come forward for mixed use development. The general approach to adjusting capacities to sites has been conservative.

- For the 2011 update the capacities of many existing sites were adjusted downwards to reflect the anticipated changing nature of house building that is anticipated as the city moves out of recession and to better reflect the City's Strategic Housing Market Assessment.
- The densities in the SHLAA relate to the land covered by the residential development itself, spaces associated with that development such as gardens, driveways and

courtyards and roads within the site boundary. They do not include ancillary uses such as open space.

4.38 Since 2001 78% of new housing in Birmingham has been provided at densities of 40 dwellings per hectare or more. In 2011/12 68% exceeded 40 dwellings per hectare.

4.39 The Panel, as in 2011, had concerns that the densities were too high and that the SHLAA should take account of the current market trend of providing family dwellings, which require development at less than 40 dwellings per hectare. However, it is not accepted that well designed family housing cannot be provided at 40 dwellings per hectare.

4.40 Sites located in the city centre are expected to be developed at higher densities than those outside the centre and higher capacities are assumed. In many instances the capacities on these sites will require the development of apartments and it is acknowledged that the market for, and the development industry's willingness to build, apartments has diminished considerably given the current economic conditions. For this reason, as a general rule, such schemes have been excluded from the first five years supply and many are in the ten years plus supply period where the current market conditions will not be of relevance. There are, however, some sites in the city centre where development would not necessarily need to be apartments as the suggested capacities could be achieved with high density mews or town houses if suitably designed.

4.41 In 2011 a number of actions were taken in response to the Panels concerns:

- Densities on sites which had been on the SHLAA for more than 2 years were reviewed where these were higher than the emerging Core Strategy density policy.
- Densities on City Centre schemes were further reviewed to reflect the fact that extant permissions are likely to be scaled back in the light of the very slow apartment market.

In addition for the 2012 SHLAA:

- Very high density 'tower' schemes with unimplemented planning permission (for instance the 'V' building) were removed from the SHLAA.

4.42 Although the capacities are based on the best information available it is accepted that actual development capacities may differ – some will be lower but others will be higher. In addition, different types of developer, from volume builders to small local builders and housing associations to specialist developers such as those providing retirement housing or 'city living' type housing, will produce different proposals (and capacities) for the same site.

4.43 It would not be appropriate for the SHLAA to assume lower densities than those set out in the development plan. The SHLAA is a technical study not a policy making document. The capacity that SHLAA sites are developed at will continue to be monitored if any revisions to density policy were deemed appropriate these would be taken forward through the emerging Birmingham Development Plan.

Build Rates

4.44 In terms of build rates, the 2011 SHLAA assumed that sites would be delivered at a rate of 50 dwellings per annum with the exception of apartment schemes which it assumed would be built out in their entirety over a period of one year for smaller schemes and two years for larger schemes.

4.45 There was some concern from Panel members that the build rates were optimistic in the current economic climate. While it was accepted that 50 completions per annum was usually a good measure on single outlet sites there were signs that sales of market housing were not achieving this rate. However, much recent building activity in the City has been of subsidised housing undertaken by Registered Social Landlords and City Council's own Municipal Housing Trust where sales are not an issue and do not restrict build rates.

4.46 It was agreed that the build rate assumption would be reduced to 40 dwellings per year for sites in the first five years supply. Build rates will continue to be monitored during 2011/12.

Assessing when and whether sites are likely to be developed

4.47 The CLG Practice Guidance states that "Assessing the suitability, availability and achievability of a site will provide the information on which the judgement can be made in the plan making context as to whether a site can be considered deliverable, developable or not currently developable for housing development. To be considered deliverable a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan; and to be considered developable a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time."

4.48 Therefore the suitability, availability and achievability of each site each site must be examined in order to determine whether, using the best information available, the site is likely to be developed in the short term (within 5 years), medium term (6 to 10 years) or longer term (beyond 10 years).

Assessing the Suitability for Housing

4.49 The CLG Practice Guidance on assessing suitability for housing states "A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. Sites allocated in existing plans for housing or with planning permission for housing will generally be suitable, although it may be necessary to assess whether circumstances have changed which would alter their suitability. For other sites, the following factors should be considered to assess a site's suitability for housing, now or in the future - policy restrictions, physical problems or limitations, potential impacts and environmental conditions".

4.50 All sites included within the 2012 SHLAA are, at the current time, considered to be suitable for housing development. All new sites were reviewed by the Officers from the City Council's area Planning and Regeneration teams prior to inclusion. All sites in the 2011 SHLAA which are no longer considered suitable have been removed.

4.51 Not all Planning permissions have been deemed to be suitable. Planning permissions were reviewed and removed where there were strong reasons to believe that the site would not be developed for housing or where an application for renewal would, due to changing circumstances, be resisted.

4.52 Sites without any formal planning status were rejected for a variety of reasons including serious constraints, incompatibility with adjoining uses and incompatibility with current and emerging policy. A number of locations within the adopted Green Belt were promoted for inclusion during the call for sites.

Assessing Availability for Housing

4.53 The CLG Practice Guidance states "A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This means that it is controlled by a housing developer who has expressed an intention to develop, or the land owner has expressed an intention to sell. Because planning applications can be made by persons who do not need to have an interest in the land, the existence of a planning permission does not necessarily mean that the site is available"

4.54 Where site specific information was available this was used to assess whether a site is available now or at some time in the future. As a general rule, detailed information was first sought on larger sites; however it was not possible or practical to get detailed information for all 1,199 sites in the SHLAA. For the sites where specific information was not available a number of assumptions were used to ascertain availability.

4.55 Outside the City Centre a site is considered available now if:

- It is under construction.
- The site has detailed planning permission and the applicant or the owner is a housing developer.
- The site has outline planning permission, the applicant or owner is a housing developer and there are no known constraints.
- The site has planning permission (detailed or outline) and has been cleared.

4.56 Within the City Centre a site is considered available now if:

- It is under construction and not stalled.
- There is some specific information suggesting that development will proceed.

4.57 All sites outside the city centre in the SHLAA which do not meet one of the above criteria are considered to be available at some point beyond 5 years, either medium term or longer term. The City Centre market is expected to return more slowly from the economic

downturn than other markets hence a much tighter criterion has been applied in assessing availability.

4.58 Some members of the Panel interpreted the footnote to paragraph 47 of the NPPF to mean that only sites with planning permission could be included within the 5 year supply. The City Council do not concur with this view and some sites without planning permission have been included in the five year supply. There are a number of reasons for this including the award of grant for a subsidised scheme, knowledge of the City Council's own development programme³ and developers themselves providing details of their intentions, often during pre application discussions.

Assessing Achievability for Housing

4.59 The CLG Practice Guidance on assessing achievability for housing states "A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period" It goes on to say that this will be affected by market factors, cost factors and delivery factors.

4.60 When this guidance was issued the recession was not foreseen. The economic conditions brought about by the recession have significantly undermined the house building industry.

4.61 The City Council, in support of its agenda for growth, has sought to establish and maintain a supply of sites which could reasonably be expected to be developed within five years. Just three years ago the 2007 SHLAA found most sites were viable with section 106 costs included, whilst a much smaller number of sites were viable with reduced s106 contributions. Relatively few sites were considered to be marginal. The only real difficulties related to sites with constraints which needed to be overcome in areas of the city with weak housing markets. Despite this just a couple of years later (2009/10) completions in Birmingham were just 922 dwellings, the lowest for decades, and new starts on site were just 1,143, again the lowest for many years. Since then completions and starts have remained low.

The State of the Market

4.62 The Housing market Birmingham remains depressed although Land Registry data shows that housing prices rose slightly in 2012, following a drop of almost 5% in the previous year.

4.63 On a more positive note the number of new starts was 1,694 in 2011/12, the second consecutive year that starts have increased.

³ The Birmingham Municipal Housing Trust

Community Infrastructure Levy

4.64 New regulations governing Section 106 agreements were published in 2010 allowing Local Authorities to adopt a Community Infrastructure Levy (CIL) as the mechanism to secure funding to contribute to infrastructure. The City Council commissioned GVA to produce a draft charging schedule in accordance with the regulations. As the CIL charges should not be set at such a level that it risks the delivery of the Birmingham Development Plan a detailed assessment of financial viability was undertaken⁴ during the preparation of the charging schedule. Following this assessment the draft CIL tariff for residential development in the city has been set at £55 / £115 per square metre depending on the location within the city. These are the levels at which the majority of schemes (greater than 70%) are viable with 35% affordable housing.

The ENTEC Viability Study

4.65 In 2009 the City Council commissioned ENTEC to undertake an affordable housing viability assessment. Whilst this study was primarily aimed at ascertaining whether the City Council's emerging affordable housing policy was likely to deliver affordable housing, it also provided a sound analysis of the viability of housing development generally. The study had a base date of July 2009 and was published in October 2010.

4.66 The assessment was undertaken using the Three Dragons Development Appraisal Toolkit. This provides a residual valuation taking into account site specific factors. The main output of the model is the residual value which is available to be shared between the developer and the landowner. It takes account of house prices, dwelling mix, rental values, development costs together with abnormal costs and the impact of providing affordable housing and other planning obligations. The study took account of market trends including house prices and land values. The assessment divided the city into ten housing sub markets and assumed a residual value of £1m.

4.67 The assessment acknowledged that the timing, degree and implications of economic recovery are difficult to predict although historical trends suggest that land values should recover. The assessment modelled market growth scenarios and considered the viability of development with and without affordable housing, under growth scenarios of between 1% and 9%. At 1% growth the study found that development was viable in seven of the ten market areas to 2021 and was viable in an eighth market area until 2016 (when level 6 of the code for sustainable homes impacts on viability). Generally, the higher the growth scenario the more viable development becomes. However two of the market areas remain problematic irrespective of the growth scenario, particularly in the short term.

4.68 The Assessment can be viewed at, or downloaded from, the city Council's web site at birmingham.gov.uk/corestrategy and selecting 'Associated Documents'.

⁴ CIL Economic Viability Assessment, BCC, October 2012
<http://consult.birmingham.gov.uk/portal/ps/cil/cil?tab=files>

Stakeholder Event

4.69 Stakeholders including representatives from the house building industry (including the Home Builders Federation), the social housing sector and the City Council came together on 29th September 2010 to discuss issues concerning the viability of housing provision in Birmingham. It was clear from this event and from other discussions with house builders that there will be tough times ahead for the foreseeable future. Particular issues, which relate to house building generally, include:

- The limited availability of mortgages to potential buyers
- The large deposits which are required by the banks
- Concerns over potential interest rate rises
- The reluctance of households to commit to moving house due to concerns over job security in the current economic climate
- With residential land values falling towards other land use values the expectations of land owners are not being met. In many cases this is causing landowners to hold on to land, waiting for better times and higher values.
- The requirement of the banks that development achieves a certain level of profit

4.70 It is therefore necessary to be cautious when considering the developability of sites. While a good assessment can be made of the suitability and availability of a site it is much more difficult in the current economic climate to assess when a site is likely to be developed. The speed at which the recession arrived demonstrates how quickly circumstances can change.

Assessment of New Sites

4.71 As part of the work to assess the developability of sites Panel Members examined the new sites which were proposed for inclusion in the SHLAA. The assessments ranged from a consideration of each site to general observations about the sample as a whole. Where site specific observations were made the sites were re-evaluated and a number of amendments were made.

4.72 With regard to the general observations, the sites were considered suitable for residential development. Comments were:

- Capacity across many sites appears to have been over estimated.
- Some sites are reliant upon apartments/flatted schemes, which given prevailing market conditions raises concerns over delivery.

4.73 Concerns regarding the capacity of sites have been considered in Paragraphs 4.37-4.43. The capacities of the new sites originate from a range of sources including planning permissions, applications and pre application discussions. Information provided by the site promoters when making submissions to the call for Sites has been taken at face value as the information comes from those closest to the site. Where no information was available the density policy in the adopted UDP and the emerging Birmingham Development Plan was used, adjusted to allow for known constraints.

City Council Measures

4.74 The City Council continues to help developers in these difficult times and to encourage developers to implement schemes. The City Council has always had a flexible approach to section 106 and this has never been more apparent than in the current economic climate. Each planning application is assessed on its own merits, and if a development cannot afford the desirable levels of contribution, this is reduced or waived unless it is essential. Existing s106 agreements are renegotiated where they have rendered developments unviable. This approach is particularly relevant to housing development where the costs of providing affordable housing can have a big impact on the viability of a proposal. It is intended that this flexible approach will have a positive impact on the viability of developments i.e. that it will make unviable and marginal schemes viable.

4.75 As the recession began to take hold the City Council's Planning Committee agreed measures to reduce the burden on developers in order to try and encourage housing development to take place more quickly than would otherwise happen. This involved enabling existing section 106 agreements to be reviewed and allowing extensions to the duration of planning permissions to enable developers to apply for permission without the short-term pressure to build out the scheme.

4.76 Whether a site is considered developable in the short term or in the medium or longer term is to some extent based on the specific knowledge of interested parties, its attractiveness in terms of location, and the ease at which it could be developed. A judgement has also been made about the economic viability of developing the site, informed by the studies referred to above. It remains difficult to assess developability considering the current state of the economy and its impact on the house building industry.

The Housing Potential of Windfall Sites

4.77 The CLG Practice Guidance acknowledges that it may not be feasible to identify all potential development opportunities in more urbanised areas. This is certainly the case in Birmingham, although this study has attempted to identify as many as possible.

4.78 The NPPF permits a windfall allowance to be included in the first 5 years supply. It states that "Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply".

4.79 Birmingham is a city with an urban area covering more than 22,000 hectares. The resources required to undertake a comprehensive survey in such a large built up area are huge. Whilst every effort has been made to be as comprehensive as possible when undertaking the SHLAA it is inevitable that opportunities will have been missed. It is also the case that with an urban area of this size there will be a continual supply of land and buildings reaching the end of their useful life in their current use which may be suitable for residential development. These opportunities can be very difficult to foresee in the short term, let alone ten or fifteen years in advance.

4.80 Birmingham has a long and impressive track record in delivering windfall sites, with 67% of all completions during the period covered by the UDP (1991 to 2011) taking place on windfall sites. Between 2001 and 2012, 16,716 windfalls received planning permission, an average of 1,519 per annum and 16,952 were completed at an average of 1,541 per annum. The rate at which windfalls are brought forward and developed will continue to be monitored.

4.81 In assessing the potential of windfalls, sites above and below the SHLAA survey threshold have been considered separately.

Windfall sites below the SHLAA survey threshold (0.06ha)

4.82 It is assumed that small windfall sites, below the SHLAA survey threshold will continue to be brought forward and developed throughout the period covered by the SHLAA.

4.83 Typically, these small sites include flats above shops, the sub division of existing housing, intensification - whereby a single dwelling is replaced by two - and small self build schemes. Occasionally high density apartment schemes also fall under the threshold.

4.84 In the SHLAAs of 2008 and 2010 it was assumed that 175 dwellings per annum would come forward from this source. This reflected completion rates from 2001 to 2007. However, monitoring has indicated that a reduced supply of new housing is currently coming forward from these smaller windfall sites. Over the last three years an average of 63 dwellings per annum have been built on sites below the survey threshold. In addition the number of dwellings receiving planning permission on sites of this size has been declining although 2011/12 saw a six year high with 152 dwellings receiving permission.

4.85 The change made to national planning policy to the definition of garden land (from Greenfield to Brownfield) is likely to have had an impact on small windfalls as garden development has tended to be on small sites. As development on garden land is now much less likely to be permitted and to ensure consistency with the NPPF no allowance has been made for windfalls on garden land.

Small Sites (<0.06ha) Windfall Allowance

Time Period	Annual Contribution (Dwellings)	Period Contribution (Dwellings)
Short Term - Within 5 Years	40	160 ⁵
Medium Term – Years 6 to 10	50	250
Longer Term – Beyond 10 Years	75	675

4.86 A conservative windfall allowance has been included in the SHLAA. In the short term (within 5 years) it is assumed that 40 dwellings per annum will be completed on sites of this size (excluding the first year when all sites would have been included in the SHLAA) and in the medium term (6 to 10 years) it is assumed that this will increase to 50 dwellings per

⁵ 5 Assumes no windfalls in year 1.

annum reflecting improving economic conditions. In the longer term (beyond 10 years) it is anticipated that completions on windfall sites below the survey threshold will continue to increase albeit not to pre recession levels. A small sites windfall allowance of 75 dwellings per annum has been made for years 11 to 19.

Windfall sites above the SHLAA survey threshold

4.87 Although the initial SHLAA was undertaken as a comprehensive survey of potential residential development opportunities of at least 0.06ha, unidentified sites above this threshold continue to deliver high levels of new housing.

4.88 The rate at which new windfall sites are coming forward (being granted detailed planning permission) has slowed in recent years from a high of 3,355 in 2005/6 to just 56 in 2009/10. This is most likely due, in the main; to the difficult economic conditions although the success of the city’s SHLAAs in identifying development opportunities will also have had an impact. Since 2009/10 there has been an increase year on year with 304 dwellings receiving detailed planning permission in 2011/12.

4.89 Completions on larger windfall sites continue to decline with the 402 completions in 2011/12 being an eleven year low. Despite this windfalls continue to make an important contribution to new housing completions.

4.90 It is expected that dwellings will continue to be developed in Birmingham on windfall sites greater than the survey threshold throughout the plan period at rate of 300 per annum in the first five years, 400 per annum in year’s six to ten and 500 per annum in the longer term when the degree of certainty which can be attached to the SHLAA is likely to diminish. These windfall allowances on sites greater than the survey threshold reflect the current reduced rate at which windfalls are coming forward and being developed. No allowance has been made for windfall sites on garden land. This windfall allowance is a conservative estimate based on performance during the current economic downturn and it is anticipated that this windfall assumption will be significantly exceeded.

Larger Sites (>=0.06ha) Windfall Allowance

Time Period	Annual Contribution (Dwellings)	Period Contribution (Dwellings)
Short Term - Within 5 Years	300	1,200 ⁶
Medium Term – Years 6 to 10	400	2,000
Longer Term – Beyond 10 Years	500	4,500

The Housing potential of Broad Locations

4.91 The CLG best practice guidance suggests that broad locations, where housing development is considered feasible and will be encouraged, should be included in the SHLAA even though specific sites have not yet been identified. This is part of a proactive approach

⁶ Assumes no windfalls in year 1

to planning, which reflects positive choices about the direction of future housing development, rather than a reactive approach to development opportunities as they arise.

4.92 The SHLAA considered the development potential of sites based on the City Council's existing planning policy. It provides a baseline position. It does not consider the potential that could arise from longer-term transformational change resulting from planned regeneration on a large scale. It is anticipated that such planned transformational change in support of the city's growth agenda will deliver significant numbers of new dwellings over and above the level identified by the SHLAA and in addition to ad-hoc proposals which will come forward as windfalls.

4.93 At this point in time no capacity has been included within broad locations for longer term growth. Opportunities for longer-term growth are still under consideration and will be set out in future updates of the SHLAA and will be progressed through DPDs in due course.

5. The Database

5.1 The SHLAA 2012 database is held in MAPINFO format. The SHLAA database includes the following key information:

- A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations)
- An assessment of the deliverability / developability of each identified site (i.e. in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed
- An assessment of the potential quantity of housing that could be delivered on each identified site or within each identified broad location or on windfall sites.
- Details of known constraints on the delivery of identified sites

5.2 Appendix 10 shows the fields in the database.

5.3 The 2012 SHLAA sites can also be viewed in high resolution via the City Council's web site using the 'Local View' system. (See appendix 12).

6. Future Reviews

6.1 The SHLAA is not a one off study. It will be kept up to date and will be revised on a regular basis. It will be published on the City Council's web site as an addendum to the LDF Annual Monitoring Report.

6.2 Interested parties are invited to submit sites for consideration for inclusion in next years SHLAA at any time prior to 27th September. The minimum information required is set out on the form attached as appendix 7.

6.3 In addition the City Council acknowledge that the circumstances of individual SHLAA sites can change and would therefore welcome any comments from developers, agents, landowners or other stakeholders with regard to any of the sites in the SHLAA 2012 so that changing circumstances can be reflected in the next revision.

6.4 Please send any new SHLAA site submissions or any additional information regarding sites in the 2012 SHLAA to:

Planning and Growth Strategy
1 Lancaster Circus Queensway
Birmingham
B4 7DQ

Or by email to: planningstrategy@birmingham.gov.uk

Appendices

Appendix 1

SHLAA Panel - Membership

Name	Organisation	Email
Dave Carter (Chair)	BCC - Development	david.r.carter@birmingham.gov.uk
Martin Eade	BCC - Development	martin.eade@birmingham.gov.uk
Paul Williams	BCC - Development	paul_williams@birmingham.gov.uk
Mike Walsh	BCC - Housing	michael.walsh@birmingham.gov.uk
Robert Hepwood	Miller Homes	robert.hepwood@miller.co.uk
Paul Hill*	RPS	paul.hill@rpsgroup.com
David Rhead	Homes and Communities Agency	david.rhead@hca.gsx.gov.uk
Nick Byrne	Midland Heart & Birmingham Social Housing Partnership	nick.byrne@midlandheart.org.uk
Jon Rowson*	Barratt Homes	jon.d.rowson@barratthomes.co.uk
Julie Morgan	Miller Homes	julie.morgan@miller.co.uk
Paul Campbell	Richborough Estates	Paul@RichboroughEstates.co.uk
Mark Kowalski*	Barratt Homes	mark.a.kowalski@barratthomes.co.uk
Michael Davis*	Savills	MPDavies@savills.com

* Panel members nominated by the Home Builders Federation.

Appendix 2

Panel Terms of Reference

- To contribute to the completion of a robust and credible Strategic Housing Land Availability Assessment (SHLAA) for Birmingham and to act as a focal point for continuing liaison between the Local Planning Authority and the house-building sector.
- To agree and endorse the methodology for the SHLAA, to share and pool information and intelligence, to come to a view on the suitability, deliverability and developability of sites and to sign off the final report.
- Where there is no clear conclusion on any matter, the differing views will be set out in the final report.
- No commercial or other advantage will be sought by Panel members. Panel members are required to declare any interest they may have on a site when contributing towards its assessment.
- Members primary role is to represent their sector as a whole and not just the interests of their particular organisation.
- Members should endeavour to attend all meetings but should nominate a substitute from their organisation if unable to attend.
- Members may call on additional people to assist them in Panel work outside of meetings, e.g. checking site information etc
- Membership of the SHLAA Panel will be undertaken on a voluntary basis. The Council will not be liable for any expenses incurred during the SHLAA process.
- To ensure effective linkages with the City Housing Partnership (CHP) are maintained.
- To work to a timetable which will enable the SHLAA to be published by the end of March 2013.

Appendix 3

Work Programme / Timetable

Task / Stage	Month
Ensure commitments monitoring system up to date	April
Preparation for visits to all committed sites	May
Visit all committed sites	May - July
Identify key stakeholders / consultees & update mailing list	July
Call for sites – letters, web etc	July / Aug
Establish Panel	July / Aug
Update the Commitments database – input & verification	Aug / Sept
Agree Methodology & Assumptions	Nov
Internal City Council ‘local knowledge’ data trawl (involving Planning & Regeneration area teams, Planning Management area teams, Housing Implementation area teams, Housing Strategy, Planning Strategy, Surplus Land and Property Team etc).	Nov / Dec
Visit existing uncommitted sites where necessary to confirm sites remain ‘Suitable’	Nov / Dec
Take account of comments received on the 2011 SHLAA	Nov / Dec
Review ‘Call for Sites’ submissions	Nov / Dec
Merge Committed / Uncommitted elements of the database. Check & verify	Dec
Finalise database of ‘Suitable Sites’	Dec
Review other capacity - Vacant properties, purpose built student accommodation, windfalls, broad areas for growth	Jan
Add / Review Availability & Achievability data (including any discounting)	Jan / Feb
Final data trawl to fill any gaps in the database	Jan / Feb
Analysis of database and drafting of report	Feb
Review draft report	Feb
Publish 2012 SHLAA	March

Appendix 4

The Call for Sites – Web Site Notification

Strategic Housing Land Availability Assessment (SHLAA) 2012 – Call for Sites

The City Council will shortly begin work on updating the Strategic Housing Land Availability Assessment (SHLAA). The primary role of the SHLAA is to identify sites with the potential for housing, to assess how much housing could be provided on those sites and to assess when the sites are likely to be developed. It will provide evidence to inform the City Council's Local Development Scheme, including the Core Strategy.

This "call for sites" offers the opportunity for you to put forward sites which you consider to be suitable for residential development, either now or in the future.

You are therefore invited to submit sites for consideration for inclusion within the SHLAA. The minimum information required is set out on the attached form. Please make your submissions, to the address below, by 31st August 2012.

Planning Strategy,
2nd Floor,
1 Lancaster Circus,
Queensway,
Birmingham, B4 7DQ

Or by email to:

planningstrategy@birmingham.gov.uk

Although the SHLAA is an important evidence source regarding planning for housing development in the city, it does not in itself give a "green light" to development. It is a technical exercise only and as such it does not make decisions or allocate land for development.

The 2011 SHLAA will be made available on the City Council's web site (birmingham.gov.uk/csevidence) during June. Any information updating the position with regard to any of the sites in the 2011 SHLAA would be most welcome.

Appendix 5

The Call for Sites – Stakeholder Letter

Dear Sir/Madam

Strategic Housing Land Availability Assessment (SHLAA) 2012 – Call for Sites

The City Council will shortly begin work on updating the Strategic Housing Land Availability Assessment (SHLAA). The primary role of the SHLAA is to identify sites with the potential for housing, to assess how much housing could be provided on those sites and to assess when the sites are likely to be developed. It will provide evidence to inform the City Council's Local Development Scheme, including the Core Strategy.

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The 2011 SHLAA will be made available on the City Council's web site (birmingham.gov.uk/csevidence) during June. Any information updating the position with regard to any of the sites in the 2011 SHLAA would be most welcome.

Yours sincerely



David Carter
Head of Planning Strategy

Appendix 6

“Call for Sites” Submissions

Ref	Location	Promoter	Outcome
CFS1	Royal Mail Delivery Office, Quinton	BNP Paribas	Added to SHLAA
CFS2	Royal Mail Delivery Office, Moseley	BNP Paribas	Added to SHLAA.
CFS3	Royal Mail Delivery office, Great Barr	BNP Paribas	Added to SHLAA.
CFS4	Royal Mail Delivery Office, Rednal	BNP Paribas	Already in SHLAA.
CFS5	Cherrywood Rd, Bordsley Green	St. Francis Group	Already in SHLAA.
CFS6	Woodleigh Ave, Harbourne	St. Francis Group	Omitted. Has permission for short term accommodation for families of injured military personnel.
CFS7	Rear of Sheldon Hall, Gressel La, Sheldon	Charles Peter Lawley Harrod	Omitted. Within adopted Green Belt and River Cole Valley. Partially in Flood Zones 2 & 3. Affected by TPOs and SLINC. Impact on setting of Sheldon Hall (listed and archaeological site).
CFS8	Thimble End Rd, Walmley	William Davis Ltd	Potentially suitable. A Green Belt review in order to identify a large urban extension is currently being undertaken.
CFS9	East of Webster way, Sutton	William Davis Ltd	Potentially suitable. A Green Belt review in order to identify a large urban extension is currently being undertaken.
CFS10	Fox Hill Road, Roughley	Richborough Estates	Potentially suitable. A Green Belt review in order to identify a large urban extension is currently being undertaken.
CFS11	Westminster Works Alcester Rd	Dhillion Group	Already in SHLAA.
CFS12	Weeford Rd, Four Oaks	Brooke Smith Planning	Potentially suitable. A Green Belt review in order to identify a large urban extension is currently being undertaken.
CFS13	241 Wellington Rd, Perry Barr	John Price Architectural	Already in SHLAA as part of a larger site.
CFS14	Connaught Square, Digbeth	Brooke Smith Planning	Already in SHLAA.
CFS15	41-43 Great Hampton	Brooke Smith	Added to SHLAA.

	St,	Planning	
CFS16	Initial Laundry, Warwick Rd	Brooke Smith Planning	Added to SHLAA.
CFS17	Fmr Joseph Ash, Charles Henry St	Brooke Smith Planning	Added to SHLAA.
CFS18	Off Mayall Dr, Four Oaks	Jon Flowith & Partners	Potentially suitable if combined with adjoining land. A Green Belt review in order to identify a large urban extension is currently being undertaken. The review will not be making minor changes to the green Belt boundary, nor will it be indentifying small sites.
CFS19	Off Grange La, Four Oaks	Jon Flowith & Partners	Potentially suitable if combined with adjoining land. A Green Belt review in order to identify a large urban extension is currently being undertaken. The review will not be making minor changes to the green Belt boundary, nor will it be indentifying small sites.
CFS20	Hillside & Dale Farms, Sutton	Framptons	Potentially suitable. A Green Belt review in order to identify a large urban extension is currently being undertaken.
CFS21	Langley Hall Farms Ox Leys Rd	Framptons	Potentially suitable. A Green Belt review in order to identify a large urban extension is currently being undertaken.
CFS22	Wheatmoor Farm, Sutton	Framptons	Potentially suitable. A Green Belt review in order to identify a large urban extension is currently being undertaken.
CFS23	309-315 Marsh La, Erdington	Brooke Smith Planning	Added to SHLAA.
CFS24	Former dairy, Minworth	Brooke Smith Planning	Added to SHLAA.
CFS25	Fmr Ravenhurst Playing Field, Harbourne	GVA	Omitted. Public Open Space within ward with deficiency of provision.
CFS26	Longbridge North, East of Lickey Rd	St Modwen	Small area added to SHLAA. Remainder omitted. Core employment land. Contrary to Longbridge AAP.
CFS27	Heartlands Park, Common La	Key Property	Omitted. Core employment area. Within High Speed 2 draft safeguarding area.
CFS28	Former Flightshed site,	St. Modwen	Omitted. Best urban employment land.

	Lowhill Lane		Would be contrary to the Longbridge AAP.
CFS29	177 Walsall Rd, Perry Barr	Opus Land	Added to SHLAA.
CFS30	Off Duttons Lane, Roughley	JVH Town Planning	Potentially suitable. A Green Belt review in order to identify a large urban extension is currently being undertaken.
CFS31	Off Weeford Rd, Roughley	JVH Town Planning	Potentially suitable. A Green Belt review in order to identify a large urban extension is currently being undertaken.
CFS32	Brockhurst Farm, Sutton	Jones Lang Lasalle	Potentially suitable. A Green Belt review in order to identify a large urban extension is currently being undertaken.
CFS33	Off Holymoore Way, Rubery	BNP Paribas	Omitted. Core employment area.
CFS34	St Georges Court, 1 Albion St	Stuart Franks	Already in SHLAA.
CFS35	Manor House, Northfield	Banner Homes	Added to SHLAA.
CFS36	South of Druids Heath La, Druids Heath	Barton Wilmore	Omitted. Not in Birmingham.
CFS37	Curzon Park, City	Gerald Eve	Omitted. Within High Speed 2 safeguarding area.
CFS38	Estate Office, 155 Oak Tree La, Bournville	Bournville Village Trust	Added to SHLAA.
CFS40	The Knoll, Holly La, Wishaw	AT Architects	Potentially suitable. A Green Belt review in order to identify a large urban extension is currently being undertaken.
CFS41	Off Moxhill Dr, Walmley	Walmley Golf Club	Potentially suitable. A Green Belt review in order to identify a large urban extension is currently being undertaken.
FS42	East of Beech Hill Rd, Walmley	Walmley Golf Club	Potentially suitable. A Green Belt review in order to identify a large urban extension is currently being undertaken.
CFS43	None – General Comments	Jewellery Quarter Development Trust	Comments noted.

Appendix 7

Minimum Information Requirement Form for New Sites

Information Required	SITE DETAILS
1. What is the Address of the Site?	
2. What is the Size of the Site (in Hectares)	
3. What is the estimated capacity of the site (net dwellings)	
4. Is the site: A. Previously Developed – Cleared B. Previously Developed – Vacant (not cleared) C. Previously Developed – Still in use D. Greenfield	
5. What is the current use of the site? (if applicable)	
6. If the site is cleared, derelict or vacant what was its most recent use?	
7. Are there any buildings on the site? If so, how many? Are they derelict, vacant or in use?	
8. What are the adjoining land uses?	
9. What impact would these adjoining land uses have on the sites attractiveness / marketability for housing?	

Continued Overleaf....

.....Continuation

<p>10. Are there any known constraints to the development of the site which would:</p> <ul style="list-style-type: none"> • need to be addressed before the site could be developed, or • which would impact on the residential capacity of the site. 	<p>Yes / No</p> <p>Yes / No</p>
<p>11. If 'Yes' give details.</p> <p>(Consider - Contamination, Access, Topography, TPO's, Pylons, Noise, Conservation Area, National or Local listing, Flood Risk).</p>	
<p>12. Generally, what is your opinion of the housing market in the local area? Is it:</p> <ul style="list-style-type: none"> • Strong • Average • Weak 	
<p>13. Does a house builder / developer have an interest in the site?</p> <p>14. If Yes what interest? (Owner / Option to Buy etc)</p> <p>15. What is the name and address of the house builder / developer?</p>	<p>Yes / No</p>
<p>16. Has the site owner indicated that they are prepared to sell the site for development?</p>	<p>Yes / No</p>
<p>17. When would you envisage the site being delivered? (Best estimate). From 1st April 2012?</p> <ul style="list-style-type: none"> ▪ Within 5 years ▪ 5 to 10 years ▪ Beyond 10 years 	
<p>18. Any other Comments / Details</p>	

Continued Overleaf....

.....Continuation

19. Are you: A. The site owner B. A developer C. A planning consultant D. A housing association E. Other (please state)	
20. If you are a Planning Consultant / Agent, who are you representing?	
21. Your Contact Details: Name Address Telephone number email	
22. What is the Name and Address of site owner?	
23. Is the site owner aware that the site has been submitted for inclusion within the SHLAA?	Yes / No

Appendix 8

Outstanding Planning Permissions for Purpose Built Student Accommodation*

Location	Net Bed spaces	Clusters / Studios	Progress
James Watt Queensway Aston St / Coleshill St	286	0	Under Construction
Edgbaston Park Rd (Edgbaston Ward)	35	0	Under Construction
5-10 Bishopgate St (Ladywood Ward)	149	149	Under Construction
778-798 Bristol Rd (Selly Oak Ward)	52	52	Not Started - Currently offices and retail
Elliot Rd (Selly Oak Ward)	313	92	Not Started – Site Cleared and vacant
Westbourne Rd (Edgbaston Ward)	113	0	Not Started – Site cleared and vacant
Lench Street / Vesey Street / Lancaster Street (Aston Ward)	734	299	Not Started – Site cleared and vacant
Globe Works, Cliveland St (Aston Ward)	456	176	Not Started – Industrial building on site
Bagot St (Aston Ward)	492	93	Not Started
353 Birchfield Rd (Aston Ward)	6	6	Not Started – Building on site
Adj Jarrett Hall (Selly Oak Ward)	120	25	Not Started – Site cleared
N of Selly New Rd (Selly Oak Ward)	436	144	Not Started – Site cleared
70-76 Moland St (Aston Ward)	271	74	Not Started – Building on site
60-62 Constitution Hill (Ladywood Ward)	6	2	Not Started – Building on site
Chapel La / Harborne Rd (Selly Oak Ward)	383	No details (outline permission)	Not Started – Building on site
Total	3,852	1,112	

* At April 2012.

Appendix 9

Student Accommodation – Explanatory Email from CLG

"Richard Field" <Richard.Field@communities.gsi.gov.uk> 16/09/2010 10:11	To: g.Ball@birmingham.gov.uk>
	cc: e Hinton" <Jane.Hinton@communities.gsi.gov.uk>
	Subject: re purpose built student flats

Dear Greg,

I can confirm that purpose built, self-contained or cluster student accommodation (i.e. not halls of residence) should be included in monitoring of housing supply. There were a couple of years in the middle of the last decade when this type of accommodation was excluded, but it was reinstated at the start of 2008/09, although not all guidance documents were updated to reflect this at that time.

Richard

Richard Field
Statistician | Housing Supply
0303 4442272

Housing Markets & Planning Analysis (HMPA) | Analytical Services Directorate
Communities & Local Government
Zone 2/J4 | Eland House | Bressenden Place
London | SW1E 5DU

Appendix 10

The SHLAA Database

Field	Description
Reference Number	Unique Reference Number
Address	Postal Address
Ward	Name of Ward
Size	Size of site in Hectares
Capacity	Dwelling Capacity of site (Net) - actual or estimate
Density	Density of development
Existing use - Category	Category of existing land use (or previous use if cleared)
Existing Use - Detail	Specific existing land use (or previous use if cleared)
Status	Planning status of site
Ownership	Is the site owner known? Y/N
Ownership Details	Name and address if known
Constraints	Are there any known constraints Y/N
Constraints Details	Details of the constraints
Developer Interest	Is there known developer interest in the site Y/N
Developer Int. Details	Name and address of developer
Capacity > 5 years	Dwellings within 5 years
Capacity 5 – 10 years	Dwellings in 5 to 10 years
Capacity < 10 years	Dwellings beyond 10 years
Comments	Any other comments / information

Appendix 11

Windfalls Assumptions Paper

1. Purpose

1.1 To consider the impact of the National Planning Policy Framework on the 2012 SHLAA insofar as it enables an allowance to be made for windfalls in the five year housing land supply.

2. Background

2.1 In March 2012 the National Planning Policy Framework (NPPF) was published. This replaced a large swath of existing planning guidance including Planning Policy Statement 3 (PPS3) on planning for housing. The NPPF, at paragraph 48, states:

“Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens”.

2.2 The NPPF addresses the issue of including windfalls in the housing land supply in a more positive manner than the guidance which it replaces (PPS3).

2.3 The City Council’s position has been, and remains, that windfall sites are expected to continue to come forward and be developed in Birmingham throughout the period covered by the Birmingham development Plan. Birmingham has a long and impressive track record in delivering windfall sites (67% of all completions during the period covered by the UDP (1991 to 2011) took place on windfall sites). Despite this, in order to ensure consistency with PPS3 and the GLG Practice Guidance, no allowance has been made for windfalls in the first ten years of any of the city’s SHLAAs to date.

2.4 In a city with an urban area of over 22,000 hectares it is inevitable that there will be a continual supply of land and buildings reaching the end of their useful life in their current use which is suitable for residential use. These opportunities can be very difficult to foresee.

2.5 The City Council has therefore undertaken this analysis of the delivery of windfalls in the city. This appendix examines the supply and development of windfall sites since 2001, reviews the assumptions made for the 2011 SHLAA and considers the implications for the 2012 SHLAA.

2.6 Data used in this assessment has been taken from the Birmingham Land Availability and Development Enquiry Service (‘BLADES’), a system which monitors planning commitments

and residential development. In order to undertake this analysis data relating to windfalls has been extracted from the database and analysed independently. All figures in this Supplement are net.

3. What is a Windfall Site?

3.1 The NPPF defines windfall sites as “Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available”. The CLG SHLAA Practice Guidance expands on this by adding “These could include, for example, large sites resulting from, for example, a factory closure or small sites such as a residential conversion or a new flat over a shop”.

4. Windfall Assumptions in the 2011 SHLAA

4.1 The 2011 SHLAA did not include a windfall allowance in the first ten years supply. It did, however, include an allowance for the longer term period (beyond 10 years). On small sites (below the survey threshold of 0.06ha) this was 75 dwellings per annum and for larger sites 500 dwellings per annum.

4.2 Although no allowance was made for the first ten years, estimates were made of the potential contribution that windfall sites might make⁷. These were 40 dwellings per annum on small sites and 200-300 per annum on large sites in years 1 to 5, and 50 dwellings per annum on small sites and 300-400 per annum on larger sites in years 6 to 10.

4.3 The estimates took account of monitoring, which indicated that a reduced supply of new dwellings were coming forward from windfall sites, the impacts of the economic downturn on the house building industry, the increase in the number of sites being identified through the SHLAA process, and the temporary hiatus in ‘city living’ type schemes. In assessing the contribution which windfall sites could potentially make no allowance was made for windfalls on garden land.

4.4 The 2011 SHLAA Final Report acknowledged that the windfall assumptions are conservative estimates based on performance during the current economic downturn and it anticipated that delivery would exceed the assumptions. The indicative windfall estimates for the first ten years were expressed as ranges and were included in the SHLAA as indicative figures only.

5. The Supply of Windfall Sites

5.1 Since 2001 16,716 dwellings have received detailed planning permission on windfall sites, an average of 1,519 per annum. Of these 15,499 were for new build schemes and 1,217 involved the conversion of an existing building. 9,228 (55%) windfalls were located in the city centre. 14,599 (87%) of the windfalls coming forward were apartments and 2,117 were houses. With regards to previous land use 6,932 (42%) of the windfall dwellings being

⁷ 2011SHLAA Final Report paragraphs 4.81 & 4.87

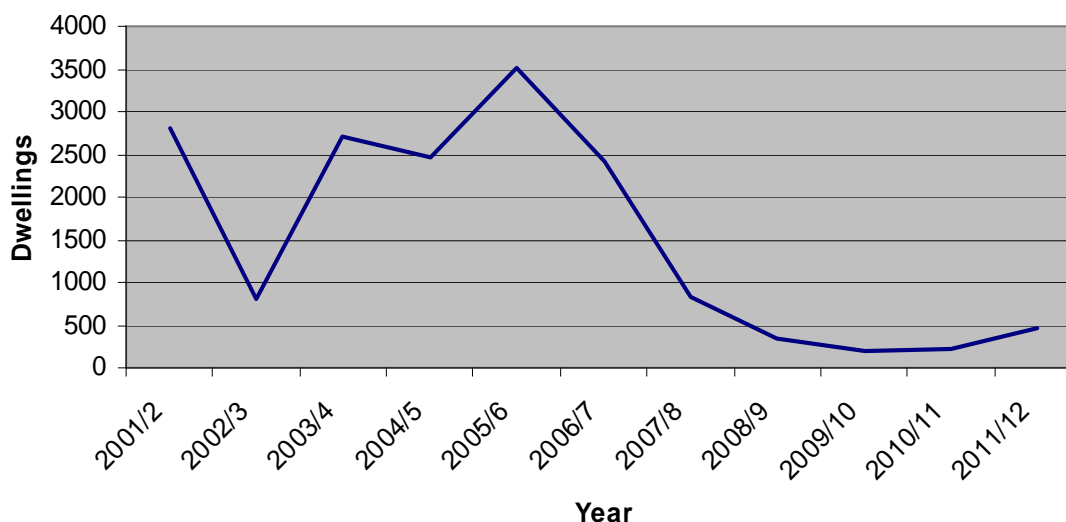
granted detailed planning permission were on land previously in employment use. 397 (2%) of windfall dwellings were on garden land.

Table 1: The Supply of Windfalls

Year	Windfalls Granted Detailed Planning Permission	New build / Conversion		In / Out of City Centre		House / Apartment		Over / Under 0.06ha	
		New Build	Conv.	In	Out	House	Apt	0.06 +	< 0.06
2001/2	2798	2637	161	777	2021	397	2,401	2570	228
2002/3	807	713	94	453	354	105	702	649	158
2003/4	2698	2612	86	1725	972	224	2474	2528	170
2004/5	2452	1981	471	1639	813	249	2203	2306	146
2005/6	3522	3464	58	2407	1115	366	3156	3355	167
2006/7	2422	2380	42	1674	748	221	2201	2338	84
2007/8	822	748	74	368	454	134	688	698	124
2008/9	339	307	32	54	285	110	229	221	118
2009/10	185	192	-7	59	126	109	76	56	129
2010/11	215	171	44	28	187	38	177	118	97
2011/12	456	294	162	44	412	164	292	152	304
Total	16716	15499	1217	9228	7487	2117	14599	14991	1725

5.2 Although 16,716 windfall dwellings have come forward and been granted detailed planning permission since 2001 there have been large variations year to year from a high of over 3,500 in 2005/6 to a low of just under 200 in 2009/10. Generally the six years from 2001/2 to 2006/7 saw high levels of windfalls coming forward (2,450 per annum). Thereafter, the number of windfalls declined sharply with just 739 receiving detailed planning permission in the period 2008/9 to 2010/11, an average of 246 per annum. However, in 2011/12 456 windfalls came forward; double that in the previous year.

Fig 1: Windfall Dwellings receiving detailed planning permission.



5.3 At April 2012 there was an outstanding supply of 8,374 dwellings which had come forward as windfalls and been granted detailed planning permission. Of these 6,832 (86%) were apartments and 5,375 (64%) were in the city centre.

5.4 Of the 16,716 windfall dwellings 1,573 were on sites below the SHLAA survey threshold. Of these 704 were new build and 869 were conversions. Of the 1,573 dwellings on small sites 313 (20%) were on garden land. Small windfall sites typically include flats above shops, the sub division of existing housing, intensification – for instance where a single dwelling is replaced by two - and small self build schemes. Occasionally high density apartment schemes also fall under the threshold. Previous uses of small sites coming forward as windfalls included retail (23%), offices (20%) and industrial (18%). 515 (32%) of dwellings on small windfall sites came forward in the city centre. A breakdown of windfall supply by site size is at Appendix A.

6. The Development of Windfall Sites

6.1 Since 2001 16,952 dwellings have been completed on sites which came forward as windfalls, an average of 1,541 completions per annum. Of these 14,986 were new build schemes. 8,751 (52%) of the 16,952 dwellings completed on windfall sites were located in the city centre. 14,261 (84%) of the windfalls completed were apartments and 2,711 were houses.

Table 2: The Development of Windfalls

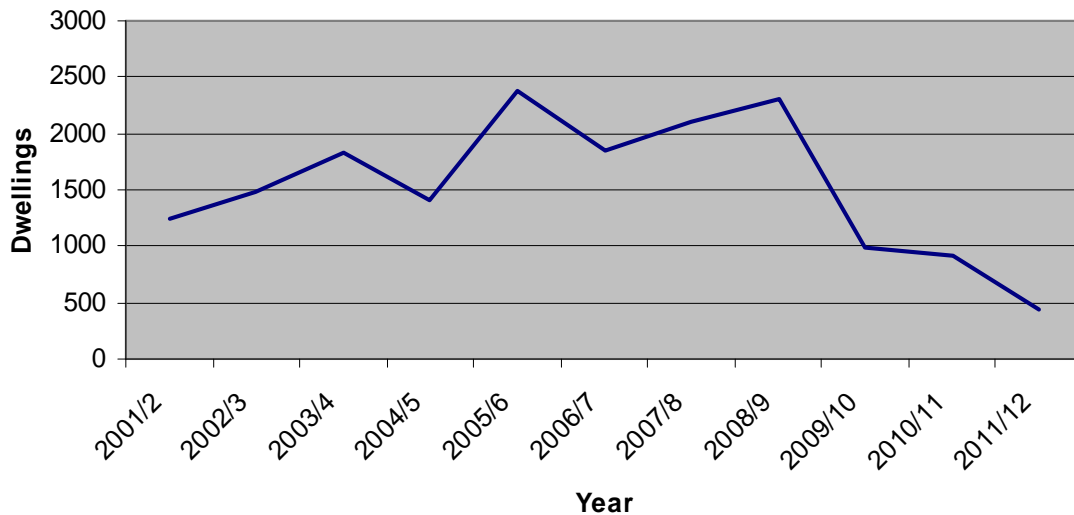
Year	Windfalls Completed	New build / Conversion		In / Out of City Centre		House / Apartment		Over / Under 0.06ha	
		New Build	Conv.	In	Out	House	Apt	0.06 +	< 0.06
2001/2	1252	942	310	367	885	247	1025	1099	153
2002/3	1474	1207	267	715	759	266	1208	1301	173
2003/4	1826	1650	176	935	891	189	1637	1712	114
2004/5	1416	1252	164	595	821	233	1183	1278	138
2005/6	2382	2132	250	1453	929	293	2089	2277	105
2006/7	1839	1750	89	1115	724	289	1550	1698	141
2007/8	2106	1724	382	1311	795	325	1781	1914	192
2008/9	2311	2132	179	1397	914	209	2102	2191	120
2009/10	985	902	83	544	441	214	771	890	95
2010/11	919	863	56	305	614	242	677	860	59
2011/12	442	414	28	14	428	204	238	36	406
Total	16952	14968	1984	8751	8201	2711	14261	15256	1696

6.2 Although 16,952 windfall dwellings have been built over the last ten years there have been large variations from year to year from a high of almost 2,400 in 2005/6 to a low of 442 in 2011/12. The 442 completions in 2011/12 was an eleven year low.

6.3 Of the 8,374 dwellings with outstanding detailed planning permission at April 2011, 1,815 were under construction. Of the 687 apartments work had halted on 416. Work had

been suspended on over 400 of the 445 dwellings which were under construction in the city centre.

Fig 2: Windfall Dwellings Developed.



6.4 Of the 16,952 windfall completions 1,326 were on sites below the SHLAA survey threshold. Of these 609 were new build and 717 were conversions. 440 (33%) of dwellings built on small windfall sites were in the city centre. A breakdown of windfall completions by site size is at Appendix B.

6.5 It is clear from the tables that windfalls have historically played a very important role in enabling housing growth in the city. Indeed at first glance the windfall completions figures can appear disproportionately high when they are compared with annualised completions summaries (for instance in the Annual Monitoring Report). There are two reasons for this:

6.6 Firstly, relatively few sites have been allocated since the UDP was adopted in 2005 and those that have, for instance through the Longbridge Area Action Plan, have yet to deliver many completions.

6.7 Secondly, windfalls very rarely come forward on sites which are already in residential use. There are, therefore, very few demolitions of existing housing on windfall sites which means that the gross and net capacities on windfall sites are very similar.

6.8 With identified sites this is not the case. Many sites identified through the local planning process involve the demolition and replacement of existing housing. With a housing stock of over 400,000 dwellings there is a continual programme of renewal and regeneration of housing which is no longer suitable for purpose. In many cases this involves the demolition of high rise tower blocks and their replacement with traditional low rise housing. As a result many identified sites have a net loss in capacity, some quite large.

6.9 Identified sites, collectively, therefore have in the past contributed relatively little net housing growth, although this masks the high levels of gross house building taking place on identified sites.

7. Commentary

7.1 Windfalls have made an important contribution to meeting the city's housing growth over the last 20 years. Windfall dwellings make a major contribution to net completions as they very rarely involve the demolition of existing housing. Conversely many allocated or identified sites involve the redevelopment of existing housing which, while contributing to gross completions often result in little or no net gain.

7.2 Figures for new supply coming forward and for completions on windfall sites are not directly comparable on a year to year basis as there is usually a time lag between permission and completion. They are better considered as flows. Since 2001 the number of windfalls receiving detailed planning permission and the number of completions on windfall sites have been broadly similar although there were some large variations between new supply coming forward and completions taking place in individual years.

7.3 There was a noticeable downturn in the number of windfall dwellings being granted detailed planning permission after 2005/6 although the numbers still remained reasonably high for the next year or two. This reduction reflected the country's worsening economic position and the difficulties this brought for the house building industry. This was, however, not unique to windfall sites as planning applications for housing development generally, with the exception of those for subsidised housing, saw a downturn after 2005/6.

7.4 The drop off in new windfall supply began to impact on completions a couple of years later in 2008/9. Despite this windfall sites continued to make a substantial and important contribution to the provision of new housing in Birmingham with an average of almost 800 dwellings per annum being built on such sites between 2009/10 and 2011/12.

7.5 There have been some large variations in the number of windfall dwellings being granted detailed planning permission from one year to the next. However, in 2009/10 and 2010/11 completions of windfalls significantly exceeded new supply, implying that there could be a reduced supply of windfall sites available for development in the short term. However, in 2011/12 completions and new supply were at the same level.

7.6 The market for apartments, particularly in the city centre, has been particularly badly affected by the economic downturn. Prior to 2007 a significant proportion of windfalls coming forward and being built had been apartments, many of which were in the city centre. The market is reluctant to provide apartments in the current climate and this has had a significant impact on new windfall supply coming forward although the City Council expect both the market for apartments and the 'city living' concept to return in the medium to longer term.

7.7 Of the outstanding supply of 8,374 dwellings (at April 2012) which have come forward as windfalls and been granted detailed planning permission 6,832 (93%) are apartments. Work has begun on just 687 of these and has subsequently been suspended on 416. Of the supply in the city centre 99% are apartments. Work has been suspended on almost all of the 416 dwellings on which it had begun.

7.8 Whilst the difficult economic conditions have no doubt played the major role in the reduction in the supply of new windfalls coming forward and being built the reduction began after the City Council undertook its first SHLAA in 2007. As this was the first major exercise to identify suitable uncommitted housing sites it will no doubt have identified some sites which would otherwise have come forward as windfalls. The 2010 SHLAA, which identified additional sites, will no doubt have impacted further on the supply of windfalls. The SHLAA process should result in an increased proportion of net completions taking place on identified sites and a reduced supply of windfalls coming forward.

7.8 The trend with regards completions on windfall sites remains downwards. Even so, the 442 completions on windfall sites in 2011/12 are still significant and demonstrates that windfalls are continuing to make an important contribution to house building in the city and with the rate at which new windfalls are coming forward having increased in 2011/12 there are indications that this will continue to be the case.

8. Looking Forward

8.1 It is anticipated that, as the economy improves and the house building industry becomes stronger, that windfalls will increase in number and will once again have an important role to play in delivering housing in Birmingham.

8.2 In particular the market for apartments and the housing market within the city centre will be closely monitored. These have had the biggest impact as far as windfalls are concerned in the past and will potentially do so again in an improved market. A resurgence in the market for apartments in the medium or longer term, particularly in the city centre, would have a huge impact on the windfall assumptions as was demonstrated in the middle of the last decade when individual schemes were being brought forward on small plots delivering hundreds of dwellings.

8.3 The fact that there has been a big decrease in the number of windfall sites coming forward and receiving planning permission over the last couple of years does not necessarily mean that sites are not becoming available. It is likely that new sites are continuing to become available, potentially in greater numbers as the recession impacts on businesses, but they are not being brought forward for development at this time due to the economy and the difficulties within the housing market. This could potentially result in a backlog of sites which will be brought forward as the economy and the housing market improves.

9. Windfall Assumptions

9.1 The contribution that windfalls can reasonably be expected to make to housing delivery is set out in table 3. These assumptions are based on a gradual recovery of the economy and the housing market with the contribution of windfalls reflecting the market generally. In the short term the difficult economic situation is likely to continue to impact on the house building industry and housing completions are expected to remain relatively low. When supply starts to pick up there will still be a lag before completions occur. In the medium term additional sites will be brought forward and be developed and there will be a gradual

increase in development, and in the longer term it is anticipated that market conditions will have improved and developers will return to markets which have been neglected during the economic downturn such as the market for apartments to meet the demand for smaller dwellings both inside and outside the city centre. It is anticipated that windfalls will play a more prominent role in the longer term as the degree of certainty which can be attached to the SHLAA is likely to diminish.

8.2 Account has been taken of the capacity identified by the SHLAA which has sought to identify sites and reduce the reliance on windfall sites. As a result, even in the longer term, it is not assumed that the contribution of windfalls will return to pre SHLAA levels. Windfalls coming forward on small site below the SHLAA threshold will be unaffected by the SHLAA.

Table 3: Windfall Assumptions

Time Period	Annual Contribution (Dwellings)	Period Contribution (Dwellings)
Small Sites		
Short Term - Within 5 Years ⁸	40	160
Medium Term – Years 6 to 10	50	250
Longer Term – Beyond 10 Years	75	675
Larger Sites		
Short Term - Within 5 Years ⁹	300	1,200
Medium Term – Years 6 to 10	400	2,000
Longer Term – Beyond 10 Years	500	4,500

10. Implications for the 2012 SHLAA

10.1 The windfall allowance over the period covered by the 2012 SHLAA (2012–2031) is 8,785 dwellings. However as an allowance had already been included in the 2012 SHLAA for longer term windfalls (beyond 10 years) then the additional capacity provided by windfalls in the first ten years would be between 3,610 dwellings. Of this 410 would be on small sites below the survey threshold and 3,200 would be on sites above the threshold.

10.2 With regards to the supply period, the windfall assumptions add 1,360 dwellings within 5 years and 2,250 between 5 and 10 years.

10.3 The City Council will continue to monitor windfalls, both in terms of sites coming forward and sites being delivered, and will revise the assumptions in future updates of the SHLAA should this be appropriate. The City Council will consider including a windfall allowance within the earlier SHLAA time periods should monitoring indicate that windfalls are likely to make a greater contribution to housing provision than the 10% to 15% which can be reasonably regarded as a flexibility allowance.

⁸ Assumes no windfalls in year 1.

⁹ Assumes no windfalls in year 1.

Windfall Assumptions Paper - Appendix A

The Supply of Windfall Sites

Table A1(1): The Supply of Larger Windfalls (Above the SHLAA Survey Threshold)

Year	Windfalls Granted Detailed Planning Permission	New build / Conversion		In / Out of City Centre		House / Apartment		Over / Under 0.06ha	
		New Build	Conv.	In	Out	House	Apt	0.06 +	< 0.06
2001/2	2570	2573	-3	622	1948	375	2195	n/a	n/a
2002/3	649	619	30	413	236	42	607	n/a	n/a
2003/4	2528	2504	24	1654	873	157	2371	n/a	n/a
2004/5	2306	1904	402	1575	731	208	2098	n/a	n/a
2005/6	3355	3399	-44	2364	991	302	3053	n/a	n/a
2006/7	2338	2343	-5	1671	667	193	2145	n/a	n/a
2007/8	698	689	9	348	350	78	620	n/a	n/a
2008/9	221	265	-44	40	181	73	148	n/a	n/a
2009/10	56	129	-73	34	22	73	-17	n/a	n/a
2010/11	118	143	-25	-1	119	0	118	n/a	n/a
2011/12	304	227	77	18	286	128	176	n/a	n/a
Total	15143	14795	348	8738	6404	1629	13514	n/a	n/a

Table A1(2): The Supply of Small Windfalls (Below the SHLAA Survey Threshold)

Year	Windfalls Granted Detailed Planning Permission	New build / Conversion		In / Out of City Centre		House / Apartment		Over / Under 0.06ha	
		New Build	Conv.	In	Out	House	Apt	0.06 +	< 0.06
2001/2	228	64	164	155	73	22	206	n/a	n/a
2002/3	158	94	64	40	118	63	95	n/a	n/a
2003/4	170	108	62	71	99	67	103	n/a	n/a
2004/5	146	77	69	64	82	41	105	n/a	n/a
2005/6	167	65	102	43	124	64	103	n/a	n/a
2006/7	84	37	47	3	81	28	56	n/a	n/a
2007/8	124	59	65	20	104	56	68	n/a	n/a
2008/9	118	42	76	14	104	37	81	n/a	n/a
2009/10	129	63	66	25	104	36	93	n/a	n/a
2010/11	97	28	69	29	68	38	59	n/a	n/a
2011/12	152	67	85	26	126	36	116	n/a	n/a
Total	1573	704	869	490	1083	488	1085	n/a	n/a

Windfall Assumptions Paper - Appendix B

The Development of Windfall Sites

Table A2(1): The Development of Larger Windfalls (Above the SHLAA Threshold)

Year	Windfalls Completed	New build / Conversion		In / Out of City Centre		House / Apartment		Over / Under 0.06ha	
		New Build	Conv.	In	Out	House	Apt	0.06 +	< 0.06
2001/2	1099	896	203	477	622	283	820	n/a	n/a
2002/3	1301	1149	152	643	658	234	1067	n/a	n/a
2003/4	1712	1589	123	936	776	156	1556	n/a	n/a
2004/5	1278	1189	89	556	724	191	1089	n/a	n/a
2005/6	2277	2069	208	1490	787	257	2020	n/a	n/a
2006/7	1698	1669	29	1088	610	274	1424	n/a	n/a
2007/8	1914	1633	281	1226	688	277	1637	n/a	n/a
2008/9	2191	2085	106	1340	851	175	2016	n/a	n/a
2009/10	890	873	17	541	349	182	708	n/a	n/a
2010/11	860	815	45	457	403	226	634	n/a	n/a
2011/12	406	392	14	0	406	210	196	n/a	n/a
Total	15626	14359	1267	8754	6874	2465	13167	n/a	n/a

Table A2(2): The Development of Small Windfalls (Below the SHLAA Survey Threshold)

Year	Windfalls Completed	New build / Conversion		In / Out of City Centre		House / Apartment		Over / Under 0.06ha	
		New Build	Conv.	In	Out	House	Apt	0.06 +	< 0.06
2001/2	153	46	107	62	91	21	128	n/a	n/a
2002/3	173	58	115	109	64	32	141	n/a	n/a
2003/4	114	61	53	44	70	33	81	n/a	n/a
2004/5	138	63	75	24	112	42	94	n/a	n/a
2005/6	105	63	42	22	83	36	69	n/a	n/a
2006/7	141	81	60	42	99	15	126	n/a	n/a
2007/8	192	91	101	85	107	48	144	n/a	n/a
2008/9	120	47	73	33	87	34	86	n/a	n/a
2009/10	95	29	66	4	91	32	63	n/a	n/a
2010/11	59	48	11	1	58	16	43	n/a	n/a
2011/12	36	22	14	14	22	-6	42	n/a	n/a
Total	1326	609	717	440	884	303	1017	n/a	n/a

Appendix 12

Schedule of Sites

Acocks Green

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
E78	Between 43 & 61 The Avenue	0.06	0	0	2	Other - Identified by Consultants
E79	Junction of Olton Boulevard East & Warwick Rd	0.45	0	18	0	Other - Identified by Consultants
E81	Rear of 10 - 26 Bericote Croft	0.08	0	0	3	Other - Identified by Consultants
E82	Adj 109 Westley Road	0.16	0	8	0	Other - Identified by Consultants
E83	Rear of 635 - 773 Warwick Road	1.83	0	73	0	Other - Identified by Consultants
E84	Rear of 44 - 96 Knights Road	0.7	0	28	0	Other - Identified by Consultants
E261	133 to 141 Reddings Lane	0.56	0	22	0	Outline Planning Permission
E262	95 Reddings Lane	0.25	0	8	0	Other - Expired Planning Permission
E300	2 Severne Road and 221 Gospel Lane	0.04	1	0	0	Under Construction
E304	1121 Warwick Road	0.02	0	1	0	Detailed Planning Permission
E312	Site of 1 to 31 Knights Road	0.11	4	0	0	Detailed Planning Permission
E313	Site of 1 to 31 Knights Road	0.12	10	0	0	Detailed Planning Permission
E315	1 to 7 Sherbourne Road	0.3	13	0	0	Under Construction
E319	1073 Warwick Road	0.18	0	20	0	Detailed Planning Permission
E346	1105 to 1105A Warwick Road	0.07	0	2	0	Detailed Planning Permission
E350	37 Westley Road	0.05	0	2	0	Detailed Planning Permission
E354	2 to 8 Warwick Road	0.6	0	10	0	Outline Planning Permission
E355	69 and 71 Yardley Road	0.07	8	0	0	Detailed Planning Permission
E356	Rear of Eastbourne House, Beeches Avenue	0.42	0	14	0	Other - Expired Planning Permission
E357	19 Station Road	0.11	0	6	0	Other - Expired Planning Permission - Site Cleared
E358	15 to 17 Station Road	0.06	4	0	0	Detailed Planning Permission
E365	74 Francis Road	0.15	0	12	0	Outline Planning Permission - Site Cleared
E435	435 Shirley Road	0.06	0	3	0	Detailed Planning Permission
E469	Land Adjacent to 2 and 8 The Willows	0.08	2	0	0	Detailed Planning Permission
E475	Former Gospel Oak Public House, Gospel Lane	0.35	8	0	0	Detailed Planning Permission
E501	19 Malvern Road	0.04	-1	0	0	Detailed Planning Permission
E505	15 Broad Road	0.06	3	0	0	Detailed Planning Permission
E507	42 Flint Green Road	0.05	-1	0	0	Detailed Planning Permission
E520	Warwick Road	0.78	0	35	0	Other - Call for Sites submission

Aston

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
CC10	Barr Street 154-156	0.12	0	8	0	Other - Surplus City Council Land
CC26	Hospital St/Summer La/Henrietta St/Hampton St	0.5	0	0	50	Other - Identified by Consultants
CC27	1-3 Bond St	0.07	10	0	0	Detailed Planning Permission
CC28	27-51 Constitution Hill	0.11	0	0	8	Other - Identified by Consultants
CC29	Henrietta St/Buckingham Rd/Hampton St/Hospita	1.28	0	0	90	Other - Identified by Consultants
CC30	Hampton St / Motts St / Buckingham St	0.42	0	0	29	Other - Identified by Consultants
CC31	Motts St/Howard St/Hampton St/Constitution Hill	1.24	0	0	87	Other - Identified by Consultants
CC33	Rear of 70 -80 Unett St	0.09	0	0	6	Other - Identified by Consultants
CC34	Lower Loveday St/Hanley St/Princip St/New Tow	2.84	0	0	199	Other - Identified by Consultants
CC35	Junction of Band St & Constitution Hill	0.12	0	0	8	Other - Identified by Consultants
CC172	Former Bonds Nightclub, Hampton Street	0.08	0	24	0	Other - Expired Planning Permission - Site Cleared
CC188	Rear of 6 to 16 Smith Street	0.24	0	10	0	Allocated in Adopted Plan - Site Cleared
CC266	21 Lower Loveday Street	0.01	6	0	0	Detailed Planning Permission
CC274	Bagot Street	1.45	0	0	102	Other - Identified by City Council Officers
CC275	Shadwell Steet	0.95	0	0	67	Other - Identified by City Council Officers
CC286	41-43Great Hampton Street	0.8	0	200	0	Other - Call for Sites
CC290	Lench Street/Vesey St/Lancaster Street	0.48	299	0	0	Detailed Planning Permission
CC291	Globe Works	0.41	0	176	0	Detailed Planning Permission
CC292	Bagot Street	0.31	0	93	0	Detailed Planning Permission
CC293	70-76 Moland Street	0.16	0	74	0	Detailed Planning Permission
N17	Between Prestbury Road and Ettington Road	0.31	0	18	0	Allocated in Adopted Plan
N61	North Newtown Area 2 Site 1A	0.79	40	0	0	Detailed Planning Permission
N65	North Newtown Area 2 site 4	0.65	0	0	30	Other - Identified by City Council Officers
N66	North Newtown Area 2 site 5	0.15	0	0	8	Other - Identified by City Council Officers
N67	North Newtown Area 2 Opp1	0.1	0	0	7	Other - Identified by City Council Officers
N70	Farm Street 52	0.06	0	2	0	Other - Surplus City Council Land

N73	Pakfield Walk (adj 8)	0.06	0	1	0	Other - Surplus City Council Land
N84	Land fronting Gower Street and Alma Way	0.42	0	0	0	Detailed Planning Permission
N98	Site corner of Alma Street & Newbury Road	0.33	0	20	0	Allocated in Draft Plan - Mixed Use
N99	136-152 Victoria Road	0.32	0	13	0	Other - Identified by Consultants
N102	Rear of, 106-116 Wheelers Street	0.08	0	0	6	Other - Identified by City Council Officers
N105	Rear of 5-15 Attenborough Close	0.1	0	0	5	Other - Identified by City Council Officers
N106	Between 53 & 47 Parliament Street	0.07	0	3	0	Other - Identified by Consultants
N107	6 Parliament Street	0.1	0	5	0	Other - Identified by Consultants
N111	330 Hospital Street	0.14	0	13	0	Other - Identified by City Council Officers
N112	76-97 Clifford Way & 1-64 Alma Way	5.65	48	0	0	Outline Planning Permission - Site Cleared
N328	Site of Wheelers Tavern, Wheelers Street	0.15	0	6	0	Allocated in Adopted Plan - Site Cleared
N333	Adjacent 6 Freer Road	0.02	0	1	0	Detailed Planning Permission
N351	34 to 36 Trinity Road	0.13	3	0	0	Under Construction
N363	147 to 149 Fentham Road	0.05	1	0	0	Under Construction
N365	260 Albert Road	0.03	2	0	0	Detailed Planning Permission
N366	Land Adjacent 61 Camborne Close	0.02	1	0	0	Detailed Planning Permission
N401	Above 69 Witton Road	0.05	0	5	0	Detailed Planning Permission
N432	31 to 33 Birchfield Road	0.06	0	2	0	Other - Expired Planning Permission
N437	29 Trinity Road	0.07	2	0	0	Detailed Planning Permission
N438	127 Albert Road	0.13	0	2	0	Detailed Planning Permission
N491	Electricity sub station, Roslin Grove	0.07	0	3	0	Other - Identified by Consultants
N492	161 to 211 Birchfield Road	0.59	14	0	0	Allocated in Draft Plan - Planning Permission expires
N509	Old Bridge Street	1.8	0	0	0	Allocated in Draft Plan
N510	New John St West	3.54	0	0	110	Allocated in Draft Plan
N513	Milton Street/Newtown Row	0.2	0	15	0	Allocated in Draft Plan
N514	Gower Street	0.71	0	21	0	Allocated in Draft Plan
N515	Johnstone Street/Birchfield Road	0.3	0	30	0	Allocated in Draft Plan
N523	Chain Walk	0.46	0	50	0	Allocated in Draft Plan
N542	Frankfort Street/Gee Street	0.12	0	0	0	Other - Call for Sites submission
N559	353 Birchfield Road	0.05	7	0	0	Detailed Planning Permission
N562	347a to 349 Birchfield Road	0.02	-1	0	0	Detailed Planning Permission
N577	200 Trinity Road	0.1	4	0	0	Detailed Planning Permission
N579	207 Witton Road	0.02	2	0	0	Detailed Planning Permission
N601	Sapphire Tower, Sutton Street to be demolished.	0.36	-104	0	0	Other - City Council Development Programme
N602	Barry Jackson Tower, Brooklyn Avenue	0.14	-112	0	0	Other - City Council Development Programme

Bartley Green

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
S33	Wychbury Road Allotments	1.55	0	60	0	Other - Expired Planning Permission
S36	Bourn Avenue	0.08	0	10	0	Other - Planning Application submitted
S37	The Holloway	0.11	0	5	0	Other - Identified by City Council Officers
S63	Modbury Avenue	0.11	0	2	0	Other - Surplus City Council Land
S64	Monmouth Road	0.06	0	2	0	Other - Surplus City Council Land
S74	Woodcock Lane (rear 178)	0.06	0	2	0	Other - Surplus City Council Land
S84	Ley Hill Phase 4 pt 2	1.95	70	0	0	Other - Identified by City Council Officers
S88	The Curdale Shopping Centre	0.59	0	24	0	Other - Identified by City Council Officers
S107	Church adjoining 176 Stonehouse Lane	0.27	0	0	11	Other - Identified by Consultants
S110	141-145 Barnes Hill	0.2	0	0	8	Other - Identified by Consultants
S111	Land adjacent to 167 Barnes Hill	0.15	0	6	0	Other - Identified by Consultants
S112	21 Culford Drive	0.36	0	18	0	Other - Identified by Consultants
S113	167 Jiggins Lane	0.11	0	0	4	Other - Identified by Consultants
S114	Coopers Arms, adjacent to 10 Bean Croft	0.16	0	6	0	Other - Identified by Consultants
S117	55, 61 Stevens Ave, rear of 2-58 Simcox Garden:	1.89	0	75	0	Other - Identified by Consultants
S118	Land adjacent to 17 Jiggins Lane	0.07	0	0	2	Other - Identified by Consultants
S119	Land adjacent to 35 Willow Coppice	0.06	0	0	2	Other - Identified by Consultants
S244	Site of Radnor House, Merritts Hill	0.29	12	0	0	Detailed Planning Permission
S245	170 to 204 Cromwell Lane	0.29	15	0	0	Detailed Planning Permission
S247	Site of Broad Meadow Hosue and Bartley House	0.61	0	26	0	Committee Resolution - Site Cleared
S263	Land at Ley Hill Farm Road	1.77	70	0	0	Under Construction
S264	Land at Ley Hill Farm Road and Holloway	3.08	99	0	0	Under Construction
S268	67 to 81 Moors Lane	0.52	23	0	0	Detailed Planning Permission
S282	124 to 142 Burnel Road	0.26	0	-1	0	Committee Resolution - Site Cleared
S498	Land corner of Cromwell Lane and Moors Lane	0.44	-10	0	0	Detailed Planning Permission
S543	2 Loftus Close, Shenley Lane	0.5	20	0	0	Detailed Planning Permission
S592	Bangham Pit Road	1.32	53	0	0	Other - Identified by City Council Officers

Billesley

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
S42	Braceby Avenue rear 81	0.09	0	4	0	Other - Surplus City Council Land
S43	Braceby Avenue rear 233	0.07	0	2	0	Other - Surplus City Council Land
S47	Capcroft Road 30	0.28	0	0	12	Other - Surplus City Council Land
S58	Glenavon Road 23	0.07	0	2	0	Other - Surplus City Council Land
S93	Yardley Wood Road	1.29	0	64	0	Other - Call for Sites submission
S120	Land to the rear of 713-735 Millpool South Road	0.63	0	0	15	Other - Identified by Consultants
S121	Land to the rear of 9-49 Ravenshill Road	0.32	0	0	10	Other - Identified by Consultants
S384	178 SladePool Farm Road	0.15	0	8	0	Other - Expired Planning Permission
S386	171 to 173 Maypole Lane	0.13	0	6	0	Outline Planning Permission
S388	Rear of 7 to 16 Janice Grove	0.33	18	0	0	Under Construction
S389	Site of 17 to 19 Pendeen Road	0.07	6	0	0	Detailed Planning Permission
S532	Melfort Grove	0.07	0	0	0	Other - Identified by City Council Officers
S536	Guestholme, maypole Grove	0.3	12	0	0	Other - Identified by City Council Officers
S589	Moseley delivery Office, 25 Howard Road east	0.2	0	12	0	Other - Call for Sites

Bordesley Green

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
E46	Broadway Avenue	0.22	0	30	0	Other - Identified by City Council Officers
E50	Starbank Road	1.07	0	46	0	Other - Identified by City Council Officers
E136	land between 143 & 159 Muntz Street	0.22	0	9	0	Other - Identified by Consultants
E137	Kieran's Place public house, Muntz Street	0.07	0	3	0	Other - Identified by Consultants
E138	Junction Green Lane / Third Avenue	0.17	0	14	0	Other - Identified by Consultants
E139	45-51 Blake Lane	0.24	0	12	0	Other - Identified by Consultants
E140	Junction of Bordsley Green / Blakeland Street	0.16	0	8	0	Other - Identified by Consultants
E141	Adjacent 275 Belchers Lane	0.07	0	3	0	Other - Identified by Consultants
E142	Adjacent 87 Wright Street	0.06	4	0	0	Detailed Planning Permission
E265	8 to 14 St Oswalds Road	0.27	12	0	0	Detailed Planning Permission
E266	Land adjacent 163 Mansel Road	0.04	0	1	0	Outline Planning Permission
E267	252 to 254 Somerville Road	0.05	0	2	0	Other - Expired Planning Permission
E268	Land between 58 to 64 Blakeland Street	0.06	0	3	0	Other - Expired Planning Permission
E269	514 to 522 Green Lane	0.09	0	5	0	Other - Expired Planning Permission
E270	55 Hob Moor Road	0.11	3	0	0	Detailed Planning Permission
E323	94 to 100 and land adjacent Hob Moor Road	0.37	7	0	0	Under Construction
E446	551 to 555 Green Lane	0.04	0	4	0	Other - Expired Planning Permission
E459	Rear Custard House Public House Blake Place	0.16	7	0	0	Detailed Planning Permission

Bournville

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
S9	Pocklington Place, Hole Lane	1.29	33	0	0	Under Construction
S10	Selly Oak Hospital, Raddlebarn Road	17.74	200	250	200	Outline Planning Permission
S293	Rear 33A to 39, Bunbury Rd fronting Lindsey Ave	0.23	0	9	0	Allocated in Adopted Plan - Site Cleared
S300	Site of 64 to 74, Longfellow Road	0.6	46	0	0	Detailed Planning Permission
S341	Former car park site, Hudsons Drive	0.22	11	0	0	Detailed Planning Permission
S343	131 Frances Road	0.06	1	0	0	Detailed Planning Permission
S344	1650 Pershore Road	0.51	0	45	0	Other - Expired Planning Permission
S349	1403 to 1407 Pershore Road	0.05	0	2	0	Other - Expired Planning Permission
S350	1256 to 1258 Pershore Road	0.05	0	4	0	Detailed Planning Permission
S399	85 Bunbury Road	0.11	0	1	0	Detailed Planning Permission
S419	1616 to 1618 Pershore Road	0.04	0	2	0	Detailed Planning Permission
S501	Rear of 110 Middleton Hall Road	0.04	1	0	0	Detailed Planning Permission
S506	Rear of 3 to 11 Ivy Road	0.02	1	0	0	Detailed Planning Permission
S507	49 Hazelwell Street	0.04	0	3	0	Detailed Planning Permission
S527	Land at Hazlewell Lane and Pershore Road	4.11	0	0	0	Outline Planning Permission
S551	266 to 270 Viacarage Road	0.09	7	0	0	Detailed Planning Permission
S576	1421 Pershore Road	0.02	1	0	0	Detailed Planning Permission
S588	BVT Estate Office, Oak Tree Lane, Bournville	0.35	10	0	0	Other - Call for Sites submission

Brandwood

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
S38	Allenscroft Road	0.07	0	1	0	Other - Surplus City Council Land
S45	Broadmeadow Close A	0.06	0	2	0	Other - Surplus City Council Land
S52	Dawberry Road next to 72	0.07	0	2	0	Other - Surplus City Council Land
S65	Newick Grove (adj 14)	0.09	0	2	0	Other - Surplus City Council Land
S75	8-10 Sheffield Road	0.22	7	0	0	Other - Identified by City Council Officers

S126	Land adjacent to 177 Dawberry Fields Road	0.24	0	0	8	Other - Identified by Consultants
S127	Land adjacent to 41-43 Millbrook Road	0.07	0	3	0	Other - Identified by Consultants
S128	Druids Lane site, Druids Heath	84.41	0	250	50	Other - Identified by Consultants
S356	Between 17 and 39 and rear of Kings Road	0.86	0	0	34	Allocated in Draft Plan
S358	Dawberry Allotments (part of), Off Harton Way	0.83	0	0	33	Allocated in Adopted Plan - Planning Permission exp
S372	194 to 196 Sunderton Road	0.14	3	0	0	Detailed Planning Permission
S376	108 Livingstoen Road	0.08	0	1	0	Outline Planning Permission
S379	Rear of 20 Redwood Croft	0.11	4	0	0	Detailed Planning Permission
S454	249 Alcester Road South	0.1	2	0	0	Detailed Planning Permission
S531	Shalnecote Grove	0.06	0	0	2	Other - Identified by City Council Officers
S542	MillPool Hill Marina	0.88	0	40	0	Other - Identified by City Council Officers
S583	Neighbourhood Office, Sunderton Road	0.01	1	0	0	Detailed Planning Permission

Edgbaston

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
S3	The Princess Royal Centre	0.97	82	0	0	Detailed Planning Permission
S23	186, Harborne Road	0.18	0	4	0	Other - Expired Planning Permission
S24	184, Harborne Road	0.17	0	5	0	Other - Expired Planning Permission
S56	Foster Way site A	0.11	0	0	3	Other - Surplus City Council Land
S129	2-100 Leasow Drive & land to the rear of.	5.82	0	0	0	Other - Identified by Consultants
S133	1-2 Wheelays Road	0.29	0	0	15	Other - Identified by Consultants
S134	16 Frederick Road	0.32	0	0	16	Other - Identified by Consultants
S137	29 Harrisons Road	0.24	0	0	10	Other - Identified by Consultants
S141	308-330 Pershore Road	1.85	0	250	12	Other - Planning Application submitted
S142	Land adjacent to 16 Straut Close	0.06	0	1	0	Other - Identified by Consultants
S305	Above 12 Vincent Drive	0.01	0	1	0	Detailed Planning Permission
S316	128 Portland Road	0.14	0	6	0	Other - Expired Planning Permission - Site Cleared
S318	323 to 327, Hagley Road	0.28	35	0	0	Detailed Planning Permission
S319	Part 125 Portland Road	0.07	1	0	0	Under Construction
S332	Land Adjacent 14 Pritchatts Road	0.1	1	0	0	Detailed Planning Permission
S334	Rear of 78 to 96 Hagley Road	0.71	57	0	0	Detailed Planning Permission
S335	35a Portland Road	0.2	2	0	0	Detailed Planning Permission
S336	Land Corner of Harold Road and Waterworks Rd	0.1	10	0	0	Under Construction
S352	Site of 248 to 250 Bristol Road	0.47	4	0	0	Detailed Planning Permission
S354	Land rear of 5 to 8 George Road	0.17	9	0	0	Detailed Planning Permission
S364	Lee Bank Middleway, Spring Road	0.9	88	0	0	Under Construction
S400	197 to 199 Hagley Road	0.11	0	17	0	Detailed Planning Permission
S420	21 Clarendon Road	0.13	0	4	0	Detailed Planning Permission
S423	24 Somerset Road	0.55	0	1	0	Other - Expired Planning Permission
S448	9 to 11 St Augustones Road	0.16	6	0	0	Under Construction
S456	257 to 267 Hagley Road	0.76	0	89	0	Detailed Planning Permission
S462	123 Pershore Road	0.08	0	3	0	Detailed Planning Permission
S482	281 Hagley Road	0.24	0	0	10	Other - Identified by Consultants
S484	29, Rotton Park Road	0.1	0	0	6	Other - Site Cleared
S486	395, Gillott Road	0.1	0	0	2	Other - Expired Planning Permission
S487	STW Works	2.99	90	0	0	Allocated in Draft Plan
S511	48 Frederick Road	0.06	1	0	0	Detailed Planning Permission
S513	204 Hagley Road	0.17	-3	0	0	Detailed Planning Permission
S525	7 Chad Road	0.21	1	0	0	Detailed Planning Permission
S529	1 Westbourne Road	0.06	0	0	0	Detailed Planning Permission
S553	Land adjacent 26A Elvetham Road	0.09	1	0	0	Detailed Planning Permission
S555	14 and 15 Greenfield Crescent	0.15	7	0	0	Detailed Planning Permission
S558	Warwick Crest, Arthur Road	0.04	1	0	0	Detailed Planning Permission
S564	46 Westfield Road	0.29	-4	0	0	Detailed Planning Permission
S570	229 and 231 Bristol Road	0.18	5	0	0	Detailed Planning Permission
S577	269 Hagley Road	0.1	1	0	0	Detailed Planning Permission
S581	3 Farquhar Road	0.22	1	0	0	Detailed Planning Permission
S582	34 Richmond Hill Road	0.32	1	0	0	Detailed Planning Permission
S593	Edgbaston Park Road	0.27	0	0	0	Under Construction
S595	Westbourne Road	1.47	0	0	0	Detailed Planning Permission

Erdington

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
E176	Site between 133 & 131a Short Heath Road	0.06	0	0	2	Other - Identified by Consultants
E178	Off Sutton Road to rear of 45 & 47 Orchard Road	0.23	0	14	0	Detailed Planning Permission
E211	Lyndhurst Estate	14.68	84	0	0	Outline Planning Permission
E212	Topcroft Road (rear 8)	0.07	0	2	0	Other - Surplus City Council Land
E213	Former Court Lane Allotments Baldmoor Lake Rc	3.77	0	124	0	Outline Planning Permission
E294	Adjacent 2A Rollason Road	0.02	1	0	0	Detailed Planning Permission
E296	Rear of 296 to 306 Gravelly Lane	0.18	12	0	0	Detailed Planning Permission

E298	99 to 103 Station Road	0.05	0	8	0	Other - Expired Planning Permission
E301	124 Wood End Road	0.03	0	2	0	Other - Expired Planning Permission
E302	244 High Street	0.01	0	1	0	Other - Expired Planning Permission
E306	Above 247 High Street	0.01	0	2	0	Other - Expired Planning Permission
E326	5 Deakin Road	0.06	2	0	0	Under Construction
E331	Rear of 233 to 237 Holly Lane	0.08	2	0	0	Detailed Planning Permission
E332	Lane at Spring Lane	0.87	0	0	35	Allocated in Draft Plan
E341	779 to 787 Chester Road	0.26	12	0	0	Detailed Planning Permission
E343	Adjacent 4 Orphange Road	0.11	0	8	0	Other - Expired Planning Permission
E377	Adjacent 250 Holly Lane	0.04	1	0	0	Under Construction
E379	Nocks Brickworks, Holly Lane	6.34	0	250	0	Outline Planning Permission
E381	4 to 8 Bowcroft Grove	0.2	10	0	0	Detailed Planning Permission
E382	Between 16 and 22, Yenton Grove	0.1	6	0	0	Detailed Planning Permission
E383	Land between Yenton Grove and Bowcroft Grove	0.31	-4	0	0	Detailed Planning Permission
E384	Land between Bowcroft Grove and Chase Grove	0.45	17	0	0	Detailed Planning Permission
E385	Adjacent 9 Chase Grove	0.1	6	0	0	Detailed Planning Permission
E386	Site of 2 to 16 Hervey Grove	0.54	23	0	0	Detailed Planning Permission
E387	19 to 23 Hervey Grove	0.24	10	0	0	Detailed Planning Permission
E388	Site of 4 and 6 Hayes Grove	0.14	6	0	0	Detailed Planning Permission
E439	1A Newman Road	0.09	0	3	0	Detailed Planning Permission
E444	63 and 63A Gravelly Lane	0.02	2	0	0	Under Construction
E490	Land off Goosemoor Lane Erdington	1.46	0	58	0	Other - Call for Sites submission
E515	Camberley Grove, Short Heath	0.26	0	7	0	Other - Site Cleared
E517	Rookery Park, Western Road, Erdington	0.43	0	17	0	Other - Identified by City Council Officers

Hall Green

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
S29	Adjacent 163, Cole Valley Road	0.13	0	3	0	Other - Expired Planning Permission
S51	Chilcote Close	0.06	0	2	0	Other - Surplus City Council Land
S153	188 Robin Hood Lane	0.22	0	9	0	Other - Identified by Consultants
S154	Land To the rear of 5-29 Doveridge Road	0.32	0	13	0	Other - Identified by Consultants
S155	Land adjacent to 2 Wycome Road	0.11	0	4	0	Other - Identified by Consultants
S156	1320 Stratford Road	0.85	0	34	0	Other - Identified by Consultants
S157	42 York road and land adjacent to.	0.56	0	0	23	Other - Identified by Consultants
S158	293-313 Shaftmoor Lane	0.42	0	5	0	Other - Identified by Consultants
S159	205-207 Lakey Lane	0.12	0	5	0	Other - Identified by Consultants
S160	Land to the rear of 15-87 Cateswell Road	2.67	0	107	0	Other - Identified by Consultants
S161	23-31 Baldwins Lane	0.48	0	15	0	Other - Identified by Consultants
S215	Welby Road Hall Green	0.93	43	0	0	Detailed Planning Permission
S411	275 Highfield Road	0.11	1	0	0	Detailed Planning Permission
S416	22 Burnaston Road	0.19	0	2	0	Other - Expired Planning Permission
S418	146 to 156 Sarehole Road	0.47	0	16	0	Outline Planning Permission
S493	2 Cole Valley Road	0.14	9	0	0	Detailed Planning Permission
S494	171 Cole Valley Road	0.06	1	0	0	Detailed Planning Permission

Handsworth Wood

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
N7	Friary Gardens	0.3	0	0	6	Other - Identified by City Council Officers
N8	Park Hill/Hamstead Hill	0.77	0	20	0	Other - Identified by City Council Officers
N178	Site adjacent 15 Hamstead Hall Road	0.14	0	0	6	Other - Identified by Consultants
N179	14 Handsworth Wood Road	0.21	0	3	0	Other - Identified by Consultants
N180	15 Stockwell Road	0.35	0	0	14	Other - Identified by Consultants
N181	26 Coopers Road	0.07	0	1	0	Other - Identified by City Council Officers
N182	Site rear of and including 1Clent Road	0.61	0	24	0	Other - Identified by Consultants
N184	Site between 6 & 16 Butler's Road	0.19	0	0	2	Other - Identified by Consultants
N185	Site adjacent 6 Devonshire Road	0.09	0	0	1	Other - Identified by Consultants
N286	Land adjacent Upland Public House, Oxhill Road	0.35	0	19	0	Other - Expired Planning Permission - Site Cleared
N288	Site of Upland Public House, Oxhill Road	0.36	0	13	0	Other - Expired Planning Permission - Site Cleared
N299	Land Adjacent 2 to 4 Trafalgar Road	0.1	0	8	0	Allocated in Draft Plan - Site Cleared
N302	Adjacent 21 Church Lane	0.02	1	0	0	Detailed Planning Permission
N308	Land adjacent 14 Leopold Avenue	0.05	1	0	0	Under Construction
N309	Browns Green	4.29	155	0	0	Detailed Planning Permission
N320	6 Butlers Road	0.13	1	0	0	Under Construction
N324	Rear of 82 Handsworth Wood Road	0.05	2	0	0	Detailed Planning Permission
N397	33 Wellington Road	0.14	5	0	0	Under Construction
N436	29 Somerset Road	0.14	2	0	0	Under Construction
N511	56-86 Holyhead Road	1.8	0	0	30	Allocated in Adopted Plan
N547	Adjacent 40 Cranbrook Road	0.02	1	0	0	Detailed Planning Permission
N549	Rear of 82 Sandwell Road	0.02	1	0	0	Detailed Planning Permission
N553	86 to 88 Stockwell Road	0.07	4	0	0	Detailed Planning Permission

N554	Land Adjacent 2 Millfield Road	0.02	1	0	0	Detailed Planning Permission
N555	Rear of 32 Hamstead Hall Avenue	0.01	1	0	0	Detailed Planning Permission
N572	116 Church Lane	0.04	-1	0	0	Detailed Planning Permission
N580	Hawthorn House, Hamstead Hall Road	1.03	1	0	0	Detailed Planning Permission
N589	92 Handsworth Wood Road	0.2	-1	0	0	Detailed Planning Permission

Harborne

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
S13	The Oaklands, Weather Oaks	0.38	20	0	0	Other - Surplus City Council Land
S69	Sedgehill Avenue (rear 25)	0.11	0	3	0	Other - Surplus City Council Land
S143	Land adjacent to 12 Northfield Road	0.23	0	0	12	Other - Identified by Consultants
S144	Land adjacent to 59 Queens Park Road	1.33	0	0	67	Other - Identified by Consultants
S146	3 Serpentine Road	0.13	0	0	5	Other - Identified by Consultants
S148	Rear of The Green Man PH, Metchley Lane	0.16	0	8	0	Other - Identified by Consultants
S149	Land adjacent to 25 Woodbourne Road	0.18	0	0	2	Other - Identified by Consultants
S150	322-332 Hagley Road	2.47	240	0	0	Under Construction
S151	Land adjacent to 270 Hagley Road	0.3	0	17	0	Other - Identified by Consultants
S152	Land adjacent to 296 Hagley Road	0.18	0	10	0	Other - Identified by Consultants
S216	61, High Street (Over)	0.06	0	0	3	Other - Planning Application submitted
S285	Hight St/Harborne Park Rd/Albert Rd/Albert Walk	0.11	0	17	0	Other - Expired Planning Permission
S289	431 to 435, Hagley Road	0.49	30	0	0	Detailed Planning Permission
S308	Land adjacent 1, St Johns Road	0.2	12	0	0	Detailed Planning Permission
S310	Site of 8 to 22, Harborne Park Road	0.08	6	0	0	Detailed Planning Permission
S313	Land rear of 140 to 146 Ravenhurst Road	0.2	3	0	0	Detailed Planning Permission
S314	Land off Ravenhurst Road	0.56	12	0	0	Detailed Planning Permission
S315	Portland Centre, Portland Road	1.51	115	0	0	Outline Planning Permission
S317	278 Hagley Road	0.11	0	22	0	Other - Expired Planning Permission
S408	7 Meadow Road	0.29	0	6	0	Detailed Planning Permission
S431	91 Tennial Road	0.06	0	3	0	Other - Expired Planning Permission
S485	Rear of 2 to 26, Basmsley Road	0.27	0	8	0	Other - Expired Planning Permission
S514	4 Albany Road	0.07	6	0	0	Detailed Planning Permission
S517	The Lodge, Old Church Road	0.22	1	0	0	Detailed Planning Permission
S522	425 Hagley Road	0.1	7	0	0	Detailed Planning Permission
S548	Land rear of 78 to 80 Greenfield Road	0.06	3	0	0	Detailed Planning Permission
S560	62 High Street	0.02	4	0	0	Detailed Planning Permission
S568	80 Greenfield Road	0.02	-1	0	0	Detailed Planning Permission
S571	268 Harborne Park Road	0.06	-1	0	0	Detailed Planning Permission
S573	154A High Street	0.02	1	0	0	Detailed Planning Permission
S578	345 Harborne Road	0.04	-1	0	0	Detailed Planning Permission
S579	9 Carisbrooke Road	0.12	-5	0	0	Detailed Planning Permission
S584	42 Sandon Road	0.05	2	0	0	Detailed Planning Permission
S590	Woodleigh Avenue, Harborne	0.36	15	0	0	Detailed Planning Permission

Hodge Hill

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
E26	20 Fir Farm Drive	0.14	0	3	0	Other - Surplus City Council Land
E38	Old Bromford Lane (adj 95)	0.11	0	3	0	Other - Surplus City Council Land
E95	Junction of Bromford Dr & Reynoldstown Road	0.06	0	0	2	Other - Identified by Consultants
E97	Rear of 12 - 14 Pan Croft	0.13	0	3	0	Other - Identified by Consultants
E98	Garages adj Thistle House	0.06	0	2	0	Other - Identified by Consultants
E99	Garages adj 17 Blossom Grove	0.06	0	0	3	Other - Identified by Consultants
E100	61 - 67 Austy Close	0.14	0	2	0	Other - Identified by Consultants
E101	Adj The Comet Public House, Collingbourne Ave	0.12	0	5	0	Other - Identified by Consultants
E103	Adjacent 138 Shawdales Road	0.13	0	0	5	Other - Identified by Consultants
E105	16 Coleshill Road	0.37	0	0	15	Other - Identified by Consultants
E106	Between 17 Hyperion Road & 7 Papyrus Way	0.14	0	0	4	Other - Identified by Consultants
E107	Adjacent 17 Papyrus Way	0.07	0	0	2	Other - Identified by Consultants
E108	Junction of Tipperary Close & Trigo Croft	0.07	0	0	2	Other - Identified by Consultants
E109	Adjacent 7 - 17 Hyperion Road	0.07	0	0	2	Other - Identified by Consultants
E110	Land adjacent 25 Trigo Croft	0.06	0	0	2	Other - Identified by Consultants
E111	Rear of 19 - 25 Trigo Croft	0.06	0	0	2	Other - Identified by Consultants
E258	796 Washwood Heath Road	0.1	0	8	0	Detailed Planning Permission
E284	adjacent to 18 Warremn Road	0.12	5	0	0	Allocated in Adopted Plan - Site Cleared
E328	Rear Bromford Inn Public House, Bromford Lane	0.46	0	18	0	Other - Expired Planning Permission
E351	140 Coleshill Road	0.05	0	1	0	Detailed Planning Permission
E375	Adjacent 1 Wincanton Croft	0.02	2	0	0	Under Construction
E376	117 Brockhurst Road	0.05	1	0	0	Under Construction
E408	Site of 27 to 41 Embleton Grove	0.2	0	4	0	Allocated in Adopted Plan
E461	Land fronting Wallbank Court and Church Walk	0.12	6	0	0	Detailed Planning Permission
E485	Berrandale Road	1.17	0	0	50	Other - Identified by City Council Officers

E486	Old Moat Way	0.5	0	24	0	Other - Identified by City Council Officers
E487	Hyperion Road	0.32	0	0	13	Other - Identified by City Council Officers
E488	Tipperary Close/Chipperfield Road	0.81	0	0	-75	Other - Site Cleared
E489	Chipperfield Road	0.86	0	0	-75	Other - Site Cleared
E492	The Barley Mow, St Margarets Road	0.46	0	23	0	Other - Call for Sites submission
E502	270 to 274 Washwood Heath Road	0.1	-6	0	0	Detailed Planning Permission

Kings Norton

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
S17	Rear of 251 to 277, Alvechurch Road	0.39	12	0	0	Detailed Planning Permission
S40	Baldwin Road	0.3	0	12	0	Other - Surplus City Council Land
S62	Masshouse Lane	0.09	0	1	0	Other - Surplus City Council Land
S162	Kings Norton Estate Primrose Estate	14.47	250	0	0	Detailed Planning Permission
S165	Kings Norton Estate Pool Farm	34.9	248	0	0	Under Construction
S172	Land adjacent to 39 Camp Lane	0.27	0	5	0	Other - Identified by Consultants
S173	108 Wharf Road	0.25	0	10	0	Other - Identified by Consultants
S290	West Heath Hospital, Rednal Road	1.4	78	0	0	Under Construction
S291	26 to 92 Grange Fram Road	1.16	51	0	0	Detailed Planning Permission
S534	Stockmans Close	1	44	0	0	Other - Planning Application submitted (2012). Site (
S540	Lakeside Centre, Lifford Lane, Kings Norton	4.8	0	50	0	Other - Call for Sites submission
S547	Rear of 53 Wychall Park Grove	0.06	1	0	0	Detailed Planning Permission
S550	Adjacent 46 Bells Lane	0.49	1	0	0	Detailed Planning Permission
S562	11 Downland Close	0.06	-1	0	0	Detailed Planning Permission
S569	122 Parsons Hill	0.02	1	0	0	Detailed Planning Permission
S591	Grange Farm Drive/Rednal Road Garages	0.08	0	2	0	Other - Identified by City Council Officers

Kingstanding

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
N15	Kingstanding Road/Rushden Croft	0.52	0	10	0	Other - Identified by City Council Officers
N137	Site to rear of 146-156 Rough Road	0.07	0	0	3	Other - Identified by Consultants
N138	72 Warren Farm Road	0.26	0	10	0	Other - Identified by Consultants
N140	3-7&15,17 Perry Common Rd & 2 - 6 Turfpit Lane	0.32	0	7	0	Other - Identified by Consultants
N141	35 Hawthorn Road	0.13	0	1	0	Other - Identified by Consultants
N375	Parkhouse Drive and Faulknors Farm Drive	0.21	0	8	0	Allocated in Development Brief
N376	3 to 5 Danesbury Crescent	0.07	0	5	0	Other - Expired Planning Permission
N385	Dovedale Road, Kingstanding	5.64	200	26	0	Other - Identified by City Council Officers
N386	Adj Perry Common School, fronting Enderbury R	0.2	0	8	0	Allocated in Adopted Plan - Site Cleared
N497	Osier Grove	0.37	0	18	0	Other - Identified by City Council Officers
N499	Lakes Road/Daisy Drive	0.23	0	-4	0	Other - Identified by City Council Officers
N500	Lakes Road	0.28	0	13	0	Other - Identified by City Council Officers
N501	Parkhouse Drive/Suffield Grove	0.3	0	12	0	Other - Identified by City Council Officers
N502	Parkhouse Drive/Faulknors Farm Drive	0.06	0	3	0	Other - Identified by City Council Officers
N520	Faulkeners Farm Drive/Osier Grove	0.34	0	16	0	Other - Identified by City Council Officers

Ladywood

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
CC1	Ledsam Street	3.38	0	0	152	Allocated in Draft Plan
CC2	83 to 97 Camden Street	0.39	0	0	27	Other - Expired Planning Permission
CC13	41 Cuild Close	0.14	0	0	5	Other - Surplus City Council Land
CC42	Adj 240 Holiday St	0.19	0	0	13	Other - Identified by Consultants
CC43	82 Granville St	0.16	0	0	11	Other - Identified by Consultants
CC44	Gas St / Berkely St	0.15	0	0	11	Other - Identified by Consultants
CC45	55 - 65 Grosvenor St West	0.15	0	0	11	Other - Identified by Consultants
CC54	Land off Warstone Parade & Pemberton St	0.27	0	0	19	Other - Identified by Consultants
CC57	109 - 119 Carver St	0.18	0	0	13	Other - Identified by Consultants
CC60	Summer Hill Road / Powell St	0.38	0	0	27	Other - Identified by Consultants
CC61	Junction of Powell St / Summer Hill Terrace	0.23	0	0	16	Other - Identified by Consultants
CC62	St Georges Court	0.33	60	0	0	Other - Call for Sites
CC63	between Camden St / Albion St / Camden Dr	0.71	0	0	50	Other - Identified by Consultants
CC65	Legge La / Camden Dr / Slone St	1.06	102	0	0	Other - Planning Application submitted (2012).
CC71	86 - 86C Old Snow Hill	0.09	0	0	6	Other - Identified by Consultants
CC72	Warehouse, Corner Lionel St / Ludgate Hill	0.09	0	0	6	Other - Identified by Consultants
CC73	Mary Ann Street btn Consitution Hill & Railway	0.2	0	0	14	Other - Identified by Consultants
CC74	The Square, Ryland St	0.73	0	0	51	Other - Identified by Consultants
CC76	Land Old Show Hill / Lionel St / Railway	0.38	0	0	27	Other - Identified by Consultants
CC77	Between 62 & 90 Constitution Hill	0.23	0	110	0	Other - Pre Application discussion 2012
CC119	35 to 38 Summer Hill Road	0.06	0	0	4	Other - Expired Planning Permission
CC126	5 Powell Street	0.08	0	0	6	Other - Identified by City Council Officers

CC128 30 to 33 Sherborne Street	0.12	21	0	0	Detailed Planning Permission
CC129 Old Union Mill, Grosvenor Street West	0.15	0	11	0	Other - Expired Planning Permission - Site Cleared
CC130 Former Council Depot, Sherborne Street	0.49	0	35	0	Other - Expired Planning Permission - Site Cleared
CC132 Land corner of Carver Street and Warstone Lane	0.7	0	98	0	Under Construction
CC133 41 and 42 Tenby Street North	0.1	0	24	0	Other - Expired Planning Permission
CC134 The Birmingham Mint, Icknield Street	1.18	186	0	0	Under Construction
CC135 Pope Street/Moreton Street/Carver Street	0.39	0	0	26	Other - Expired Planning Permission
CC136 47 to 50 Tenby Street North	0.08	14	0	0	Detailed Planning Permission
CC137 92 to 95 Carver Street	0.09	0	24	0	Detailed Planning Permission
CC139 Land fronting Carver Street and Pope Street	0.31	0	0	150	Other - Expired Planning Permission
CC140 Land fronting Carver Street and Pope Street	0.22	0	0	103	Other - Expired Planning Permission
CC142 Sappits Industrial Estate, Summer Hill Street	0.44	133	0	0	Detailed Planning Permission
CC143 121 to 137 Camden Street	0.18	0	43	0	Other - Expired Planning Permission
CC145 37 to 55 Camden Street	0.16	36	0	0	Detailed Planning Permission
CC147 Land at Great Colmore Street and Grant Street	0.72	43	0	0	Outline Planning Permission
CC148 Lee Bank Middleway/Bell Barn Rd/Spring St	1.25	88	0	0	Under Construction
CC149 Lee Bank Middleway/Bell Barn Rd/Spring St	0.26	0	0	16	Outline Planning Permission - Site Cleared
CC150 Lee Bank Middleway/Spring St/Bristol St	1.47	0	0	415	Outline Planning Permission
CC152 Land fronting Holliday Street	0.45	0	0	45	Outline Planning Permission
CC153 Land corner of Holliday Street and Bridge Street	0.52	0	52	0	Outline Planning Permission
CC157 Land corner of Granville Street and Holliday St	0.24	0	0	80	Under Construction
CC158 Land corner of Ridley Street and Washington St	0.12	49	0	0	Detailed Planning Permission
CC159 Land fronting and adjacent 20 Exeter Street	0.26	0	18	0	Other - Expired Planning Permission - Site Cleared
CC160 Adjacent to 126 Suffolk Street Queensway	0.27	73	0	0	Detailed Planning Permission
CC161 Land corner of Exeter Passage and Windmill St	0.16	0	66	0	Other - Expired Planning Permission - Site Cleared
CC162 Land between Florence Street and Ernest Street	0.25	0	72	0	Other - Expired Planning Permission - Site Cleared
CC163 Land fronting Florence Street and Ernest Street	0.15	0	61	0	Other - Expired Planning Permission
CC165 79 to 83 Holloway Head	0.1	0	66	0	Outline Planning Permission
CC166 66 to 68 Severn Street	0.04	6	0	0	Detailed Planning Permission
CC167 43 to 49 Northwood Street	0.07	0	23	0	Other - Expired Planning Permission - Site Cleared
CC168 50 to 60 Northwood Street	0.19	0	44	0	Under Construction
CC169 5 to 8 Caroline Street	0.07	5	0	0	Detailed Planning Permission
CC170 14 to 16 Regent Parade	0.04	4	0	0	Under Construction
CC171 35 Vyse Street	0.06	2	0	0	Detailed Planning Permission
CC175 Corner of Edward St/Helena St/Scotland St	0.13	0	58	0	Detailed Planning Permission
CC176 Site of Convention Service Station, The Parade	0.2	0	63	0	Detailed Planning Permission
CC177 3 to 5 Legge Lane	0.11	0	15	0	Detailed Planning Permission
CC179 29 Legge Lane	0.2	0	78	0	Detailed Planning Permission
CC180 23 to 26 George Street	0.22	0	43	0	Detailed Planning Permission
CC181 109 to 138 Northwood Street	1.23	0	148	0	Outline Planning Permission
CC182 100 Charlotte Street	0.2	0	10	0	Other - Expired Planning Permission
CC183 32 to 36 Albion Street	0.12	2	0	0	Under Construction
CC184 Land adjacent 5 Scotland Street	0.08	6	0	0	Detailed Planning Permission
CC185 Great Charles St/Ludgate Hill.Livery Street	0.82	0	0	59	Allocated in Adopted Plan
CC186 Snow Hill/Snow Hill Queensway/St Chads Circus	0.27	0	332	0	Under Construction
CC187 1 and 2 Mary Ann Street	0.05	0	8	0	Detailed Planning Permission
CC189 66 and 67 Great Hampton Street	0.09	0	6	0	Other - Expired Planning Permission
CC219 Martineau Galleries Priory Queensway	3.52	0	0	422	Outline Planning Permission
CC238 36 Key Hill Drive	0.01	0	1	0	Detailed Planning Permission
CC239 119 to 123 Branston Street	0.03	0	6	0	Detailed Planning Permission
CC240 27 Tenby Street	0.02	0	4	0	Detailed Planning Permission
CC241 30,32 & 34 Vittoria Street	0.05	0	9	0	Detailed Planning Permission
CC243 39 Warstone Lane	0.01	0	1	0	Detailed Planning Permission
CC245 27 and 28 Pemberton Street	0.03	0	5	0	Detailed Planning Permission
CC246 6 to 7 Legge Lane	0.06	0	8	0	Detailed Planning Permission
CC247 18 and 19 Caroline Street	0.02	0	1	0	Detailed Planning Permission
CC249 2 to 18 Vittoria Street	0.01	0	7	0	Detailed Planning Permission
CC250 32 Frederick Street	0.05	0	0	15	Under Construction
CC251 13 to 15 Caroline Street	0.04	0	4	0	Detailed Planning Permission
CC252 57 to 59 Tenby Street North	0.02	6	0	0	Detailed Planning Permission
CC253 14 and 15 Frederick Street	0.04	0	0	1	Under Construction
CC263 49 TO 51 Holloway Head	0.51	0	303	0	Outline Planning Permission
CC264 121 Suffolk Street Queensway	0.09	14	0	0	Detailed Planning Permission
CC265 60 to 62 Constitution Hill	0.18	14	0	0	Detailed Planning Permission
CC267 Richard Lorne House, St Vincent Street	0.49	0	0	24	Other - Site Cleared
CC268 Ernest Street and Holloway Head	0.12	0	0	55	Other - Expired Planning Permission
CC269 Central Hall, Corporation Street	0.22	0	0	67	Other - Identified by City Council Officers
CC277 12 Regent Parade	0.1	8	0	0	Detailed Planning Permission
CC278 Former Duke of York Public House, Hockley Hill	0.04	3	0	0	Detailed Planning Permission
CC282 33 to 37 Vittoria Street	0.05	3	0	0	Detailed Planning Permission
CC283 22 and 23 Augusta Street	0.01	4	0	0	Detailed Planning Permission
CC284 65 Livery Street	0.03	4	0	0	Detailed Planning Permission
CC285 UNIT 2 Vittoria Street	0.01	1	0	0	Detailed Planning Permission

CC289	5-10 Bishopgate St	0.16	149	0	0	Under Construction
N2	38 Heath Street South and adjacent site	14.59	0	200	0	Allocated in Draft Plan
N3	Site corner of Monument Road & Ladywood Rd	1.16	0	45	0	Other - Identified by City Council Officers
N4	IPL Site	31.06	0	250	900	Allocated in Draft Plan
N148	164-206 Dudley Road	0.12	0	0	3	Other - Identified by City Council Officers
N272	Rear of 121 to 137, Rotton Park Road	0.31	12	0	0	Detailed Planning Permission
N289	Land at Ostler Street and Reservoir Road	1.46	0	93	0	Allocated in Draft Plan
N290	Land rear of Hagley Road and Monument Road	0.22	14	0	0	Detailed Planning Permission
N528	Adjacent 121 Summerfield Crescent	0.03	0	1	0	Detailed Planning Permission
N563	Site of The Firs Springfield Street	0.32	14	0	0	Detailed Planning Permission

Longbridge

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
S39	Amroth Close	0.13	0	7	0	Other - Surplus City Council Land
S66	Newman Way Rear (114)	0.07	0	3	0	Other - Surplus City Council Land
S89	Arden Road Frankley site 1	2.98	50	0	0	Other - Identified by City Council Officers
S90	Arden Road Frankley site 2	0.18	0	10	0	Other - Identified by City Council Officers
S179	1401& 1405-1409 Bristol Road South	0.18	0	0	9	Other - Identified by Consultants
S182	Land adjacent to 317 Leach Green Lane	0.28	0	0	6	Other - Identified by Consultants
S183	Land to the rear of 17-25 Wyre Close	0.3	0	12	0	Other - Identified by Consultants
S184	Land to the rear of 1-19 Balaams Wood Drive	0.71	0	28	0	Other - Identified by Consultants
S224	Former MG Rover works, Bristol Road South	7.49	0	250	100	Allocated in Adopted Plan - Site Cleared
S238	Egghill Estate	22	200	202	0	Under Construction
S251	East Works Groveley Lane	16.17	200	200	200	Allocated in Adopted Plan - Planning Application sut
S255	North Works, Bristol Road South	6.7	160	140	0	Allocated in Adopted Plan - Site Cleared
S466	Birmingham Great Park, Bristol Road South	1.37	0	36	0	Outline Planning Permission - Site Cleared
S467	Birmingham Great Park, Bristol Road South	1.38	37	0	0	Outline Planning Permission - Site Cleared
S468	Birmingham Great Park, Bristol Road South	1.26	0	33	0	Outline Planning Permission - Site Cleared
S470	63 Thornwaite Close	0.13	3	0	0	Under Construction
S496	Lickey Road	3.75	115	0	0	Under Construction
S537	Lyttleton House, Ormond Road, Rednal	0.42	0	15	0	Other - Identified by City Council Officers
S565	424 Tessall Lane	0.04	1	0	0	Detailed Planning Permission
S586	East of Lickey Road Longbridge	1.64	0	50	0	Other - Call for Sites submission

Lozells and East Handsworth

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
N9	Wellington Road, Aston	2.96	0	145	0	Allocated in Adopted Plan
N11	Wellington Road/Westminster Road	0.09	0	5	0	Allocated in Adopted Plan
N33	54 and rear of 56 to 64, Villa Road	0.1	0	3	0	Other - Expired Planning Permission
N34	11, Maxwell Avenue	0.07	0	3	0	Other - Expired Planning Permission
N37	Site of 71 to 77, Lozells Road	0.1	0	4	0	Other - Expired Planning Permission
N54	Radnor Road	0.36	12	0	0	Allocated in Draft Plan
N56	St George's Park	0.81	30	0	0	Detailed Planning Permission
N57	Nurseley Road Church St	0.15	0	7	0	Allocated in Draft Plan
N79	Douglas Road site A	0.27	11	0	0	Other - Identified by City Council Officers
N80	Douglas Road site B	0.1	0	5	0	Other - Identified by City Council Officers
N94	Honeswode Close	0.68	24	0	0	Other - Call for Sites submission
N124	Site adjacent to 58 Grove Lane	0.14	0	5	0	Other - Identified by Consultants
N125	10 Dawson Road	0.4	0	18	0	Allocated in Draft Plan
N126	3 Ivy Road	0.08	0	0	4	Other - Identified by Consultants
N127	Site off Rookery Rd to rear of 21-43 Alfred Rd	0.15	0	19	0	Other - Identified by Consultants
N128	8 Wills Street and adjacent site	0.19	0	8	0	Other - Site Cleared
N130	33 Wills Street	0.08	0	2	0	Other - Identified by Consultants
N131	49 Roland Road	0.09	1	0	0	Other - Planning Application submitted (2012).
N132	Site adjacent and to rear of 13 Finch Road	0.08	0	3	0	Other - Identified by Consultants
N133	92 & units 1-4 Hutton Road	0.18	0	9	0	Other - Identified by Consultants
N135	Adjacent to 137 Wellington Road	0.11	0	6	0	Other - Identified by Consultants
N136	Site adjacent to 214 Wellington Road	0.46	0	0	6	Other - Identified by Consultants
N303	Brunswick Rd/Albert Rd/Antrobus Road	0.81	34	0	0	Detailed Planning Permission
N312	1 to 3 & rear of Naden Road	0.14	9	0	0	Allocated in Draft Plan - Planning Application submit
N316	Land adjacent 43 Gibson Road	0.03	1	0	0	Under Construction
N318	84 to 90 Villa Road	0.19	0	23	0	Allocated in Adopted Plan
N319	Land between 46 and 49 Barker Street	0.05	3	0	0	Under Construction
N322	4A Grosvenor Road	0.13	0	5	0	Other - Expired Planning Permission
N323	The Endwood Public House, Hamstead Road	0.73	0	23	0	Other - Expired Planning Permission
N330	Adjacent 4 Brecon Road	0.06	0	1	0	Other - Expired Planning Permission
N331	Site of 88 Finch Road	0.03	1	0	0	Under Construction
N332	Land between 21 to 31 Finch Road	0.11	6	0	0	Detailed Planning Permission
N335	Land rear of 239 TO 263 Bubury Street	0.11	4	0	0	Detailed Planning Permission
N341	11 and rear of 5 to 9 Havelock Road	0.09	0	2	0	Allocated in Adopted Plan - Site Cleared

N342	33 to 41 and rear of 25 to 31 Grosvenor Road	0.24	0	7	0	Other - Expired Planning Permission - Site Cleared
N343	Rear of 31 to 35 Grosvenor Road	0.13	0	5	0	Allocated in Adopted Plan - Site Cleared
N344	Adjacent to 4 Calthorpe Road	0.04	2	0	0	Under Construction
N345	124 to 142 Wellington Road	0.25	11	0	0	Allocated in Adopted Plan - Planning Application sut
N346	158 Wellington Road	0.19	0	12	0	Other - Expired Planning Permission
N347	Site of Tweed Tower, Birchfield Road	2.6	0	112	0	Allocated in Draft Plan - Site Cleared
N349	Livingstone Road/Westminster Road	0.3	0	7	0	Other - Expired Planning Permission
N350	Adjacent 229 Church Hill Road	0.03	2	0	0	Under Construction
N398	107 Lozells Road	0.03	0	1	0	Detailed Planning Permission
N435	79 Lansdowne Road	0.03	1	0	0	Under Construction
N484	36 Albert Road	0.01	1	0	0	Detailed Planning Permission
N489	107 Finch Road	0.03	4	0	0	Under Construction
N496	Lozells Street	0.61	22	0	0	Allocated in Draft Plan
N504	Carpenters Road	0.2	0	0	8	Allocated in Draft Plan
N507	Villa Cross	0.9	0	0	23	Allocated in Draft Plan
N516	St Theresa's Church Hall	0.36	42	0	0	Detailed Planning Permission
N518	Wretham Road / Soho Hill	0.3	0	0	15	Allocated in Adopted Plan.
N521	Anglesey Street	0.12	0	15	0	Allocated in Draft Plan - Site Cleared
N522	Bill House Soho Hill	1.2	30	0	0	Allocated in Draft Plan
N530	Site of 33 to 37 Wills Street	0.05	1	0	0	Detailed Planning Permission
N543	179-183 Lozells Road, Lozells	0.06	3	0	0	Other - Call for Sites submission
N556	Adjacent 51 West Drive	0.04	1	0	0	Detailed Planning Permission
N557	41 Hamstead Road	0.1	6	0	0	Under Construction
N558	148 Church Lane	0.06	2	0	0	Under Construction
N560	2 and 2A Charles Road	0.04	2	0	0	Detailed Planning Permission
N565	57 Thornhill Road	0.03	2	0	0	Detailed Planning Permission
N569	10 and 12 Westminster Road	0.05	6	0	0	Detailed Planning Permission
N570	75 and 77 Villa Road	0.03	2	0	0	Detailed Planning Permission
N571	12 Haughton Road	0.03	2	0	0	Detailed Planning Permission
N582	Fronting Gibson Road	0.02	1	0	0	Detailed Planning Permission
N583	276 Soho Road	0.03	-2	0	0	Detailed Planning Permission
N586	3 Whitehall Road	0.01	2	0	0	Detailed Planning Permission
N590	77 Stamford Road	0.01	2	0	0	Detailed Planning Permission
N593	130-160 Soho Hill	0.83	0	30	0	Allocated in Draft Plan

Moseley and Kings Heath

Ref	Address	Size (Ha)	Capacity			Source/Comment
			<5 years	Capacity 5 10 years	Capacity >10 years	
S46	Cadine Gardens	0.06	0	1	0	Other - Surplus City Council Land
S185	Land adjacent to 1 Sandhurst Road	0.21	0	10	0	Other - Identified by Consultants
S186	Land adjacent to 8 Alcester Road	0.09	0	4	0	Other - Identified by Consultants
S187	The Jug of Ale PH, 1 Park Road	0.14	0	7	0	Other - Identified by Consultants
S191	Land adjacent to 24 Sandhurst Road	0.2	0	8	0	Other - Identified by Consultants
S192	Land adjacent to 6 Moor Green Lane	0.4	0	16	0	Other - Surplus City Council Land
S195	Land adjacent to 91 Billesley Lane	0.08	0	2	0	Other - Identified by Consultants
S196	Land adjacent to 14-21 Ashdown Close	0.12	0	5	0	Other - Identified by Consultants
S197	124-132 Anderton Park Road	0.28	0	6	0	Other - Identified by Consultants
S198	Land to rear 5 to 7 Park Hill	0.25	5	0	0	Detailed Planning Permission
S199	42 Westfield Road	0.11	0	4	0	Other - Identified by Consultants
S200	Land adjacent to 30 Howard Road East	0.06	0	1	0	Other - Identified by Consultants
S359	Rear of 348 to 352 Moor Green Lane	0.14	3	0	0	Detailed Planning Permission
S361	82 Russel Road	0.9	31	0	0	Detailed Planning Permission
S378	156 to 162 (incl 154) Grange Road	0.07	2	0	0	Under Construction
S381	50 School Road	0.2	0	15	0	Other - Expired Planning Permission - Site Cleared
S383	120 to 126 Alcester Road	0.18	50	0	0	Detailed Planning Permission
S393	Adjacent 21 Sandford	0.06	1	0	0	Under Construction
S426	169 Alcester Road	0.12	0	4	0	Detailed Planning Permission
S443	43 Oxford Raod	0.08	0	3	0	Detailed Planning Permission
S451	9 to 33 Heathfield	0.41	0	56	0	Detailed Planning Permission
S457	31 Oxford Road	0.07	0	1	0	Detailed Planning Permission
S459	34 St Agnes Road	0.07	5	0	0	Under Construction
S491	Adjacent 45 Cotton Lane	0.06	0	0	0	Detailed Planning Permission
S518	113 and 115 Anderton Park Road	0.16	10	0	0	Detailed Planning Permission
S523	98 Alcester Road	0.13	2	0	0	Detailed Planning Permission
S530	139 Moor Green Lane	0.12	0	0	0	Detailed Planning Permission
S552	201 Russell Road	0.12	1	0	0	Detailed Planning Permission
S559	31A St Marys Row	0.01	2	0	0	Detailed Planning Permission
S563	1C Ashfield Avenue	0.14	11	0	0	Detailed Planning Permission
S566	70 Blenheim Road	0.02	-2	0	0	Detailed Planning Permission
S567	29 Chantry Road	0.1	1	0	0	Detailed Planning Permission
S574	118 and 120 Springfield Road	0.02	1	0	0	Detailed Planning Permission
S575	2 Oxford Road	0.14	1	0	0	Detailed Planning Permission

Nechells

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
CC81	Land between Allison St / Coventry St / Meridan	0.49	0	0	34	Other - Identified by Consultants
CC82	24-48 Moseley Road	0.26	0	0	18	Other - Identified by Consultants
CC84	116 - 134 Bradford St	0.41	0	0	29	Other - Identified by Consultants
CC85	206 - 221 Bradford St	0.07	0	0	5	Other - Identified by Consultants
CC86	Land between Green St & Bradford St	0.68	0	0	48	Other - Identified by Consultants
CC87	Mosseley St / Rea St / Cheapside / Charles Henr	1.13	0	0	113	Other - Identified by City Council Officers
CC88	Rea St / Land bounded by Moseley St / Bradford	1.16	0	0	116	Other - Identified by City Council Officers
CC89	St Eugines Court Rea ST	0.2	0	0	20	Other - Identified by City Council Officers
CC91	Wholesale markets , Barford St	8.5	0	0	1200	Other - Identified by City Council Officers
CC92	Land bounded by Claybrook St / Skinner La / Per	0.64	0	0	45	Other - Identified by Consultants
CC94	Land at Bromsgrove / Kent St / Hurst St	0.29	0	0	20	Other - Identified by Consultants
CC95	Between Lower Essex St / Kent St / Sherlock St /	1.18	0	0	83	Other - Identified by Consultants
CC101	Junction of Bristol St / Belgrave Middleway / Shei	4.26	0	0	426	Other - Identified by Consultants
CC102	Adjacent Magnolia House, Highgate St	0.54	0	0	24	Other - Identified by Consultants
CC103	Emily St / Dymoke St / Darwin St, Highgate	5	0	0	225	Other - Call for Sites
CC110	Btw Barford S / Rea St South / Moseley St	0.76	0	0	76	Other - Identified by City Council Officers
CC112	Btw Sherlock St / Bishop St / Barford St	0.52	0	0	52	Other - Identified by City Council Officers
CC113	Rea St South	1.67	0	0	123	Other - Call for Sites
CC164	Site of 83 to 92 Bromsgrove Street	0.09	0	46	0	Detailed Planning Permission
CC190	Land bounded by Wrentham Street and Kent Stre	0.35	25	0	0	Detailed Planning Permission
CC193	113 Moseley Street	0.12	2	0	0	Under Construction
CC194	150 to 159 Moseley Street	0.12	57	0	0	Detailed Planning Permission
CC195	Former Westminster Works, Alcester SStreet and	0.41	0	29	0	Detailed Planning Permission
CC196	Land at St Lukes Highgate	4.27	0	250	35	Committee Resolution
CC203	Typhoo Wharf, Bordesley Street	1.21	0	353	0	Detailed Planning Permission
CC204	130 to 134 Bromsgrove Street	0.15	0	78	0	Other - Expired Planning Permission
CC205	139 to 141 Bromsgrove Street	0.12	0	84	0	Other - Expired Planning Permission - Site Cleared
CC206	Former Silver Blades Ice Rink, Pershore Street	0.29	0	231	0	Detailed Planning Permission
CC207	Land bounded by Bradford Street, Birchall Street	0.31	0	108	0	Other - Expired Planning Permission
CC208	Connaught Square	1.67	0	700	0	Detailed Planning Permission
CC214	Land bounded by Bradford Street/Birchall Street/	0.97	0	0	325	Other - Expired Planning Permission
CC216	Bull Ring trading Estate, High Street Deritend	1.37	0	342	0	Outline Planning Permission
CC217	Land corner of Bradford Street and Alcester Stre	0.12	0	47	0	Other - Expired Planning Permission
CC218	46 to 48 Bradford Street	0.1	0	0	30	Other - Identified by City Council Officers
CC220	Land bounded by Priory Queensway and Chapel	1.13	0	200	0	Outline Planning Permission
CC223	Land bounded by Moseley Street, Moseley Road	0.26	0	87	0	Other - Expired Planning Permission - Site Cleared
CC224	Land fronting Cheapside and Moseley Street	0.5	0	156	0	Other - Expired Planning Permission - Site Cleared
CC225	11 to 19 Moseley Road	0.04	14	0	0	Detailed Planning Permission
CC226	98 and 102 and 106 Moseley Road	0.4	28	0	0	Detailed Planning Permission
CC228	230 Bradford Street	0.7	0	250	4	Other - Expired Planning Permission
CC229	Land corner of Warner Street and Warwick Stree	0.18	0	13	0	Other - Expired Planning Permission
CC230	Land adjacent 83 Warwick Street	0.11	34	0	0	Detailed Planning Permission
CC231	215 Bradford Street	0.23	0	0	100	Detailed Planning Permission
CC234	Land fronting Lawley Middleway	0.29	0	0	55	Outline Planning Permission
CC236	Land corner Pitt Street and Lawley Middleway	0.19	0	0	55	Outline Planning Permission
CC237	Land corner Lawley Middleway and Curzon Stree	0.49	0	100	0	Outline Planning Permission
CC256	44 Bradford Street	0.05	0	19	0	Detailed Planning Permission
CC257	234 to 236 Bradford Street	0.12	0	58	0	Detailed Planning Permission
CC273	Eastside Locks	2.3	0	0	104	Other - Identified by City Council Officers
CC281	Ravenhurst Cottages, Ravenhurst Street	0.19	24	0	0	Detailed Planning Permission
CC287	Wellesbourne Tower, Hope Street	0.45	-75	0	0	Other - City Council Development Programme
CC288	James Watt Queensway Aston/Street/Coleshill S	4.37	0	0	0	Under Construction
E8	Off Little Green Lane, Eversley Road	0.59	0	22	0	Other - Expired Planning Permission
E47	Carlton Road	0.12	0	0	5	Other - Identified by City Council Officers
E48	Green Lane/Prince Albert Street	0.12	0	5	0	Other - Identified by City Council Officers
E72	North Warwick Street	0.14	0	6	0	Other - Call for Sites submission
E112	Land bounded by Coventry Road/ Bolton Road/ /	0.72	0	36	0	Other - Identified by Consultants
E113	Rear of 389 - 393 Coventry Road	0.09	0	4	0	Other - Identified by Consultants
E114	12 - 18 Whitmore Road	0.15	0	6	0	Other - Identified by Consultants
E115	56 Golden Hillock Road	0.17	0	6	0	Other - Identified by Consultants
E116	Rear of 87 - 101 Bordesly Green	0.08	0	4	0	Other - Identified by Consultants
E214	51 Bordesley Green	0.92	35	0	0	Other - Identified by City Council Officers
E238	361Coventry Road	0.11	0	9	0	Other - Expired Planning Permission
E242	Land adjacent 221 Little Green Lane	0.07	0	2	0	Other - Expired Planning Permission
E243	Land corner of Muntz Street and Grange Road	0.04	0	4	0	Other - Expired Planning Permission - Site Cleared
E457	190 to 192 Herbert Street	0.32	25	0	0	Under Construction
E493	Land at Cherrywood Road, Bordesley Green	1.61	66	0	0	Other - Call for Sites submission
E494	Humpage Road/Cherrywood Road, Bordesley Gr	2.02	180	0	0	Other - Call for Sites submission

E497	Coventry Road	0.41	0	16	0	Other - Expired Planning Permission
E508	494 Coventry Road	0.03	4	0	0	Detailed Planning Permission
E511	Cherrywood Road	0.06	0	2	0	Other - Identified by City Council Officers
E512	Cherrywood Road	0.23	0	9	0	Other - Identified by City Council Officers
N379	Corner Longacre and Crompton Road	0.49	33	0	0	Detailed Planning Permission
N573	Dog & Partridge Public House, Windsor Street St	0.02	2	0	0	Detailed Planning Permission
N599	Osborne Tower, Church Lane	0.36	-78	0	0	Other - City Council Development Programme

Northfield

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
S5	Collingwood Day Centre Westheath Road	1.45	0	34	0	Other - Identified by City Council Officers
S16	1292 to 1294, Bristol Road South	0.09	0	3	0	Other - Expired Planning Permission
S41	Bowood Crescent	0.06	0	3	0	Other - Surplus City Council Land
S44	Bramber House	0.15	0	1	0	Other - Surplus City Council Land
S53	Edgehill Road 31	0.06	0	1	0	Other - Surplus City Council Land
S202	Land to the rear of 115-139 The Fordrough	0.13	0	0	4	Other - Identified by Consultants
S204	Land to the rear of 1-15 Coney Green Drive	0.56	0	17	0	Other - Identified by Consultants
S205	34-36 The Mill Walk	0.11	0	8	0	Other - Identified by City Council Officers
S252	350 Groveley Lane	0.37	13	0	0	Detailed Planning Permission
S258	Land fronting Longbridge Lane	0.06	0	7	0	Detailed Planning Permission
S260	Rear of 33 to 47 Austin Rise	0.42	14	0	0	Under Construction
S261	1108 Bristol Road South	0.09	0	2	0	Other - Expired Planning Permission - Site Cleared
S262	Mill Lane	3.4	152	0	0	Under Construction
S273	Adjacent 85 Rednal Road	0.15	0	14	0	Other - Expired Planning Permission - Site Cleared
S275	Land adjacent 44 Station Road	0.17	0	12	0	Outline Planning Permission
S276	Land rear of 120 to 122, Chatham Road	0.22	12	0	0	Detailed Planning Permission
S278	77 Woodland Road	0.11	1	0	0	Detailed Planning Permission
S538	West Heath House, Alvechurch Road	0.42	0	10	0	Other - Identified by City Council Officers
S544	Land between 634 and 640 Bristol Road South	0.06	9	0	0	Detailed Planning Permission
S556	37 and 39 Alvechurch Road	0.05	1	0	0	Detailed Planning Permission
S561	25b Alvechurch Road	0.01	-1	0	0	Detailed Planning Permission

Oscott

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
N14	Old Oscott Hill, Old Oscott	0.63	0	20	0	Other - Identified by City Council Officers
N72	Norbury Road (adj 6)	0.06	0	1	0	Other - Surplus City Council Land
N150	Site corner of Aldridge Road & Beeches Road	0.13	0	5	0	Other - Identified by Consultants
N160	Site corner of 728,730 Aldridge Road & 2 Old Os	0.07	0	3	0	Other - Identified by Consultants
N161	1139 Aldridge Road	0.49	0	0	24	Other - Identified by Consultants
N162	70 Greenholm Road	0.16	0	0	8	Other - Identified by Consultants
N163	Site off Kingstanding Road	1.11	0	0	56	Other - Identified by Consultants
N164	50 College Road	0.15	0	0	7	Other - Identified by Consultants
N165	54 College Road	0.95	0	0	47	Other - Identified by Consultants
N167	49 Old Oscott Hill	0.2	0	0	8	Other - Identified by Consultants
N170	Site adjacent to 118 Hawthorn Road	0.27	0	0	14	Other - Identified by Consultants
N359	Land corner of Beeches Road and Hassop Road	0.02	2	0	0	Detailed Planning Permission
N361	Booths Lane	1.85	43	0	0	Detailed Planning Permission
N372	257 Kingstanding Road	0.06	0	4	0	Other - Expired Planning Permission - Site Cleared
N574	84 Hawthorn Road	0.01	-1	0	0	Detailed Planning Permission
N595	Great Barr Royal Mail Delivery Office	0.3	15	0	0	Other - Call for Sites submission

Perry Barr

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
N92	Wellhead Lane	1.75	0	85	0	Other - Call for Sites submission
N172	Site to rear of 280-312 Perry Wood Road	0.34	0	0	14	Other - Identified by Consultants
N177	Site rear of 110-153 Tame Road	0.5	0	25	0	Allocated in Draft Plan
N262	481 Walsall Road, Perry Barr	1.02	40	0	0	Other - Call for Sites
N356	Site of 239 Walsall Road	0.15	0	12	0	Other - Expired Planning Permission - Site Cleared
N357	278 Walsall Road	0.06	1	0	0	Detailed Planning Permission
N374	Land off Witton Road and Tame Road	3.28	0	130	0	Outline Planning Permission
N485	124 Beeches Road	0.02	0	1	0	Other - Expired Planning Permission
N503	Walsall Road/Clivedon Road	0.44	0	17	0	Allocated in Draft Plan
N506	Westwood Road / Dulverton Road	0.6	0	0	10	Allocated in Draft Plan
N517	One Stop Shopping Centre	4.43	0	0	170	Allocated in Draft Plan
N561	Aldridge Road	2.79	0	112	0	Other - Expired Planning Permission
N591	84 Aldridge Road	0.02	1	0	0	Detailed Planning Permission
N594	Birmingham City University Campus	7.5	0	0	125	Other - Identified by City Council Officers

Quinton

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
S19	5, Blakeney Avenue	0.14	0	0	1	Other - Expired Planning Permission
S34	William Rathbone Care Home, Dimmingsdale Ba	0.83	24	0	0	Other - Identified by City Council Officers
S48	Capern Grove A (wisley way)	0.1	0	2	0	Other - Surplus City Council Land
S49	Capern Grove 12	0.1	0	2	0	Other - Surplus City Council Land
S60	Highfield Lane adj 51	0.06	0	1	0	Other - Surplus City Council Land
S206	23 Hampton Court Road	0.15	0	6	0	Other - Identified by Consultants
S207	Land to the rear of 6-24 Clive Road	0.38	0	0	19	Other - Identified by Consultants
S211	Land adjacent to 460 Ridgacre Road West	0.32	0	16	0	Other - Identified by Consultants
S212	Land adjacent to 7 Lower White Road	0.06	2	0	0	Detailed Planning Permission
S213	Land to the rear of 2-22 Blandford Road	1.12	0	0	45	Other - Identified by Consultants
S214	817-829 Hagley Road West	0.13	0	4	0	Other - Identified by Consultants
S271	Adjacent to 78, Rilstone Road	0.14	0	0	6	Allocated in Adopted Plan
S272	136 and 138 Tennial Road	0.36	8	0	0	Under Construction
S479	Rear of 817 to 829 Hagley Road West	0.12	0	7	0	Other - Expired Planning Permission
S512	310 Court Road	0.07	-1	0	0	Detailed Planning Permission
S541	Martineau Centre, Balden Road	4.57	133	0	0	Other - Identified by City Council Officers
S546	Hamilton Avenue	0.09	0	1	0	Other - Expired Planning Permission
S557	127 White Road	0.04	-1	0	0	Detailed Planning Permission
S572	105 and 107 Hagley Road West	0.14	-1	0	0	Detailed Planning Permission
S585	Quinton delivery Office 209 Ridgeacre Road	0.35	0	15	0	Other - Call for Sites

Selly Oak

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
S26	1040, Pershore Road	0.18	0	14	0	Other - Expired Planning Permission
S54	Fladbury Crescent 100-118	0.15	0	0	2	Other - Surplus City Council Land
S97	955 Pershore Road	0.1	0	2	0	Other - Identified by Consultants
S98	694-704 Pershore Road	0.08	0	2	0	Other - Expired Planning Permission
S223	Birmingham Battery Site, Off Harborne Lane	7.25	0	50	0	Outline Planning Permission
S304	245 to 247, Harborne Lane	0.5	0	40	0	Other - Expired Planning Permission
S327	Land bounded by Chapel Lane and Harborne Ro	1.64	0	212	0	Outline Planning Permission
S328	Selly Oak Industrial Estate, Elliott Road	1.01	92	0	0	Detailed Planning Permission
S329	17 Raddlebarn Road	0.02	1	0	0	Detailed Planning Permission
S347	1125 to 1157 Pershore Road	0.29	0	0	11	Allocated in Draft Plan
S348	Land at Bewdley Road	0.38	0	14	0	Outline Planning Permission
S351	Rear of 768 to 772 Pershore Road	0.22	10	0	0	Detailed Planning Permission
S353	Rear of 34A to 40 Oakfield Road	0.3	3	0	0	Detailed Planning Permission
S489	778 to 798 Bristol Road	0.2	52	0	0	Detailed Planning Permission
S504	536 Bristol Road	0.28	10	0	0	Detailed Planning Permission
S508	24 Kensington Road	0.11	0	0	0	Detailed Planning Permission
S509	Land rear of 2 to 12 Glenfield Grove	0.12	5	0	0	Detailed Planning Permission
S528	102 Oakfield Road	0.17	0	0	0	Detailed Planning Permission
S533	Woodside Road	0.54	26	0	0	Other - Identified by City Council Officers
S549	Adjacent 3 St Edwards Road	0.02	1	0	0	Detailed Planning Permission
S580	187 Harborne Lane	0.15	4	0	0	Detailed Planning Permission
S594	Elliot Road	0.84	0	92	0	Detailed Planning Permission
S596	adj Jarrett Hall	0.2	25	0	0	Detailed Planning Permission
S597	North of Selly New Road	0.45	144	0	0	Detailed Planning Permission
S598	Chapel Lane Harborne Lane	1.38	0	0	0	Outline Planning Permission

Shard End

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
E18	New Meadway Housing	1.36	0	0	60	Other - Identified by City Council Officers
E20	Alderpitts 51 garages	0.16	0	4	0	Other - Surplus City Council Land
E24	166 East Meadway	0.06	0	2	0	Other - Surplus City Council Land
E25	22 Enford Close	0.08	0	3	0	Other - Surplus City Council Land
E27	Gerardsfield Road 14	0.09	0	3	0	Other - Surplus City Council Land
E29	Gossey Lane 68	0.08	0	2	0	Other - Surplus City Council Land
E30	Heath Way adj 426	0.09	0	2	0	Other - Surplus City Council Land
E32	Hollyberry Croft adj 8	0.07	0	2	0	Other - Surplus City Council Land
E37	Milsom Grove (rear 60-68)	0.07	0	2	0	Other - Surplus City Council Land
E39	Tile Cross Road (Opp 223)	0.1	0	3	0	Other - Surplus City Council Land
E61	Former Yardley Sewage Works, Colehall lane	8.46	0	250	100	Allocated in Draft Plan
E64	Beswick Grove	0.28	0	11	0	Other - Identified by City Council Officers
E65	Farmcote Road	0.21	0	10	0	Other - Identified by City Council Officers
E117	Rear of 1 - 15 Wheatlands Croft	0.14	0	6	0	Other - Identified by Consultants
E118	Shard End Crescent	3.64	120	0	0	Under Construction

E405	Between 18 and 28 North Roundhay	0.06	4	0	0	Detailed Planning Permission
E428	Rear of 35 to 51 Alderpits Road	0.15	0	0	6	Committee Resolution - Site Cleared
E429	Adjacent 81 Nearmoor Road	0.12	6	0	0	Detailed Planning Permission
E431	Rear of 159 TO 167 Tile Cross Road	0.15	4	0	0	Detailed Planning Permission
E432	Adjacent 8 Downton Crescent	0.04	1	0	0	Detailed Planning Permission
E434	Adjacent 58 Hurst Lane	0.02	1	0	0	Under Construction
E513	Cooks Lane	0.86	0	35	0	Other - Identified by City Council Officers
E514	Blackmoor Croft, Tile Cross	0.33	0	13	0	Other - Site Cleared

Sheldon

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
E66	Silvermere Centre, Silvermere Road, Sheldon	3.27	139	0	0	Outline Planning Permission
E68	Rear of Downsfield Road	2.15	100	0	0	Other - Planning Application submitted
E69	Elderfield Care Home, Garretts Green Lane	0.55	31	0	0	Other - Identified by City Council Officers
E119	25 Chaffcombe Road	0.06	0	1	0	Other - Identified by Consultants
E120	Coventry Road / Wagon La	0.98	0	0	49	Other - Identified by Consultants
E121	Fmr GPO repeater station, Coventry Road	0.45	0	0	22	Other - Identified by Consultants
E128	Lilleshaw Road rear of Rotherfield Road and corr	0.32	-3	0	0	Under Construction
E129	Between Manston Road and Chestnuts Avenue	0.25	-4	0	0	Under Construction
E130	Between Chestnuts Avenue and Manston Road	0.26	-3	0	0	Under Construction
E131	Land adj 47-49 Downsfield Road / 28-30 Manstor	0.21	-3	0	0	Under Construction
E132	Between Comberton Road and Chestnuts Avenue	0.26	-3	0	0	Under Construction
E307	Above 332 Hobs Moat Road	0.01	0	1	0	Detailed Planning Permission
E391	Site of 54 New Coventry Road	0.46	140	0	0	Under Construction
E399	Land rear of Beverley Grove and Three Horsesh	0.5	0	22	0	Other - Expired Planning Permission - Site Cleared
E400	364 Barrows Lane	0.12	9	0	0	Detailed Planning Permission
E401	Rear of 284 to 286 Brays Road	0.12	2	0	0	Detailed Planning Permission
E402	Adjacent 72 Keble Grove	0.05	2	0	0	Under Construction
E416	2236 to 2338 Coventry Road	0.14	14	0	0	Detailed Planning Permission
E418	1 and 2 Silvermere Road	0.14	0	13	0	Other - Expired Planning Permission
E419	Adjacent 75 Mapledene Road	0.01	1	0	0	Detailed Planning Permission
E421	Site of 1 Clopto Road	0.21	-5	0	0	Under Construction
E424	23 and 25 Admington Road	0.25	0	0	0	Under Construction
E425	Land fronting Hidcote Grove, Admington Grove a	0.37	0	0	0	Under Construction
E426	331 to 339 Sheldon Heath Road	0.27	0	0	11	Committee Resolution - Site Cleared
E467	12 to 22 Downsfield Road	0.1	-2	0	0	Detailed Planning Permission

Soho

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
N31	Site of 163, Soho Road	0.07	0	0	1	Allocated in Draft Plan
N77	125-129 Wattville Road	0.06	3	0	0	Under Construction
N83	Baccus Road	1.33	0	0	10	Other - Identified by City Council Officers
N93	Aberdeen Street	0.27	8	0	0	Other - Call for Sites submission
N186	Site rear of 32-68 Sycamore Road, Sycamore Tr	0.46	0	0	18	Other - Identified by Consultants
N187	2-10 Queens Head Road	0.16	0	8	0	Other - Identified by Consultants
N188	Site adjacent 57 George Street	1.43	0	72	0	Other - Identified by Consultants
N190	201 - 195 Dudley Road	0.09	0	4	0	Other - Identified by City Council Officers
N191	367-379 Dudley Road	0.09	0	4	0	Other - Identified by City Council Officers
N266	117, Soho Hill	0.06	0	6	0	Other - Expired Planning Permission
N269	Waverhill Road	0.1	0	3	0	Other - Identified by City Council Officers
N271	Adjacent 279 Portland Road	0.03	1	0	0	Under Construction
N273	Site of 27 Colenso Road	0.01	1	0	0	Detailed Planning Permission
N275	36, Winson Street	0.1	0	9	0	Other - Expired Planning Permission
N276	Land off City Road	1.24	2	0	0	Detailed Planning Permission
N279	Land off City Road	2.48	73	0	0	Outline Planning Permission - Site Cleared
N280	120 to 130 Wattville Road	0.06	0	0	2	Committee Resolution - Site Cleared
N281	6 Cross Street	0.02	1	0	0	Detailed Planning Permission
N283	51 and 53 Brewery Street	0.07	6	0	0	Detailed Planning Permission
N284	79 to 85 Holyhead Road	0.09	7	0	0	Detailed Planning Permission
N292	Land corner of Winson Green Road and Heath S	0.16	0	12	0	Other - Expired Planning Permission
N293	Adjacent 133 Heath Street	0.07	0	1	0	Other - Expired Planning Permission
N295	Site of Talbot Public House, Talbot Road	0.23	11	0	0	Detailed Planning Permission
N297	Adjacent 187, Bacchus Road	0.45	17	0	0	Other - Site Cleared. Planning Application submitted
N315	Adjacent 40 All Saints Road	0.03	1	0	0	Detailed Planning Permission
N400	Above 373 Soho Road	0.01	0	1	0	Other - Expired Planning Permission
N434	23 Park Avenue	0.04	0	1	0	Detailed Planning Permission
N454	Site above 165 Dudley Road	0.01	1	0	0	Detailed Planning Permission
N490	City Hospital site off Aberdeen Street	20.64	0	0	1000	Allocated in Draft Plan
N512	Wattville Road	0.18	0	11	0	Other - Identified by City Council Officers
N519	Booth Street/Holyhead Road	0.23	0	0	52	Allocated in Draft Plan

N527	Rear of 2 to 24 Wattville Road	0.13	-8	0	0	Detailed Planning Permission
N537	9 & 11 Park Avenue	0.12	8	0	0	Detailed Planning Permission
N538	227 to 231 Dudley Road	0.08	-2	0	0	Detailed Planning Permission
N539	379 Rotten Park Road	0.06	1	0	0	Detailed Planning Permission
N546	Rear of 456 to 462 Dudley Road	0.02	1	0	0	Detailed Planning Permission
N551	52A Boulton Road	0.03	2	0	0	Detailed Planning Permission
N552	Land at 1 to 3 Barn Lane	0.11	8	0	0	Under Construction
N576	56 City Road	0.03	1	0	0	Detailed Planning Permission
N581	132 Tew Park Road	0.04	1	0	0	Detailed Planning Permission
N584	21 South Road Avenue	0.03	1	0	0	Detailed Planning Permission
N588	77 and 79 Perrott Street	0.01	2	0	0	Detailed Planning Permission
N597	land adj to 23 Nineveh Road	0.08	0	3	0	Allocated in Draft Plan
N600	Norfolk Tower, Lodge Road.	0.52	-86	0	0	Other - City Council Development Programme
N603	Cornwall Tower, Heaton Street	0.28	-106	0	0	Other - City Council Development Programme

South Yardley

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
E14	1719 to 1721 Coventry Road	0.14	0	8	0	Other - Expired Planning Permission
E21	177 Berkeley Road	0.06	0	2	0	Other - Surplus City Council Land
E23	194 Clement Road	0.1	0	4	0	Other - Surplus City Council Land
E33	Kestrel Avenue adjacent 64	0.1	0	5	0	Other - Surplus City Council Land
E36	Lowson Croft (adj 27)	0.1	0	3	0	Other - Surplus City Council Land
E51	Plough and Harrow, Coventry Road	0.53	0	0	30	Other - Identified by City Council Officers
E86	Rear of 305 - 367 Stockfield Road	0.48	0	19	0	Other - Identified by Consultants
E88	49 Wordsworth Road	0.1	0	4	0	Other - Identified by Consultants
E89	Land off Roma Road	1.85	0	74	0	Other - Identified by Consultants
E91	Hob Moor Primary School	0.61	0	24	0	Other - Identified by Consultants
E93	Land adj 1 Geraldine Road	0.21	0	7	0	Other - Identified by Consultants
E175	Land Adjoining Canal south of Woodcock Lane N	1.03	0	40	0	Other - Identified by City Council Officers
E237	Land adjacent 41 Fraser Road	0.03	2	0	0	Detailed Planning Permission
E360	425 (and land to rear) Yardley road	0.29	14	0	0	Detailed Planning Permission
E361	Rear of 12 Stockfield Road	0.02	0	1	0	Outline Planning Permission
E362	Rear of 410 Stockfield Road	0.02	1	0	0	Detailed Planning Permission
E363	Rear of 364 to 404 Stockfield Road	0.27	0	0	10	Committee Resolution - Site Cleared
E364	Corner Yardley Road and Mansfield Road	0.48	0	16	0	Detailed Planning Permission
E368	Site of Innis Public House (Village Arms) Clemen	0.33	0	13	0	Other - Expired Planning Permission - Site Cleared
E380	1176 and 1178 Coventry Road	0.02	0	1	0	Detailed Planning Permission
E479	47 to 51 Stoney Lane	0.18	3	0	0	Detailed Planning Permission

Sparkbrook

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
E2	The Kings Christian Centre, Ombersley Road cor	0.07	0	2	0	Other - Expired Planning Permission
E40	Kyrwicks Lane, Sparkbrook	0.4	0	20	0	Other - Identified by City Council Officers
E41	Land between Highgate Road & Woodfield Cresc	1.15	0	50	0	Other - Identified by City Council Officers
E49	Montgomery Street/South Road	1.55	0	0	60	Other - Call for Sites submission
E143	Land bounded by Highgate Place / Kyrwicks Lan	0.3	0	0	12	Other - Identified by Consultants
E144	Junction of Kyrwicks Lane / Auckland Road	0.21	0	0	8	Other - Identified by Consultants
E145	Land between Railway & Auckland Road	0.3	0	0	12	Other - Identified by Consultants
E146	Junction of Stratford Road / Priestly Road	0.12	0	5	0	Other - Identified by Consultants
E147	Land between Stratford Road / Ackland Street	0.35	0	14	0	Other - Identified by Consultants
E148	Land at junction of Stratford Road & Kyotts Lake	0.1	0	4	0	Other - Identified by Consultants
E149	Land adj 67 Montgomery Street	0.3	0	12	0	Other - Identified by Consultants
E150	Junction of Moseley Road / Clifton Road	0.07	0	4	0	Other - Identified by Consultants
E151	Land adjacent 5 George Street	0.09	0	5	0	Other - Identified by Consultants
E152	between Highgate Road & Whitbourne Close	0.06	0	3	0	Other - Identified by Consultants
E153	Junction of Alfred Street / Stoney Lane	0.06	0	3	0	Other - Identified by Consultants
E155	Royal Oak Public House, Junction of Alfred Stree	0.07	0	3	0	Other - Identified by Consultants
E156	Clifton Hose, Clifton Road	0.47	0	0	24	Other - Identified by Consultants
E159	Land between Sampson Road North, Bordesley I	0.49	0	24	0	Other - Identified by Consultants
E160	Rear of 221 Hallam Street	0.09	0	4	0	Other - Identified by Consultants
E216	Land adjacent 52 Orchard Way	0.02	1	0	0	Outline Planning Permission
E217	50 to 52A Edgbaston Road	0.11	0	5	0	Outline Planning Permission
E220	538 to 540 Moseley Road	0.14	9	0	0	Detailed Planning Permission
E223	Works adjacent 113 Woodfield Road	0.12	10	0	0	Detailed Planning Permission
E224	Between 16 and 18 Long Street	0.02	0	1	0	Other - Expired Planning Permission - Site Cleared
E225	Corner of Stratford Road and Palmerston Road	0.19	0	9	0	Other - Expired Planning Permission
E227	26 Kyotts Lake Road	0.01	1	0	0	Under Construction
E228	55 to 81 Stratford Road	0.24	0	18	0	Other - Expired Planning Permission - Site Cleared
E229	Land between 37 and 51 Montgomery Street	0.07	5	0	0	Detailed Planning Permission
E230	Land adjacent 11 Braithwaite Road	0.06	0	4	0	Other - Expired Planning Permission - Site Cleared

E233	Adjacent 94 Osborn Road	0.01	1	0	0	Detailed Planning Permission
E234	62 Barrows Road	0.08	-1	0	0	Detailed Planning Permission
E305	354 to 356 Stratford Road	0.03	0	4	0	Detailed Planning Permission
E308	39 St Pauls Road	0.05	4	0	0	Detailed Planning Permission
E359	213 Mary Street	0.05	0	1	0	Detailed Planning Permission
E440	113 Ladypool Road	0.03	3	0	0	Under Construction
E495	Montgomery Street/South Road	4.65	0	0	240	Other - Identified by City Council Officers
E496	Stratford Road	0.12	0	5	0	Other - Expired Planning Permission
E506	7 Willows Crescent	0.03	1	0	0	Detailed Planning Permission

Springfield

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
E52	Land South of Weston Lane	3.54	0	150	0	Other - Identified by Consultants
E161	146-156 Weston Lane	0.09	0	3	0	Other - Identified by Consultants
E162	Land between 409 & 427 Warwick Road	0.22	0	9	0	Other - Identified by Consultants
E163	Land between Olton Boulavard West & Spring Rc	0.43	0	17	0	Other - Identified by Consultants
E164	Corner of Shaftmoor La & Runnymede Road	0.11	0	4	0	Other - Identified by Consultants
E165	Percy Road / Evelyn Road	1.3	0	65	0	Other - Identified by Consultants
E166	Land between Spring Road / Lyncroft Road / Spr	0.4	0	16	0	Other - Identified by Consultants
E167	Rear of 4-72 Weston Road	0.21	0	10	0	Other - Identified by Consultants
E168	12 - 14 Baker Street	0.06	0	3	0	Other - Identified by Consultants
E221	Rear of 19 to 27 Woodlands Road	0.15	2	0	0	Under Construction
E222	Land Adjacent 20 Windermere Road	0.01	1	0	0	Outline Planning Permission
E231	220 Wake Green Road	0.38	22	0	0	Detailed Planning Permission
E232	Adjacent 43 Formans Road	0.01	1	0	0	Detailed Planning Permission
E236	79 Warwick Road	0.15	16	0	0	Detailed Planning Permission
E259	728 to 732 Stratford Road	0.01	0	2	0	Detailed Planning Permission
E264	35 to 53 Spring Road	0.67	0	35	0	Outline Planning Permission
E288	830-832 Stratford Road	0.04	0	5	0	Detailed Planning Permission
E438	479 to 481 Stratford Road	0.02	3	0	0	Under Construction
E453	1-4 Willersey Road	0.13	0	5	0	Other - Identified by Consultants
E454	Thirlmere Drive site A	0.12	0	4	0	Other - Surplus City Council Land
E455	Thirlmere Drive site B	0.12	0	4	0	Other - Surplus City Council Land
E470	Adjacent 167 Showell Green Lane	0.06	1	0	0	Detailed Planning Permission
E483	Denso Site, Shaftmoor Lane	8.9	0	250	106	Other - Planning Application submitted (2012).
E504	802 to 804 Stratford Road	0.02	3	0	0	Detailed Planning Permission

Stechford and Yardley North

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
E15	Site of former lock up garages Rockland Drive	0.11	0	2	0	Other - Expired Planning Permission
E17	New Meadway Housing 1 - Poolway	5.35	0	0	30	Other - Identified by City Council Officers
E22	624 Bordesley Green East	0.11	0	4	0	Other - Surplus City Council Land
E28	Giles Close	0.1	0	3	0	Other - Surplus City Council Land
E57	Manor House Pub and adjacent land, Station Ro	1.73	0	90	0	Other - Expired Planning Permission
E58	Albert Road/Station Road	2.78	0	143	0	Other - Identified by City Council Officers
E59	B&Q Site Station Road Stechford	2	0	100	0	Other - Identified by City Council Officers
E174	Rear of 140-150 Yardley Fields Road	0.35	0	0	14	Other - Identified by Consultants
E260	306 Station Road	0.12	10	0	0	Under Construction
E349	1 Whittington Grove	0.06	2	0	0	Detailed Planning Permission
E371	Rear of All Saints Church adjacent 113 Albert Ro	0.35	0	4	0	Detailed Planning Permission
E392	46 Garretts Green Lane	0.27	0	7	0	Outline Planning Permission
E393	Adjacent 23 Blakesley Road	0.07	1	0	0	Detailed Planning Permission
E394	38 Balkesley Road	0.18	0	13	0	Other - Expired Planning Permission
E403	East Birmingham College, Garretts Green Lane	1.56	90	0	0	Under Construction
E482	Ring o' Bells, Church Road	0.3	0	12	0	Other - Planning Application submitted (2012).
E484	Rear 30-60 Latelow Road	0.38	0	15	0	Other - Identified by City Council Officers
E499	Riverside Drive	0.23	0	9	0	Other - Expired Planning Permission
E500	443 Church Road	0.01	1	0	0	Detailed Planning Permission
E503	178 to 180 Station Road	0.03	3	0	0	Detailed Planning Permission

Stockland Green

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
E187	Slade Road/Broomfield Road	0.14	0	6	0	Other - Identified by City Council Officers
E188	Slade Road/Victoria Road	0.1	0	5	0	Other - Identified by City Council Officers
E189	275 Marsh Hill	0.13	0	6	0	Other - Identified by Consultants
E190	395 George Road wider site including Brookvale	1.96	0	0	78	Other - Identified by Consultants
E192	Garages adjacent 1-6 Fernfail Court	0.06	0	0	3	Other - Identified by Consultants
E193	42 & 44 Grayshott Close and garages	0.12	0	0	5	Other - Identified by Consultants

E194	To the rear of 33-21 The Parklands	0.44	0	17	0	Other - Identified by Consultants
E195	24 Scafell Drive & garages	0.12	0	0	5	Other - Identified by Consultants
E196	Kings Road, Stockland Green	0.16	0	5	0	Other - Identified by City Council Officers
E198	71 Fentham Road	0.57	0	12	0	Other - Identified by Consultants
E199	47 Woodend Road	0.13	0	0	5	Other - Identified by Consultants
E200	37 & 37 Kingsmere Close and garages	0.12	0	0	5	Other - Identified by Consultants
E201	Garages Wentworth Court	0.07	0	0	3	Other - Identified by Consultants
E203	Garages Marshfield Gardens	0.06	0	0	2	Other - Identified by Consultants
E204	480 Slade Road	0.12	0	0	1	Other - Identified by Consultants
E205	Between Marsh Hill and Dallas Road	0.23	0	6	0	Other - Identified by City Council Officers
E206	Short Heath Road	0.24	0	8	0	Other - Identified by City Council Officers
E207	Rear of 110-116 Summer Road	0.57	0	40	0	Other - Identified by City Council Officers
E247	Rormer MEB Depot, George Road	2.1	111	0	0	Under Construction
E248	11 The Drive	0.07	3	0	0	Under Construction
E249	470 Slade Road	0.03	1	0	0	Detailed Planning Permission
E289	Former Highcroft Hospital Site, Highcroft Road	0.89	0	35	0	Allocated in Adopted Plan
E290	Former Highcroft Hospital Site, Highcroft Road	0.84	33	0	0	Allocated in Adopted Plan
E291	Former Highcroft Hospital Site, Fentham Road	0.85	0	43	0	Outline Planning Permission
E293	117 Gravelly Hill North	0.09	6	0	0	Detailed Planning Permission
E297	Land adjacent 7 to 9 Haywards Close	0.07	0	4	0	Other - Expired Planning Permission - Site Cleared
E436	10 Reservoir Road	0.06	3	0	0	Under Construction
E472	Former Highcroft Hospital	0.93	0	47	0	Outline Planning Permission
E477	137 Kingsbury Road	0.12	8	0	0	Detailed Planning Permission
E480	12 and 14 The Gardens, Fentham Road	0.2	10	0	0	Detailed Planning Permission
E481	10 Short Heath Road	0.07	4	0	0	Detailed Planning Permission
E509	165 Reservoir Road	0.02	1	0	0	Detailed Planning Permission
E516	Gravelly Hill North, Six Ways, Erdington	0.24	0	10	0	Other - Identified by City Council Officers
E518	309-315 March Lane, Erdington	0.13	7	0	0	Other - Call for Sites submission

Sutton Four Oaks

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
N44	Adjacent 8 to 12, Bowlas Avenue	0.11	0	0	3	Other - Expired Planning Permission
N47	71, Hill Village Road	0.11	0	3	0	Other - Expired Planning Permission
N95	Mere Green Road	0.83	0	33	0	Other - Call for Sites submission
N208	Garages to rear of 205-197 Blackberry Lane	0.07	0	0	3	Other - Identified by Consultants
N209	Site rear of 35-47 White Farm Road	0.07	0	0	3	Other - Identified by Consultants
N210	Garages rear of 25-35 White Farm Road	0.07	0	0	3	Other - Identified by Consultants
N215	Vesey Close	0.29	0	0	4	Other - Identified by Consultants
N216	Site rear of 38-40 Sherifoot Lane	0.1	0	0	4	Other - Identified by Consultants
N218	Site and garages to rear of 1-20 Walsall Road	0.24	0	0	10	Other - Identified by Consultants
N219	Site to rear of 42 & 44 Belwell Lane	0.11	0	0	3	Other - Identified by Consultants
N220	Site to rear of 1-12 Clarence Road	0.06	0	0	2	Other - Identified by Consultants
N222	Garages adjacent to 76 & 78 Sara Close	0.06	0	0	2	Other - Identified by Consultants
N225	Site and garages rear of 133 & 135 Gibbons Roa	0.08	0	0	3	Other - Identified by Consultants
N226	Site and garages adjacent 20-25 Farnborough C	0.06	0	0	2	Other - Identified by Consultants
N227	Site and garages adjacent 22 Coburn Drive	0.06	0	0	2	Other - Identified by Consultants
N228	Garages rear of 76-78 Slade Road	0.06	0	0	2	Other - Identified by Consultants
N422	Rear of 4A Luttrell Road	0.15	1	0	0	Detailed Planning Permission
N423	Adjacent 11 Four Oaks Road	0.15	1	0	0	Detailed Planning Permission
N425	Land adjoining 14b Lutrell Road	0.53	0	1	0	Under Construction
N426	188A Lichfield Road	0.82	63	0	0	Detailed Planning Permission
N428	383 to 389 Lichfield Road	0.18	0	8	0	Other - Expired Planning Permission
N430	Rear of 46 to 48 Hill Village Road	0.04	1	0	0	Under Construction
N449	Adjacent 47 Little Sutton Lane	0.11	1	0	0	Detailed Planning Permission
N450	Corner of Wyvern Road and Lichfield Road	0.17	12	0	0	Under Construction
N468	Land South of Duttons Lane	2.3	65	0	0	Under Construction
N486	294 Clarence Road	0.02	0	1	0	Detailed Planning Permission
N495	White Farm Road	0.42	0	20	0	Other - Identified by City Council Officers
N531	84 Park View Road	0.18	1	0	0	Detailed Planning Permission
N532	Adjacent 118 Streetly Lane	0.14	1	0	0	Outline Planning Permission
N587	6 to 8 Astor House, Lichfield Road	0.05	3	0	0	Detailed Planning Permission

Sutton New Hall

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
N232	Garages rear of 25-45 Romilly Close	0.08	0	0	3	Other - Identified by Consultants
N234	Site adjacent 7, 8, & 9 Eldon Drive	0.06	0	0	2	Other - Identified by Consultants
N235	Site adjacent 11,15 & 18 Trident Close	0.09	0	0	4	Other - Identified by Consultants
N236	Site and garages adjacent 59 Haunchwood Drive	0.06	0	0	3	Other - Identified by Consultants
N237	Site and garages rear of 35-57 Oversley Road	0.07	0	0	3	Other - Identified by Consultants
N238	Site and garages rear of 6-18 Anton Drive	0.23	0	0	5	Other - Identified by Consultants

N239	Site and garages rear of 106-122 Cheswood Driv	0.1	0	0	4	Other - Identified by Consultants
N240	Site and garages adjacent 82 & 84 Cheswood Dr	0.06	0	0	2	Other - Identified by Consultants
N241	Site adjacent 83 & 85 Lindridge Drive	0.06	0	0	2	Other - Identified by Consultants
N242	Site rear of 28-48 Cheswood Drive	0.17	0	0	7	Other - Identified by Consultants
N243	Site and garages adjacent 23-25 Thornley Grove	0.07	0	0	3	Other - Identified by Consultants
N244	Site and garages rear of 17-23 Lindridge Drive	0.06	0	0	2	Other - Identified by Consultants
N245	Site rear of 1-17 Oxstall Close	0.16	0	0	6	Other - Identified by Consultants
N406	321 to 323 Birmingham Road	0.24	16	0	0	Under Construction
N412	Rear of 216 Birmingham Road	0.03	1	0	0	Detailed Planning Permission
N440	100 Holifast Road	0.11	1	0	0	Detailed Planning Permission
N441	61 and 63 Penns Lane	0.8	0	32	0	Other - Expired Planning Permission
N455	Land between and to rear of 51 and 55 Fox Hollie	0.17	0	3	0	Outline Planning Permission
N456	303 Penns Lane	0.67	0	14	0	Outline Planning Permission
N457	1 and 3 Walmley Ash Road	0.23	12	0	0	Detailed Planning Permission
N476	83 to 89 Water Orton Lane	0.22	0	0	9	Committee Resolution - Site Cleared
N477	Adjacent Hyannis, Old Kingsbury Road	0.02	1	0	0	Under Construction
N478	Land adjacent 1A, Old Kingsbury Road	0.01	1	0	0	Under Construction
N479	Land adjacent 1300 Kingsbury Road	0.06	1	0	0	Detailed Planning Permission
N483	251 Eachelhurst Road	0.01	0	1	0	Other - Expired Planning Permission
N524	Rear of 18 and 20 Walmley Ash Road	0.12	2	0	0	Detailed Planning Permission
N536	Land adjacent 7 Sutton Square	0.03	0	1	0	Detailed Planning Permission
N578	Adjacent Forge Farm, Walmley Ash Lane	0.06	1	0	0	Detailed Planning Permission

Sutton Trinity

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
N26	Royal Works Sutton Coldfield	1.31	0	67	0	Other - Site Cleared
N58	35 to 39 Reddicap Heath Road	0.35	11	0	0	Detailed Planning Permission
N68	Ebrooke Road	0.18	0	5	0	Other - Surplus City Council Land
N74	Rectory Road	0.14	0	2	0	Other - Surplus City Council Land
N153	2 & 2a Keyse Road	0.06	0	0	2	Other - Identified by Consultants
N176	4 Manor Drive	0.1	1	0	0	Detailed Planning Permission
N248	Site corner of Clifton Road and Park Road	0.06	0	2	0	Other - Identified by Consultants
N250	Site and garages adjacent 1-52 Copsehill Court,	0.18	0	0	7	Other - Identified by Consultants
N251	Site and garages rear of 54-58 Mount View	0.2	0	0	8	Other - Identified by Consultants
N252	Site and garages rear of 18-36 Whitehouse Cour	0.07	0	0	3	Other - Identified by Consultants
N253	Site and garages adjacent 42 Stourton Close	0.06	0	0	2	Other - Identified by Consultants
N254	Site and garages rear of 1-18 Charles Court, Wig	0.17	0	0	7	Other - Identified by Consultants
N255	Site adjacent to 299 Reddicap Heath Road	0.06	0	2	0	Other - Identified by Consultants
N258	Site and garages rear of 28-38 Holbeche Road	0.11	0	0	4	Other - Identified by Consultants
N399	Above 111 to 113 The Parade	0.04	0	4	0	Detailed Planning Permission
N414	21 to 23A Birmingham Road	0.09	14	0	0	Detailed Planning Permission
N416	Land at Upper Clifton Road	3.12	27	0	0	Detailed Planning Permission
N418	Land Adjacent 26 Midland Road	0.05	1	0	0	Detailed Planning Permission
N448	24 Coleshill Road	0.14	0	12	0	Outline Planning Permission - Site Cleared
N452	32 High Street	0.01	0	2	0	Detailed Planning Permission
N453	Land adjacent 20 Moor Hall Drive	0.16	1	0	0	Detailed Planning Permission
N460	44 Bedford Drive	0.15	1	0	0	Detailed Planning Permission
N461	Adjacent 260 Rectory Road	0.03	1	0	0	Detailed Planning Permission
N462	276 and 278 Rectory Road	0.24	6	0	0	Under Construction
N466	227 Tamworth Road	0.11	0	1	0	Other - Expired Planning Permission
N473	Adjacent to 245 Springfield Road	0.23	14	0	0	Detailed Planning Permission
N475	Adjacent 46 Fowler Road	0.03	1	0	0	Detailed Planning Permission
N488	8 High Street	0.03	0	5	0	Detailed Planning Permission
N498	Holland House, Holland Street	0.35	22	0	0	Detailed Planning Permission
N534	Elderslea South Parade	0.19	17	0	0	Detailed Planning Permission
N540	The Lindridge	0.2	-1	0	0	Detailed Planning Permission
N541	Former Magistrates Court, Sutton Coldfield	0.39	15	0	0	Other - Call for Sites submission
N544	Station Street/Brassington Avenue Sutton	0.15	0	0	60	Allocated in Adopted Plan - Mixed Use
N545	Queen Street/The Parade/Victoria Road Sutton	3.79	0	0	150	Allocated in Adopted Plan - Mixed Use
N567	35 St Chads Road	0.09	1	0	0	Detailed Planning Permission
N592	Woodington Road	0.74	0	30	0	Other - Expired Planning Permission
N598	Former Constituency Offices, Upper Clifton Road	0.15	4	0	0	Other - Planning Application submitted (2012).

Sutton Vesey

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
N96	Tudor Close, Sutton	0.18	5	0	0	Other - Call for Sites submission
N158	Site and garages Buckingham Mews	0.09	0	0	2	Other - Identified by City Council Officers
N377	Adjacent 1 Coppice View Road	0.03	1	0	0	Detailed Planning Permission
N387	Rear of 481 to 491 Jockey Road	0.27	7	0	0	Detailed Planning Permission
N390	Site of the Vicarage, Church Road	0.6	48	0	0	Under Construction

N392	Rear of 22 TO 24 Melrose Avenue	0.04	1	0	0	Detailed Planning Permission
N408	350 to 356 Boldmere Road	0.18	0	17	0	Other - Expired Planning Permission
N409	124 to 128 Jockey Road	0.33	0	17	0	Other - Expired Planning Permission
N410	Rear of 21 to 25 Britwell Road	0.04	2	0	0	Detailed Planning Permission
N411	Land adjacent 189 Station Road	0.04	1	0	0	Detailed Planning Permission
N413	2A Somerville Road	0.17	10	0	0	Detailed Planning Permission
N415	10 Digby Road	0.26	6	0	0	Detailed Planning Permission
N442	Adjacent to 27 Wylde Green Road	0.1	1	0	0	Detailed Planning Permission
N494	Fir Tree Grove, Boldmere	0.2	0	10	0	Other - Identified by City Council Officers
N526	Rear of 41 to 45 Stonehouse Road	0.06	1	0	0	Detailed Planning Permission
N564	31 Western Road	0.04	-1	0	0	Detailed Planning Permission
N566	16 Vesey Road	0.08	1	0	0	Detailed Planning Permission
N575	14 Boldmere Road	0.01	-1	0	0	Detailed Planning Permission
N585	14 and 16 Chester Road	0.04	2	0	0	Detailed Planning Permission

Tyburn

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
E181	Site to rear of 105-113 Baginton Road	0.06	0	0	2	Other - Identified by Consultants
E183	Site of Birches Green Evangelical Free Church a	0.08	0	3	0	Other - Identified by Consultants
E185	Former Cincinatti Building, Hanson's Bridge Roa	8.69	0	250	180	Other - Identified by Consultants
E186	10 Compton Road	0.07	0	0	3	Other - Identified by Consultants
E209	Eachelhurst Road	0.17	8	0	0	Detailed Planning Permission
E287	95 Oval Road	0.04	1	0	0	Detailed Planning Permission
E378	Land fronting Pype Hayes Road	0.91	27	0	0	Detailed Planning Permission
E397	Land adjacent 37 Edgemond Avenue	0.11	0	4	0	Outline Planning Permission
E398	1057 Kingsbury Road	0.1	0	4	0	Allocated in Adopted Plan - Site Cleared
E410	Land off, Lancaster Drive and Farnborough Road	1.74	0	62	0	Allocated in Adopted Plan - Site Cleared
E411	Site of Hermes House, Innsworth Drive	0.12	0	4	0	Allocated in Adopted Plan - Site Cleared
E412	31 to 39 Dyce Close	0.09	0	3	0	Allocated in Adopted Plan - Site Cleared
E413	Site of Meteor House, Filton Croft	0.12	0	4	0	Allocated in Adopted Plan - Site Cleared
E414	Former Library, Turnhouse Road	0.09	0	11	0	Other - Expired Planning Permission - Site Cleared
E430	Land fronting Park Lane	1.3	0	52	0	Allocated in Adopted Plan
E498	Oval Road	0.09	0	4	0	Other - Expired Planning Permission
E519	Former Dairy Site, Park Lane, Minworth	0.48	19	0	0	Other - Call for Sites submission

Washwood Heath

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
E45	Parkfield/Anthony Road	1.08	0	54	0	Other - Identified by City Council Officers
E170	Adjacent 301Alum Rock Road	0.78	14	0	0	Detailed Planning Permission
E171	Junction of Adderly Road / Adderly Gardens	0.36	0	0	14	Other - Identified by Consultants
E172	Ludlow Road / Hancock Road	0.29	0	12	0	Other - Identified by Consultants
E173	75-115 Ralph Road	0.16	0	0	3	Other - Identified by Consultants
E244	Adjacent to 14 Saint Saviours Road	0.1	0	0	4	Committee Resolution - Site Cleared
E246	28 Havelock Road	0.11	0	6	0	Other - Expired Planning Permission
E271	2 to 52 Raymond Road	0.26	10	0	0	Under Construction
E274	32 to 50 Couchman Road	0.08	3	0	0	Detailed Planning Permission
E276	Land fronting Couchman Road and Clodeshall R	0.71	31	0	0	Under Construction
E278	10 Highfield Road	0.43	21	0	0	Under Construction
E279	Adjacent 78 Parkfield Road	0.02	1	0	0	Detailed Planning Permission
E281	Land rear of 11 to 27 Foxton Road	0.19	0	5	0	Other - Expired Planning Permission - Site Cleared
E282	Land adjacent 409 Alum Rock Road	1.33	78	0	0	Outline Planning Permission - Site Cleared
E285	Adjacent 183 Highfield Road	0.03	1	0	0	Detailed Planning Permission
E324	Cotterills Lane	0.37	0	16	0	Other - Expired Planning Permission - Site Cleared
E369	Land adjacent 34 Cotterills Avenue	0.11	2	0	0	Detailed Planning Permission
E373	Land adjacent Ward End Public House and fronti	0.09	2	0	0	Detailed Planning Permission
E374	Adjacent Ward End Public House fronting Alum F	0.05	1	0	0	Detailed Planning Permission
E445	23 to 27 Alum Rock Road	0.08	0	4	0	Other - Expired Planning Permission
E471	321 Washwood Heath Road	0.37	13	0	0	Under Construction
E510	Land adjacent 409 Alum Rock Road	1.98	0	79	0	Other - Call for Sites submission

Weoley

Ref	Address	Size (Ha)	Capacity <5 years	Capacity 5 10 years	Capacity >10 years	Source/Comment
S67	Prestwood road (rear 29)	0.12	0	3	0	Other - Surplus City Council Land
S91	Hazel Drive/Green Meadow	0.24	19	0	0	Detailed Planning Permission
S102	21 Merritts Brook Lane	0.24	8	0	0	Detailed Planning Permission
S103	The Beeches PH, Basil Road	0.23	12	0	0	Detailed Planning Permission
S283	Site of The Raven Public House, Castle Road	0.37	62	0	0	Detailed Planning Permission
S301	Bournville College Site, Bristol Road South	2.29	200	12	0	Detailed Planning Permission

S302	142 Weoley Park Road	0.3	8	0	0	Detailed Planning Permission
S535	Shenley Lane/Shenley Fields Road	0.59	-25	0	0	Other - Identified by City Council Officers
S545	10 Tredington Close	0.22	6	0	0	Detailed Planning Permission
S554	649 Bristol Road South	0.07	1	0	0	Detailed Planning Permission
S587	Manor House Northfield	5.23	130	0	0	Other - Planning Application submitted (2012). Call f

Appendix 13

Plan of Sites

A AO sized plan in PDF format showing the sites in the 2012 SHLAA can be viewed or downloaded from:

www.birmingham.gov.uk/plan2031 and selecting 'Associated Documents'

The sites can also be viewed in high resolution using 'Local View' using the same link.