

Development in Birmingham

Past, Present and Future

- **More than half of the City's built-up area was developed before World War II**, nearly a quarter before the First World War. Most of the remainder was developed for housing during the 1950s, 1960s and 1970s in comprehensive redevelopment areas in the inner City as well as outer estates. The overall extent of the built-up area since the 1970s has changed little because of the Green Belt and other land use planning policies. Just over half of land in the City is in use for housing.
- **At April 2013, 635 hectares** (just over 6 Km²) **of land had a planning policy commitment for development** (including planning permission). Most of the City's supply of sites for development consists of **previously developed or 'brownfield' land**. Some of these sites in older urban areas are affected by physical, service or ownership constraints that impede development and 10% of 'brownfield' land sites were derelict, requiring reclamation before they can be brought back into use. A smaller number of **'greenfield' sites**, have been identified to meet specific needs including public open space.
- The supply of **land for future development** is constrained by the fact that much of the City is already built up. Many future development sites on 'brownfield' land are still in active use so cannot be identified until they gain a formal planning policy commitment (including planning permission) for redevelopment and the existing uses cease. Where these sites are developed for housing, they are sometimes described as **'windfalls'** and make an important additional contribution to the supply of residential land for future development in Birmingham.



New municipal housing development in Sheldon

Development in Birmingham 2012-13

- **In the year to April 2013, 85 hectares (ha.) of land was developed** on completed sites, higher than in the previous year (75 ha.). Residential use accounted for 35% of developed land (30 ha.), including mixed residential and commercial. This was slightly down on 2011-12 (32 ha.). There were significant completions of buildings for education use making up a further 35% (30 ha.). Other land developed included just under 5 ha. for retail or commercial, 5 ha. health, 3 ha. industrial, 2 ha. leisure use and a further 3 ha. for public open space.

Residential Development

There was an overall **increase** in the **total number of dwellings** completed during 2012-13 but a **decrease** in the number of **new build dwellings completed**. This follows a **continued downturn in the local housing market** with a significant fall in the number of completions from levels of over 3,000 per year between 2006 and 2009.

- **1,608 dwellings (net) were completed** during 2012-13, up on the previous year's total of 1,588. The total included **1,397 new build**, a decrease from the 1,516 dwellings completed during the previous year. In addition, there were 269 **conversions** to dwellings (gross), but taking into account existing dwellings the **net increase in conversions was 211**. Around one half of conversions were previously in non-residential use and were mainly into flats. Of total new build completed, 39% were flats and 61% houses. For a detailed trend since 2001 of new build and conversions see Development in Birmingham Summary Tables at the end of this document.
- Of new build completions, there were **171 student cluster flats** which are counted as 'dwellings' according to the 2001 Census definitions. Communal establishments are not normally counted in the overall housing supply. However, purpose-built (separate) homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms for students) are now counted as dwellings. Some of this type may have been excluded due to changes in this part of the dwelling definition during the last 10 years. (See Department for Communities and Local Government 'Housing definitions').
- **236 dwellings were demolished** during the year to April 2013, down on the previous year (371), and significantly lower than the last 10 year average of around 850. Three-quarters of these were located in the North West Area and 85% involved local authority stock, reflecting the continuing regeneration of estates. The demolition of Normansell Tower (Nechells) made up 106 of these dwellings. Other demolitions continued to take place in Aston and on the Primrose estate off Redditch Road in Kings Norton.
- Taking into account demolitions, the **net gain** (from new build and net conversions) **in the City's dwelling stock was 1,372** (including student dwellings), up on the previous year's figure of 1,187 and third consecutive year it has increased. However, it remains lower than the 2005/06 peak year when net gains were over 3,000.
- Just over 50% of **new build dwellings** were concentrated in the wards of Ladywood (City Centre), Sheldon, Longbridge, Sutton Four Oaks and Shard End. Other wards with completions over 50 dwellings were in Nechells, Northfield, Aston, Selly Oak and Washwood Heath.
- Of total dwellings completed, **94% of new homes were built on previously developed 'brownfield' land**, compared with a current local Development Plan target of 82%. The figure for 2011-12 was 99%. The higher levels seen in recent years were due to Development Plan allocated 'greenfield' site developments coming to an end and the completion of several high density City Centre schemes meeting the Plan's commitments to 'City Living'.
- **17% (276) of net dwelling completions were located in the City Centre** (Ladywood). The proportion of total dwellings completed in the City Centre has fallen significantly from around one-half in recent years. Completed sites included 149 student 'cluster' flats at Bishopsgate Street and 92 dwellings at Old Snow Hill, a mix of new build and conversion from a hostel (Ladywood). The remaining flats were completed on a site with a capacity of 105 under the latest mixed dwelling phase at Attwood Green, Bell Barn Road (Ladywood).
- Of the 114 ha. of land under construction at April 2013, **56 ha. was being developed for purely residential use**, plus 3 ha. of mixed use with residential. There were **1,871 dwellings (net) under construction**, of which 1,749 were new build. 577 (31%) were **in the City Centre** including 186 private dwelling flats at the Birmingham Mint site, Icknield Street in the Jewellery Quarter, 80 at Granville Street, and 74 student flats at Moland Street, Aston (now completed).
- **Outside the City Centre, private tenure completed sites** included 113 dwellings at Lickey Road (Longbridge), 81 dwellings at Sherwood Road (Hall Green), 63 flats at Lichfield Road, (Sutton Four Oaks), 49 houses at Rednal Road (Kings Norton), 33 houses at Long Acre and Compton Road (Nechells) and 33 houses at Hole Lane (Bournville). **Sites under construction** at April 2013 but now completed were at 'Parklands', Birmingham Great Park (Longbridge) for 100 dwellings George Road (Stockland Green) with a capacity of 111 and Shard End Crescent (Shard End), for 191 dwellings. A site at Mill Lane (Northfield) with a capacity of 152 was still under construction.



New housing at 'Parklands', Longbridge

- Sites **under construction** at April 2013, included; and the development at Ley Hill Farm Road (Bartley Green), Alma Way/Wheeler Street (Aston) and the next phase at Attwood Green, Bell Barn Road (Ladywood) for 132 flats. Other new starts include 57 dwellings at land to the rear of Hagley Road (Edgbaston), 49 Sheltered apartments at Church Road (Sutton Vesey) and 47 houses at Goosemoor Road (Erdington). There were also new starts at the Groveley Lane site in Bromsgrove, but created under the Longbridge Area Action Plan.
- **273 dwellings were completed through Housing Association developers**, mostly for rent. During the year to April 2013 there were 445 'Affordable' dwellings completed on a mix of BMHT, Housing Association and private developer sites. Social housing (either 'social rent' or 'intermediate' including shared ownership) is secured through Section 106 Agreements on private or Housing Association developments.



Housing Association development at Elliot Road, Selly Oak

- **Housing Association** completed sites included the former East Birmingham College, Garretts Green Lane (Stechford and Yardley North) with a total of 90 dwellings, Spring Road (Edgbaston), Herbert Street (Nechells) and at Green Meadow Road (Weoley). Housing Association sites under construction (now completed) were a retirement village for 240 dwellings at Hagley Road (Harborne), land at Harvest Fields Way (Sutton Four Oaks) and at Elliot Road (Selly Oak).
- In the year to April 2013, **235 dwellings were completed** through the **Birmingham Municipal Housing Trust (BMHT)**, which is the City Council's programme of house building, working in partnership with private developers providing a mix of homes for sale and rent. Homes for rent are allocated by the Council to existing tenants who have applied for a transfer and houses for sale are

marketed by the developers. Sites completed were on the Chestnuts Estate and at Admington Road (Sheldon), Couchman Road (Washwood Heath), Gower street/Alma Way (Aston), Pype Hayes Road (Tyburn) and at Lower Beeches Road, Egg Hill estate (Longbridge).

- A further 215 BMHT dwellings were under construction, including sites (now completed) at Gorsymead Grove on the Egg Hill estate (Longbridge), Meon Grove (Sheldon) and at Old Moat Way (Hodge Hill). Following the completion of 43 dwellings at the Pool Farm Estate (Kings Norton), a further 49 dwellings at Owens Croft and Brooklea Grove/Hillmeads Road were nearing completion. Also under construction were sites at Grange Farm Drive (Kings Norton) and at Brunswick Road/Albert Road and at Villa Street (Lozells & East Handsworth).
- **Residential care homes for the elderly** were completed at Brooks Road (Sutton New Hall) and Streetly Road (Stockland Green). There were care homes under construction at Moseley Road (Nechells), and at Weoley Castle Road (Weoley).
- **Hotel completions** in the City Centre were; 'Hotel la Tour', at Masshouse Lane (174 beds), and 'Hampton Hilton' at Cumberland House in Broad Street (285 beds). Hotels under construction but now completed were; 'Holiday Inn Express' at Snow Hill Plaza, Queensway (224 beds), 'Premier Inn' at the Exchange building, Stephenson Place (140 beds), a former warehouse to the 'Hampton Hilton' at Constitution Hill, Hockley, (109 beds) and former offices at 1 Martineau Place, Corporation Street (227 beds). Outside the City Centre, a Travelodge hotel was under construction (now completed) as part of a mixed use development of the new Longbridge town centre.
- **Student accommodation completed** were 149 bed/studio flat dwellings at Bishopsgate Street and a 39 bed (22 flat dwelling) site at Harold Road (Edgbaston). Under construction in the City Centre included Aston University (Nechells), comprising 2,403 beds (now completed), representing a net gain of 286 bed spaces. Other sites were conversions of buildings at Moland Street (Aston), containing 74 dwellings and 271 beds (now completed), and at Bristol Street (Nechells). Outside the City Centre, sites were at Aston Webb Boulevard (Selly Oak) containing 144 cluster flats within 436 bed spaces (now completed) and at Dale Road with 120 beds, (Selly Oak).

Development for Non- Residential Uses

- During 2012-13, **85 ha. of land was developed on completed sites** of which 65% (55 ha.) were **developed for non-residential uses**. A significant proportion was developed for education use (30 ha.). 6 ha. were developed for retail, 5 ha. for health. 3 ha. for industrial/warehousing, 4.5 ha. for transport, and 3 ha. for leisure use. A further 3 ha. was developed as public open space.
- Of the 114 ha. of land **under construction** at April 2013, **58 ha. were being developed for non-residential use** including 16 ha. mixed uses and 9 ha. of education use.
- Just 7,500 m² of **industrial or warehousing floorspace** was built during 2012-13, down on last year's figure of 36,000m². Sites included an industrial unit at Wing Yip Centre (Nechells), and one at Soho Pool Way (Soho). A warehouse extension was under construction at Holford Park, Holford Way (Perry Barr) and an Ambulance maintenance Hub is now completed at Birmingham Great Park, Hollymoor Way, (Longbridge).
- Just over 15,000 m² of A1 use **retail floorspace** was completed. Convenience floorspace included a Morrisons store at the new Edgbaston shopping centre, Hagley Road, in the City Centre and one at Coventry Road (Sheldon), both with 5 smaller units. 2,400 m² of other retail (A3/A5 use) was completed, mainly in the City Centre. Just over 55,000m² of retail was being developed including over 46,000m² of convenience floor space together with mixed retail use or restaurants. Stores being developed were; an Asda at Barnes Hill (Bartley Green), a Sainsbury's (now completed), within the new 'Longbridge Town centre' which also comprises a further 25 mixed retail units with restaurants plus hotel. Also under construction was a John Lewis department store adjacent to New Street Station. This involves part demolition of 8 existing retail units in the Pallasades and development of 23,225m² gross comparison floor space plus 6 smaller units and restaurants.



New retail development in the City Centre

- Just over 36,000 m² of **office floor space** was completed during 2012-13 including Snow Hill Phase 2, Snow Hill Queensway in the City Centre. Just over 15,000 m² was under construction including the 'Birmingham Mint' site, Icknield Street in the Jewellery Quarter (mixed commercial office and residential use) and the redevelopment of the former Post & Mail building at Weaman Street. Outside the City Centre, there was 4,800 m² of office development under construction at Longbridge town centre phase 1, now completed.



Longbridge town centre retail and offices development

- **Education** developments completed included; a new research building at Aston University and a new building adjoining Millennium Point, at Cardigan Street (Nechells) for use by Birmingham City University to provide a new location for the Birmingham Institute of Arts & Design. New **schools** building projects included; replacement of Waverley School on a new site in Yardley Green Road (Bordesley Green), the replacement of Heartlands Academy in Great Francis Street (Nechells) and a replacement North Birmingham Academy at College Road, (Kingstanding). There were also new school Academy buildings at Shenley Lane (Bartley Green), St. Albans, Angelina Street (Nechells) and an engineering Academy at Dartmouth Middleway (Nechells).
- Other **school** redevelopments were at; Four Dwellings primary school (Quinton), a new primary school at Soho Road (Soho), new classroom blocks and sports hall at Saltley school (Bordesley Green), and at Park View school, (Washwood Heath), extensions at Nansen (J&I) school (Washwood Heath) and new classrooms at St Wilfreds RC school, Hodge Hill primary (Hodge Hill) and Worlds End primary (Quinton).
- **Education** developments **under construction** included; student accommodation and facilities at Aston University, now completed, and a learning and resource centre at Charlotte Street in the City

Centre for the University College Birmingham. The schools building programme included; King Edward VIth Sheldon Heath Academy at Sheldon Heath Road (Sheldon), now completed, and replacement of Harborne Hill school with a new Harborne Academy at Harborne Road (Edgbaston).



New school development in Bordesley Green

- **Health use** developments included a medium secure unit at the Yardley Green Health campus (Bordesley Green), a Primary Care Centre at Bath Row, 'Attwood Green' in the City Centre and a new estates building at Heartlands hospital.
- **Community or Leisure** completions were a new City Centre 'Eastside' **City Park**, a sports centre for Aston University at Woodcock Street and a youth, sports and IT/media centre at Alma Way in Newtown (Aston), as part of a new housing redevelopment scheme. Other new public open space within new housing sites included a children's playground at Mill Lane (Northfield) on former industrial land, and on the former Moor Green football ground off Sherwood Road (Hall Green).
- The **New Library of Birmingham** at Centenary Square, Broad Street is now completed. Also under construction were the conversion of the Great Hampton Works building at Hampton Row (Aston) to a visitor centre and museum and the former Handsworth Girls School, Church Lane (Handsworth Wood) to community and sports use. Other **Leisure** developments included a sports pavilion, tennis courts and community use at Holford Drive Sports Hub (Perry Barr).

Source

Most of the information on land availability and development in Birmingham comes from a computer database maintained in the City Council's Development Directorate Planning Service. Records go back to 1983. Updates come from a variety of sources, including planning applications and building notices. All 'live' sites with outstanding full planning permission are visited as part of an annual stock-take.

Note: A hectare equals a 100x100 metre square or 10,000 m², roughly the equivalent of a football pitch. A hectare equals just less than 2.5 acres. There are 100 hectares in a square kilometre.

Further information

The land database service supports the Birmingham Development Plan, Local Development Framework and other City-wide and local planning functions as well as economic development, housing and transportation strategies and statutory returns to Central Government, including the National Land Use Database (NLUD). See the NLUD web site at www.homesandcommunities.co.uk

The City Council [Planning Policies for Birmingham](#) web page includes land use and planning policy information.

The [Planning Facts and Figures](#) page includes Census, Land use and Development information. Details about current and future major schemes including Eastside, New Street Station and Paradise Circus can be found on the [Development Updates](#) page

The [Annual Monitoring Report](#) details the progress on delivering planning policies.

The statutory Development Plan is currently the Birmingham Unitary Development Plan Alterations. [The Birmingham Plan \(UDP\) 2005](#), the main land use planning document up to 2011 contains strategic plans and policies covering the whole City. The emerging [Birmingham Development Plan](#) (formerly Core Strategy) is not yet adopted but will set out the statutory planning framework to guide decisions on development and regeneration in Birmingham until 2031.

Residential Development in Birmingham 2002-13 Tables

Dwelling Completions in Birmingham (2002-2013)

New Build, Conversions & Student studio or cluster flats*

Year	New build	Conversions (Gross)	New build plus gross Conv.	Convs. (Net)	New build plus net Conv.	*Student Dwellings
2001-02	2310	490	2800	440	2750	NA
2002-03	2434	336	2770	308	2742	NA
2003-04	3036	354	3390	307	3343	NA
2004-05	2989	243	3232	192	3181	NA
2005-06	3747	349	4096	253	4000	NA
2006-07	2971	163	3134	108	3079	(137)
2007-08	3229	468	3697	420	3649	(435)
2008-09	2848	432	3280	380	3228	(175)
2009-10	1667	146	1813	83	1750	(128)
2010-11	1837	139	1976	93	1930	10
2011-12	1516	132	1648	42	1558	129
2012-13	1397	269	1666	211	1608	171

Note: 2010-11 figure for gross conversions includes 10 Student dwellings; 2011-12 figure for new build includes 129 Student dwellings; 2012-13 figure for new build includes 171 Student dwellings.

* see note below

Net Additional Dwellings by year - 2002-2013

Year	New build plus Net Conv.	Dwelling Demolitions	Net Additional Dwellings
2001-02	2750	1506	1244
2002-03	2742	1704	1038
2003-04	3343	1930	1413
2004-05	3181	734	2447
2005-06	4000	859	3141
2006-07	3079	1240	1839
2007-08	3649	661	2988
2008-09	3228	772	2456
2009-10	1750	817	933
2010-11	1930	945	985
2011-12	1558	371	1187
2012-13	1608	236	1372

Source: Birmingham land Availability and Development Enquiry System ('BLADES'); Annual Monitoring Report

- **The net gain in dwelling stock (including student dwellings) for 2012-13 total 1372.** This includes 171 student 'cluster' flats counted as 'dwellings' according to the 2001 Census definitions.
- Communal establishments are not normally counted in overall housing supply. However, purpose-built (separate) homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms for students) should be counted as a dwelling. Some dwellings of this type may have been excluded due to changes in this part of the dwelling definition during the last 10 years. (see Department for Communities and Local Government 'Housing definitions').