

Land for Future Development in Birmingham at April 2013

Land for future development consists of sites with a policy commitment for development including 'windfall' sites. **Land with a policy commitment for development** ('committed') includes all sites where construction has **not started** but where (1) a planning permission for development or redevelopment exists (excluding residential extensions and other minor developments) and/or (2) proposals for development are shown in the Unitary Development Plan (UDP) or other approved plan. (see also 'Further Information')

Summary

- **At April 2013, 'committed land'** comprised **635** ha. of land on 799 sites across the City. It represented just over 2% of the total area of the City.
- **62% of 'committed' land** area had the benefit of **full or outline planning permission**, 35% was proposed for development **in an approved plan** including the UDP and the remainder with other planning policy commitments.
- 83% of **sites were smaller than one hectare** in size and only 7 (less than 1%) were larger than 10 hectares. It should be noted that a number of sites form part of larger clusters that are subdivided because of phasing and other factors.
- 295 ha. of 'committed' land was **unused/vacant** and a further 52 ha. **derelict land**. 75 ha. of cleared vacant land was in Longbridge of which around 60 ha. was due to site clearance at the former MG Rover factory in preparation for mixed use redevelopment. Nearly 50% of all 'committed' sites were on **cleared vacant land**.
- 94% (606ha.) of 'committed' land sites were **previously developed ('brownfield')**. Some 'brownfield' sites are affected by physical, service or ownership constraints that impede development. Around one-third of 'committed' sites had at least one **constraint to development**, including buildings, tipping, contamination from industrial processes, underground utilities and lack of utility service. Around 9% of 'brownfield' land sites were derelict, requiring reclamation before they can be recycled back into use. The remaining sites were on 'greenfield' land.



Proposed residential site at Egg Hill, Longbridge

- 27% (170 ha.) of 'committed' land were proposed for **purely residential use** plus a further 64 ha. for **mixed residential and commercial use**. In addition, 46 ha. were proposed for **non-residential mixed commercial uses**. Other proposed uses included 25 ha. for retail, 7 ha. for office, 11 ha for education, 10 ha. leisure and 47 ha. for public open space.
- 36% (228 ha.) of 'committed' land area was **proposed for industry/warehousing** including 15ha. mixed industrial/commercial land. Around 40% (91 ha.) of land proposed for industry was

considered '**readily available**' **employment land** with no major problems relating to physical condition or infrastructure and were on the market with a willing seller.

Residential

- **At April 2013**, the City had an **estimated total capacity of around 18,800 additional dwellings 'committed' but not yet started** (new build and conversions), Of this total, land with **full planning permission** had a capacity of around 10,500 dwellings (53% in the City Centre). In addition, sites with **outline permission** had approval for around 6,900 dwellings while those proposed in an approved Statutory or Non-Statutory Plan had an estimated capacity of around 1,850 dwellings. The City is also dependent on '**windfall sites**' to help meet its housing requirements. These sites cannot be identified in advance but come forward on 'brownfield' land (excluding re-development from clearance and conversions) and subsequently gain planning permission.
- **City Centre residential proposals with full planning permission**, included; a 50 storey 'V' building, comprising 700 apartments, within the 'Arena Central' mixed use development off Broad Street. There were also existing commitments for a 342 dwelling with 192 bedroom **hotel** development at 'Broad Street Tower'. Other hotel permissions included; the conversion of former offices at Auchinleck House (272 beds), Ladywood House at Stephenson Street (364 beds) and at Charlotte Street.
- Other residential proposals included; 'Typhoo Wharf' at Bordesley Street (353 dwellings), the 'Connaught' sites off Bradford Street/Deritend (over 600 dwellings) and Bradford Street/ Birchall Street (325 dwellings), all in Nechells. Other sites with over 100 dwellings proposed included the former Westminster works site at Alcester Street (Nechells), the Sand Pits Industrial estate at Summer Hill Street and sites at Wrentham Street and 'Hondouras Wharf (Ph.2) at Summer Lane.
- **City Centre residential or mixed use proposals with outline planning permission** included; the 'Bull Ring trading estate', High Street Deritend and 'Masshouse' (Plot7) at Priors Queensway in 'Eastside'. There were also proposals for a mixed residential and commercial development at 'Eastside Locks', Lawley Middleway. Other purely residential proposals sites with over 100 dwellings proposed were at Blucher Street, Northwood Street and Holloway Head. There were proposals for a further 405 dwellings on the remaining Attwood Green site at Lee Bank Middleway.
- **Outside the City Centre, proposed residential sites with full permission** included; 212 dwellings on land adjacent to the Warwickshire Cricket ground (Edgbaston), now started, 155 dwellings at Browns Green (Handsworth Wood), and a sheltered accommodation scheme for 95 flats at Church Road (Edgbaston). Other proposals included; 'Extra Care' residential schemes for 212 dwellings on the former Bournville College site at Bristol Road South (Weoley) and also on a former industrial site at Heathfield Road (Moseley and Kings Heath). There were proposals for a 278 bed 'Retirement Village' at the Former Denso site at Shaftmoor Lane (Springfield) and for the conversion of Metropolitan House, Hagley Road (Ladywood) into 182 flats. Other sites included; a further phase of the former Cape Hill brewery site development at City Road (Soho), 50 flats proposed at Alcester Road (Moseley & Kings Heath) and 42 flats at a Housing Association site at Wellington Road (Lozells and East Handsworth). The first phase of redevelopment at Heathside Drive/Monksway, (Kings Norton), including 127 dwellings is now under construction.
- On sites to be developed through the **Birmingham Municipal Housing Trust (BMHT)**, there were nearly 1,100 dwellings not started with full planning permission including; the Pitts Farm estate (Erdington) for 88 dwellings, land off Newberry Road and High Street (Aston) for 197 dwellings, Sheldon Heath Road (Sheldon) for 100 dwellings and at Lakes Drive/Parkhouse Farm (Kingstanding) for 75, plus smaller sites at Shannon Road (Kings Norton) and Lozells Street (Lozells and East Handsworth). The site at Simmons Drive (Quinton) is now under construction. There were also outline permissions in Erdington for 320 dwellings on the Lyndhurst estate and for 124 on the former Court Lane allotments site at Baldmoor Lake Road.



Proposed residential off Newberry Road/High Street, Newtown, Aston

- In **Longbridge**, there was detailed planning permission for residential development at the **Egg Hill estate**, following demolition of over 600 dwellings. At April 2013, there were commitments for just over 400 dwellings through the **Birmingham Municipal Housing Trust** in addition to the completion of 110 dwellings. The Longbridge Area Action Plan adopted in April 2009 also allocated land formerly occupied by the MG Rover factory for over 1,450 new homes. One major site at Lickey Road has been completed with others now under construction.
- The **Kings Norton Planning Framework** for the 3 estates of Primrose, Pool Farm and Hawkesley was adopted by Council in March 2010. It proposed 1392 new homes and after clearance representing a net addition of 544 homes.
- Residential care homes with detailed permission were proposed at Walsall Road (Perry Barr), Short Heath Road and Chester Road (Erdington), Pershore Road (Edgbaston), Somerville Road (Sutton Vesey) and Kingstanding) and Farnborough road (Tyburn). There was also outline permission for a Care Home on the playing fields of the former Bournville College (Weoley).
- **Outside the City Centre, proposed residential or mixed use sites with outline permission** included; 129 dwellings on the former Silvermere Road Centre (Sheldon), now under construction, 250 dwellings at the former Nocks brickworks site at Holly Lane (Erdington), over 600 dwellings on Plot 7 at the 'Battery Park' site at Harborne Lane (Selly Oak), and 130 dwellings on the former Siemens site off Witton Road/Tame Road (Perry Barr). Other sites included; 120 on the former Lucas works site at Shaftmoor Lane (Springfield), 120 at a former Rubery Hospital site, Rubery Lane (Longbridge), 115 at the Portland Road Centre (Harborne) and 110 dwellings on the former Hardy Spicer sports ground at Signal Hayes Road (Sutton New Hall). Others proposals included; the former Charford Mills site at Alum Rock Road (Washwood Heath) and the former Eaton Electrical site at Reddings Lane (Acocks Green).
- **Student accommodation permissions** included City Centre sites at Lench Street linked to Aston University, comprising 734 bed spaces with 299 studio or cluster flats, plus other Aston sites at Cliveland Street for 456 beds/176 studio or cluster flats, and at Bagot Street (93 cluster flats with 492 beds). New permissions were for the Aston Fire Station listed building comprising 464 beds with 300 cluster flats and a site at Corporation Street to provide 61 student beds/studio flats. Outside the City Centre, existing permissions were at Elliot Road, linked to the University of Birmingham (Selly Oak) for 331 beds (92 studio flats), for 317 beds at Westbourne Road (Edgbaston) linked to Birmingham City University and 103 studio flats at Wellington Road (Lozells and East Handsworth). There were new permissions at Cadman Street (Harborne) for 112 bed spaces and at St. Peters College (Washwood Heath) for 91 beds.

Industrial (including mixed uses) not started

- At April 2013, there was full planning permission for 219,000 m² of **industrial or warehousing** floorspace with a further 275,500 m² with outline permission. Major sites included; 29 ha. of land at 'The Hub', Witton Road (Perry Barr) under phases 2,3 and 6, with 110,000m² proposed, of which nearly 30,000 m² had full permission. At Midpoint Park, Minworth, (Sutton New Hall), there were 14 ha. of land on 3 plots (57,800 m²) with permission in addition to 16 ha. already completed. There was detailed permission for a new body assembly building for Jaguar Land Rover at Chester Road (Tyburn) on a 5.5 ha site (53,500 m²). Other sites include Birmingham Great Park Unit 101 at Hollymoor Way (Longbridge) and at Holford Drive (Perry Barr).
- Other major proposals with outline permission included the former Yuasa site at Formans Road (Springfield) comprising 5.4ha for 25,500m² of industrial under phases 2 and 3. The former Alstom site (21 ha.) at Common Lane (Hodge Hill) had permission for 80,600 m² but this site was not 'readily available'.
- Waste energy sites included; the former DHL depot at Landor Street (Nechells) with change of use from an industrial unit to a waste management centre and the erection of 3 buildings to provide an energy recovery/waste transfer facility at Hay Hall Road (South Yardley).
- Employment land was allocated at sites occupied by the former MG Rover factory (Longbridge), including around 25 ha. as part of the '**Longbridge Area Action Plan**', adopted in April 2009 as a Regional Investment Site. Proposals include a range of industrial and hi-tech business, technology and research, offices plus infrastructure improvements. The first two buildings were completed in 2007 for industrial research at 'Longbridge Technology Park' on the corner of Longbridge Lane and Bristol Road South, with planning permission for a further office building. A new Bournville College and youth centre/sports hall were completed in 2012. Other land has been allocated for housing together with shops, offices, hotel, leisure/open space and community facilities around the new 'local centre'. A supermarket and some smaller shop units have now been completed, together with a hotel and offices. A park and ride scheme for Longbridge Station is also proposed.

Offices (including Mixed Uses)

- There was planning permission for around 695,000 m² of **office floorspace** of which just over 175,000 m² had **full permission** with most (90%) located in the **City Centre**. 48,000 m² of office floor space was proposed within the 'Boerma' mixed use scheme at Allison Street, Digbeth, incorporating a 27 storey tower and other buildings. Other sites included; Snow Hill (Site 3), Snow Hill Queensway (41,000 m²) and the former National Westminster Bank at Colmore Row (36,000 m²). In addition, the site of the former Swan Moulinex works at Pope Street and Camden Street in the Jewellery Quarter proposes 19,500 m² of office floor space with retail at ground floor.



Arena Central, Broad Street, City Centre

- Sites with **outline permission** for office development in the City Centre included; 150,000 m² at Paradise Circus plus retail use and 52,000 m² at Masshouse Circus (Plot 7), Priory Queensway.

Other office and mixed use sites included the '**Arena Central**' scheme off Broad Street with current proposals for 78,000 m² office floorspace plus retail. Demolition of a multi-storey car park off Holliday Street is the first phase starting with the construction of a hotel. In addition, the 'Eastside Locks' scheme bounded by Jennens Road, Curzon Street and Lawley Middleway (Nechells) proposed around 60,000 m² office, retail, hotel and residential use, but with current uncertainties as to the final mix of uses. Outside the City Centre, there was outline permission including office use at the 'Battery Park' site off Harborne Lane (Selly Oak).

Retail (including Mixed Uses)

- There was full planning permission for around 114,000 m² of retail floor space (not started) of which 29,500 m² were in the **City Centre**. This included the mixed use sites of 'Boerma' in Digbeth and part of 'Arena Central' in Broad Street. There were outline permissions for up to a further 184,000 m² of which nearly three quarters were in the City Centre including a supermarket at Lee Bank Middleway, 'Attwood Green'. There were also mixed use proposals including retail at Paradise Circus, part of Arena Central off Broad Street and for 'Martineau Galleries' phase 2 at Priory Queensway.
- **Outside the City Centre**, there were detailed permissions for a Sainsburys supermarket at Sutton Road (Erdington), a Morrisons store at Shaftmoor Lane (Springfield), and an Asda store as part of the redevelopment of Central Square (Erdington). Also for additional retail units at Longbridge Town Centre and at Coventry Road (Sheldon).
- Other existing proposals include 22,000m² for non-food retail at Haden Way, Belgrave Middleway (Sparkbrook), and the re-development of part of Mere Green shopping centre (Sutton Four Oaks) including a convenience store. Outline permission exists for a replacement of Sainsbury's supermarket and additional retail units at the 'Battery Park' site at Harborne Lane (Selly Oak) and a new superstore on former industrial land at Hazelwell Lane/Pershore Road (Bournville).

Education

- **Education** use detailed permissions included phase 2 of the Birmingham City University campus at Cardigan Street (Nechells). **School** proposals included the conversion of part of an industrial building to provide new school classrooms at Great King Street North (Aston) and new classrooms at Oaklands Primary (Acocks Green). There was also outline permission for a new primary school at Alum Rock Road (Washwood Heath).

Health, Leisure and Community

- **Health** related detailed permissions included a dentistry hospital and school at former Pebble Mill site off Pershore Road (Edgbaston). Other proposals were for a new ambulatory care and diagnostic unit at Heartlands Hospital, a healthcare facility on Yardley Green Road (Bordesley Green), a replacement medium secure unit at Ardenleigh, Kingsbury Road (Tyburn) and a new medical centre and pharmacy at Shady Lane (Oscott).
- **Leisure use** proposals included a 5,000 seat stadium with rugby pitch and clubhouse at Billesley Common, a new Birmingham University Sports Centre and swimming pool on the site of a public house at Bristol Road (Edgbaston) a new sport facilities at Community Sports Hub, Holford Drive (Perry Barr). There was also existing permission for a mixed use redevelopment of the 'Silver Blades' ice rink for leisure, commercial and residential at Pershore Street (Nechells).
- **Community use** proposals included; conversion of a vacant industrial building into a church and education centre at Frankfort Street (Aston), the redevelopment of Auchinleck Square (under phase 2) at Broad Street (Ladywood) involving the demolition of retail to allow for a new Conference Centre. Other proposals included a replacement Sikh community hall at Newhall Street (Ladywood) and a replacement mosque at Hartopp Road (Washwood Heath).

Land without Policy Commitment

In addition, **land without a policy commitment** for development that was unused, in temporary or uncertain use comprised around 137 ha. on 432 sites across the City, as at April 2013. This included 93 ha. where planning permission had expired. This also included 59 ha. of unused or vacant land.

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. Information updates come from a variety of sources, including planning applications. All 'live' sites with full planning permission are visited as part of an annual stock-take.

Note. The data and comments contained in this summary relate to the position at **31 March 2013**. Floor space figures stated for outline planning permissions on commercial developments may be subject to change.

Further Information

'New' Ward boundaries came into effect on the 10th June 2004.

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

Source: Birmingham Land Availability and Development Enquiry Service ('BLADES')