

Birmingham

**Strategic Housing Land Availability
Assessment (SHLAA)
2013**

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1. Summary of Findings

1.1 The 2013 SHLAA consists of 1,236 identified sites with a capacity of 38,695 dwellings. An additional unidentified capacity of 8,210 windfall dwellings together with 1,000 currently long term empty dwellings which will be brought back into use brings the total SHLAA capacity to 47,905 dwellings.

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

Table 1: The 2013 SHLAA

| Category | Dwellings |
|---|---------------|
| Under Construction | 3,818 |
| Detailed Planning Permission (Not Started) | 7,190 |
| Outline Planning Permission | 4,374 |
| Permitted Development | 489 |
| Allocation in Adopted Plan | 2,983 |
| Allocation in Draft Plan | 8,676 |
| Other Opportunity within a BDP Growth Area | 5,555 |
| Other Opportunity outside the BDP Growth Areas | 5,610 |
| Sub Total – Identified Sites | 38,695 |
| Bringing vacant properties back into use | 1,000 |
| Windfalls Below the SHLAA survey threshold (<0.06ha) | 1,010 |
| Windfalls Above the SHLAA survey threshold (>=0.06ha) | 7,200 |
| Broad Areas for Growth | 0 |
| Sub Total – Unidentified Sites | 9,210 |
| Total SHLAA | 47,905 |

1.3 To compare this SHLAA capacity of 47,905 with the housing requirement set out in the pre submission version of the Birmingham Development Plan it is necessary to add to it completions (2,559) and vacant dwelling returned to use over (518) the period 2011-13. This brings the total supply 2011-31 to 50,982 dwellings.

Table 2: Supply Period

| Time Period | Identified Supply | Unidentified Supply | All* |
|---------------------------------|-------------------|---------------------|--------|
| Short Term - Within 5 Years | 10,301 | 2,360 | 12,661 |
| Medium Term – 6 to 10 Years | 14,649 | 2,250 | 16,899 |
| Longer Term – Beyond 10 Years** | 13,745 | 4,600 | 18,345 |

*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 | 3,053 | 627 | 138 | 3,818 |
| Detailed Permission (Not Started) | 4,998 | 1,600 | 592 | 7,190 |
| Outline Permission | 827 | 2,352 | 1,195 | 4,374 |
| Permitted Development | 489 | 0 | 0 | 489 |
| Allocation in Adopted Plan | 270 | 1,419 | 1,294 | 2,983 |
| Allocation in Draft Plan | 194 | 3,027 | 5,455 | 8,676 |
| Other Opportunity within BDP Growth Area | 137 | 1,850 | 3,568 | 5,555 |
| Other Opportunity outside BDP Growth Areas | 333 | 3,774 | 1,503 | 5,610 |
| Total – Identified Sites | 10,301 | 14,649 | 13,745 | 38,695 |
| Windfalls | 1,360 | 2,250 | 4,600 | 8,210 |
| Long Term Vacant Properties | 1,000 | 0 | 0 | 1,000 |
| Total - Other Opportunities | 2,360 | 2,250 | 4,600 | 9,210 |
| | | | | |
| Total SHLAA | 12,661 | 16,899 | 18,345 | 47,905 |

* 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 2013. The 'local knowledge' of developers, agents, landowners, property specialists, local planners, regeneration officers, housing renewal officers, planning management officers, the Panel and other stakeholders has helped to produce a study which is as robust as possible given the impact which the economic downturn has had on the house building industry and the uncertainties which continue.

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. PPS3 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 (CLG) published “Strategic Housing Land Availability Assessments – Practice Guidance” which set out a broad methodology to be used when undertaking an assessment.

3.3 In March 2012 PPS3 was replaced by the National Planning Policy Framework (NPPF). 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 considered to be 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. 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 2007 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 has been updated annually since 2010. 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.

3.9 The City Council's approach has been to improve and add value to the SHLAA with each update, to have a consistent approach and to be informed by a settled stakeholder panel.

3.10 The SHLAA 2013 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.
- An assessment of the potential quantity of housing that could be delivered on each identified site.
- An assessment of when the site is realistically expected to be developed

3.11 The 2013 SHLAA can be downloaded (in pdf format) from the City Council's web site at Birmingham.gov.uk/plan2031 and then selecting 'Evidence base'. Sites can also be viewed in high resolution via the City Council's web site using 'Local View'. (See appendix 13).

Maintaining a Five-Year Supply of Deliverable Sites

3.12 The 2013 SHLAA, which covers the period 2013-31, 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.

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

4. Managing the Assessment

Preparing for the Assessment

5.1 In undertaking this update of the SHLAA the City Council has sought to follow the methodology set out in the DCLG Practice Guidance as closely as possible. Issues regarding the management of the assessment, as set out in the practice guidance were considered before work commenced.

Management Issues Checklist

| Issue | Outcome |
|---|---|
| Could the assessment be carried out jointly with the other local planning authorities in the housing market area? | The City Council already has a SHLAA so this is an update using an existing methodology. A strategic housing study has been commissioned by the GBSLEP to meet the requirements of the NPPF. This will include establishing the HMA boundary (likely to be in excess of seven local authority areas) and bringing together and analysing the SHLAAs of authorities within the HMA, once defined. Will be considered for future reviews in accordance with the NPPG. |
| 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 was established in 2010. The Panel provides specialist input and advice. |
| 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, nominees of the Home Builders Federation, housebuilders, landowners 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? | Project responsibility: Head of Planning and Growth Strategy (BCC). Overall 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 – top grading awarded. Work reviewed and verified by those inputting. |
| The work programme and project | Elements form part of Planning and |

| | |
|--|---|
| 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. | Regeneration (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. |
|--|---|

Stakeholder Panel

5.2 A SHLAAs Stakeholder Panel was established in 2011. One new member joined the Panel in 2013. Membership consists of representatives from the City Housing Partnership, the Homes and Communities Agency, Barratt Homes, Richborough Estates, Bruton Knowles, Miller Homes, RPS and Savills, (the latter three having being nominated by the Home Builders Federation). A list of the Panel's membership is at appendix 1.

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

Work Programme

5.4 A work programme was put in place early in 2013 (see appendix 2).

5. Fundamentals and Assumptions

6.1 The primary purpose of a SHLAA is to demonstrate that the housing trajectory set out in the Birmingham Development Plan can be met by identifying sites which are suitable for housing development, assessing how much housing the sites can deliver and assessing when the sites are likely to be developed. But it is also important that the SHLAA identifies a varied portfolio of development opportunities which are:

- Capable of delivering the types, sizes and tenures of housing that are required in the city so as to meet the diverse needs of all members of the community.
- Suitable for, and attractive to, a wide range of developers from large national volume builders to small local builders and niche developers.
- Suitable for both the private sector and the social/affordable sector.
- Distributed throughout the city.

6.2 In addition the sites identified in the SHLAA should:

- Contribute to the creation of sustainable, mixed communities and
- Maximise the potential for development in the city.

6.3 Whilst many of the sites in the SHLAA will be suitable for various tenures of family housing or housing for single people and couples, some development proposals relate to specific needs, for instance for housing for the elderly or students.

The City Centre

6.4 The city centre is the regional centre of the West Midlands. Pre-recession it was a major source of new housing in the city with almost 10,500 additional dwellings being delivered in ten years (2001-11) bringing the city centre population to 30,000. It is anticipated that the residential population of the city centre will continue to grow providing not only 'city living' style apartments but also high density housing suitable for families in a more diversified city centre product.

6.5 The inspectors, in their report into the West Midlands RSS phase 2 review, published in 2009, concluded that the city living market would return and that the City Council's housing requirement should reflect this view, as the types of households requiring this sort of accommodation have not gone away. The City Council concur with this view.

6.6 It is clear that city living style development is taking longer to recover than other forms of housing. There are, however, positive indications that the city centre market is improving with a couple of stalled schemes starting back on site, new schemes being brought forward by planning application and one recently completed scheme reporting record sales rates. Despite this a cautious approach has been taken to assessing when development might take place in the city centre, especially with regard to development in the short term given the markets recent reluctance to build apartments.

Purpose Built Student Accommodation

6.7 With five universities and six 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.

6.8 There are currently 70,500 students¹ studying at Birmingham's universities of which 56,300 are on full time courses. The Universities estimate that 35% of full time students live at their parental home resulting in a minimum demand for bespoke accommodation of 36,600 bedspaces. The city currently has 17,500 bedspaces in purpose built accommodation. If all existing planning permissions were implemented this would provide a further 4,536 bed spaces.

6.9 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. 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 7 clarifying the position. Cluster flats and studio apartments with planning permission have therefore been included in the SHLAA since 2010.

6.10 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.

6.11 Purpose built student clusters / studio apartments contribute 1,463 dwellings to the SHLAA. 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.

6.12 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. As no conformation has been received this definition has not been used in this SHLAA but had it been it would have increased supply by over 3,000 units.

¹ HESA 2012/13

² DCLG, Definitions of general housing terms, Published 14 November 2012

| Purpose Built Student Accommodation – Planning Status (Net) | Total Bed spaces | Number of Self Contained Cluster Flats / Studio Apartments |
|---|------------------|--|
| Under Construction | 1,663 | 561 |
| Detailed Planning Permission (Not Started) | 2,490 | 902 |
| Outline Planning Permission | 383 | 0 |
| Total | 4,536 | 1,463 |

6.13 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.

Assumptions

6.14 The following assumptions were made when assessing sites.

The Housing Potential of the Sites – Dwelling Capacities

6.15 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 then this was accepted as the site's capacity.
- Where sites were not in the planning system and no site specific information was available the development densities set out in the saved UDP policy (and the pre-submission version of the Birmingham Development Plan) were applied.

The policy states that development should take place at a minimum of 100 dwellings per hectare (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".

The policy acknowledges that there may be occasions where lower densities would be appropriate, for instance in conservation areas, mature suburbs or to enable diversification, for instance through the provision of family housing in the city centre. The densities set out in the policy were not, therefore, 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, listed buildings,

topography, 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.

6.16 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.

6.17 Sites located in the city centre are expected to be developed at higher densities than those outside and higher capacities are assumed. In many instances the capacities on these sites will require the development of apartments. It is acknowledged that the market for, and the development industry's willingness to build, apartments diminished in the recession although there are signs that even this segment of the market is recovering. There are, however, 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.

6.18 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.

6.19 The capacity that SHLAA sites are developed at will continue to be monitored.

Build Rates

6.20 Where detailed site specific information is not available the SHLAA assumes sites will be developed at the following rates:

- Apartment schemes will be built out in their entirety over a period of one year for smaller schemes and two years for larger schemes.
- Housing schemes with a single outlet will be delivered at:
 - 40 dwellings per annum for sites in the first five years supply and 50 dwellings per annum thereafter for private sector development. This allows for more difficult economic conditions in the short term.
 - 50 dwellings per annum for social and affordable housing providers, and for BMHT schemes.

6.21 Build rates will continue to be monitored.

6. The Assessment – Site Specific Supply

7.1 The sources of information checklist set out in the good practice guidance formed the basis for the update of the SHLAA.

Sources of information - Checklist

| Source | Outcome |
|--|--|
| Site allocations not yet the subject of a planning permission | Have access to data. Included as a commitment if in an adopted plan. Included as 'Other Opportunity' if in a draft plan. |
| Planning permissions / sites under construction | 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. |
| 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 |

7.2 There are two distinct elements to the Birmingham SHLAA. The first is concerned with committed sites (i.e. those which have a formal planning status) and the second is concerned with other development opportunities which are not currently in the planning 'system'. In many ways the update process is different for the two elements.

Review of Committed Sites

7.3 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.

7.4 The planning commitments database is updated on an ongoing basis throughout the year by City Council Planning Officers. 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 changes to the status of plans and allocations 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.

7.5 The main 'stock-check' of sites with full planning permission and sites with served demolition notices 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.

7.6 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 reflect changing monitoring requirements and to ensure consistency with the SHLAA database.

7.7 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.

7.8 The annual stock check of sites resulted in a planning commitments database of factual and unadjusted data which set out the position at 1st April 2013. These sites were then considered for inclusion in the SHLAA. Additional work was undertaken to establish whether any of the committed sites should be discounted or excluded from the SHLAA.

Sources of Sites Checklist

| Source | Outcome |
|--|---|
| Existing housing allocations and site development briefs | All included. Allocations in adopted plans and draft plans identified separately. |
| Unimplemented / outstanding planning permissions for housing | Each site with full Planning Permission visited to determine progress (if any). Likelihood of implementation assessed. Lapsed permissions removed from commitments but reassessed for continued inclusion as an uncommitted opportunity |
| Planning permissions for housing that is under construction | Each site with full Planning Permission visited and progress recorded. |

7.9 The SHLAA also considers the contribution that can be made from the conversion of offices to residential as permitted development.

Review of Uncommitted Sites

7.10 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.

7.11 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 2012 SHLAA and the second was to add new sites.

7.12 The potential sources identified in the good practice guidance formed the basis for the identification of new sites 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 by the City Council.

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 | Considered for inclusion. Extensive trawl. |

| | |
|---|--|
| conversion of existing buildings. | |
| 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 | Considered and included. Since the 2012 SHLAA was published the City Council have undertaken public consultation on options for a large scale sustainable urban extension on land currently in the Green Belt and have subsequently allocated land for an urban extension in the pre submission version of the Birmingham development Plan. This has been included in 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 declared surplus by the City Council. |
| Open Space | Considered for inclusion if declared surplus by the City Council. |
| Sports pitches | Considered for inclusion if declared surplus by the City Council. |
| School Playing fields | Considered for inclusion if declared surplus by the City Council. |

The 'Call for Sites'

7.13 In recent years a particularly good source of information regarding potential development sites have been the stakeholders themselves. The City Council issued a call for sites in June 2013 (appendix 4), writing to around 250 stakeholders (including housebuilders, social landlords, agents and planning consultants) and placing a notice on the City Council's web site (see appendix 3).

7.14 Unlike previous years the response to the Call for Sites in 2013 was poor with just 4 sites being submitted for consideration. A schedule of these sites is at Appendix 6. None of the sites submitted have been included in the SHLAA. Two were omitted as they were in the adopted Green Belt, one because it was within a core employment area and one because it was outside the city boundary.

7.15 A form setting out the minimum information requirements was produced to assist stakeholders when submitting sites for consideration (appendix 5).

Additional Sources

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

Site Submissions in the Green Belt

7.17 Over recent revisions to the SHLAA a number of sites within the adopted Green Belt have been put forward for inclusion. Green belt land has also been submitted for consideration for allocation during recent development plan public consultations. The City Council's position in response to these submissions has been, and remains, that although the Green Belt land submitted for inclusion in the SHLAA is potentially suitable for housing development, only land with a realistic prospect of delivering housing should be included. The City Council's policy will continue to be to resist inappropriate development in the Green Belt and only where land is removed from the Green Belt following a local plan review will it be included in the SHLAA. The SHLAA is not a policy making document.

7.18 Since the publication of the 2012 SHLAA the City Council have undertaken public consultation on options for delivering additional housing growth which sought views on alternative locations for a possible large scale sustainable urban extension on land currently in the Green Belt. Following this consultation and the identification of a preferred location the City Council is proposing to revise the Green Belt boundary. This urban extension (the Langley SUE) has been allocated for housing development in the pre-submission version of the Birmingham Development Plan. It has also been included as a suitable housing site in this revision of the SHLAA.

Site Visits

7.19 The sites in the 2013 SHLAA have been visited. Site visits were undertaken by officers over a period of around four months.

Reviewing Existing Sites

7.20 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 uncommitted sites that had been granted Planning Permission for an alternative use or which had been allocated for an alternative use in an adopted plan.
- The removal of committed sites where a planning permission for an alternative use was likely to be implemented.
- 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 both committed and uncommitted sites where up to date information suggested that they were now 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.
- Commitments were discounted where the best information available indicated that a revised scheme with fewer dwellings was likely to be brought forward (i.e. for a mixed use scheme or for houses rather than apartments).
- The removal of commitments where the best information available indicated that a planning permission would not be implemented and a new application was unlikely (for instance the permission for 700 apartments at Arena Central).
- A review of constraints where new information was available.
- A re-evaluation of each site's suitability, availability and deliverability where new information was available.

7. The Assessment – Unidentified Supply

The Housing Potential of Windfall Sites

8.1 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.

8.2 The NPPF permits a windfall allowance to be included in all of the SHLAA's supply periods, including the first 5 years. 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".

8.3 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.

8.4 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 sites which came forward as windfalls. Between 2001 and 2013, 17,261 windfalls received planning permission, an average of 1,438 per annum and 18,017 windfall dwellings were completed at an average of 1,501 per annum. The rate at which windfalls are brought forward and developed will continue to be monitored on an annual basis.

8.5 A windfalls assumptions paper is at Appendix 9. 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)

8.6 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.

8.7 Typically, these small sites 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.

8.8 In the SHLAAs of 2007 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.

8.9 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 ³ |
| Medium Term – Years 6 to 10 | 50 | 250 |
| Longer Term – Beyond 10 Years | 75 | 600 |

8.10 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 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 10+.

Windfall sites above the SHLAA survey threshold

8.11 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 significant levels of new housing.

8.12 The rate at which new windfall sites are coming forward (being granted detailed planning permission) has slowed in recent years in line with worsening economic conditions although the success of the city's SHLAAs in identifying development opportunities will also have had an impact. Since the low point in 2009/10 the number of windfall dwellings receiving detailed planning permission has increased each year as economic conditions improve and the market recovers.

8.13 The trend with regard to completions on larger windfall sites has been downward for a number of years. However in 2012/13 1,065 dwellings were completed on sites which came forward as windfall sites, more than double the number in the preceding year.

8.14 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.

³ Assumes no windfalls in year 1.

Larger Sites (≥ 0.06 ha) Windfall Allowance

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

8.15 This windfall allowance in the 2013 SHLAA takes account of performance during difficult economic circumstances. It is anticipated that the windfall assumptions will be significantly exceeded as conditions improve. No allowance has been made for windfalls on garden land. Often windfall sites receive planning permission and are developed in the same year (192 dwellings in 2012/13) particularly where smaller builders are involved, and this is likely to increase as the economy improves.

8.16 Sites which come forward as permitted development as part of the recent changes enabling change of use from offices (B1a) to residential, although not requiring planning permission, are also effectively windfalls where these have not previously been identified. In 2012/13 notification was received for 489 such conversions. While these have not been taken into account in establishing the windfall allowance they add flexibility to the allowance and the SHLAA.

Empty Houses – Bringing Vacant Properties Back into Use

8.17 The DCLG 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 long term empty private sector properties. 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.

8.18 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.

8.19 The 2011 Census showed that there were 14,359 vacant properties in the city. This is 3.38% of the dwelling stock. The City Council acknowledge that a vacancy rate of 3% is required for the housing market to operate effectively so the Empty Homes Strategy is seeking to reduce vacancies in the city to this level. To achieve 3% vacancies the number of vacant properties has to be reduced by 1,609.

⁴ Assumes no windfalls in year 1

8.20 The headline target for the Empty Homes strategy is to bring 200 properties requiring high level intervention (in accordance with the now abolished national indicator BVPI 64) back into use each year during the period 2013-2018. At the moment funding is committed up to 2018. Only the period for which funding is in place has 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.

8.21 It is important to note that vacant properties are flows. As properties are brought back into use others will fall vacant. As part of these flows private sector properties are returned to use through government funded initiatives such as the 'Empty Homes Lease & Repair scheme' and the 'Empty Homes Community Grants Programme'. Other properties are brought back into use by their owners without grant or intervention from the City Council. Within the public sector properties are returned to use once they have been returned to Decent Homes standards.

8.22 The Empty Properties Strategy is an intervention which has been put in place to ensure that more properties are brought back into use than fall vacant. The properties brought back into use through the Strategy are effectively net reductions in the number of vacancies. This SHLAA only takes account of those properties brought back into use following direct intervention from the City Councils Empty Homes Team, i.e. only the properties considered to be over and above those in the general flow.

8.23 The Empty properties Strategy returned 260 vacant private sector properties to use in 2011/12 and 258 in 2012/13.

The Housing potential of Broad Locations

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

8.25 This SHLAA has sought to identify specific development opportunities rather than broad locations.

8.26 The Pre Submission version of the Birmingham Development Plan was subject to a period of public consultation beginning 6th January 2014 prior to its intended submission to the Secretary of State. The plan seeks to maximise the opportunities for growth in the city up to 2031 and it identifies ten growth areas including a large urban extension on land removed from the Green Belt. The City Council have sought to identify specific development opportunities within these growth areas. There is therefore, no additional capacity which can be included within broad locations for longer term growth. Whilst additional opportunities may well come forward within the growth areas these are taken into account in the windfall allowance.

8. Assessing When & Whether Sites Will Be Developed

9.1 The NPPF introduced slightly revised definitions of deliverable and developable from those in the CLG Practice Guidance. In the footnote to paragraph 47 it states “To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged”.

9.2 The suitability, availability and achievability of each site was therefore 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

9.3 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”.

9.4 All sites included within the 2013 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 Planning and Regeneration area teams prior to inclusion. All sites in the 2012 SHLAA which are no longer considered suitable have been removed.

9.5 Planning permissions were reviewed and removed where there were strong reasons to believe that the permission would not be implemented and where an application for renewal would, due to changing circumstances, be resisted. Other sites without formal planning status were rejected for a variety of reasons including serious constraints, incompatibility with adjoining uses and incompatibility with current and emerging policy.

Assessing Availability for Housing

9.6 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”

9.7 Where site specific information was available this has been used to assess whether a site is available now or at some time in the future. Area based planning and regeneration officers have sought to ascertain pertinent information from developers and landowners. However, it was not possible or practical to get detailed information for all 1,236 SHLAA sites. For those where specific information was not available a number of assumptions were used to ascertain availability. A site is available now if:

- It is under construction.
- The site has detailed planning permission and the applicant or owner is a housing developer⁵.
- 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.
- The site is in the BMHT development programme.

Assessing Achievability for Housing

9.8 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.

9.9 The NPPF at paragraph 47 states that “Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans”.

The Housing Market

9.10 The economic conditions brought about by the recession significantly undermined the house building industry. In order to help understand the issues in September 2010 the City Council brought together stakeholders including representatives from the house building industry (including the Home Builders Federation), the social housing sector 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 difficult times were anticipated. The issues affecting the industry included:

- 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

⁵ At the time of application.

- 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.

9.11 Over the last ten years the situation regarding viability has been subject to significant change. Viability work undertaken by ENTEC for 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. Despite this, just a couple of years later in 2009/10 net dwelling completions in Birmingham were just 922, the lowest for decades.

9.12 The SHLAAA Stakeholder Panel discussed the current market at the Panel meeting on 27th February 2014. The private sector members were of the view that although the situation was improving times were still difficult in the house building industry. The demand remains mainly for 3 and 4 bedroom properties and landowners are continuing to hold onto land in the hope of a higher value in the future. There is competition for good sites but developing average sites remains difficult.

9.13 Despite circumstances remaining challenging there are good signs of improvement. Whilst the economic situation has improved, banks have been restructured, house builders have refinanced and government have introduced initiatives such as 'get Britain Building' and 'Home Buy' it is still necessary to be cautious when considering the whether sites are deliverable.

9.14 Land Registry data shows that house prices in Birmingham rose 3.5% in 2013, following a small drop in 2012. In 2013 10,182 homes were sold, an increase of 1,464 on the previous year. However new starts remained low with construction beginning on just 1,054 dwellings.

9.15 Since the recession developers have been particularly reluctant to build apartments, preferring instead to build family housing where perspective purchasers already have equity in housing, development rates are more easily controlled and cash flow is easier to generate. This in turn has impacted on the City Centre where the 'city living' market has been particularly weak.

9.16 It is envisaged that the City Centre market will remain weak in the short term; however there are positive signs that this market is starting to return with work having restarted on two stalled sites, new large scale planning applications being submitted, an notable increase in pre application enquiries and the developer of the Hive, a 14 storey scheme reporting the sale of all 167 apartments including a second phase selling out prior to development. There is similar developer interest relating to apartments outside the City Centre partially resulting from the governments permitted development rights for the conversion of offices to residential.

Assessing Achievability

9.17 All sites in the SHLAA are considered to be achievable at some point during the BDP plan period.

9.18 A number of assessments have been undertaken with regards to the viability and deliverability of housing sites which have helped inform whether sites are likely to be developed in the short, medium or longer term. Details of these are provided below. These assessments have been supplemented by site specific information, for instance from developers with regard to their intentions, but also from consideration of a site's attractiveness in terms of location and the ease at which it could be developed.

9.19 Great caution has been exercised in the city centre given that the city living apartment market is only now starting to show signs of recovery. Within the City Centre a site is only regarded as being achievable now if:

- It is under construction.
- It has a funding stream (i.e. Get Britain Building, HCA, City Council etc.)
- There is some specific information suggesting that development will proceed.

9.20 The City Council has sought to establish and maintain a supply of sites which could reasonably be expected to be developed within five years. This site specific supply amounts to 10,561 dwellings on 596 sites. 89% of this supply has planning permission or will proceed as permitted development.

Community Infrastructure Levy Viability Assessment

9.21 The viability of residential development in the city was assessed by GVA.

9.22 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 undertaken⁶ during the preparation of the draft charging schedule.

9.23 The assessment used a Residual Appraisal Model which enabled the impact of differing levels of CIL on land values and scheme viability to be examined⁷. A series of fourteen hypothetical development typologies were tested comprising nine residential and four residential-led mixed use. Between them the typologies are based upon the envisaged scale, nature and characteristics of current and future residential development likely to take place in the city i.e. scheme designs that while notional are realistic and reflect the current and future proposed policy environment.

⁶ CIL Economic Viability Assessment, BCC, October 2012

⁷ Whereby gross development value minus total costs minus developers profit equals residual land value

9.24 The assessment was undertaken for the whole city and for the seven residential market areas into which the city had been divided in order to enable differential impacts that may arise due to differing values and costs across the area to be considered. The assessment tested both a 2012 market and a 2016 market - estimating where costs and values were likely to be in 2016. The assumptions were tested through engagement with developers, agents and registered providers active in Birmingham.

9.25 Following this assessment the draft CIL tariff for residential development in the city is £55 / £115 per square metre depending on the location of the scheme. These are the levels at which the majority of schemes (greater than 70%) are viable with 35% affordable housing. For the remaining schemes the City's affordable housing policy is sufficiently flexible to reduce or waive the affordable housing requirement in order to ensure the viability of the scheme. These charges are currently being reviewed following the public consultation on the draft charging schedule and amendments to the CIL regulations.

9.26 The full assessment can be viewed at Birmingham.gov.uk/cil

Sites Delivery Plan (SDP)

9.27 In October 2013 the City Council published a Sites Delivery Plan. This Site Delivery Plan was produced to demonstrate that the overall levels of development set out in the Birmingham Development Plan (BDP) are achievable and that the overall spatial strategy can be realised. It gives an overview of the considerations which have a key influence over the delivery of sites in Birmingham, including development viability and infrastructure

9.28 The Sites Delivery Plan focuses on sites which make a significant contribution to the overall strategy of the BDP. In terms of housing, SHLAA sites with a capacity of 100 dwellings or more in the city centre and 50 dwellings or more elsewhere were assessed.

9.29 The Sites Delivery Plan looks at key considerations which can impact on site delivery, and is based on the best available knowledge at the time of appraisal. It considers issues which are largely in the control of the public sector and private developers and landowners to understand if there are any abnormal issues or costs associated with bringing sites forward. It considered remediation, ownership, demolition, environmental issues, access, utilities and other issues such as funding and viability.

9.30 The study concluded that while constraints were identified on some sites which required further consideration there were no issues identified which would prevent any of the assessed housing sites from being delivered.

9.31 The study can be viewed in full at Birmingham.gov.uk and selecting 'evidence base'.

Housing Growth Plan (HGP)

9.32 In October 2013 the City Council published a Housing Growth Plan (HGP). The HGP is aimed at assisting and encouraging private sector house building activity in Birmingham and to speed housing delivery following the economic downturn. It sets out the City Council's

strategy to increase housing delivery over the next 5 years and focusses on outlining measures which could incentivise these key providers. These measures include:

- Considering using an element of the New Homes Bonus to incentivise development.
- Ensuring flexibility in the Planning system
- Considering if the Council could assist potential owners to purchase homes
- Marketing the housing offer in Birmingham
- Finding ways to Incentivise the private rented sector
- Building quality homes at higher density
- Developing new partnership models with the private sector
- Continuing to identify and release surplus land and work with private developers

Other City Council Measures

9.33 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. Although the city's affordable housing policy has always been applied flexibly to ensure development was viable the Committee enabled existing section 106 agreements for affordable housing to be reviewed. The Committee also allowed extensions to the duration of planning permissions to enable developers to apply for permission without the short-term pressure to build out the scheme. These measures remain in place.

The ENTEC Affordable Housing Viability Study (2010)

9.34 The ENTEC Affordable Housing Viability Study was published in October 2010. The assessment examined the impact of the emerging affordable housing policy on the viability of residential development.

9.35 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.

9.36 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 was due to be introduced⁸). Generally, the higher the growth

⁸ The requirement for Level 6 of the code for sustainable homes is no longer being taken forward by the City Council and has been excluded from the pre submission version of the BDP.

scenario the more viable development becomes. However the study showed that two of the market areas remained problematic as far as delivering affordable housing was concerned irrespective of the growth scenario, particularly in the short term.

9.37 The Assessment can be viewed at, or downloaded from, the city Council's web site at birmingham.gov.uk/plan2031 and selecting 'Evidence base'.

9. Future Reviews

10.1 The SHLAA is not a one off study. It will be kept up to date and will be revised on a regular basis and published on the City Council's web site.

10.2 Interested parties are invited to submit sites for consideration for inclusion in the following years SHLAA at any time prior to the end of September. The minimum information required is set out on the form attached as appendix 5.

10.3 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 2013 so that changing circumstances can be reflected in the next revision.

10.4 Please send any new SHLAA site submissions or any additional information regarding sites in the 2013 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 |
| 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@midland heart.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 |
| Michael Davis* | Savills | MPDavies@savills.com |
| Ian Mercer | Bruton Knowles | Ian.Mercer@brutonknowles.co.uk |

* Panel members nominated by the Home Builders Federation.

Appendix 2

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 |
| 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 2013 SHLAA | March |

Appendix 3

The Call for Sites – Web Site Notification

Strategic Housing Land Availability Assessment (SHLAA) 2013 – 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 Birmingham Development Plan.

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 27th September 2013.

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 2012 SHLAA can be viewed or downloaded from the City Council's web site (birmingham.gov.uk/plan2031). Any information updating the position with regard to any of the sites in the 2012 SHLAA would be most welcome.

Appendix 4

The Call for Sites – Stakeholder Letter

Originator: Paul Williams

Telephone: 0121 675 9269

Our Ref:

Email: planningstrategy@birmingham.gov.uk

Your Ref:

Date: July 2013

Dear Sir/Madam

Strategic Housing Land Availability Assessment (SHLAA) 2013 – 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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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 2012 SHLAA can be viewed or downloaded from the City Council's web site (birmingham.gov.uk/csevidence). Any information updating the position with regard to any of the sites in the 2012 SHLAA would be most welcome.

Yours sincerely



David Carter
Head of Planning Strategy

Appendix 5

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>When would you envisage the site being delivered? (Best estimate). From 1st April 2013?</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 |

Please complete a separate form for each site, append a plan showing the site boundary, and return to, Planning Strategy, 2nd Floor, 1 Lancaster Circus, Queensway, Birmingham, B4 7DQ or planningstrategy@birmingham.gov.uk by 27th September 2013.

Appendix 6

“Call for Sites” Submissions

| Ref | Location | Promoter | Outcome |
|-------|---|------------------------------|--|
| Call1 | Signal Point, Battery Way, Tysley | Tyler Parkes Partnership Ltd | Omitted. Core Employment Area. |
| Call2 | Twisted Oak Riding Stables, Water Orton | Howkins and Harrison | Omitted. Within the adopted Green Belt. Any review of the Green Belt boundary would be undertaken through the Birmingham Development Plan. |
| Call3 | Maypole Farm, Higher Heath | Pegasus Group | Omitted. Site is not in Birmingham. |
| Call4 | Fox Hill, Roughly | Turley Associates | Omitted. Within the adopted Green Belt. Any review of the Green Belt boundary would be undertaken through the Birmingham Development Plan. |

Appendix 7

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 8

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) |
| Capacity > 5 years | Dwellings within 5 years |
| Capacity 5-10 years | Dwellings in years 6 to 10 |
| Capacity < 10 years | Dwellings beyond 10 years |
| Status of site | Under construction, detailed planning permission, outline planning permission, allocation in adopted plan, allocation in draft plan, other opportunity in growth area, other opportunity outside growth area. |
| Further status details | E.g. Planning application number, DPD name |
| 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) |
| Ownership Details | Name of owner (where known) ⁹ |
| Developer Details | Name of developer (where known) ¹⁰ |
| Constraints | Details of any known constraints |
| BDP Growth Area | Name of growth area |
| Additional information | All other comments / information. For example. Planning applications, pre application discussions, whether cleared, funding, progress to date etc. |

⁹ Latest known owner - This may be from a planning application and could be subject to change

¹⁰ Latest known developer – This may be subject to change at any time.

Appendix 9

Windfalls Assumptions Paper

1. Purpose

1.1 To determine the extent to which windfalls contribute to meeting the City's housing requirement and to establish and justify the windfall allowances in the 2013 SHLAA.

2. Background

2.1 In March 2012 the National Planning Policy Framework (NPPF) was published. The NPPF addresses the issue of including windfalls in the housing land supply in a more positive manner than the guidance which it replaced (PPS3). 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 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. 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 are suitable for residential use. These opportunities can be very difficult to foresee.

2.3 This paper examines the supply and development of windfall sites since 2001. It reviews the assumptions made for the 2012 SHLAA and considers the implications for the 2013 SHLAA.

2.4 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 paper 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”.

For the purpose of this paper and the windfall allowance in the SHLAA, windfalls are sites which have not previously been identified at the time that detailed planning permission is granted. That means, not only have they not been identified through the local plan process but also that they have not been included within the SHLAA.

4. Previous Windfall Assumptions

4.1 Recent SHLAA estimates of the contribution of windfalls towards meeting the city’s housing requirement have been considerably less than historical achievement. There are a number of reasons for this including:

- Evidence from monitoring, which has 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 increased number of sites being identified through the SHLAA process,
- The temporary hiatus in ‘city living’ type schemes.

4.2 In assessing the contribution which windfall sites could potentially make, no allowance was made for windfalls on garden land.

The 2011 SHLAA

4.3 In accordance with national planning guidance in place at the time 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 SHLAA survey threshold of 0.06ha) this was 75 dwellings per annum and for larger sites 500 dwellings per annum.

4.4 Although no allowance was made in the SHLAA for the first ten years, estimates were made of the potential contribution that windfall sites might make¹¹. 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.

The 2012 SHLAA

4.5 For the 2012 SHLAA, with the benefit of the NPPF and an additional year’s monitoring data the Windfall assumptions were reconsidered. No changes were made to the assumptions on small sites. The assumptions for larger sites were refined to 300 dwellings per annum in years 1 to 5, 400 dwellings per annum in years 6 to 10, and 500 dwellings per annum beyond 10 years. Unlike the 2011 SHLAA, in 2012 these assumptions were included in the SHLAA for all time periods, including the first five years.

¹¹ 2011SHLAA Final Report paragraphs 4.81 & 4.87

4.6 In both 2011 and 2012 the windfall assumptions were conservative estimates based on performance during the current economic downturn and it was anticipated that delivery would exceed the assumptions.

5. The Supply of Windfall Sites

5.1 Since 2001 17,261 dwellings have received detailed planning permission on windfall sites, an average of 1,438 per annum. Of these 15,759 were for new build schemes and 1,502 involved the conversion of an existing building. 9,269 (54%) of windfalls were located in the city centre. 14,956 (87%) of the windfalls coming forward were apartments and 2,305 were houses. With regards to previous land use 7,143 (41%) of the windfall dwellings being granted detailed planning permission were on land previously in employment use. 426 (2%) of windfall dwellings over this period were on garden land.

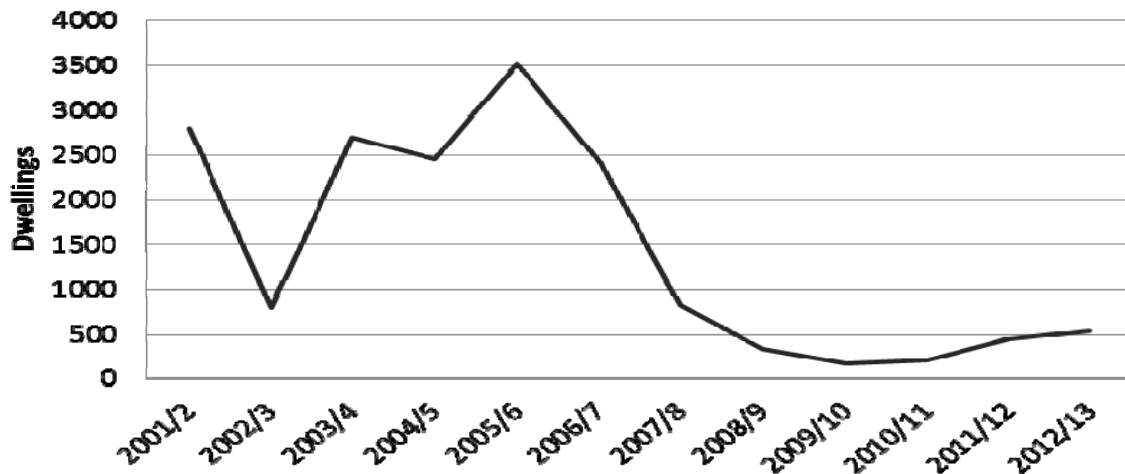
Table 1: The Supply of Windfalls

| 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 | 2401 | 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 | 304 | 152 |
| 2012/13 | 545 | 260 | 285 | 41 | 504 | 188 | 357 | 417 | 128 |
| Total | 17261 | 15759 | 1502 | 9269 | 7991 | 2305 | 14956 | 15560 | 1701 |

5.2 Although 17,261 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 and there was a further increase in 2012/13.

Over the last five years the majority of windfalls have come forward outside the city centre as opposed to the preceding five years. Similarly a greater proportion of windfalls have been for houses as opposed to apartments over recent years.

Fig 1: Windfall Dwellings receiving detailed planning permission.



5.3 At April 2013 there was an outstanding supply of 7,854 dwellings which had come forward as windfalls and been granted detailed planning permission. Of these 6,698 (85%) were apartments and 5,273 (67%) were in the city centre.

5.4 Of the 17,261 windfall dwellings 1,701 were on sites below the SHLAA survey threshold. Of these 757 were new build and 944 were conversions. Of the 1,701 dwellings on small sites 342 (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 (22%) and industrial (18%).

6. The Development of Windfall Sites

6.1 Since 2001 18,017 dwellings have been completed on sites which came forward as windfalls, an average of 1,501 completions per annum. Of these 15,847 were new build schemes. 8,853 (49%) of the 18,017 dwellings completed on windfall sites were located in the city centre. 14,829 (82%) of the windfalls completed were apartments and 3,188 were houses.

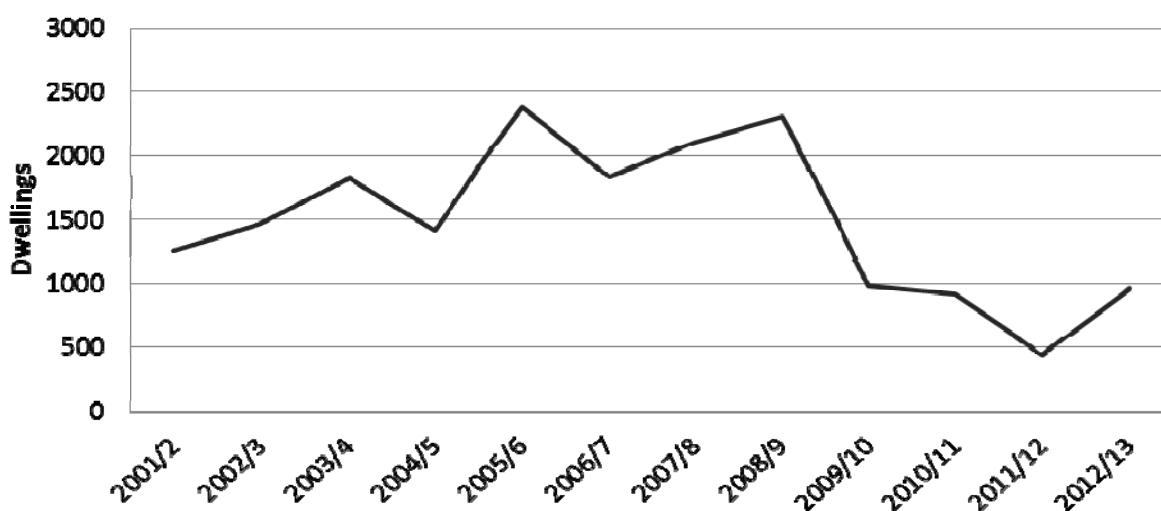
6.2 Although 18,017 windfall dwellings have been built over the last ten years there have been large variations from year to year from a high of almost 2,400 in 2005/6 to a low of 442 in 2011/12. The 442 completions in 2011/12 was an eleven year low although this more than doubled in 2012/13.

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 | 1005 | 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 | 406 | 36 |
| 2012/13 | 1065 | 879 | 186 | 102 | 963 | 477 | 588 | 874 | 95 |
| Total | 18017 | 15847 | 2170 | 8853 | 9164 | 3188 | 14829 | 16596 | 1421 |

6.4 Of the 18,017 windfall completions 1,421 were on sites below the SHLAA survey threshold. Of these 644 were new build and 777 were conversions. 450 (32%) of dwellings built on small windfall sites were in the city centre. A breakdown of windfall completions by site size is at Appendix B.

Fig 2: Windfall Dwellings Developed.



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, until recently 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. (This situation is likely to change as the emerging BDP allocates additional sites and the SHLAA additional opportunities).

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. Since 2001 many sites identified through the local planning process involved 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.

6.9 Although windfall sites have traditionally come forward in large numbers it is important to ensure that there is no double counting. When detailed planning permission is granted the site will be checked against the SHLAA to ensure that it is not already identified as a development opportunity. Windfalls coming forward in one year will be included as identified supply in the following years SHLAA (and the windfall allowance will be reduced by the applicable annual assumption). Some windfall sites come forward and are developed or partially developed in the same year. Where this occurs the completed dwellings will never be included in a SHLAA.

7. Commentary

7.0 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.

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 850 dwellings per annum being built on such sites between 2009/10 and 2012/13.

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, since 2009/10 completions of windfalls has exceeded new supply, implying that there could be a reduced supply of windfall sites available for development in the short term.

7.6 The market for apartments, particularly in the city centre, has been particularly 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 has been reluctant to provide apartments in the current economic 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 7,854 dwellings (at April 2013) which have come forward as windfalls and been granted detailed planning permission 6,698 (85%) are apartments. Work has begun on 1,100 of these. Of the supply in the city centre 97% are apartments.

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. Subsequent reviews of the SHLAA 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 Completions in 2012/13 bucked the recent downward trend in relation to completions on windfall sites with more than twice as many taking place as in the previous year. Even in 2011/12 when completions on windfalls were at their lowest for many years (442) they still made an important contribution to house building in the city.

8. Looking Forward

8.1 It is anticipated that, as the economy improves and the housing market becomes stronger, that the number of windfalls coming forward will increase in number and that windfalls will continue to make a significant contribution to 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, could 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 many hundreds of dwellings.

8.3 The fact that there was a decrease in the number of windfall sites coming forward and receiving planning permission during the recession and in its immediate aftermath 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 impacted 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, although improving, conditions are likely to remain difficult and will continue to impact on the house building industry.

9.2 When supply starts to pick up there will still be a lag before completions occur. In the medium term it is envisaged that additional sites will be brought forward and be developed and in the longer term it is anticipated that market conditions will have improved sufficiently for developers to 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.

9.3 Account has been taken of the site specific capacity identified by the SHLAA which has sought to 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-2007 levels. However, windfalls coming forward on small sites below the SHLAA threshold will be unaffected.

Table 3: Windfall Assumptions

| Time Period | Annual Contribution (Dwellings) | Period Contribution (Dwellings) |
|-------------------------------|------------------------------------|------------------------------------|
| Small Sites | | |
| Short Term - Within 5 Years | 40 | 160 |
| Medium Term – Years 6 to 10 | 50 | 250 |
| Longer Term – Beyond 10 Years | 75 | 600 |
| | | |
| Larger Sites | | |
| Short Term - Within 5 Years | 300 | 1,200 |
| Medium Term – Years 6 to 10 | 400 | 2,000 |
| Longer Term – Beyond 10 Years | 500 | 4,000 |

9.4 No windfall allowance has been made for year 1 as all supply identified at the SHLAA base date is included.

9.5 Although not included in the windfall allowance sites which come forward as permitted development as part of the recent changes enabling change of use from offices (B1a) to residential, although not requiring planning permission, are also effectively windfalls where these have not previously been identified at the point notification to develop is received. In 2012/13 notification was received for 489 such conversions. While these have not been taken into account in establishing the windfall allowance they add an element of flexibility to the allowance.

10. Implications for the 2013 SHLAA

10.1 The windfall allowance over the period covered by the 2013 SHLAA (2013–2031) is 8,210 dwellings.

10.2 With regards to the supply period, it is assumed that windfalls will contribute 1,360 dwellings within 5 years, 2,250 dwellings in years 6 to 10 and 4,600 beyond 10 years.

10.3 The City Council will continue to monitor windfalls and will adjust the windfall assumptions in future updates to the SHLAA should the best information available indicate that it would be appropriate to do so.

10.4 The windfall assumptions remain conservative when compared to actual performance, including performance over the last few years. As such they allow for an element of flexibility in the SHLAA.

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 |
| 2012/13 | 417 | 207 | 210 | 33 | 384 | 118 | 299 | n/a | n/a |
| Total | 15560 | 15002 | 558 | 8771 | 6788 | 1747 | 13813 | 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 |
| 2012/13 | 128 | 53 | 75 | 8 | 120 | 70 | 58 | n/a | n/a |
| Total | 1701 | 757 | 944 | 498 | 1203 | 558 | 1143 | 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 |
| 2012/13 | 970 | 844 | 126 | 92 | 878 | 442 | 528 | n/a | n/a |
| Total | 16596 | 15203 | 1393 | 8846 | 7752 | 2907 | 13695 | 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 |
| 2012/13 | 95 | 35 | 60 | 10 | 85 | 35 | 60 | n/a | n/a |
| Total | 1421 | 644 | 777 | 450 | 969 | 338 | 1077 | n/a | n/a |

Appendix 10

Outputs

Status by Time Period

| Status | Time Period | | | |
|---|----------------|---------------|-----------------|---------------|
| | Within 5 years | 6 – 10 Years | Beyond 10 Years | Total |
| Under Construction | 3,053 | 627 | 138 | 3,818 |
| Detailed PP | 4,998 | 1,600 | 592 | 7,190 |
| Outline PP | 827 | 2,352 | 1,195 | 4,374 |
| Permitted Development | 489 | 0 | 0 | 489 |
| Allocation in adopted plan | 270 | 1,419 | 1,294 | 2,983 |
| Allocation in draft plan | 194 | 3,027 | 5,455 | 8,676 |
| Other Opportunity in BDP Growth Area Strategic Location | 0 | 554 | 2,251 | 2,805 |
| Other Opportunity in BDP Growth Area | 137 | 1,296 | 1,317 | 2,750 |
| Other Opportunity not in BDP Growth Area | 333 | 3,774 | 1,503 | 5,610 |
| Total | 10,301 | 14,649 | 13,745 | 38,695 |

Status by Distribution

| Status | Location ¹² | | | | |
|---|------------------------|--------------|--------------|---------------|---------------|
| | North west | East | South | Central | Total |
| Under Construction | 315 | 678 | 2,142 | 683 | 3,818 |
| Detailed PP | 1,299 | 961 | 1,635 | 3,295 | 7,190 |
| Outline PP | 231 | 999 | 1,172 | 1,972 | 4,374 |
| Permitted Development | 283 | 18 | 21 | 167 | 489 |
| Allocation in adopted plan | 583 | 440 | 817 | 1,143 | 2,983 |
| Allocation in draft plan | 7,715 | 719 | 90 | 152 | 8,676 |
| Other Opportunity in BDP Growth Area Strategic Location | 0 | 0 | 0 | 2,805 | 2,805 |
| Other Opportunity in BDP Growth Area | 508 | 610 | 47 | 1,585 | 2,750 |
| Other Opportunity not in BDP Growth Area | 840 | 2,798 | 1,972 | 0 | 5,610 |
| Total | 11,774 | 7,223 | 7,896 | 11,802 | 38,695 |

Time Period by Distribution

| Time Period | Location | | | | |
|-----------------|---------------|--------------|--------------|---------------|---------------|
| | North west | East | South | Central | Total |
| Within 5 years | 2,120 | 2,068 | 4,078 | 2,035 | 10,301 |
| 6 to 10 years | 3,731 | 4,114 | 2,969 | 3,835 | 14,649 |
| Beyond 10 years | 5,923 | 1,041 | 849 | 5,932 | 13,743 |
| Total | 11,774 | 7,223 | 7,896 | 11,802 | 38,695 |

¹² Administrative boundaries used by the Planning and Regeneration Area Teams. See map at appendix 12.

Appendix 11

Stakeholder Panel's Comments

Density of Development

Members of the stakeholder panel expressed concerns that the densities applied when no site specific capacity was available (i.e. from a planning permission) 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.

The capacities of sites were based on the density policy in the adopted UDP and the pre-submission version of the BDP. It would not be appropriate for the SHLAA to assume lower densities than those set out in the development plan as the SHLAA is a technical study not a policy making document. The City Council do not accept that well designed family housing cannot be provided at an average of 40 dwellings per hectare across a site¹³.

Build Rates

Members of the stakeholder panel felt that a build rate of 50 dwellings per annum was 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.

In response to this concern from 2012 onwards build rates for private sector housing was reduced to 40 dwellings per annum for those in the first five years supply.

Flatted Schemes

The Panel also expressed concerns over the fact that some sites are reliant upon apartments / flatted schemes, which given prevailing market conditions raises concerns over delivery. However, the plan will cover the period to 2031 and circumstances will change over this period. The City Council are mindful of this issue and this is reflected in the delivery timescale for such sites.

Inclusion in the 5-Year Supply

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 sites without planning permission have been included in the five year supply where it is considered that they will deliver housing

¹³ Over the last ten years 80% of new housing in Birmingham has been provided at densities of 40 dph or more. Of the housing built outside the city centre over the same period 68% was at a density of at least 40 dph. In 2012/13 62% of new housing was built at a density of at least 40 dph.

within the period. Sites without planning permission have been included in the 5-Year supply for a variety of reasons including the award of grant for a subsidised scheme, the inclusion of a site in the City Council's own 5 year development programme¹⁴ and developers themselves providing details of their intentions.

Site Specific Comments

Panel members were invited to review the sites in the draft 2013 SHLAA. Comments received, together with the City Council's response, are shown below comments¹⁵.

| Ref | Comment | City Council response |
|-------|--|---|
| E185 | Capacity too high (310), Possible contamination. Not short term. Possible canal related policy restrictions | Capacity based on UDP/BDP policy. Agree not short term (in 5-10 & beyond 10). |
| S10 | Density appropriate if it reflects planning permission. Queries whether 200 units will be delivered in 5 years. | Capacity taken from permission. Units in 5 years revised to 160 (4 years development at 40 per year). |
| CC91 | Agree 10 years plus. No reason given for capacity. | Agreement noted. Capacity based on consultants study (Geisler study) |
| S224 | Explanation required for capacity. Otherwise appropriate. | Capacity as set out in Policy H1 of the Longbridge Area Action Plan. |
| E49 | Capacity has been reduced but not explained. Reduced capacity reflects previous concerns | Initial capacity from owner. Reassessed by City Council officers. |
| CC1 | Reduced capacity reasonable but with no evidence of site being delivered should be removed from SHLAA. | Site is in > 10 years period. Evidence not necessary at this stage. |
| S150 | Capacity appropriate if based on planning consent. Require evidence of deliverability within 5 years. | Capacity based on permission. Site is now under construction. |
| N9 | Has constraints - flood zone 2, may require remediation, unattractive location, not short term. | Approx. 25% of site is in flood zone 2. Agree not short term (in 5-10 period). |
| E213 | Agree capacity. Should be in years 6-10. Permission may have lapsed | Permission still valid (01/11). BMHT site in 5 year programme. |
| N26 | Reduced capacity more appropriate but still high unless based on site specific work. | Capacity reduced to accord with UDP/BDP policy. |
| E66 | Capacity agreed if based on permission. Permission may have lapsed. Move to years 6-10. | Capacity based on permission. Permission still valid. |
| E483 | Capacity supported if based on site specific work. May require remediation. May require buffer from station. Good location for family housing. | Capacity based on 40/ha (City Council Policy). |
| E484 | Agree Capacity. Move to 6+ as no permission. | Agreement noted. Does not require permission to be in the 5-Year supply. |
| CC264 | Agree Capacity. Move to 6+ as no permission. | Agreement noted. Does not require permission to be in the 5-Year supply. |
| CC286 | No justification for capacity. 80 more appropriate. Put in 10+ period. | Capacity reduced to 80. |
| N561 | Capacity too high - reduce to 84 to deliver family housing. | Capacity based on 40/ha (City Council Policy). |

¹⁴ The Birmingham Municipal Housing Trust

¹⁵ Comments agreeing the details in the draft SHLAA are omitted from the table.

| | | |
|------|--|--|
| S587 | Agree capacity. Attractive location. Move to 5-10 period as permission not in place. | Does not require permission to be in the 5-Year supply. |
| S592 | Should not be within 5 years as no permission. May be open space protection in place. Capacity too high - reduce to 40 (30dph) | Does not require permission to be in the 5-Year supply. PA submitted. Capacity from PA. |
| S251 | Capacity (537) is less than the consent (750). Site is within Bromsgrove district. Is it being double counted? | Capacity on former Longbridge AAP allocation (537) counts towards Birmingham's supply. Remainder of site counts towards Bromsgrove supply. No double counting. |
| N/A | SHLAA should include N Worcestershire golf course to reflect its proposed use. | Not included as it is not considered a suitable site. City Council will resist its development. |

Appendix 12

Map showing Wards and Planning Administrative Areas



Appendix 13

Schedule of Sites

The sites on the schedule are ordered by ward. A ward location plan is at appendix 14. An AO sized plan in PDF format showing the sites on the schedule can be viewed or downloaded by going to:

www.birmingham.gov.uk/plan2031 and selecting 'Evidence base'

The sites can also be viewed in higher resolution on the City Council's interactive web mapping system 'Local View' using the link on the SHLAA web page. Local View allows you to view sites at any scale and access the details associated with the site.

Acocks Green

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|--|------------|-------------------|------------|--------------------|
| E10 | Rear 230 Fox Hollies Road & 75-79 Hazelwood Road, Land fronting Green Acres | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.26 | 0 | 12 | 0 |
| E54 | Eaton Electricals Ltd, Reddings Lane | Outline Planning Permission 2010/01029/PA | 2.57 | 72 | 0 | 0 |
| E71 | Summer Road/Fox Hollies Road | Other Opportunity not in BDP Growth Area - Identified by Developer | 1.39 | 0 | 56 | 0 |
| E75 | Land between 18 -24 Netherfield Gardens & Warwick Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.14 | 0 | 0 | 7 |
| E76 | Tysley La / Warwick Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 1.29 | 0 | 52 | 0 |
| E77 | Between 28 Knights Road & 785 Wrawick Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.17 | 0 | 8 | 0 |
| E78 | Between 43 & 61 The Avenue | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 0 | 2 |
| E79 | Junction of Olton Boulevard East & Warwick Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.45 | 0 | 18 | 0 |
| E81 | Rear of 10 - 26 Bericote Croft | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.08 | 0 | 0 | 3 |
| E82 | Adj 109 Westley Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.16 | 0 | 8 | 0 |
| E83 | Rear of 635 - 773 Warwick Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 1.83 | 0 | 73 | 0 |
| E84 | Rear of 44 - 96 Knights Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.7 | 0 | 28 | 0 |
| E261 | 133 to 141 Reddings Lane | Outline Planning Permission 2013/04196/PA Extant | 0.56 | 0 | 22 | 0 |
| E262 | 95 Reddings Lane | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.25 | 0 | 8 | 0 |
| E300 | 2 Severne Road and 221 Gospel Lane | Under Construction | 0.04 | 1 | 0 | 0 |

Acocks Green

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|--|------------|----------------|------------|-----------------|
| E312 | Site of 1 to 31 Knights Road | Detailed Planning Permission | 0.11 | 4 | 0 | 0 |
| | | 2011/00177/PA Extant | | | | |
| E313 | Site of 1 to 31 Knights Road | Detailed Planning Permission | 0.12 | 6 | 0 | 0 |
| | | 2011/00177/PA Extant | | | | |
| E319 | 1073 Warwick Road | Detailed Planning Permission | 0.18 | 20 | 0 | 0 |
| | | 2011/07410/PA | | | | |
| E355 | 69 and 71 Yardley Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.07 | 0 | 8 | 0 |
| | | | | | | |
| E356 | Rear of Eastbourne House, Beeches Avenue | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.42 | 0 | 14 | 0 |
| | | | | | | |
| E357 | 19 Station Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.11 | 0 | 6 | 0 |
| | | | | | | |
| E358 | 15 to 17 Station Road | Detailed Planning Permission | 0.06 | 4 | 0 | 0 |
| | | 2008/00563/PA | | | | |
| E365 | 74 Francis Road | Detailed Planning Permission | 0.15 | 0 | 12 | 0 |
| | | 2011/06797/PA | | | | |
| E435 | 435 Shirley Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.06 | 0 | 3 | 0 |
| | | | | | | |
| E469 | Land Adjacent to 2 and 8 The Willows | Detailed Planning Permission | 0.08 | 2 | 0 | 0 |
| | | 2010/02856/PA | | | | |
| E505 | 15 Broad Road | Detailed Planning Permission | 0.06 | 3 | 0 | 0 |
| | | 2011/05489/PA | | | | |
| E507 | 42 Flint Green Road | Detailed Planning Permission | 0.05 | -1 | 0 | 0 |
| | | 2011/08546/PA | | | | |
| E520 | Warwick Road | Other Opportunity not in BDP Growth Area - Identified by Developer | 0.78 | 0 | 35 | 0 |
| | | | | | | |
| E527 | Rear of 136 Yardley Road | Detailed Planning Permission | 0.01 | 1 | 0 | 0 |
| | | 2012/01528/PA | | | | |
| E528 | 904 and 906 Warwick Road | Detailed Planning Permission | 0.03 | 3 | 0 | 0 |
| | | 2012/01595/PA | | | | |

Acocks Green

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--------------------------------------|--|------------|-------------------|------------|--------------------|
| E531 | 78 Westley Road | Detailed Planning Permission | 0.05 | 4 | 0 | 0 |
| | | 2012/04365/PA | | | | |
| E554 | Rear of 419 to 423 Shirley Road | Detailed Planning Permission | 0.05 | 3 | 0 | 0 |
| | | 2012/01811/PA | | | | |
| E558 | Adjacent 8 Olton Croft | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2013/00319/PA | | | | |
| E569 | Adjacent 4 Grattidge Road | Detailed Planning Permission | 0.21 | 5 | 0 | 0 |
| | | 2012/05569/PA | | | | |
| E596 | Eaton Electricals Ltd, Reddings Lane | Other Opportunity not in BDP Growth Area - Identified by Developer | 2.8 | 0 | 100 | 0 |
| | | | | | | |

Aston

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|--|------------|----------------|------------|-----------------|
| CC10 | Barr Street 154-156 | Allocated in Adopted Plan | 0.12 | 0 | 8 | 0 |
| | | UDP 2005 (HR22) | | | | |
| N17 | Between Prestbury Road and Ettington Road | Allocated in Adopted Plan | 0.31 | 0 | 18 | 0 |
| | | Aston, Newtown and Lozells AAP | | | | |
| CC26 | Land bounded by Hospital St / Summer La / Henrietta St / Hampton St | Other Opportunity in BDP Growth Area | 0.5 | 0 | 0 | 50 |
| | | Identified by Consultants (ENTEC) | | | | |
| CC27 | 1-3 Bond St | Under Construction | 0.07 | 10 | 0 | 0 |
| | | 2011/08319/PA | | | | |
| CC28 | 27-51 Constitution Hill | Allocated in Adopted Plan | 0.11 | 0 | 0 | 8 |
| | | UDP 2005 (M30). Jewellery Quarter Framework SPG | | | | |
| CC29 | Land bounded by Henrietta St / Buckingham Road / Hampton St / Hospital St | Other Opportunity in BDP Growth Area | 1.28 | 0 | 0 | 90 |
| | | Identified by Consultants (ENTEC) | | | | |
| CC30 | Land bounded by Hampton St / Motts St / Buckingham St | Other Opportunity in BDP Growth Area | 0.42 | 0 | 0 | 29 |
| | | Identified by Consultants (ENTEC) - City Council owned | | | | |
| CC31 | Land bounded by Motts St / Howard St / Hampton St / Constitution Hill | Allocated in Adopted Plan | 1.24 | 0 | 0 | 87 |
| | | UDP 2005 (M30). Jewellery Quarter Framework SPG | | | | |
| CC33 | Rear of 70 -80 Unett St | Allocated in Adopted Plan | 0.09 | 0 | 0 | 6 |
| | | UDP 2005 (HR22) | | | | |
| CC34 | Lower Loveday St / Hanley St / Princip St / New Town Row | Other Opportunity in BDP Growth Area | 2.84 | 0 | 0 | 199 |
| | | Identified by Consultants (ENTEC) | | | | |
| CC35 | Junction of Band St & Constitution Hill | Allocated in Adopted Plan | 0.12 | 0 | 0 | 8 |
| | | UDP 2005 (M30). Jewellery Quarter Framework SPG | | | | |
| N61 | North Newtown Area 2 Site 1A | Under Construction | 0.79 | 13 | 0 | 0 |
| | | | | | | |
| N65 | North Newtown Area 2 site 4 | Allocated in Adopted Plan | 0.65 | 0 | 0 | 30 |
| | | UDP 2005 (HR22) | | | | |
| N66 | North Newtown Area 2 site 5 | Allocated in Adopted Plan | 0.15 | 0 | 0 | 8 |
| | | UDP 2005 (HR22) | | | | |
| N67 | North Newtown Area 2 Opp1 | Allocated in Adopted Plan | 0.1 | 0 | 0 | 7 |
| | | UDP 2005 (HR22) | | | | |

Aston

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|-------|--|--|------------|----------------|------------|-----------------|
| N70 | Farm Street 52 | Allocated in Adopted Plan | 0.06 | 0 | 2 | 0 |
| | | UDP 2005 (HR22) | | | | |
| N73 | Pakfield Walk (adj 8) | Other Opportunity in BDP Growth Area | 0.06 | 0 | 1 | 0 |
| | | BCC surplus land - City Council owned | | | | |
| N98 | Site corner of Alma Street & Newbury Road | Allocated in Adopted Plan | 0.33 | 0 | 20 | 0 |
| | | Aston, Newtown and Lozells AAP | | | | |
| N99 | 136-152 Victoria Road | Other Opportunity in BDP Growth Area | 0.32 | 0 | 13 | 0 |
| | | Identified by Consultants (ENTEC) | | | | |
| N102 | Rear of, 106-116 Wheelers Street | Allocated in Adopted Plan | 0.08 | 0 | 0 | 6 |
| | | UDP 2005 (HR22) | | | | |
| N105 | Rear of 5-15 Attenborough Close | Allocated in Adopted Plan | 0.1 | 0 | 0 | 5 |
| | | UDP 2005 (HR22) | | | | |
| N106 | Between 53 & 47 Parliament Street | Allocated in Adopted Plan | 0.07 | 0 | 3 | 0 |
| | | UDP 2005 (HR22) | | | | |
| N107 | 6 Parliament Street | Allocated in Adopted Plan | 0.1 | 0 | 5 | 0 |
| | | UDP 2005 (HR22) | | | | |
| N111 | 330 Hospital Street | Allocated in Adopted Plan | 0.14 | 0 | 13 | 0 |
| | | UDP 2005 (HR22) | | | | |
| N112 | Site includes 76-97 Clifford Way & 1-64 Alma Way | Detailed Planning Permission | 5.65 | 168 | 0 | 0 |
| | | 2012/06728/PA | | | | |
| CC172 | Former Bonds Nightclub, Hampton Street | Allocated in Adopted Plan | 0.08 | 0 | 24 | 0 |
| | | UDP 2005 (M30). Jewellery Quarter Framework SPG. Expired Planning Permission | | | | |
| CC188 | Rear of 6 to 16 Smith Street | Allocated in Adopted Plan | 0.24 | 0 | 10 | 0 |
| | | UDP 2005 (HR22) | | | | |
| CC275 | Shadwell Steet | Other Opportunity in BDP Growth Area | 0.95 | 0 | 0 | 67 |
| | | Identified by City Council Officers | | | | |
| CC286 | 41-43Great Hampton Street | Allocated in Adopted Plan | 0.8 | 0 | 80 | 0 |
| | | UDP 2005 (M30). Jewellery Quarter Framework SPG | | | | |
| CC290 | Lench Street/Vesey St/Lancaster Street | Detailed Planning Permission | 0.48 | 299 | 0 | 0 |
| | | 2011/06764/PA Extant | | | | |

Aston

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|-------|--|---|------------|----------------|------------|-----------------|
| CC291 | Globe Works | Detailed Planning Permission | 0.41 | 0 | 176 | 0 |
| | | 2012/08253/PA | | | | |
| CC292 | Bagot Street | Detailed Planning Permission | 0.31 | 93 | 0 | 0 |
| | | 2011/03661/PA | | | | |
| CC293 | 70-76 Moland Street | Under Construction | 0.16 | 74 | 0 | 0 |
| | | | | | | |
| CC294 | The Woodman Public House, Well Street | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2012/04813/PA | | | | |
| CC314 | 291 to 295 Corporation Street | Detailed Planning Permission | 0.03 | 61 | 0 | 0 |
| | | 2012/07082/PA | | | | |
| N328 | Site of Wheelers Tavern, Wheelers Street | Allocated in Adopted Plan | 0.15 | 0 | 7 | 0 |
| | | Aston, Newtown and Lozells AAP | | | | |
| N333 | Adjacent 6 Freer Road | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2012/07870/PA | | | | |
| N351 | 34 to 36 Trinity Road | Under Construction | 0.13 | 3 | 0 | 0 |
| | | | | | | |
| N363 | 147 to 149 Fentham Road | Under Construction | 0.05 | 1 | 0 | 0 |
| | | | | | | |
| N365 | 260 Albert Road | Detailed Planning Permission | 0.03 | 2 | 0 | 0 |
| | | 2011/07762/PA | | | | |
| N366 | Land Adjacent 61 Camborne Close | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2011/04031/PA Extant | | | | |
| N401 | Above 69 Witton Road | Under Construction | 0.05 | 5 | 0 | 0 |
| | | | | | | |
| N432 | 31 to 33 Birchfield Road | Other Opportunity in BDP Growth Area | 0.06 | 0 | 2 | 0 |
| | | Expired Planning Permission - Conversion | | | | |
| N491 | Electricity sub station, Roslin Grove | Allocated in Adopted Plan | 0.07 | 0 | 3 | 0 |
| | | UDP 2005 (HR22) | | | | |
| N492 | 161 to 211 Birchfield Road | Allocated in Adopted Plan | 0.59 | 0 | 14 | 0 |
| | | Aston, Newtown and Lozells AAP. Expired Planning Permission | | | | |

Aston

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|--|------------|----------------|------------|-----------------|
| N509 | Old Bridge Street | Allocated in Adopted Plan | 1.8 | 0 | 0 | 0 |
| | | Aston, Newtown and Lozells AAP | | | | |
| N510 | New John St West | Allocated in Adopted Plan | 3.14 | 0 | 0 | 100 |
| | | Aston, Newtown and Lozells AAP | | | | |
| N513 | Milton Street/Newtown Row | Allocated in Adopted Plan | 0.2 | 0 | 15 | 0 |
| | | Aston, Newtown and Lozells AAP | | | | |
| N514 | Gower Street | Allocated in Draft Plan | 0.71 | 4 | 17 | 0 |
| | | Aston, Newtown and Lozells AAP | | | | |
| N515 | Johnstone Street/Birchfield Road | Allocated in Adopted Plan | 0.3 | 0 | 30 | 0 |
| | | Aston, Newtown and Lozells AAP | | | | |
| N523 | Chain Walk | Allocated in Draft Plan | 0.46 | 0 | 50 | 0 |
| | | Perry Barr/Birchfield A34 North Regeneration Framework | | | | |
| N542 | Frankfort Street/Gee Street | Detailed Planning Permission | 0.12 | 4 | 0 | 0 |
| | | 2012/08169/PA | | | | |
| N559 | 353 Birchfield Road | Under Construction | 0.05 | 6 | 0 | 0 |
| | | | | | | |
| N577 | 200 Trinity Road | Detailed Planning Permission | 0.1 | 4 | 0 | 0 |
| | | 2011/04738/PA | | | | |
| N601 | Sapphire Tower, Sutton Street to be demolished. 118 flats | Allocated in Adopted Plan | 0.36 | 0 | -105 | 0 |
| | | UDP 2005 (HR23) | | | | |
| N602 | Barry Jackson Tower, Brooklyn Avenue | Allocated in Adopted Plan | 0.14 | 0 | -112 | 0 |
| | | UDP 2005 (HR23) | | | | |
| N629 | 115A Fentham Road | Detailed Planning Permission | 0.01 | 1 | 0 | 0 |
| | | 2012/08434/PA | | | | |

Bartley Green

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|--|------------|----------------|------------|-----------------|
| S33 | Wychbury Road Allotments | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 1.55 | 0 | 60 | 0 |
| | | BCC land currently being marketed - City Council owned | | | | |
| S36 | Bourn Avenue | Allocated in Adopted Plan | 0.08 | 10 | 0 | 0 |
| | | UDP 2005 (HR24B) | | | | |
| S37 | The Holloway | Allocated in Adopted Plan | 0.11 | 0 | 5 | 0 |
| | | UDP 2005 (HR24B) | | | | |
| S63 | Modbury Avenue | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.11 | 0 | 2 | 0 |
| | | | | | | |
| S64 | Monmouth Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.06 | 0 | 2 | 0 |
| | | | | | | |
| S74 | Woodcock Lane (rear 178) | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.06 | 0 | 2 | 0 |
| | | | | | | |
| S88 | The Curdale Shopping Centre | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.59 | 0 | 24 | 0 |
| | | | | | | |
| S107 | California Pentecostal Church adjoining 176 Stonehouse Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.27 | 0 | 0 | 11 |
| | | | | | | |
| S110 | 141-145 Barnes Hill | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.2 | 0 | 0 | 8 |
| | | | | | | |
| S112 | 21 Culford Drive | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.36 | 0 | 18 | 0 |
| | | | | | | |
| S113 | 167 Jiggins Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.11 | 0 | 0 | 4 |
| | | | | | | |
| S114 | Coopers Arms, adjacent to 10 Bean Croft | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.16 | 0 | 6 | 0 |
| | | | | | | |
| S117 | 55, 61 Stevens Avenue, rear of 2-58 Simcox Gardens | Other Opportunity not in BDP Growth Area - Identified by Consultants | 1.89 | 0 | 75 | 0 |
| | | | | | | |
| S118 | Land adjacent to 17 Jiggins Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.07 | 0 | 0 | 2 |
| | | | | | | |
| S119 | Land adjacent to 35 Willow Coppice | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 0 | 2 |
| | | | | | | |

Bartley Green

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|---|------------|-------------------|------------|--------------------|
| S245 | 170 to 204 Cromwell Lane | Detailed Planning Permission | 0.42 | 15 | 0 | 0 |
| | | 2012/04213/PA | | | | |
| S263 | Land at Ley Hill Farm Road | Under Construction | 1.77 | 50 | 0 | 0 |
| | | | | | | |
| S264 | Land at Ley Hill Farm Road and Holloway | Under Construction | 3.08 | 141 | 0 | 0 |
| | | 2009/04379/PA | | | | |
| S268 | 67 to 81 Moors Lane | Detailed Planning Permission | 0.52 | 23 | 0 | 0 |
| | | 2012/04211/PA | | | | |
| S282 | 124 to 142 Burnel Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.26 | 0 | -1 | 0 |
| | | Committee Resolution | | | | |
| S543 | 2 Loftus Close, Shenley Lane | Detailed Planning Permission | 0.5 | 19 | 0 | 0 |
| | | 2013/01939/PA | | | | |
| S592 | Bangham Pit Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 1.32 | 53 | 0 | 0 |
| | | | | | | |

Billesley

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|--|------------|----------------|------------|-----------------|
| S42 | Braceby Avenue rear 81 | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.09 | 0 | 4 | 0 |
| | | | | | | |
| S43 | Braceby Avenue rear 233 | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.07 | 0 | 2 | 0 |
| | | | | | | |
| S47 | adjacent 30 Capcroft Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.28 | 15 | 0 | 0 |
| | | | | | | |
| S58 | Glenavon Road 23 | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.07 | 0 | 2 | 0 |
| | | | | | | |
| S93 | Yardley Wood Road | Other Opportunity not in BDP Growth Area - Identified by Developer | 1.29 | 0 | 64 | 0 |
| | | | | | | |
| S120 | Land to the rear of 713-735 Millpool South Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.63 | 0 | 0 | 15 |
| | | | | | | |
| S121 | Land to the rear of 9-49 Ravenshill Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.32 | 0 | 0 | 10 |
| | | | | | | |
| S384 | 178 SladePool Farm Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.15 | 0 | 8 | 0 |
| | | | | | | |
| S386 | 171 to 173 Maypole Lane | Outline Planning Permission | 0.13 | 0 | 6 | 0 |
| | | 2010/01555/PA Extant | | | | |
| S389 | Site of 17 to 19 Pendeen Road | Under Construction | 0.07 | 6 | 0 | 0 |
| | | | | | | |
| S532 | Melfort Grove | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.07 | 2 | 0 | 0 |
| | | | | | | |
| S536 | Guestholme, maypole Grove | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.3 | 12 | 0 | 0 |
| | | PA submitted | | | | |
| S589 | Moseley delivery Office, 25 Howard Road east | Other Opportunity not in BDP Growth Area - Identified by Developer | 0.2 | 0 | 12 | 0 |
| | | | | | | |
| S604 | 59 Tritford Road | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2012/04051/PA | | | | |
| S658 | Scribers Lane | Detailed Planning Permission | 0.03 | 3 | 0 | 0 |
| | | 2011/06407/PA | | | | |

Billesley

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|-----------------------|------------------------------|------------|-------------------|------------|--------------------|
| S669 | 664 Yardley Wood Road | Detailed Planning Permission | 0.03 | 1 | 0 | 0 |
| | | 2011/05286/PA | | | | |

Bordesley Green

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|--|------------|----------------|------------|-----------------|
| E46 | Broadway Avenue | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.22 | 0 | 30 | 0 |
| | | | | | | |
| E136 | land between 143 & 159 Muntz Street | Other Opportunity in BDP Growth Area | 0.22 | 0 | 9 | 0 |
| | | Identified by Consultants (ENTEC) | | | | |
| E137 | Kieran's Place public house, Muntz Street | Other Opportunity in BDP Growth Area | 0.07 | 0 | 3 | 0 |
| | | Identified by Consultants (ENTEC) | | | | |
| E138 | Junction Green Lane / Third Avenue | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.17 | 0 | 14 | 0 |
| | | | | | | |
| E139 | 45-51 Blake Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.24 | 0 | 12 | 0 |
| | | | | | | |
| E140 | Junction of Bordsley Green / Blakeland Street | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.16 | 0 | 8 | 0 |
| | | | | | | |
| E141 | Adjacent 275 Belchers Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.07 | 0 | 3 | 0 |
| | | | | | | |
| E142 | Adjacent 87 Wright Street | Detailed Planning Permission | 0.06 | 4 | 0 | 0 |
| | | 2011/00074/PA | | | | |
| E265 | 8 to 14 St Oswalds Road | Detailed Planning Permission | 0.27 | 12 | 0 | 0 |
| | | 2011/02088/PA | | | | |
| E266 | Land adjacent 163 Mansel Road | Outline Planning Permission | 0.04 | 0 | 1 | 0 |
| | | 2009/03043/PA | | | | |
| E267 | 252 to 254 Somerville Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.05 | 0 | 2 | 0 |
| | | | | | | |
| E268 | Land between 58 to 64 Blakeland Street | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.06 | 0 | 3 | 0 |
| | | | | | | |
| E269 | 514 to 522 Green Lane | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.09 | 0 | 5 | 0 |
| | | | | | | |
| E270 | 55 Hob Moor Road | Detailed Planning Permission | 0.11 | 3 | 0 | 0 |
| | | 2011/08508/PA | | | | |
| E323 | 94 to 100 and land adjacent Hob Moor Road | Under Construction | 0.37 | 7 | 0 | 0 |
| | | 2003/06227/PA | | | | |

Bordesley Green

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|--|------------|-------------------|------------|--------------------|
| E446 | 551 to 555 Green Lane | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.04 | 0 | 4 | 0 |
| | | | | | | |
| E459 | Rear of Custard House Public House Blake Place | Detailed Planning Permission | 0.16 | 7 | 0 | 0 |
| | | 2008/00804/PA | | | | |
| E522 | 297 Somerville Road | Detailed Planning Permission | 0.04 | 1 | 0 | 0 |
| | | 2012/00181/PA | | | | |
| E526 | 476 and 478 Bordesley Green | Detailed Planning Permission | 0.03 | 3 | 0 | 0 |
| | | 2012/00749/PA | | | | |
| E550 | 598 Coventry Road | Detailed Planning Permission | 0.02 | 5 | 0 | 0 |
| | | 2012/04031/PA Extant | | | | |

Bournville

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|--|------------|----------------|------------|-----------------|
| S10 | Selly Oak Hospital, Raddlebarn Road | Outline Planning Permission | 17.74 | 160 | 250 | 240 |
| | | 2012/02303/PA | | | | |
| S293 | Rear of 33A to 39, Bunbury Road fronting Lindsey Avenue | Allocated in Adopted Plan | 0.23 | 0 | 9 | 0 |
| | | UDP 2005 (HR29) | | | | |
| S300 | Site of 64 to 74, Longfellow Road | Detailed Planning Permission | 0.6 | 46 | 0 | 0 |
| | | 2010/04914/PA Extant | | | | |
| S341 | Former car park site, Hudsons Drive | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.16 | 0 | 6 | 0 |
| | | | | | | |
| S344 | 1650 Pershore Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.51 | 0 | 45 | 0 |
| | | | | | | |
| S349 | 1403 to 1407 Pershore Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.05 | 0 | 2 | 0 |
| | | | | | | |
| S501 | Rear of 110 Middleton Hall Road | Detailed Planning Permission | 0.04 | 1 | 0 | 0 |
| | | 2010/00502/PA | | | | |
| S506 | Rear of 3 to 11 Ivy Road | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2011/06240/PA | | | | |
| S507 | 49 Hazelwell Street | Detailed Planning Permission | 0.04 | 3 | 0 | 0 |
| | | 2010/03482/PA | | | | |
| S527 | Land at Hazlewell Lane and Pershore Road | Outline Planning Permission | 4.11 | 0 | 0 | 0 |
| | | 2010/05404/PA | | | | |
| S551 | 266 to 270 Viacarage Road | Detailed Planning Permission | 0.09 | 7 | 0 | 0 |
| | | 2011/08529/PA | | | | |
| S588 | BVT Estate Office, Oak Tree Lane, Bournville | Other Opportunity not in BDP Growth Area - Identified by Developer | 0.35 | 10 | 0 | 0 |
| | | | | | | |
| S639 | 1853 to 1855 Pershore Road | Under Construction | 0.04 | 6 | 0 | 0 |
| | | | | | | |
| S641 | adj 49 Ivy Road | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2012/04820/PA | | | | |

Brandwood

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|--|------------|----------------|------------|-----------------|
| S38 | Allenscroft Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.07 | 0 | 1 | 0 |
| | | | | | | |
| S45 | Broadmeadow Close A | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.06 | 7 | 0 | 0 |
| | | | | | | |
| S52 | Dawberry Road next to 72 | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.07 | 0 | 2 | 0 |
| | | | | | | |
| S65 | Newick Grove (adj 14) | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.09 | 0 | 2 | 0 |
| | | | | | | |
| S75 | 8-10 Shelfield Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.22 | 14 | 0 | 0 |
| | | | | | | |
| S126 | Land adjacent to 177 Dawberry Fields Road | Detailed Planning Permission 2012/08295/PA | 0.24 | 7 | 0 | 0 |
| | | | | | | |
| S127 | Land adjacent to 41-43 Millbrook Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.07 | 0 | 3 | 0 |
| | | | | | | |
| S128 | Druids Lane site, Druids Heath | Other Opportunity not in BDP Growth Area - Identified by City Council BMHT Site appraisal being undertaken on 150 | 84.41 | 0 | 250 | 50 |
| | | | | | | |
| S356 | Between 17 and 39 and rear of Kings Road | Allocated in Adopted Plan UDP 2005 (H57) | 0.86 | 0 | 0 | 34 |
| | | | | | | |
| S358 | Dawberry Allotments (part of), Off Harton Way | Allocated in Adopted Plan UDP 2005 (H56) BCC Planning Application submitted (2013). | 1.72 | 48 | 0 | 0 |
| | | | | | | |
| S372 | 194 to 196 Sunderton Road | Detailed Planning Permission 2012/00744/PA Extant | 0.14 | 3 | 0 | 0 |
| | | | | | | |
| S376 | 108 Livingstoen Road | Outline Planning Permission 2011/05350/PA Extant | 0.08 | 0 | 1 | 0 |
| | | | | | | |
| S379 | Rear of 20 Redwood Croft | Detailed Planning Permission 2011/05311/PA | 0.11 | 4 | 0 | 0 |
| | | | | | | |
| S531 | Shalnecote Grove | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.06 | 0 | 0 | 2 |
| | | | | | | |
| S542 | MillPool Hill Marina | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.88 | 0 | 40 | 0 |
| | | | | | | |

Brandwood

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|------------------------------|------------|-------------------|------------|--------------------|
| S643 | 70 Colmore Road | Detailed Planning Permission | 0.06 | 3 | 0 | 0 |
| | | 2012/03394/PA | | | | |
| S644 | Adjacent 25 Westminster Drive | Outline Planning Permission | 0.14 | 3 | 0 | 0 |
| | | 2012/06050/PA | | | | |
| S645 | adjacent 299A Alcester Road South | Outline Planning Permission | 0.06 | 5 | 0 | 0 |
| | | 2012/06586/PA | | | | |
| S646 | Land adjacent 25 Beechwood Road | Detailed Planning Permission | 0.07 | 1 | 0 | 0 |
| | | 2012/04185/PA | | | | |
| S654 | Rear of 249 to 251 Alcester Road South | Detailed Planning Permission | 0.08 | 3 | 0 | 0 |
| | | 2012/02223/PA | | | | |
| S673 | 208 Monyhull Hall Road | Outline Planning Permission | 0.24 | 0 | 6 | 0 |
| | | 2012/07072/PA | | | | |

Edgbaston

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|--|------------|----------------|------------|-----------------|
| S3 | The Princess Royal Centre | Detailed Planning Permission | 0.97 | 82 | 0 | 0 |
| | | 2010/04807/PA | | | | |
| S23 | 186, Harborne Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.18 | 0 | 4 | 0 |
| | | | | | | |
| S24 | 184, Harborne Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.17 | 0 | 5 | 0 |
| | | | | | | |
| S56 | Foster Way site A | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.11 | 0 | 0 | 3 |
| | | | | | | |
| S134 | 16 Frederick Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.32 | 0 | 0 | 16 |
| | | | | | | |
| S137 | 29 Harrisons Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.24 | 0 | 0 | 10 |
| | | | | | | |
| S142 | Land adjacent to 16 Straut Close | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 1 | 0 |
| | | | | | | |
| S316 | 128 Portland Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.14 | 0 | 6 | 0 |
| | | | | | | |
| S318 | 323 to 327, Hagley Road | Detailed Planning Permission | 0.13 | 17 | 0 | 0 |
| | | 2010/04016/PA | | | | |
| S319 | Part 125 Portland Road | Under Construction | 0.07 | 1 | 0 | 0 |
| | | | | | | |
| S332 | Land Adjacent 14 Pritchatts Road | Detailed Planning Permission | 0.1 | 1 | 0 | 0 |
| | | 2013/00061/PA | | | | |
| S334 | Rear of 78 to 96 Hagley Road | Under Construction | 0.71 | 31 | 0 | 0 |
| | | | | | | |
| S335 | 35a Portland Road | Detailed Planning Permission | 0.2 | 2 | 0 | 0 |
| | | 2012/07638/PA | | | | |
| S336 | Land Corner of Harold Road and Waterworks Road | Under Construction | 0.1 | 10 | 0 | 0 |
| | | 2009/01375/PA | | | | |
| S352 | Site of 248 to 250 Bristol Road | Detailed Planning Permission | 0.47 | 4 | 0 | 0 |
| | | 2012/01169/PA | | | | |

Edgbaston

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---------------------------------|--|------------|-------------------|------------|--------------------|
| S364 | Lee Bank Middleway, Spring Road | Under Construction | 0.9 | 45 | 0 | 0 |
| | | | | | | |
| S400 | 197 to 199 Hagley Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.11 | 8 | 0 | 0 |
| | | | | | | |
| S420 | 21 Clarendon Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.13 | 1 | 0 | 0 |
| | | | | | | |
| S423 | 24 Somerset Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.55 | 0 | 1 | 0 |
| | | | | | | |
| S448 | 9 to 11 St Augustines Road | Under Construction | 0.16 | 6 | 0 | 0 |
| | | | | | | |
| S482 | 281 Hagley Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.24 | 0 | 0 | 10 |
| | | | | | | |
| S484 | 29, Rotton Park Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.1 | 0 | 0 | 6 |
| | | | | | | |
| S486 | 395, Gillott Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.1 | 0 | 0 | 2 |
| | | | | | | |
| S487 | STW Works | Allocated in Draft Plan | 2.99 | 90 | 0 | 0 |
| | | Birmingham Development Plan | | | | |
| S553 | Land adjacent 26A Elvetham Road | Detailed Planning Permission | 0.09 | 1 | 0 | 0 |
| | | 2011/07607/PA | | | | |
| S564 | 46 Westfield Road | Detailed Planning Permission | 0.29 | -4 | 0 | 0 |
| | | 2011/05643/PA | | | | |
| S577 | 269 Hagley Road | Detailed Planning Permission | 0.1 | 1 | 0 | 0 |
| | | 2011/08743/PA | | | | |
| S595 | Westbourne Road | Detailed Planning Permission | 1.47 | 53 | 0 | 0 |
| | | 2011/00725/PA | | | | |
| S603 | 229 Hagley Road | Detailed Planning Permission | 0.13 | 4 | 0 | 0 |
| | | 2012/02111/PA | | | | |
| S618 | 98 Bristol Road | Detailed Planning Permission | 0.14 | -2 | 0 | 0 |
| | | 2012/06425/PA | | | | |

Edgbaston

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|------------------------|------------------------------|------------|-------------------|------------|--------------------|
| S626 | 21 Tylney Close | Detailed Planning Permission | 0.08 | 4 | 0 | 0 |
| | | 2012/06951/PA | | | | |
| S636 | 30 Westfield Road | Detailed Planning Permission | 0.52 | 0 | 0 | 0 |
| | | 2012/04777/PA | | | | |
| S666 | Edgbaston Cricket Club | Under Construction | 1.5 | 79 | 0 | 0 |
| | | | | | | |
| S674 | Edgbaston Cricket Club | Detailed Planning Permission | 0.72 | 121 | 0 | 0 |
| | | 2011/05161/PA | | | | |

Erdington

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|--|------------|----------------|------------|-----------------|
| E176 | Site between 133 & 131a Short Heath Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 0 | 2 |
| | | | | | | |
| E211 | Lyndhurst Estate | Under Construction | 14.68 | 200 | 116 | 0 |
| | | 52 with detailed PPs, remainder Outline PP | | | | |
| E212 | Topcroft Road (rear 8) | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.07 | 0 | 2 | 0 |
| | | | | | | |
| E213 | Former Court Lane Allotments Baldmoor Lake Road | Outline Planning Permission | 3.77 | 124 | 0 | 0 |
| | | 2010/06527/PA | | | | |
| E296 | Rear of 296 to 306 Gravelly Lane | Detailed Planning Permission | 0.18 | 12 | 0 | 0 |
| | | 2011/00652/PA Extant | | | | |
| E298 | 99 to 103 Station Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.05 | 0 | 8 | 0 |
| | | | | | | |
| E301 | 124 Wood End Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.03 | 0 | 2 | 0 |
| | | | | | | |
| E306 | Above 247 High Street | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.01 | 0 | 2 | 0 |
| | | | | | | |
| E332 | Lane at Spring Lane | Allocated in Adopted Plan | 0.87 | 0 | 0 | 35 |
| | | UDP 2005 (HR44A) | | | | |
| E341 | 779 to 787 Chester Road | Detailed Planning Permission | 0.26 | 48 | 0 | 0 |
| | | 2012/01580/PA | | | | |
| E343 | Adjacent 4 Orphanage Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.11 | 0 | 8 | 0 |
| | | | | | | |
| E377 | Adjacent 250 Holly Lane | Under Construction | 0.04 | 1 | 0 | 0 |
| | | | | | | |
| E379 | Nocks Brickworks, Holly Lane | Outline Planning Permission | 6.34 | 0 | 250 | 0 |
| | | 2013/02792/PA Extant | | | | |
| E381 | 4 to 8 Bowcroft Grove | Detailed Planning Permission | 0.2 | 10 | 0 | 0 |
| | | 2012/05750/PA | | | | |
| E382 | Between 16 and 22, Yenton Grove | Under Construction | 0.1 | 5 | 0 | 0 |
| | | 2012/05750/PA | | | | |

Erdington

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|---|------------|----------------|------------|-----------------|
| E383 | Land between Yenton Grove and Bowcroft Grove | Detailed Planning Permission | 0.31 | 24 | 0 | 0 |
| | | 2012/05750/PA | | | | |
| E384 | Land between Bowcroft Grove and Chase Grove | Detailed Planning Permission | 0.45 | 16 | 0 | 0 |
| | | 2012/05750/PA | | | | |
| E385 | Adjacent 9 Chase Grove | Detailed Planning Permission | 0.1 | 1 | 0 | 0 |
| | | 2012/05750/PA | | | | |
| E386 | Site of 2 to 16 Hervey Grove | Detailed Planning Permission | 0.54 | 23 | 0 | 0 |
| | | 2012/05750/PA | | | | |
| E387 | 19 to 23 Hervey Grove | Under Construction | 0.24 | 9 | 0 | 0 |
| | | 2012/05750/PA | | | | |
| E388 | Site of 4 and 6 Hayes Grove | Under Construction | 0.14 | 7 | 0 | 0 |
| | | 2012/05750/PA | | | | |
| E490 | Land off Goosemoor Lane Erdington | Under Construction | 1.46 | 14 | 0 | 0 |
| | | | | | | |
| E515 | Camberley Grove, Short Heath | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.26 | 0 | 7 | 0 |
| | | | | | | |
| E517 | Rookery Park, Western Road, Erdington | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.43 | 0 | 17 | 0 |
| | | | | | | |
| E523 | 893 to 895 Chester Road | Detailed Planning Permission | 0.13 | 2 | 0 | 0 |
| | | 2012/02832/PA | | | | |
| E524 | 105a Church Road | Detailed Planning Permission | 0.03 | 1 | 0 | 0 |
| | | 2012/04230/PA | | | | |
| E538 | 2a Harrison Road | Detailed Planning Permission | 0.1 | 7 | 0 | 0 |
| | | 2012/06439/PA | | | | |
| E541 | 72 and 74 Grange Road | Detailed Planning Permission | 0.15 | -2 | 0 | 0 |
| | | 2012/07945/PA | | | | |
| E553 | 5 Machin Road and 83 Summer Road | Outline Planning Permission | 0.07 | 0 | 11 | 0 |
| | | 2012/06007/PA | | | | |
| E557 | 1 to 41 Sutton Road | Outline Planning Permission | 0.24 | 15 | 0 | 0 |
| | | 2011/08251/PA | | | | |

Erdington

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|---|------------|-------------------|------------|--------------------|
| E561 | Adjacent 4 Yenton Grove | Detailed Planning Permission | 0.04 | 1 | 0 | 0 |
| | | 2012/05750/PA | | | | |
| E586 | Unit 1 Stuart Court Gravelly Lane | Permitted Development (B1a to C3) | 0.02 | 6 | 0 | 0 |
| | | Permission no longer required: May 2013 | | | | |
| E587 | Six Ways House, 15 Sutton New Road | Permitted Development (B1a to C3) | 0.08 | 9 | 0 | 0 |
| | | Permission no longer required: May 2013 | | | | |
| E588 | 239 High Street | Permitted Development (B1a to C3) | 0.01 | 3 | 0 | 0 |
| | | Permission no longer required: May 2013 | | | | |
| E589 | 65 Gravelly Lane | Detailed Planning Permission | 0.01 | 0 | 2 | 0 |
| | | 2012/02975/PA | | | | |
| E597 | Land adjacent The Leopard Public House | Detailed Planning Permission | 0.04 | 5 | 0 | 0 |
| | | 2011/01787/PA | | | | |
| E605 | Rear of 547 Holly Lane | Under Construction | 0.03 | 1 | 0 | 0 |
| | | 2010/02753/PA | | | | |
| E606 | 156 Springthorpe Road | Detailed Planning Permission | 0.01 | 1 | 0 | 0 |
| | | 2010/05831/PA | | | | |
| E608 | 26 Broadfields Road | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2011/03615/PA | | | | |

Hall Green

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|--|------------|----------------|------------|-----------------|
| S29 | Adjacent 163, Cole Valley Road | Under Construction | 0.13 | 3 | 0 | 0 |
| | | | | | | |
| S51 | Chilcote Close | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.06 | 0 | 2 | 0 |
| | | | | | | |
| S153 | 188 Robin Hood Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.22 | 0 | 9 | 0 |
| | | | | | | |
| S154 | Land To the rear of 5-29 Doveridge Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.32 | 0 | 13 | 0 |
| | | | | | | |
| S156 | 1320 Stratford Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.85 | 0 | 34 | 0 |
| | | | | | | |
| S158 | 293-313 Shaftmoor Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.42 | 0 | 5 | 0 |
| | | | | | | |
| S159 | 205-207 Lakey Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.12 | 0 | 5 | 0 |
| | | | | | | |
| S160 | Land to the rear of 15-87 Cateswell Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 2.5 | 0 | 100 | 0 |
| | | | | | | |
| S161 | 23-31 Baldwins Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.48 | 0 | 15 | 0 |
| | | | | | | |
| S215 | Welby Road Hall Green | Detailed Planning Permission 2011/08739/PA | 0.93 | 43 | 0 | 0 |
| S411 | 275 Highfield Road | Detailed Planning Permission 2010/05110/PA Extant | 0.11 | 1 | 0 | 0 |
| S416 | 22 Burnaston Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.19 | 0 | 2 | 0 |
| | | | | | | |
| S418 | 146 to 156 Sarehole Road | Other Opportunity in BDP Growth Area Expired Planning Permission | 0.47 | 0 | 16 | 0 |
| S493 | 2 Cole Valley Road | Detailed Planning Permission 2010/01714/PA | 0.14 | 9 | 0 | 0 |
| S494 | 171 Cole Valley Road | Detailed Planning Permission 2010/03886/PA | 0.06 | 2 | 0 | 0 |

Hall Green

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|-------------------------------------|--|------------|-------------------|------------|--------------------|
| S619 | York House, 973 Stratford Road | Detailed Planning Permission | 0.07 | 8 | 0 | 0 |
| | | 2012/07564/PA | | | | |
| S651 | Rear of 82 to 86 Scribes Lane | Detailed Planning Permission | 0.04 | 2 | 0 | 0 |
| | | 2012/07033/PA | | | | |
| S652 | 59 and 69 to 75 Paradise Lane | Detailed Planning Permission | 0.53 | 9 | 0 | 0 |
| | | 2010/03703/PA | | | | |
| S653 | Rear of 19 Tixall Road | Detailed Planning Permission | 0.03 | 1 | 0 | 0 |
| | | 2012/01924/PA | | | | |
| S663 | Former Bowling Green, Overton Close | Other Opportunity not in BDP Growth Area - Identified by Developer | 0.41 | 14 | 0 | 0 |
| | | PA Submitted | | | | |
| S668 | 265 Baldwins Lane | Detailed Planning Permission | 0.03 | 1 | 0 | 0 |
| | | 2012/00510/PA | | | | |
| S670 | 42 Delamare Road | Detailed Planning Permission | 0.06 | 1 | 0 | 0 |
| | | 2011/01485/PA | | | | |
| S671 | Land fronting Palmcourt Avenue | Detailed Planning Permission | 0.03 | 1 | 0 | 0 |
| | | 2012/01830/PA | | | | |

Handsworth Wood

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|--|------------|----------------|------------|-----------------|
| N7 | Friary Gardens | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.3 | 0 | 0 | 6 |
| | | | | | | |
| N8 | Park Hill/Hamstead Hill | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.77 | 0 | 10 | 0 |
| | | | | | | |
| N178 | Site adjacent 15 Hamstead Hall Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.14 | 0 | 0 | 6 |
| | | | | | | |
| N179 | 14 Handsworth Wood Road | Other Opportunity in BDP Growth Area | 0.21 | 0 | 3 | 0 |
| | | Identified by Consultants (ENTEC) | | | | |
| N180 | 15 Stockwell Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.35 | 0 | 0 | 14 |
| | | | | | | |
| N181 | 26 Coopers Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.07 | 0 | 1 | 0 |
| | | | | | | |
| N182 | Site rear of and including 1Clent Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.61 | 0 | 24 | 0 |
| | | | | | | |
| N184 | Site between 6 & 16 Butler's Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.19 | 0 | 0 | 2 |
| | | | | | | |
| N185 | Site adjacent 6 Devonshire Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.09 | 0 | 0 | 1 |
| | | | | | | |
| N286 | Land adjacent Upland Public House, Oxhill Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.35 | 0 | 19 | 0 |
| | | | | | | |
| N288 | Site of Upland Public House, Oxhill Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.36 | 0 | 13 | 0 |
| | | | | | | |
| N299 | Land Adjacent 2 to 4 Trafalgar Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.1 | 4 | 0 | 0 |
| | | Allocated in Non Statutory Plan. Soho Road LAP | | | | |
| N302 | Adjacent 21 Church Lane | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2011/04943/PA Extant | | | | |
| N308 | Land adjacent 14 Leopold Avenue | Under Construction | 0.05 | 1 | 0 | 0 |
| | | | | | | |
| N309 | Browns Green | Detailed Planning Permission | 4.29 | 155 | 0 | 0 |
| | | 2010/00524/PA | | | | |

Handsworth Wood

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|------------------------------------|---|------------|----------------|------------|-----------------|
| N324 | Rear of 82 Handsworth Wood Road | Detailed Planning Permission | 0.05 | 2 | 0 | 0 |
| | | 2013/06556/PA | | | | |
| N397 | 33 Wellington Road | Under Construction | 0.14 | 5 | 0 | 0 |
| | | | | | | |
| N436 | 29 Somerset Road | Under Construction | 0.14 | 2 | 0 | 0 |
| | | | | | | |
| N511 | 56-86 Holyhead Road | Allocated in Draft Plan | 1.8 | 0 | 0 | 30 |
| | | A41 Framework | | | | |
| N547 | Adjacent 40 Cranbrook Road | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2011/06768/PA | | | | |
| N549 | Rear of 82 Sandwell Road | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2011/07639/PA | | | | |
| N553 | 86 to 88 Stockwell Road | Detailed Planning Permission | 0.07 | 4 | 0 | 0 |
| | | 2011/01090/PA | | | | |
| N554 | Land Adjacent 2 Millfield Road | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2011/04379/PA | | | | |
| N555 | Rear of 32 Hamstead Hall Avenue | Detailed Planning Permission | 0.01 | 1 | 0 | 0 |
| | | 2011/04379/PA | | | | |
| N572 | 116 Church Lane | Detailed Planning Permission | 0.04 | -1 | 0 | 0 |
| | | 2011/04373/PA | | | | |
| N580 | Hawthorn House, Hamstead Hall Road | Detailed Planning Permission | 1.03 | 1 | 0 | 0 |
| | | 2011/06069/PA | | | | |
| N589 | 92 Handsworth Wood Road | Detailed Planning Permission | 0.2 | -1 | 0 | 0 |
| | | 2012/00627/PA | | | | |
| N607 | The Grove Public House, Grove Lane | Detailed Planning Permission | 0.01 | 1 | 0 | 0 |
| | | 2012/01388/PA | | | | |
| N648 | Posey Close | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.16 | 6 | 0 | 0 |
| | | | | | | |

Harborne

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|--|------------|----------------|------------|-----------------|
| S13 | The Oaklands, Weather Oaks | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.38 | 20 | 0 | 0 |
| | | | | | | |
| S69 | Sedgehill Avenue (rear 25) | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.11 | 0 | 3 | 0 |
| | | | | | | |
| S143 | Land adjacent to 12 Northfield Road | Detailed Planning Permission 2013/01043/PA | 0.23 | 14 | 0 | 0 |
| S146 | 3 Serpentine Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.13 | 0 | 0 | 5 |
| | | | | | | |
| S148 | Land to the rear of The Green Man PH, Metchley Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.16 | 0 | 8 | 0 |
| | | | | | | |
| S149 | Land adjacent to 25 Woodbourne Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.18 | 0 | 0 | 2 |
| | | | | | | |
| S150 | 322-332 Hagley Road | Under Construction | 2.47 | 240 | 0 | 0 |
| | | | | | | |
| S151 | Land adjacent to 270 Hagley Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.3 | 0 | 17 | 0 |
| | | | | | | |
| S152 | Land adjacent to 296 Hagley Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.18 | 0 | 10 | 0 |
| | | | | | | |
| S216 | 61, High Street (Over) | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.06 | 0 | 0 | 3 |
| | | | | | | |
| S285 | Land bounded by Hight Street and Harborne Park Road and Albert Road and Albert Walk | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.11 | 0 | 17 | 0 |
| | | | | | | |
| S289 | 431 to 435, Hagley Road | Detailed Planning Permission 2010/06505/PA Extant | 0.49 | 30 | 0 | 0 |
| S308 | Land adjacent 1, St Johns Road | Detailed Planning Permission 2010/03044/PA | 0.2 | 12 | 0 | 0 |
| S310 | Site of 8 to 22, Harborne Park Road | Detailed Planning Permission 2010/00651/PA Extant | 0.08 | 6 | 0 | 0 |
| S313 | Land rear of 140 to 146 Ravenhurst Road | Under Construction | 0.2 | 3 | 0 | 0 |
| | | | | | | |

Harborne

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|--|------------|----------------|------------|-----------------|
| S314 | Land off Ravenhurst Road | Under Construction | 0.56 | 12 | 0 | 0 |
| | | | | | | |
| S315 | Portland Centre, Portland Road | Detailed Planning Permission | 3.4 | 115 | 0 | 0 |
| | | 2013/02668/PA | | | | |
| S317 | 278 Hagley Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.11 | 0 | 22 | 0 |
| | | | | | | |
| S431 | 91 Tennal Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.06 | 0 | 3 | 0 |
| | | | | | | |
| S485 | Rear of 2 to 26, Basrnsley Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.27 | 0 | 8 | 0 |
| | | | | | | |
| S514 | 4 Albany Road | Detailed Planning Permission | 0.07 | 6 | 0 | 0 |
| | | 2010/00957/PA | | | | |
| S522 | 425 Hagley Road | Detailed Planning Permission | 0.1 | 7 | 0 | 0 |
| | | 2010/05067/PA | | | | |
| S548 | Land rear of 78 to 80 Greenfield Road | Detailed Planning Permission | 0.06 | 3 | 0 | 0 |
| | | 2011/06191/PA | | | | |
| S568 | 80 Greenfield Road | Detailed Planning Permission | 0.02 | -1 | 0 | 0 |
| | | 2011/06191/PA | | | | |
| S584 | 42 Sandon Road | Detailed Planning Permission | 0.05 | 2 | 0 | 0 |
| | | 2012/00622/PA | | | | |
| S590 | Woodleigh Avenue, Harborne | Detailed Planning Permission | 0.36 | 14 | 0 | 0 |
| | | 2013/03141/PA | | | | |
| S601 | Scarlet Pimpernel Public House, Tennal Road | Detailed Planning Permission | 0.12 | 6 | 0 | 0 |
| | | 2012/01478/PA | | | | |
| S615 | 67 Ravenhurst Road | Detailed Planning Permission | 0.06 | -1 | 0 | 0 |
| | | 2012/06357/PA | | | | |
| S616 | 17 Bull Street | Detailed Planning Permission | 0.03 | 1 | 0 | 0 |
| | | 2012/06909/PA | | | | |
| S617 | 6 to 8 Willow Avenue | Detailed Planning Permission | 0.06 | -2 | 0 | 0 |
| | | 2012/06735/PA | | | | |

Harborne

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|---|------------|-------------------|------------|--------------------|
| S634 | Adjacent 7 Wentworth Gate | Detailed Planning Permission | 0.03 | 1 | 0 | 0 |
| | | 2012/01437/PA | | | | |
| S635 | 106 High Street | Under Construction | 0.22 | 9 | 0 | 0 |
| | | | | | | |
| S657 | Land rear of 31 Milford Copse | Detailed Planning Permission | 0.46 | 4 | 0 | 0 |
| | | 2010/06918/PA | | | | |
| S664 | 65 - 67 Cadnum Close | Detailed Planning Permission | 0.45 | 19 | 0 | 0 |
| | | 2012/02681/PA | | | | |
| S678 | Church House, 173-175 Harborne Park Road | Permitted Development (B1a to C3) | 0.27 | 10 | 0 | 0 |
| | | Permission no longer required: May 2013 | | | | |

Hodge Hill

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|---|------------|----------------|------------|-----------------|
| E26 | 20 Firs Farm Drive | Allocated in Adopted Plan | 0.14 | 0 | 3 | 0 |
| | | UDP 2005 (HR11) | | | | |
| E38 | Adjacent 95 Old Bromford Lane | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.11 | 0 | 3 | 0 |
| | | | | | | |
| E95 | Junction of Bromford Dr & Reynoldstown Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 0 | 2 |
| | | | | | | |
| E97 | Rear of 12 - 14 Pan Croft | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.13 | 0 | 3 | 0 |
| | | | | | | |
| E98 | Garages adj Thistle House | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 2 | 0 |
| | | | | | | |
| E99 | Garages adj 17 Blossom Grove | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 0 | 3 |
| | | | | | | |
| E100 | 61 - 67 Austy Close | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.14 | 0 | 2 | 0 |
| | | | | | | |
| E101 | Adjacent The Comet Public House, Collingbourne Avenue | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.12 | 0 | 5 | 0 |
| | | | | | | |
| E103 | Adjacent 138 Shawdales Road | Allocated in Adopted Plan | 0.13 | 0 | 0 | 5 |
| | | UDP 2005 (HR11) | | | | |
| E105 | 16 Coleshill Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.37 | 0 | 0 | 15 |
| | | | | | | |
| E106 | Between 17 Hyperion Road & 7 Papyrus Way | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.14 | 0 | 0 | 4 |
| | | | | | | |
| E107 | Adjacent 17 Papyrus Way | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.07 | 0 | 0 | 2 |
| | | | | | | |
| E108 | Junction of Tipperary Close & Trigo Croft | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.07 | 0 | 0 | 2 |
| | | | | | | |
| E109 | Adjacent 7 - 17 Hyperion Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.07 | 0 | 0 | 2 |
| | | | | | | |
| E110 | Land adjacent 25 Trigo Croft | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 0 | 2 |
| | | | | | | |

Hodge Hill

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|--|------------|-------------------|------------|--------------------|
| E111 | Rear of 19 - 25 Trigo Croft | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 0 | 2 |
| | | | | | | |
| E258 | 796 Washwood Heath Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.1 | 0 | 8 | 0 |
| | | | | | | |
| E284 | adjacent to 18 Warremn Road | Allocated in Adopted Plan UDP 2005 (HR9) | 0.12 | 2 | 0 | 0 |
| | | | | | | |
| E328 | Rear of Bromford Inn Public House, Bromford Lane | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.46 | 0 | 18 | 0 |
| | | | | | | |
| E351 | 140 Coleshill Road | Detailed Planning Permission 2012/08389/PA | 0.05 | 1 | 0 | 0 |
| | | | | | | |
| E375 | Adjacent 1 Wincanton Croft | Under Construction | 0.02 | 2 | 0 | 0 |
| | | | | | | |
| E376 | 117 Brockhurst Road | Under Construction | 0.05 | 1 | 0 | 0 |
| | | | | | | |
| E461 | Land fronting Wallbank Court and Church Walk | Detailed Planning Permission 2010/02280/PA | 0.12 | 6 | 0 | 0 |
| | | | | | | |
| E485 | Berrandale Road | Allocated in Adopted Plan UDP 2005 (HR11) | 1.17 | 0 | 60 | 0 |
| | | | | | | |
| E486 | Old Moat Way | Under Construction 2011/06154/PA | 0.5 | 18 | 0 | 0 |
| | | | | | | |
| E487 | Hyperion Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.32 | 0 | 0 | 13 |
| | | | | | | |
| E488 | Tipperary Close/Chipperfield Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.81 | 0 | 15 | 0 |
| | | | | | | |
| E489 | Chipperfield Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.86 | 0 | 15 | 0 |
| | | | | | | |
| E492 | The Barley Mow, St Margarets Road, Washwood Heath | Other Opportunity not in BDP Growth Area - Identified by Developer | 0.46 | 0 | 23 | 0 |
| | | | | | | |
| E502 | 270 to 274 Washwood Heath Road | Detailed Planning Permission 2011/06696/PA | 0.1 | -6 | 0 | 0 |
| | | | | | | |

Hodge Hill

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|---|------------|-------------------|------------|--------------------|
| E530 | 276 Washwood Heath Road | Detailed Planning Permission | 0.02 | -2 | 0 | 0 |
| | | 2012/04059/PA | | | | |
| E533 | 278 Washwood Heath Road | Detailed Planning Permission | 0.04 | -2 | 0 | 0 |
| | | 2012/04770/PA | | | | |
| E564 | St Phillips & St James Church Centre Hodge Hill Road | Detailed Planning Permission | 0.39 | 8 | 0 | 0 |
| | | 2012/02850/PA | | | | |
| E570 | Adjacent 1 Vallian Croft | Detailed Planning Permission | 0.01 | 1 | 0 | 0 |
| | | 2012/07374/PA | | | | |
| E584 | Holbrook Tower, Bromford Drive | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.68 | 0 | -89 | 0 |
| | | | | | | |
| E600 | William Cook Road | Under Construction | 0.04 | 3 | 0 | 0 |
| | | 2011/06218/PA | | | | |
| E604 | Fairholm Road | Detailed Planning Permission | 0.45 | 42 | 0 | 0 |
| | | 2011/05335/PA | | | | |

Kings Norton

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|---|------------|----------------|------------|-----------------|
| S17 | Rear of 251 to 277, Alvechurch Road | Detailed Planning Permission | 0.39 | 12 | 0 | 0 |
| | | 2011/02095/PA | | | | |
| S40 | Baldwin Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.3 | 0 | 12 | 0 |
| | | | | | | |
| S62 | Masshouse Lane | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.09 | 0 | 1 | 0 |
| | | | | | | |
| S162 | Kings Norton Estate Primrose Estate | Detailed Planning Permission | 14.47 | 53 | 0 | 0 |
| | | Multiple PAs | | | | |
| S165 | Kings Norton Estate Pool Farm | Under Construction | 34.9 | 154 | 0 | 0 |
| | | | | | | |
| S172 | Land adjacent to 39 Camp Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.27 | 0 | 5 | 0 |
| | | | | | | |
| S173 | 108 Wharf Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.25 | 0 | 10 | 0 |
| | | | | | | |
| S291 | 26 to 92 Grange Farm Road | Under Construction | 1.16 | 53 | 0 | 0 |
| | | | | | | |
| S534 | Stockmans Close | Detailed Planning Permission | 1 | 44 | 0 | 0 |
| | | 2012/04549/PA | | | | |
| S540 | Lakeside Centre, Lifford Lane, Kings Norton | Other Opportunity not in BDP Growth Area - Identified by Developer | 4.8 | 0 | 50 | 0 |
| | | | | | | |
| S547 | Rear of 53 Wychall Park Grove | Under Construction | 0.06 | 1 | 0 | 0 |
| | | | | | | |
| S550 | Adjacent 46 Bells Lane | Detailed Planning Permission | 0.49 | 1 | 0 | 0 |
| | | 2011/02792/PA | | | | |
| S569 | 122 Parsons Hill | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2011/07226/PA | | | | |
| S591 | Grange Farm Drive/Rednal Road Garages | Detailed Planning Permission | 0.08 | 2 | 0 | 0 |
| | | 2012/03507/PA | | | | |
| S607 | 20 The Green | Detailed Planning Permission | 0.05 | 1 | 0 | 0 |
| | | 2012/05130/PA | | | | |

Kings Norton

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|------------------------------------|---|------------|-------------------|------------|--------------------|
| S632 | Between 73 and 77 Grange Farm Road | Detailed Planning Permission | 0.05 | 2 | 0 | 0 |
| | | 2012/03506/PA | | | | |
| S633 | 456 Redhill Road | Detailed Planning Permission | 0.31 | 6 | 0 | 0 |
| | | 2012/05837/PA | | | | |
| S637 | 33 Grange Hill Road | Detailed Planning Permission | 0.22 | 1 | 0 | 0 |
| | | 2012/01175/PA | | | | |
| S638 | Rear 84 Beaks Hill Road | Detailed Planning Permission | 0.05 | 1 | 0 | 0 |
| | | 2012/04236/PA | | | | |
| S659 | 238 Pershore Road South | Detailed Planning Permission | 0.04 | 2 | 0 | 0 |
| | | 2010/04776/PA | | | | |
| S676 | 280 Pershore Road South | Permitted Development (B1a to C3) | 0.03 | 10 | 0 | 0 |
| | | Permission no longer required: May 2013 | | | | |

Kingstanding

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|--|------------|----------------|------------|-----------------|
| N15 | Kingstanding Road/Rushden Croft | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.52 | 0 | 10 | 0 |
| | | | | | | |
| N137 | Site to rear of 146-156 Rough Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.07 | 0 | 0 | 3 |
| | | | | | | |
| N138 | 72 Warren Farm Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.26 | 0 | 10 | 0 |
| | | | | | | |
| N140 | Site including 3 - 7 & 15, 17 Perry Common Road & 2 - 6 Turfpit Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.38 | 0 | 7 | 0 |
| | | | | | | |
| N141 | 35 Hawthorn Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.13 | 0 | 1 | 0 |
| | | | | | | |
| N375 | Parkhouse Drive and Faulkners Farm Drive | Detailed Planning Permission 2012/07432/PA | 0.21 | 5 | 0 | 0 |
| | | | | | | |
| N376 | 3 to 5 Danesbury Crescent | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.07 | 0 | 5 | 0 |
| | | | | | | |
| N385 | Dovedale Road, Kingstanding | Detailed Planning Permission UDP 2005 (HR1) | 5.64 | 198 | 0 | 0 |
| | | | | | | |
| N386 | Adjacent Perry Common School, fronting Enderbury Road | Allocated in Adopted Plan UDP 2005 (HR1) | 0.2 | 8 | 0 | 0 |
| | | | | | | |
| N497 | Osier Grove | Detailed Planning Permission 2012/07432/PA | 0.37 | 15 | 0 | 0 |
| | | | | | | |
| N499 | Lakes Road/Daisy Drive | Detailed Planning Permission 2012/07432/PA | 0.23 | 15 | 0 | 0 |
| | | | | | | |
| N500 | Lakes Road | Detailed Planning Permission 2012/07432/PA | 0.28 | 15 | 0 | 0 |
| | | | | | | |
| N501 | Parkhouse Drive/Suffield Grove | Detailed Planning Permission 2012/07432/PA | 0.3 | 15 | 0 | 0 |
| | | | | | | |
| N502 | Parkhouse Drive/Faulkners Farm Drive | Detailed Planning Permission 2012/07432/PA | 0.06 | 5 | 0 | 0 |
| | | | | | | |
| N520 | Faulkeners Farm Drive/Osier Grove | Detailed Planning Permission 2012/07432/PA | 0.34 | 5 | 0 | 0 |
| | | | | | | |

Kingstanding

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|------------------|------------------------------|------------|-------------------|------------|--------------------|
| N631 | 574 College Road | Detailed Planning Permission | 0.39 | 27 | 0 | 0 |
| | | 2012/00136/PA | | | | |

Ladywood

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|---|------------|----------------|------------|-----------------|
| CC1 | Ledsam Street | Allocated in Draft Plan | 3.38 | 0 | 0 | 152 |
| | | Birmingham Development Plan | | | | |
| CC2 | 83 to 97 Camden Street | Allocated in Adopted Plan | 0.39 | 0 | 0 | 20 |
| | | UDP 2005 (M30). Jewellery Quarter Framework SPG Expired Planning Permission | | | | |
| N2 | 38 Heath Street South and adjacent site | Allocated in Draft Plan | 14.59 | 0 | 200 | 0 |
| | | Birmingham Development Plan | | | | |
| N3 | Site corner of Monument Road & Ladywood Road | Detailed Planning Permission | 1.16 | 43 | 0 | 0 |
| | | 2012/07863/PA | | | | |
| N4 | IPL Site | Allocated in Draft Plan | 31.06 | 0 | 250 | 900 |
| | | Birmingham Development Plan - City Council owned | | | | |
| CC13 | 41 Cuild Close | Other Opportunity in BDP Growth Area | 0.14 | 0 | 0 | 5 |
| | | BCC surplus land - City Council owned | | | | |
| CC42 | Adj 240 Holiday St | Other Opportunity in BDP Growth Area | 0.19 | 0 | 0 | 13 |
| | | Identified by Consultants (ENTEC) - City Council owned | | | | |
| CC43 | 82 Granville St | Other Opportunity in BDP Growth Area | 0.16 | 0 | 0 | 11 |
| | | Identified by Consultants (ENTEC) | | | | |
| CC44 | Gas St / Berkely St | Other Opportunity in BDP Growth Area | 0.15 | 0 | 0 | 11 |
| | | Identified by Consultants (ENTEC) | | | | |
| CC45 | 55 - 65 Grosvenor St West | Other Opportunity in BDP Growth Area | 0.15 | 0 | 0 | 11 |
| | | Identified by Consultants (ENTEC) | | | | |
| CC54 | Land off Warstone Parade & Pemberton St | Allocated in Adopted Plan | 0.27 | 0 | 0 | 19 |
| | | UDP 2005 (M30). Jewellery Quarter Framework SPG | | | | |
| CC57 | 109 - 119 Carver St | Allocated in Adopted Plan | 0.18 | 0 | 0 | 13 |
| | | UDP 2005 (M30). Jewellery Quarter Framework SPG | | | | |
| CC60 | Summer Hill Road / Powell St | Allocated in Adopted Plan | 0.38 | 0 | 0 | 27 |
| | | UDP 2005 (M30). Jewellery Quarter Framework SPG | | | | |
| CC61 | Junction of Powell St / Summer Hill Terrace | Allocated in Adopted Plan | 0.23 | 0 | 0 | 16 |
| | | UDP 2005 (M30). Jewellery Quarter Framework SPG | | | | |
| CC63 | between Camden St / Albion St / Camden Dr | Allocated in Adopted Plan | 0.71 | 0 | 0 | 50 |
| | | UDP 2005 (M30). Jewellery Quarter Framework SPG | | | | |

Ladywood

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|-------|--|---|------------|----------------|------------|-----------------|
| CC65 | Legge La / Camden Dr /Slone St | Detailed Planning Permission | 1.06 | 18 | 0 | 0 |
| | | 2012/00952/PA | | | | |
| CC71 | 86 - 86C Old Snow Hill | Detailed Planning Permission | 0.09 | 1 | 0 | 0 |
| | | 2012/05339/PA | | | | |
| CC72 | Warehouse, Corner Lionel St / Ludgate Hill | Allocated in Adopted Plan | 0.09 | 0 | 0 | 6 |
| | | UDP 2005 (M30). Jewellery Quarter Framework SPG | | | | |
| CC73 | Mary Ann Street between Consitution Hill & Railway | Allocated in Adopted Plan | 0.2 | 0 | 0 | 14 |
| | | UDP 2005 (M30) Jewellery Quarter Framework SPG | | | | |
| CC74 | The Square, Ryland St | Other Opportunity in BDP Growth Area | 0.73 | 0 | 0 | 51 |
| | | Identified by Consultants (ENTEC) | | | | |
| CC76 | Land between Old Show Hill / Lionel St / Railway | Allocated in Adopted Plan | 0.38 | 0 | 0 | 27 |
| | | UDP 2005 (M30). Jewellery Quarter Framework SPG | | | | |
| CC77 | Between 62 & 90 Constitution Hill | Detailed Planning Permission | 0.23 | 109 | 0 | 0 |
| | | 2013/00361/PA Extant | | | | |
| CC119 | 35 to 38 Summer Hill Road | Allocated in Adopted Plan | 0.06 | 0 | 0 | 4 |
| | | UDP 2005 (M30). Jewellery Quarter Framework SPG. Expired Planning Permission | | | | |
| CC126 | 5 Powell Street | Allocated in Adopted Plan | 0.08 | 0 | 0 | 6 |
| | | UDP 2005 (M30). Jewellery Quarter Framework SPG | | | | |
| CC128 | 30 to 33 Sherborne Street | Outline Planning Permission | 0.12 | 0 | 7 | 0 |
| | | 2011/00640/PA | | | | |
| CC129 | Old Union Mill, Grosvenor Street West | Other Opportunity in BDP Growth Area | 0.15 | 0 | 11 | 0 |
| | | Expired Planning Permission (2011) - Site Cleared - City Council owned | | | | |
| CC130 | Former Council Depot, Sherborne Street | Outline Planning Permission | 0.49 | 0 | 35 | 0 |
| | | 2012/04442/PA | | | | |
| CC132 | Land corner of Carver Street and Warstone Lane | Under Construction | 0.7 | 98 | 0 | 0 |
| | | | | | | |
| CC133 | 41and 42 Tenby Street North | Allocated in Adopted Plan | 0.1 | 0 | 24 | 0 |
| | | UDP 2005 (M30). Jewellery Quarter Framework SPG. Expired Planning Permission. | | | | |
| CC134 | The Birmingham Mint, Icknield Street | Under Construction | 1.18 | 186 | 0 | 0 |
| | | | | | | |

Ladywood

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|-------|---|--|------------|----------------|------------|-----------------|
| CC135 | Land bounded by Pope Street, Moreton Street and Carver Street | Allocated in Adopted Plan | 0.39 | 0 | 0 | 14 |
| | | UDP 2005 (M30). Jewellery Quarter Framework SPG. Expired Planning Permission | | | | |
| CC136 | 47 to 50 Tenby Street North | Detailed Planning Permission | 0.11 | 14 | 0 | 0 |
| | | 2012/06886/PA | | | | |
| CC137 | 92 to 95 Carver Street | Detailed Planning Permission | 0.09 | 0 | 24 | 0 |
| | | 2010/07162/PA | | | | |
| CC139 | Land fronting Carver Street and Pope Street | Allocated in Adopted Plan | 0.31 | 0 | 0 | 138 |
| | | UDP 2005 (M30). Jewellery Quarter Framework SPG Expired Planning Permission | | | | |
| CC140 | Land fronting Carver Street and Pope Street | Allocated in Adopted Plan | 0.22 | 0 | 0 | 103 |
| | | UDP 2005 (M30). Jewellery Quarter Framework SPG. Expired Planning Permission | | | | |
| CC142 | Former Sandpits Industrial Estate, Summer Hill Street | Detailed Planning Permission | 0.44 | 0 | 133 | 0 |
| | | 2010/03100/PA Extant | | | | |
| CC143 | 121 to 137 Camden Street | Allocated in Adopted Plan | 0.18 | 0 | 43 | 0 |
| | | UDP 2005 (M30). Jewellery Quarter Framework SPG. Expired Planning Permission. | | | | |
| CC145 | 37 to 55 Camden Street | Detailed Planning Permission | 0.16 | 36 | 0 | 0 |
| | | 2011/03272/PA | | | | |
| CC147 | Land at Great Colmore Street and Grant Street | Under Construction | 0.72 | 132 | 0 | 0 |
| | | 2011/05873/PA | | | | |
| N148 | 164-206 Dudley Road | Other Opportunity in BDP Growth Area | 0.08 | 0 | 0 | 3 |
| | | Identified by City Council Officers - City Council owned | | | | |
| CC149 | Land bounded by Lee Bank Middleway and Bell Barn Road and Spring Street | Outline Planning Permission | 0.26 | 0 | 0 | 16 |
| | | 2001/05674/PA | | | | |
| CC150 | Land bounded by Lee Bank Middleway and Spring Street and Bristol Street | Outline Planning Permission | 1.47 | 0 | 50 | 0 |
| | | 2010/07236/PA Extant | | | | |
| CC153 | Land corner of Holliday Street and Bridge Street | Outline Planning Permission | 0.52 | 0 | 0 | 97 |
| | | 2010/06462/PA | | | | |
| CC155 | 212 to 223, Broad Street | Other Opportunity in BDP Growth Area | 0.31 | 0 | 0 | 31 |
| | | Outstanding Detailed Planning Permission will not be implemented. Site Partially Cleared | | | | |
| CC157 | Land corner of Granville Street and Holliday Street | Under Construction | 0.24 | 0 | 80 | 0 |
| | | | | | | |

Ladywood

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|-------|--|--|------------|-------------------|------------|--------------------|
| CC158 | Land corner of Ridley Street and Washington Street | Detailed Planning Permission | 0.12 | 49 | 0 | 0 |
| | | 2013/01089/PA | | | | |
| CC159 | Land fronting and adjacent 20 Exeter Street | Allocated in Adopted Plan | 0.26 | 0 | 18 | 0 |
| | | UDP 2005 (HR23). Expired Planning Permission | | | | |
| CC161 | Land corner of Exeter Passage and Windmill Street | Allocated in Adopted Plan | 0.16 | 0 | 66 | 0 |
| | | UDP 2005 (HR23). Expired Planning Permission | | | | |
| CC162 | Land between Florence Street and Ernest Street | Allocated in Adopted Plan | 0.25 | 0 | 72 | 0 |
| | | UDP 2005 (HR23) Expired Planning Permission | | | | |
| CC163 | Land fronting Florence Street and Ernest Street | Allocated in Adopted Plan | 0.15 | 0 | 61 | 0 |
| | | UDP 2005 (HR23) Expired Planning Permission | | | | |
| CC165 | 79 to 83 Holloway Head | Outline Planning Permission | 0.1 | 0 | 66 | 0 |
| | | 2011/03502/PA Extant | | | | |
| CC166 | 66 to 68 Severn Street | Detailed Planning Permission | 0.04 | 6 | 0 | 0 |
| | | 2011/07291/PA | | | | |
| CC167 | 43 to 49 Northwood Street | Allocated in Adopted Plan | 0.07 | 0 | 23 | 0 |
| | | UDP 2005 (M30). Jewellery Quarter Framework SPG. Expired Planning Permission | | | | |
| CC168 | 50 to 60 Northwood Street | Under Construction | 0.19 | 0 | 44 | 0 |
| | | | | | | |
| CC169 | 5 to 8 Caroline Street | Detailed Planning Permission | 0.07 | 5 | 0 | 0 |
| | | 2010/05921/PA | | | | |
| CC170 | 14 to 16 Regent Parade | Under Construction | 0.04 | 3 | 0 | 0 |
| | | | | | | |
| CC171 | 35 Vyse Street | Detailed Planning Permission | 0.06 | 2 | 0 | 0 |
| | | 2010/05135/PA | | | | |
| CC175 | Land corner of Edward Street and Helena Street and Scotland Street | Outline Planning Permission | 0.13 | 0 | 58 | 0 |
| | | 2012/03901/PA Extant | | | | |
| CC176 | Site of Convention Service Station, The Parade | Detailed Planning Permission | 0.2 | 0 | 63 | 0 |
| | | 2007//00063/PA | | | | |
| CC177 | 3 to 5 Legge Lane | Detailed Planning Permission | 0.11 | 0 | 15 | 0 |
| | | 2011/01188/PA | | | | |

Ladywood

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|-------|--|--|------------|----------------|------------|-----------------|
| CC179 | 29 Legge Lane | Detailed Planning Permission | 0.2 | 0 | 78 | 0 |
| | | 2013/01795/PA Extant | | | | |
| CC181 | 109 to 138 Northwood Street | Outline Planning Permission | 1.23 | 0 | 148 | 0 |
| | | 2010/00357/PA Extant | | | | |
| CC182 | 100 Charlotte Street | Allocated in Adopted Plan | 0.2 | 0 | 10 | 0 |
| | | UDP 2005 (M30). Jewellery Quarter Framework SPG. Expired Planning Permission | | | | |
| CC183 | 32 to 36 Albion Street | Under Construction | 0.12 | 2 | 0 | 0 |
| | | | | | | |
| CC184 | Land adjacent 5 Scotland Street | Detailed Planning Permission | 0.08 | 14 | 0 | 0 |
| | | 2012/02580/PA | | | | |
| CC185 | Land bounded by Great Charles Street, Ludgate Hill and Livery Street | Allocated in Adopted Plan | 0.82 | 0 | 0 | 59 |
| | | UDP 2005 (M30) Jewellery Quarter Framework SPG | | | | |
| CC187 | 1 and 2 Mary Ann Street | Detailed Planning Permission | 0.05 | 0 | 8 | 0 |
| | | 2013/00384/PA Extant | | | | |
| CC189 | 66 and 67 Great Hampton Street | Other Opportunity in BDP Growth Area | 0.09 | 0 | 6 | 0 |
| | | Expired Planning Permission | | | | |
| CC219 | Martineau Galleries, between Priory Queensway and Moor Street | Outline Planning Permission | 3.52 | 0 | 0 | 340 |
| | | 2005/07564/PA | | | | |
| CC239 | 119 to 123 Branston Street | Under Construction | 0.03 | 6 | 0 | 0 |
| | | 2006/05027/PA | | | | |
| CC241 | 30,32 & 34 Vittoria Street | Detailed Planning Permission | 0.05 | 0 | 9 | 0 |
| | | 2011/01030/PA | | | | |
| CC243 | 39 Warstone Lane | Detailed Planning Permission | 0.01 | 0 | 1 | 0 |
| | | 2011/06042/PA | | | | |
| CC245 | 27 and 28 Pemberton Street | Detailed Planning Permission | 0.03 | 0 | 2 | 0 |
| | | 2012/07293/PA | | | | |
| CC246 | 6 to 7 Legge Lane | Other Opportunity in BDP Growth Area | 0.06 | 0 | 8 | 0 |
| | | Expired Planning Permission | | | | |
| CC249 | 2 to 18 Vittoria Street | Detailed Planning Permission | 0.01 | 0 | 7 | 0 |
| | | 2012/00471/PA | | | | |

Ladywood

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|-------|--|---|------------|----------------|------------|-----------------|
| CC250 | 32 Frederick Street | Under Construction | 0.05 | 15 | 0 | 0 |
| | | | | | | |
| CC251 | 13 to 15 Caroline Street | Detailed Planning Permission | 0.04 | 8 | 0 | 0 |
| | | 2013/03080/PA | | | | |
| CC252 | 57 to 59 Tenby Street North | Detailed Planning Permission | 0.02 | 6 | 0 | 0 |
| | | 2010/04440/PA | | | | |
| CC253 | 14 and 15 Frederick Street | Under Construction | 0.04 | 1 | 0 | 0 |
| | | | | | | |
| CC263 | 49 TO 51 Holloway Head | Outline Planning Permission | 0.51 | 0 | 303 | 0 |
| | | 2010/06724/PA | | | | |
| CC264 | 121 Suffolk Street Queensway | Detailed Planning Permission | 0.09 | 14 | 0 | 0 |
| | | 2010/04896/PA | | | | |
| CC265 | 60 to 62 Constitution Hill | Detailed Planning Permission | 0.18 | 2 | 0 | 0 |
| | | 2012/01171/PA | | | | |
| CC267 | Richard Lorne House, St Vincent Street | Other Opportunity in BDP Growth Area | 0.49 | 32 | 0 | 0 |
| | | Site Cleared - BMHT Full business case being prepared | | | | |
| CC268 | Ernest Street and Holloway Head | Allocated in Adopted Plan | 0.12 | 0 | 0 | 55 |
| | | UDP 2005 (HR23). Expired Planning Permission | | | | |
| CC269 | Central Hall, Corporation Street | Other Opportunity in BDP Growth Area | 0.22 | 0 | 0 | 67 |
| | | Identified by City Council Officers - Conversion - City Council owned | | | | |
| N272 | Rear of 121 to 137, Rotton Park Road | Under Construction | 0.31 | 10 | 0 | 0 |
| | | | | | | |
| CC277 | 12 Regent Parade | Detailed Planning Permission | 0.1 | 8 | 0 | 0 |
| | | 2010/05781/PA | | | | |
| CC278 | Site of former Duke of York Public House, Hockley Hill | Detailed Planning Permission | 0.04 | 3 | 0 | 0 |
| | | 2011/01681/PA | | | | |
| CC282 | 33 to 37 Vittoria Street | Detailed Planning Permission | 0.05 | 2 | 0 | 0 |
| | | 2011/02263/PA | | | | |
| CC285 | UNIT 2 Vittoria Street | Detailed Planning Permission | 0.01 | 1 | 0 | 0 |
| | | 2011/08701/PA | | | | |

Ladywood

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|-------|---|---|------------|----------------|------------|-----------------|
| N290 | Land rear of Hagley Road and Monument Road | Detailed Planning Permission | 0.22 | 14 | 0 | 0 |
| | | 2010/04872/PA Extant | | | | |
| CC295 | Adjacent Birmingham Mint, Pemberton Street | Detailed Planning Permission | 0.08 | 8 | 0 | 0 |
| | | 2012/02078/PA | | | | |
| CC296 | 34 AND 35 Tenby Street | Detailed Planning Permission | 0.1 | 8 | 0 | 0 |
| | | 2012/01340/PA | | | | |
| CC297 | Land between Bristol Street and Rickman Drive | Detailed Planning Permission | 0.38 | 21 | 0 | 0 |
| | | 2012/08340/PA | | | | |
| CC298 | 83 TO 85 Caroline Street | Detailed Planning Permission | 0.08 | 12 | 0 | 0 |
| | | 2012/00943/PA | | | | |
| CC299 | Site of 36 and 38 Camden Street | Detailed Planning Permission | 0.01 | 2 | 0 | 0 |
| | | 2012/01775/PA | | | | |
| CC300 | Adjacent to York Terrace | Detailed Planning Permission | 0.2 | 13 | 0 | 0 |
| | | 2012/04621/PA | | | | |
| CC302 | 30 TO 34 Carver Street | Detailed Planning Permission | 0.09 | 24 | 0 | 0 |
| | | 2011/07054/PA | | | | |
| CC303 | 83 to 97 Camden Street | Detailed Planning Permission | 0.39 | 7 | 0 | 0 |
| | | 2012/05794/PA | | | | |
| CC304 | 5 Kingston Row | Detailed Planning Permission | 0.03 | 1 | 0 | 0 |
| | | 2011/07409/PA | | | | |
| CC305 | 38 George Street | Permitted Development (B1a to C3) | 0.01 | 1 | 0 | 0 |
| | | Permission no longer required: May 2013 | | | | |
| CC306 | Canterbury House | Permitted Development (B1a to C3) | 0.18 | 120 | 0 | 0 |
| | | Permission no longer required: May 2013 | | | | |
| CC307 | Devonshire House, 40 Great Charles Queensway | Permitted Development (B1a to C3) | 0.04 | 38 | 0 | 0 |
| | | Permission no longer required: May 2013 | | | | |
| CC310 | 50 to 54 Carver Street | Permitted Development (B1a to C3) | 0.07 | 8 | 0 | 0 |
| | | Permission no longer required: May 2013 | | | | |
| CC315 | 11 Tenby Street North | Under Construction | 0.17 | 7 | 0 | 0 |
| | | 2011/02204/PA | | | | |

Ladywood

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|-------------------------------------|---|------------|-------------------|------------|--------------------|
| N528 | Adjacent 121 Summerfield Crescent | Detailed Planning Permission | 0.03 | 1 | 0 | 0 |
| | | 2013/03655/PA Extant | | | | |
| N618 | 89 Summerfield Crescent | Detailed Planning Permission | 0.04 | 1 | 0 | 0 |
| | | 2012/08016/PA | | | | |
| N624 | Rear of 159 to 161 Rotton Park Road | Detailed Planning Permission | 0.05 | 1 | 0 | 0 |
| | | 2012/03567/PA | | | | |
| N628 | Metropolitan House, 1 Hagley Road | Permitted Development (B1a to C3) | 0.3 | 259 | 0 | 0 |
| | | Permission no longer required: May 2013 | | | | |

Longbridge

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|---|------------|----------------|------------|-----------------|
| S39 | Amroth Close | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.13 | 0 | 7 | 0 |
| | | | | | | |
| S66 | Newman Way Rear (114) | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.07 | 0 | 3 | 0 |
| | | | | | | |
| S89 | Arden Road Frankley site 1 | Other Opportunity not in BDP Growth Area - Identified by City Council | 2.98 | 0 | 0 | 50 |
| | | | | | | |
| S90 | Arden Road Frankley site 2 | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.18 | 0 | 0 | 10 |
| | | | | | | |
| S179 | 1401& 1405-1409 Bristol Road South | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.18 | 0 | 0 | 9 |
| | | | | | | |
| S182 | Land adjacent to 317 Leach Green Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.28 | 0 | 0 | 6 |
| | | | | | | |
| S183 | Land to the rear of 17-25 Wyre Close | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.3 | 0 | 12 | 0 |
| | | | | | | |
| S184 | Land to the rear of 1-19 Balaams Wood Drive | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.71 | 0 | 28 | 0 |
| | | | | | | |
| S224 | Former MG Rover works, Bristol Road South | Allocated in Adopted Plan | 7.49 | 0 | 250 | 100 |
| | | Longbridge AAP | | | | |
| S238 | Egghill Estate | Under Construction | 22 | 145 | 187 | 0 |
| | | | | | | |
| S251 | East Works Groveley Lane | Under Construction | 16.17 | 199 | 200 | 138 |
| | | | | | | |
| S255 | North Works, Bristol Road South | Allocated in Adopted Plan | 6.7 | 160 | 140 | 0 |
| | | Longbridge AAP | | | | |
| S466 | Birmingham Great Park, Bristol Road South | Under Construction | 1.37 | 11 | 0 | 0 |
| | | | | | | |
| S468 | Birmingham Great Park, Bristol Road South | Under Construction | 1.26 | 12 | 0 | 0 |
| | | | | | | |
| S537 | Lyttleton House, Ormond Road, Rednal | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.42 | 0 | 15 | 0 |
| | | | | | | |

Longbridge

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--------------------------------|---|------------|----------------|------------|-----------------|
| S586 | East of Lickey Road Longbridge | Other Opportunity in BDP Growth Area | 1.03 | 0 | 31 | 0 |
| | | Call for Sites Submission (2012) - PA Submitted | | | | |
| S608 | Drive House, Sheldon Drive | Detailed Planning Permission | 0.1 | 1 | 0 | 0 |
| | | 2011/07922/PA | | | | |
| S623 | East of Lickey Road Longbridge | Detailed Planning Permission | 0.73 | 19 | 0 | 0 |
| | | 2012/07066/PA | | | | |
| S677 | 1670 Bristol Road South | Permitted Development (B1a to C3) | 0.03 | 1 | 0 | 0 |
| | | Permission no longer required: May 2013 | | | | |

Lozells and East Handsworth

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|---|------------|----------------|------------|-----------------|
| N9 | Wellington Road, Aston | Allocated in Adopted Plan | 2.96 | 0 | 145 | 0 |
| | | Aston, Newtown and Lozells AAP | | | | |
| N11 | Wellington Road/Westminster Road | Allocated in Adopted Plan | 0.09 | 0 | 5 | 0 |
| | | Aston, Newtown and Lozells AAP | | | | |
| N33 | 54 and rear of 56 to 64, Villa Road | Other Opportunity in BDP Growth Area | 0.1 | 0 | 3 | 0 |
| | | Expired Planning Permission (2009) | | | | |
| N34 | 11, Maxwell Avenue | Detailed Planning Permission | 0.07 | 0 | 3 | 0 |
| | | 2013/00781/PA | | | | |
| N37 | Site of 71 to 77, Lozells Road | Other Opportunity in BDP Growth Area | 0.1 | 0 | 4 | 0 |
| | | Expired Planning Permission (2008) | | | | |
| N54 | Radnor Road | Allocated in Adopted Plan | 0.36 | 9 | 0 | 0 |
| | | Aston, Newtown and Lozells AAP | | | | |
| N56 | St George's Park | Detailed Planning Permission | 0.81 | 30 | 0 | 0 |
| | | 2011/06295/PA | | | | |
| N57 | Nursesey Road Church St | Allocated in Adopted Plan | 0.15 | 0 | 7 | 0 |
| | | Aston, Newtown and Lozells AAP | | | | |
| N79 | Douglas Road site A | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.27 | 10 | 0 | 0 |
| | | | | | | |
| N94 | Honeswode Close | Other Opportunity not in BDP Growth Area - Identified by Developer | 0.68 | 34 | 0 | 0 |
| | | Pre Application Discussions 2013 | | | | |
| N124 | Site adjacent to 58 Grove Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.14 | 0 | 5 | 0 |
| | | | | | | |
| N125 | 10 Dawson Road | Allocated in Draft Plan | 0.4 | 0 | 18 | 0 |
| | | A41/Soho Road AAP | | | | |
| N126 | 3 Ivy Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.08 | 0 | 0 | 4 |
| | | | | | | |
| N127 | Site off Rookery Road to rear of 21-43 Alfred Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.15 | 0 | 19 | 0 |
| | | | | | | |
| N128 | 8 Wills Street and adjacent site | Other Opportunity in BDP Growth Area | 0.19 | 0 | 8 | 0 |
| | | | | | | |

Lozells and East Handsworth

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|---|------------|----------------|------------|-----------------|
| N131 | 49 Roland Road | Detailed Planning Permission | 0.09 | 1 | 0 | 0 |
| | | 2012/07160/PA | | | | |
| N132 | Site adjacent and to rear of 13 Finch Road | Other Opportunity in BDP Growth Area | 0.08 | 0 | 3 | 0 |
| | | Identified by Consultants (ENTEC) - City Council owned | | | | |
| N133 | 92 & units 1-4 Hutton Road | Allocated in Adopted Plan | 0.18 | 0 | 9 | 0 |
| | | UDP 2005 (HR3) | | | | |
| N135 | Adjacent to 137 Wellington Road | Allocated in Adopted Plan | 0.11 | 0 | 6 | 0 |
| | | UDP 2005 (HR3) | | | | |
| N136 | Site adjacent to 214 Wellington Road | Allocated in Adopted Plan | 0.46 | 0 | 0 | 6 |
| | | UDP 2005 (HR3) | | | | |
| N303 | Land between Brunswick Road and Albert Road and Antrobus Road | Under Construction | 0.81 | 21 | 0 | 0 |
| | | 2010/02906/PA | | | | |
| N312 | 1 to 3 & rear of Naden Road | Detailed Planning Permission | 0.14 | 9 | 0 | 0 |
| | | 2012/05125/PA | | | | |
| N316 | Land adjacent 43 Gibson Road | Under Construction | 0.03 | 1 | 0 | 0 |
| | | | | | | |
| N318 | 84 to 90 Villa Road | Allocated in Adopted Plan | 0.19 | 0 | 23 | 0 |
| | | Aston, Newtown and Lozells AAP. Expired Planning Permission | | | | |
| N322 | 4A Grosvenor Road | Allocated in Adopted Plan | 0.13 | 0 | 5 | 0 |
| | | UDP 2005 (HR3). Expired Planning Permission. | | | | |
| N323 | The Endwood Public House, Hamstead Road | Allocated in Adopted Plan | 0.73 | 0 | 23 | 0 |
| | | UDP 2005 (HR3). Expired Planning Permission | | | | |
| N330 | Adjacent 4 Brecon Road | Other Opportunity in BDP Growth Area | 0.06 | 0 | 1 | 0 |
| | | Expired Planning Permission (2011) | | | | |
| N332 | Land between 21 to 31 Finch Road | Detailed Planning Permission | 0.11 | 6 | 0 | 0 |
| | | 2010/06881/PA | | | | |
| N335 | Land rear of 239 TO 263 Bubury Street | Detailed Planning Permission | 0.11 | 4 | 0 | 0 |
| | | 2011/02433/PA Extant | | | | |
| N341 | 11 and rear of 5 to 9 Havelock Road | Allocated in Adopted Plan | 0.09 | 0 | 2 | 0 |
| | | Aston, Newtown and Lozells AAP | | | | |

Lozells and East Handsworth

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|---|------------|----------------|------------|-----------------|
| N342 | 33 to 41 and rear of 25 to 31 Grosvenor Road | Allocated in Adopted Plan | 0.24 | 0 | 7 | 0 |
| | | UDP 2005 (HR3). Expired Planning Permission | | | | |
| N343 | Rear of 31 to 35 Grosvenor Road | Allocated in Adopted Plan | 0.13 | 0 | 5 | 0 |
| | | UDP 2005 (HR3) Aston, Newtown and Lozells AAP | | | | |
| N345 | 124 to 142 Wellington Road | Detailed Planning Permission | 0.25 | 11 | 0 | 0 |
| | | 2011/07420/PA | | | | |
| N346 | 158 Wellington Road | Allocated in Adopted Plan | 0.19 | 0 | 12 | 0 |
| | | UDP 2005 (HR23). Expired Planning Permission | | | | |
| N347 | West of Birchfield Road | Detailed Planning Permission | 2.6 | 111 | 0 | 0 |
| | | 2013/00613/PA | | | | |
| N349 | Corner of Livingstone Road and Westminster Road | Allocated in Adopted Plan | 0.3 | 0 | 7 | 0 |
| | | UDP 2005 (HR3). Expired Planning Permission | | | | |
| N489 | 107 Finch Road | Under Construction | 0.03 | 4 | 0 | 0 |
| | | | | | | |
| N493 | adjacent Crown and Cushion | Other Opportunity in BDP Growth Area | 0.32 | 0 | 14 | 0 |
| | | Outstanding Detailed Planning permission for 103 Student unlikely to be implemented | | | | |
| N496 | Lozells Street | Detailed Planning Permission | 0.61 | 22 | 0 | 0 |
| | | 2012/05346/PA | | | | |
| N504 | Carpenters Road | Allocated in Adopted Plan | 0.2 | 0 | 0 | 8 |
| | | Aston, Newtown and Lozells AAP | | | | |
| N507 | Villa Cross | Allocated in Adopted Plan | 0.9 | 0 | 0 | 12 |
| | | Aston, Newtown and Lozells AAP | | | | |
| N516 | St Theresa's Church Hall | Detailed Planning Permission | 0.36 | 42 | 0 | 0 |
| | | 2011/01254/PA | | | | |
| N518 | Wretham Road / Soho Hill | Allocated in Adopted Plan | 0.3 | 0 | 0 | 15 |
| | | Aston, Newtown and Lozells AAP | | | | |
| N521 | Anglesey Street | Allocated in Adopted Plan | 0.12 | 0 | 15 | 0 |
| | | Aston, Newtown and Lozells AAP | | | | |
| N522 | Bill House Soho Hill | Allocated in Draft Plan | 1.2 | 100 | 0 | 0 |
| | | A41/Soho Road. | | | | |

Lozells and East Handsworth

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|-------------------------------|------------------------------|------------|-------------------|------------|--------------------|
| N530 | Site of 33 to 37 Wills Street | Detailed Planning Permission | 0.05 | 3 | 0 | 0 |
| | | 2013/04185/PA | | | | |
| N556 | Adjacent 51 West Drive | Detailed Planning Permission | 0.04 | 1 | 0 | 0 |
| | | 2012/01190/PA | | | | |
| N557 | 41 Hamstead Road | Under Construction | 0.1 | 6 | 0 | 0 |
| | | | | | | |
| N565 | 57 Thornhill Road | Detailed Planning Permission | 0.03 | 2 | 0 | 0 |
| | | 2011/02447/PA | | | | |
| N569 | 10 and 12 Westminster Road | Detailed Planning Permission | 0.05 | 6 | 0 | 0 |
| | | 2011/07292/PA | | | | |
| N570 | 75 and 77 Villa Road | Detailed Planning Permission | 0.03 | 2 | 0 | 0 |
| | | 2011/03381/PA | | | | |
| N571 | 12 Haughton Road | Detailed Planning Permission | 0.03 | 2 | 0 | 0 |
| | | 2011/04218/PA | | | | |
| N582 | Fronting Gibson Road | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2011/05992/PA | | | | |
| N583 | 276 Soho Road | Detailed Planning Permission | 0.03 | -2 | 0 | 0 |
| | | 2011/06671/PA | | | | |
| N586 | 3 Whitehall Road | Detailed Planning Permission | 0.01 | 2 | 0 | 0 |
| | | 2011/08665/PA | | | | |
| N593 | 130-160 Soho Hill | Allocated in Draft Plan | 0.83 | 0 | 30 | 0 |
| | | A41/Soho Road AAP | | | | |
| N608 | 33 Robert Road | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2012/01739/PA | | | | |
| N609 | 24 Boughton Road | Detailed Planning Permission | 0.05 | 3 | 0 | 0 |
| | | 2012/02759/PA | | | | |
| N613 | 15 Wretham Road | Detailed Planning Permission | 0.03 | 1 | 0 | 0 |
| | | 2012/04565/PA | | | | |
| N614 | 146 to 148 Rookery Road | Detailed Planning Permission | 0.05 | 1 | 0 | 0 |
| | | 2012/05951/PA | | | | |

Lozells and East Handsworth

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|--|------------|-------------------|------------|--------------------|
| N616 | 42 Gold Hills Road | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2012/07373/PA | | | | |
| N619 | 117 Linwood Road | Detailed Planning Permission | 0.02 | 2 | 0 | 0 |
| | | 2012/07741/PA | | | | |
| N620 | 36 Rookery Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.23 | 0 | 10 | 0 |
| | | | | | | |
| N621 | Villa Cross | Detailed Planning Permission | 0.2 | 4 | 0 | 0 |
| | | 2012/03268/PA | | | | |
| N627 | adjacent The Red Lion Public House, Soho Road | Detailed Planning Permission | 0.04 | 2 | 0 | 0 |
| | | 2012/06359/PA | | | | |
| N644 | Villa Cross | Detailed Planning Permission | 0.05 | 4 | 0 | 0 |
| | | 2011/06748/PA | | | | |

Moseley and Kings Heath

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--------------------------------------|--|------------|----------------|------------|-----------------|
| S46 | Cadine Gardens | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.06 | 0 | 1 | 0 |
| | | | | | | |
| S185 | Land adjacent to 1 Sandhurst Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.21 | 0 | 10 | 0 |
| | | | | | | |
| S186 | Land adjacent to 8 Alcester Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.09 | 0 | 4 | 0 |
| | | | | | | |
| S187 | The Jug of Ale PH, 1 Park Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.14 | 0 | 7 | 0 |
| | | | | | | |
| S191 | Land adjacent to 24 Sandhurst Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.2 | 0 | 8 | 0 |
| | | | | | | |
| S192 | Land adjacent to 6 Moor Green Lane | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.4 | 0 | 16 | 0 |
| | | | | | | |
| S195 | Land adjacent to 91 Billesley Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.08 | 0 | 2 | 0 |
| | | | | | | |
| S196 | Land adjacent to 14-21 Ashdown Close | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.12 | 0 | 5 | 0 |
| | | | | | | |
| S197 | 124-132 Anderton Park Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.28 | 0 | 6 | 0 |
| | | | | | | |
| S198 | Land to rear 5 to 7 Park Hill | Detailed Planning Permission 2010/02369/PA | 0.25 | 5 | 0 | 0 |
| | | | | | | |
| S199 | 42 Westfield Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.11 | 0 | 4 | 0 |
| | | | | | | |
| S200 | Land adjacent to 30 Howard Road East | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 1 | 0 |
| | | | | | | |
| S361 | 82 Russel Road | Detailed Planning Permission 2012/07280/PA | 0.9 | 27 | 0 | 0 |
| | | | | | | |
| S378 | 156 to 162 (incl 154) Grange Road | Under Construction | 0.07 | 2 | 0 | 0 |
| | | | | | | |
| S381 | 50 School Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.2 | 0 | 15 | 0 |
| | | | | | | |

Moseley and Kings Heath

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--------------------------------|------------------------------|------------|-------------------|------------|--------------------|
| S383 | 120 to 126 Alcester Road | Detailed Planning Permission | 0.18 | 50 | 0 | 0 |
| | | 2010/04473/PA Extant | | | | |
| S393 | Adjacent 21 Sandford | Under Construction | 0.06 | 1 | 0 | 0 |
| | | | | | | |
| S426 | 169 Alcester Road | Detailed Planning Permission | 0.12 | 4 | 0 | 0 |
| | | 2011/02651/PA | | | | |
| S451 | 9 to 21 Heathfield | Detailed Planning Permission | 0.41 | 0 | 56 | 0 |
| | | 2012/07423/PA | | | | |
| S459 | 34 St Agnes Road | Under Construction | 0.07 | 5 | 0 | 0 |
| | | | | | | |
| S491 | Adjacent 45 Cotton Lane | Detailed Planning Permission | 0.06 | 1 | 0 | 0 |
| | | 2011/05766/PA | | | | |
| S518 | 113 and 115 Anderton Park Road | Detailed Planning Permission | 0.16 | 10 | 0 | 0 |
| | | 2010/04061/PA | | | | |
| S523 | 98 Alcester Road | Detailed Planning Permission | 0.13 | 2 | 0 | 0 |
| | | 2010/02652/PA | | | | |
| S530 | 139 Moor Green Lane | Detailed Planning Permission | 0.12 | 0 | 0 | 0 |
| | | 2013/03819/PA | | | | |
| S552 | 201 Russell Road | Detailed Planning Permission | 0.12 | 0 | 0 | 0 |
| | | 2010/06143/PA | | | | |
| S563 | 1C Ashfield Avenue | Detailed Planning Permission | 0.14 | 11 | 0 | 0 |
| | | 2011/02646/PA | | | | |
| S566 | 70 Blenheim Road | Detailed Planning Permission | 0.02 | -2 | 0 | 0 |
| | | 2011/06166/PA | | | | |
| S575 | 2 Oxford Road | Detailed Planning Permission | 0.14 | 1 | 0 | 0 |
| | | 2011/05748/PA | | | | |
| S606 | 89 Alcester Road South | Detailed Planning Permission | 0.03 | 2 | 0 | 0 |
| | | 2012/01129/PA | | | | |
| S609 | 2 Salisbury Road | Detailed Planning Permission | 0.03 | 2 | 0 | 0 |
| | | 2012/02582/PA | | | | |

Moseley and Kings Heath

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|----------------------------------|--|------------|----------------|------------|-----------------|
| S611 | 97 Sandford Road | Detailed Planning Permission | 0.05 | -2 | 0 | 0 |
| | | 2012/03018/PA | | | | |
| S613 | 220 Alcester Road | Detailed Planning Permission | 0.02 | -1 | 0 | 0 |
| | | 2012/04374/PA | | | | |
| S614 | 35 High Street | Detailed Planning Permission | 0.02 | 3 | 0 | 0 |
| | | 2012/06383/PA | | | | |
| S620 | 137 Alcester Road | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2012/07894/PA | | | | |
| S622 | 67 Springfield Road | Detailed Planning Permission | 0.15 | 1 | 0 | 0 |
| | | 2013/00118/PA | | | | |
| S647 | Milford Place, High Street | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2012/07681/PA | | | | |
| S648 | Land between 16 & 18 Bagnel Road | Detailed Planning Permission | 0.04 | 1 | 0 | 0 |
| | | 2012/07908/PA | | | | |
| S649 | 9 to 11 High Street | Detailed Planning Permission | 0.17 | 6 | 0 | 0 |
| | | 2012/08434/PA | | | | |
| S650 | 50 Cotton Lane | Detailed Planning Permission | 0.04 | 1 | 0 | 0 |
| | | 2012/04143/PA | | | | |
| S656 | 179 Alcester Road | Detailed Planning Permission | 0.3 | 11 | 0 | 0 |
| | | 2011/00922/PA | | | | |
| S661 | 23 to 27 Heathfield | Other Opportunity not in BDP Growth Area - Identified by Developer | 0.41 | 0 | 12 | 0 |
| | | Pre Application discussions | | | | |
| S662 | Rear of 9 to 21 Heathfield | Detailed Planning Permission | 0.16 | 10 | 0 | 0 |
| | | 2013/07556/PA | | | | |

Nechells

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|--|------------|----------------|------------|-----------------|
| E8 | Off Little Green Lane, Eversley Road | Other Opportunity in BDP Growth Area | 0.59 | 0 | 22 | 0 |
| | | Expired Planning Permission (2009) - Site Cleared | | | | |
| E47 | Carlton Road | Other Opportunity in BDP Growth Area | 0.12 | 0 | 0 | 5 |
| | | Identified by City Council Officers - City Council owned | | | | |
| E48 | Green Lane/Prince Albert Street | Other Opportunity in BDP Growth Area | 0.12 | 0 | 5 | 0 |
| | | Identified by City Council Officers | | | | |
| E72 | North Warwick Street | Other Opportunity in BDP Growth Area | 0.14 | 0 | 6 | 0 |
| | | Call for Sites Submission (2010) - City Council owned | | | | |
| CC81 | Land between Allison St / Coventry St / Meridan St | Other Opportunity in BDP Growth Area | 0.49 | 0 | 0 | 34 |
| | | Identified by Consultants (ENTEC) Pre Application Discussion 2011. | | | | |
| CC82 | 24-48 Moseley Road | Other Opportunity in BDP Growth Area | 0.26 | 0 | 0 | 18 |
| | | Identified by Consultants (ENTEC) - City Council owned | | | | |
| CC84 | 116 - 134 Bradford St | Other Opportunity in BDP Growth Area - Strategic Location | 0.41 | 0 | 0 | 29 |
| | | Identified by Consultants (ENTEC) | | | | |
| CC85 | 206 - 221 Bradford St | Other Opportunity in BDP Growth Area - Strategic Location | 0.07 | 0 | 0 | 5 |
| | | Identified by Consultants (ENTEC) | | | | |
| CC86 | Land between Green St & Bradford St | Other Opportunity in BDP Growth Area - Strategic Location | 0.68 | 0 | 0 | 48 |
| | | Identified by Consultants (ENTEC) | | | | |
| CC87 | Mosseley St / Rea St / Cheapside / Charles Henry St | Other Opportunity in BDP Growth Area - Strategic Location | 1.13 | 0 | 0 | 113 |
| | | Identified by City Council Officers | | | | |
| CC88 | Rea St / Land bounded by Moseley St / Bradford St / Barford St | Other Opportunity in BDP Growth Area - Strategic Location | 1.16 | 0 | 0 | 116 |
| | | Identified by City Council Officers | | | | |
| CC89 | St Eugines Court Rea ST | Other Opportunity in BDP Growth Area - Strategic Location | 0.2 | 0 | 0 | 20 |
| | | Identified by City Council Officers | | | | |
| CC91 | Wholesale markets , Barford St | Other Opportunity in BDP Growth Area - Strategic Location | 8.5 | 0 | 0 | 1000 |
| | | Identified by City Council Officers - Mixed Use - City Council owned | | | | |
| CC92 | Land bounded by Claybrook St / Skinner La / Pershore St / Hurst St | Other Opportunity in BDP Growth Area | 0.64 | 0 | 0 | 45 |
| | | Identified by Consultants (ENTEC) | | | | |
| CC95 | Between Lower Essex St / Kent St / Sherlock St / Hurst St | Other Opportunity in BDP Growth Area | 1.18 | 0 | 0 | 83 |
| | | Identified by Consultants (ENTEC) | | | | |

Nechells

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|-------|--|---|------------|----------------|------------|-----------------|
| CC101 | Junction of Bristol St / Belgrave Middleway / Sherlock St | Other Opportunity in BDP Growth Area | 4.26 | 0 | 250 | 180 |
| | | Pre Application Discussion | | | | |
| CC102 | Adjacent Magnolia House, Highgate St | Allocated in Adopted Plan | 0.54 | 0 | 0 | 24 |
| | | UDP 2005 (HR24) | | | | |
| CC103 | Emily St / Dymoke St / Darwin St, Highgate | Other Opportunity in BDP Growth Area | 5 | 0 | 0 | 225 |
| | | Call for Sites Submission (2011) | | | | |
| CC110 | Btw Barford S / Rea St South / Moseley St | Other Opportunity in BDP Growth Area - Strategic Location | 0.76 | 0 | 0 | 76 |
| | | Identified by City Council Officers | | | | |
| CC112 | Btw Sherlock St / Bishop St / Barford St | Other Opportunity in BDP Growth Area - Strategic Location | 0.52 | 0 | 0 | 52 |
| | | Identified by City Council Officers | | | | |
| E112 | Land bounded by Coventry Road/ Bolton Road/ Arthur Street | Allocated in Draft Plan | 0.72 | 0 | 36 | 0 |
| | | Bordesley Park AAP | | | | |
| CC113 | Rea St South | Other Opportunity in BDP Growth Area - Strategic Location | 1.67 | 0 | 0 | 123 |
| | | Call for Sites Submission | | | | |
| E113 | Rear of 389 - 393 Coventry Road | Other Opportunity in BDP Growth Area | 0.09 | 0 | 4 | 0 |
| | | Identified by Consultants (ENTEC) | | | | |
| E114 | 12 - 18 Whitmore Road | Other Opportunity in BDP Growth Area | 0.15 | 0 | 6 | 0 |
| | | Identified by Consultants (ENTEC) | | | | |
| E115 | 56 Golden Hillock Road | Other Opportunity in BDP Growth Area | 0.17 | 0 | 6 | 0 |
| | | Identified by Consultants (ENTEC) | | | | |
| E116 | Rear of 87 - 101 Bordesly Green | Other Opportunity in BDP Growth Area | 0.08 | 0 | 4 | 0 |
| | | Identified by Consultants (ENTEC) - City Council owned | | | | |
| CC164 | Site of 83 to 92 Bromsgrove Street | Detailed Planning Permission | 0.09 | 0 | 46 | 0 |
| | | 2010/00500/PA | | | | |
| CC190 | Land bounded by Wrentham Street and Kent Street and Gooch Street North | Detailed Planning Permission | 0.35 | 0 | 120 | 0 |
| | | 2010/06740/PA | | | | |
| CC193 | 113 Moseley Street | Under Construction | 0.12 | 8 | 0 | 0 |
| | | 2006/07133/PA | | | | |
| CC194 | 150 to 159 Moseley Street | Detailed Planning Permission | 0.12 | 57 | 0 | 0 |
| | | 2010/04884/PA Extant | | | | |

Nechells

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|-------|---|---|------------|----------------|------------|-----------------|
| CC195 | Former Westminster Works, Alcester Street and Cheapside | Detailed Planning Permission | 0.41 | 0 | 29 | 0 |
| | | 2010/01475/PA | | | | |
| CC203 | Typhoo Wharf, Bordesley Street | Detailed Planning Permission | 1.21 | 0 | 353 | 0 |
| | | 2012/03227/PA | | | | |
| CC204 | 130 to 144 Bromsgrove Street | Detailed Planning Permission | 0.27 | 0 | 162 | 0 |
| | | 2010/02473/PA Extant | | | | |
| CC206 | Former Silver Blades Ice Rink, Pershore Street | Detailed Planning Permission | 0.29 | 0 | 200 | 0 |
| | | 2010/05998/PA | | | | |
| CC207 | Land bounded by Bradford Street, Birchall Street and Green Street | Other Opportunity in BDP Growth Area - Strategic Location | 0.31 | 0 | 0 | 108 |
| | | Expired Planning Permission (2011) | | | | |
| CC208 | Connaught Square | Detailed Planning Permission | 1.67 | 0 | 0 | 167 |
| | | 2010/05280/PA | | | | |
| CC214 | Land bounded by Bradford Street/Birchall Street/Cheapside | Detailed Planning Permission | 0.97 | 0 | 0 | 325 |
| | | 2011/00917/PA Extant | | | | |
| E214 | 51 Bordesley Green | Other Opportunity in BDP Growth Area | 0.92 | 0 | 35 | 0 |
| | | Identified by City Council Officers | | | | |
| CC216 | Bull Ring trading Estate, High Street Deritend | Outline Planning Permission | 1.37 | 0 | 0 | 342 |
| | | 2011/05085/PA | | | | |
| CC217 | Land corner of Bradford Street and Alcester Street | Other Opportunity in BDP Growth Area - Strategic Location | 0.12 | 0 | 47 | 0 |
| | | Expired Planning Permission (2011) | | | | |
| CC218 | 46 to 48 Bradford Street | Other Opportunity in BDP Growth Area - Strategic Location | 0.1 | 0 | 0 | 10 |
| | | Expired Planning Permission | | | | |
| CC220 | Land bounded by Priory Queensway and Chapel Street | Outline Planning Permission | 1.13 | 0 | 200 | 0 |
| | | 2007/01816/PA | | | | |
| CC223 | Land bounded by Moseley Street, Moseley Road and Cheapside | Other Opportunity in BDP Growth Area - Strategic Location | 0.26 | 0 | 0 | 87 |
| | | Expired Planning Permission (2011) | | | | |
| CC224 | Land fronting Cheapside and Moseley Street | Other Opportunity in BDP Growth Area - Strategic Location | 0.5 | 0 | 0 | 156 |
| | | Expired Planning Permission (2011) | | | | |
| CC225 | 11 to 19 Moseley Road | Detailed Planning Permission | 0.04 | 14 | 0 | 0 |
| | | 2010/04129/PA Extant | | | | |

Nechells

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|-------|--|---|------------|----------------|------------|-----------------|
| CC228 | 230 Bradford Street | Other Opportunity in BDP Growth Area - Strategic Location | 0.7 | 0 | 0 | 254 |
| | | Expired Planning Permission | | | | |
| CC229 | Land corner of Warner Street and Warwick Street | Other Opportunity in BDP Growth Area - Strategic Location | 0.18 | 0 | 0 | 54 |
| | | Expired Planning Permission | | | | |
| CC230 | Land adjacent 83 Warwick Street | Detailed Planning Permission | 0.11 | 34 | 0 | 0 |
| | | 2010/04474/PA Extant | | | | |
| CC231 | 215 Bradford Street | Detailed Planning Permission | 0.23 | 0 | 0 | 100 |
| | | 2012/00208/PA Extant | | | | |
| CC234 | Land fronting Lawley Middleway | Outline Planning Permission | 0.29 | 0 | 0 | 80 |
| | | 2008/02942/PA | | | | |
| CC236 | Land corner Pitt Street and Lawley Middleway | Outline Planning Permission | 0.19 | 0 | 0 | 80 |
| | | 2008/02942/PA | | | | |
| CC237 | Land corner Lawley Middleway and Curzon Street | Outline Planning Permission | 0.49 | 0 | 150 | 0 |
| | | 2008/02942/PA | | | | |
| E238 | 361Coventry Road | Other Opportunity in BDP Growth Area | 0.11 | 0 | 9 | 0 |
| | | Expired Planning Permission | | | | |
| E242 | Land adjacent 221 Little Green Lane | Other Opportunity in BDP Growth Area | 0.07 | 0 | 2 | 0 |
| | | Expired Planning Permission | | | | |
| E243 | Land corner of Muntz Street and Grange Road | Other Opportunity in BDP Growth Area | 0.04 | 0 | 4 | 0 |
| | | Expired Planning Permission - Site Cleared | | | | |
| CC256 | 44 Bradford Street | Other Opportunity in BDP Growth Area - Strategic Location | 0.05 | 0 | 19 | 0 |
| | | Expired Planning Permission | | | | |
| CC257 | 234 to 236 Bradford Street | Other Opportunity in BDP Growth Area - Strategic Location | 0.12 | 0 | 58 | 0 |
| | | | | | | |
| CC281 | Ravenhurst Cottages, Ravenhurst Street | Detailed Planning Permission | 0.19 | 24 | 0 | 0 |
| | | 2011/00634/PA | | | | |
| CC288 | James Watt Queensway Aston/Street/Coleshill Street | Under Construction | 4.37 | 0 | 0 | 0 |
| | | | | | | |
| CC301 | Pint Pot Public House, Emily Street | Under Construction | 0.06 | 5 | 0 | 0 |
| | | | | | | |

Nechells

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|-------|--|---|------------|----------------|------------|-----------------|
| CC308 | Central Fire Station | Detailed Planning Permission | 0.68 | 300 | 0 | 0 |
| | | 2012/06882/PA | | | | |
| CC309 | 74 - 94 Bristol Street | Under Construction | 0.29 | 12 | 0 | 0 |
| | | 2012/03213/PA | | | | |
| CC311 | Former Harrison Drape Works, Lombard Street | Other Opportunity in BDP Growth Area - Strategic Location | 0.8 | 0 | 280 | 0 |
| | | Pre Application Discussions | | | | |
| CC312 | St Annes Church, Lombard Street | Other Opportunity in BDP Growth Area - Strategic Location | 0.48 | 0 | 150 | 0 |
| | | Site Cleared | | | | |
| CC313 | Gooch St North/Bromsgrove Street | Other Opportunity in BDP Growth Area | 0.58 | 0 | 0 | 58 |
| | | Site Cleared | | | | |
| E493 | Land at Cherrywood Road, Bordesley Green | Other Opportunity in BDP Growth Area | 1.61 | 0 | 66 | 0 |
| | | Preferred option in emerging AAP | | | | |
| E494 | Humpage Road/Cherrywood Road, Bordesley Green | Other Opportunity in BDP Growth Area | 2.65 | 0 | 106 | 0 |
| | | Preferred option in emerging AAP | | | | |
| E497 | Coventry Road | Other Opportunity in BDP Growth Area | 0.41 | 0 | 16 | 0 |
| | | Expired Planning Permission. Preferred Option in Emerging AAP | | | | |
| E508 | 494 Coventry Road | Detailed Planning Permission | 0.03 | 4 | 0 | 0 |
| | | 2012/00189/PA | | | | |
| E511 | Cherrywood Road | Other Opportunity in BDP Growth Area | 0.06 | 0 | 2 | 0 |
| | | Preferred option in emerging AAP | | | | |
| E512 | Cherrywood Road | Other Opportunity in BDP Growth Area | 0.23 | 0 | 9 | 0 |
| | | Preferred option in emerging AAP | | | | |
| E525 | 178 Green Lane | Detailed Planning Permission | 0.04 | 2 | 0 | 0 |
| | | 2012/03247/PA | | | | |
| N573 | Dog & Partridge Public House, Windsor Street South | Detailed Planning Permission | 0.02 | 2 | 0 | 0 |
| | | 2011/04615/PA | | | | |
| N599 | Osborne Tower, Church Lane | Other Opportunity in BDP Growth Area | 0.36 | 0 | -67 | 0 |
| | | BMHT Site appraisal being undertaken | | | | |
| E610 | 12 Talfourd Street | Detailed Planning Permission | 0.03 | 1 | 0 | 0 |
| | | 2011/08135/PA | | | | |

Nechells

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--------------------------|---|------------|-------------------|------------|--------------------|
| E611 | Adjacent 50 Glovers Road | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2011/07418/PA | | | | |
| E612 | 23 Garrison Lane | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2011/07737/PA | | | | |
| N647 | The Wardlow Centre | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.48 | 13 | 0 | 0 |
| | | | | | | |

Northfield

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|--|------------|----------------|------------|-----------------|
| S5 | Collingwood Day Centre Westheath Road | Detailed Planning Permission | 1.45 | 47 | 0 | 0 |
| | | 2013/00677/PA | | | | |
| S16 | 1292 to 1294, Bristol Road South | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.09 | 0 | 3 | 0 |
| | | | | | | |
| S41 | Bowood Cresent | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.06 | 0 | 3 | 0 |
| | | | | | | |
| S44 | Bramber House | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.15 | 0 | 1 | 0 |
| | | | | | | |
| S53 | Edgehill Road 31 | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.06 | 0 | 1 | 0 |
| | | | | | | |
| S202 | Land to the rear of 115-139 The Fordrough | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.13 | 0 | 0 | 4 |
| | | | | | | |
| S204 | Land to the rear of 1-15 Coney Green Drive | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.56 | 0 | 0 | 17 |
| | | | | | | |
| S205 | 34-36 The Mill Walk | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.11 | 0 | 0 | 4 |
| | | | | | | |
| S252 | 350 Groveley Lane | Under Construction | 0.37 | 9 | 0 | 0 |
| | | | | | | |
| S258 | Land fronting Longbridge Lane | Detailed Planning Permission | 0.06 | 7 | 0 | 0 |
| | | 2009/01250/PA | | | | |
| S261 | 1108 Bristol Road South | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.09 | 0 | 3 | 0 |
| | | | | | | |
| S262 | Mill Lane | Under Construction | 3.4 | 112 | 0 | 0 |
| | | | | | | |
| S273 | Adjacent 85 Rednal Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.15 | 0 | 14 | 0 |
| | | Site Cleared | | | | |
| S275 | Land adjacent 44 Station Road | Outline Planning Permission | 0.17 | 0 | 12 | 0 |
| | | 2012/02702/PA Extant | | | | |
| S276 | Land rear of 120 to 122, Chatham Road | Detailed Planning Permission | 0.22 | 12 | 0 | 0 |
| | | 2010/05408/PA Extant | | | | |

Northfield

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|---|------------|----------------|------------|-----------------|
| S278 | 77 Woodland Road | Detailed Planning Permission | 0.04 | 1 | 0 | 0 |
| | | 2012/07726/PA | | | | |
| S538 | West Heath House, Alvechurch Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.42 | 0 | 10 | 0 |
| | | | | | | |
| S544 | Land between 634 and 640 Bristol Road South | Detailed Planning Permission | 0.06 | 9 | 0 | 0 |
| | | 2010/07114/PA | | | | |
| S628 | 78-92 Longbridge Lane | Detailed Planning Permission | 0.29 | -8 | 0 | 0 |
| | | 2012/08394/PA | | | | |
| S631 | Rear of 53 Woodland Road | Detailed Planning Permission | 0.03 | 1 | 0 | 0 |
| | | 2012/07578/PA | | | | |

Oscott

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|--|------------|----------------|------------|-----------------|
| N14 | Old Oscott Hill, Old Oscott | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.63 | 0 | 20 | 0 |
| | | | | | | |
| N72 | Norbury Road (adj 6) | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.06 | 0 | 1 | 0 |
| | | | | | | |
| N150 | Site corner of Aldridge Road & Beeches Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.13 | 0 | 5 | 0 |
| | | | | | | |
| N160 | Site corner of 728,730 Aldridge Road & 2 Old Oscott Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.07 | 0 | 3 | 0 |
| | | | | | | |
| N161 | 1139 Aldridge Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.49 | 0 | 0 | 24 |
| | | | | | | |
| N162 | 70 Greenholm Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.16 | 0 | 0 | 8 |
| | | | | | | |
| N163 | Site off Kingstanding Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 1.11 | 0 | 0 | 56 |
| | | | | | | |
| N164 | 50 College Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.15 | 0 | 0 | 7 |
| | | | | | | |
| N165 | 54 College Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.95 | 0 | 0 | 47 |
| | | | | | | |
| N167 | 49 Old Oscott Hill | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.2 | 0 | 0 | 8 |
| | | | | | | |
| N170 | Site adjacent to 118 Hawthorn Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.27 | 0 | 0 | 14 |
| | | | | | | |
| N361 | Booths Lane | Under Construction | 1.85 | 42 | 0 | 0 |
| | | | | | | |
| N372 | 257 Kingstanding Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.06 | 0 | 4 | 0 |
| | | | | | | |
| N574 | 84 Hawthorn Road | Detailed Planning Permission 2011/04745/PA | 0.01 | -1 | 0 | 0 |
| | | | | | | |
| N595 | Great Barr Royal Mail Delivery Office | Other Opportunity not in BDP Growth Area - Identified by Developer | 0.3 | 15 | 0 | 0 |
| | | | | | | |

Oscott

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|----------------------------|---|------------|-------------------|------------|--------------------|
| N630 | Site of 20 Rockmead Avenue | Detailed Planning Permission | 0.03 | 1 | 0 | 0 |
| | | 2012/04752/PA | | | | |
| N645 | 352 College Road | Detailed Planning Permission | 0.07 | 4 | 0 | 0 |
| | | 2012/02854/PA | | | | |
| N650 | 100 Hawthorn Road | Permitted Development (B1a to C3) | 0.02 | 1 | 0 | 0 |
| | | Permission no longer required: May 2013 | | | | |
| N655 | Moor Lane | Detailed Planning Permission | 0.08 | 3 | 0 | 0 |
| | | 2011/06858/PA | | | | |

Perry Barr

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|--|------------|----------------|------------|-----------------|
| N92 | Wellhead Lane | Other Opportunity in BDP Growth Area | 1.75 | 0 | 85 | 0 |
| | | Call for Sites Submission (2010) | | | | |
| N172 | Site to rear of 280-312 Perry Wood Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.34 | 0 | 0 | 14 |
| | | | | | | |
| N177 | Site rear of 110-153 Tame Road | Allocated in Adopted Plan | 0.5 | 0 | 25 | 0 |
| | | Aston, Newtown and Lozells AAP | | | | |
| N262 | 481 Walsall Road, Perry Barr | Detailed Planning Permission | 1.02 | 64 | 0 | 0 |
| | | 2011/08439/PA | | | | |
| N356 | Site of 239 Walsall Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.15 | 0 | 12 | 0 |
| | | | | | | |
| N357 | 278 Walsall Road | Detailed Planning Permission | 0.06 | 1 | 0 | 0 |
| | | 2007/01671/PA Extant | | | | |
| N374 | Land off Witton Road and Tame Road | Outline Planning Permission | 3.28 | 0 | 130 | 0 |
| | | 2011/06441/PA Extant | | | | |
| N485 | 124 Beeches Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.02 | 0 | 1 | 0 |
| | | | | | | |
| N506 | Westwood Road / Dulverton Road | Allocated in Adopted Plan | 0.6 | 0 | 0 | 10 |
| | | Aston, Newtown and Lozells AAP | | | | |
| N561 | Aldridge Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 2.79 | 0 | 112 | 0 |
| | | | | | | |
| N591 | 84 Aldridge Road | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2012/00129/PA | | | | |
| N594 | Birmingham City University Campus | Other Opportunity in BDP Growth Area | 7.5 | 0 | 160 | 0 |
| | | Master Plan to be produced (Mixed Use). | | | | |

Quinton

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|--|------------|----------------|------------|-----------------|
| S34 | William Rathbone Care Home, Dimmingsdale Bank | Detailed Planning Permission | 0.83 | 25 | 0 | 0 |
| | | 2012/04954/PA | | | | |
| S48 | Capern Grove A (wisley way) | Allocated in Adopted Plan | 0.1 | 0 | 2 | 0 |
| | | UDP 2005 (HR25) | | | | |
| S49 | Capern Grove 12 | Allocated in Adopted Plan | 0.1 | 0 | 2 | 0 |
| | | UDP 2005 (HR25) | | | | |
| S60 | Highfield Lane adj 51 | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.06 | 0 | 1 | 0 |
| | | | | | | |
| S206 | 23 Hampton Court Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.15 | 0 | 6 | 0 |
| | | | | | | |
| S207 | Land to the rear of 6-24 Clive Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.38 | 0 | 0 | 19 |
| | | | | | | |
| S211 | Land adjacent to 460 Ridgacre Road West | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.32 | 0 | 12 | 0 |
| | | | | | | |
| S212 | Land adjacent to 7 Lower White Road | Detailed Planning Permission | 0.06 | 2 | 0 | 0 |
| | | 2012/02577/PA | | | | |
| S213 | Land to the rear of 2-22 Blandford Road | Allocated in Adopted Plan | 1.12 | 0 | 0 | 40 |
| | | UDP 2005 (HR25) | | | | |
| S214 | 817-829 Hagley Road West | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.13 | 0 | 4 | 0 |
| | | | | | | |
| S271 | Adjacent to 78, Rilstone Road | Allocated in Adopted Plan | 0.14 | 0 | 0 | 6 |
| | | UDP (HR25) | | | | |
| S479 | Rear of 817 to 829 Hagley Road West | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.12 | 0 | 7 | 0 |
| | | | | | | |
| S512 | 310 Court Road | Detailed Planning Permission | 0.07 | -1 | 0 | 0 |
| | | 2010/04386/PA | | | | |
| S541 | Martineau Centre, Balden Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 4.57 | 133 | 0 | 0 |
| | | PA submitted (Detailed) | | | | |
| S546 | Hamilton Avenue | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.09 | 0 | 1 | 0 |
| | | | | | | |

Quinton

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|--|------------|----------------|------------|-----------------|
| S557 | 127 White Road | Detailed Planning Permission | 0.04 | -1 | 0 | 0 |
| | | 2011/01799/PA | | | | |
| S585 | Quinton delivery Office 209 Ridgeacre Road | Other Opportunity not in BDP Growth Area - Identified by Developer | 0.35 | 0 | 15 | 0 |
| | | | | | | |
| S602 | 51 Hamilton Avenue | Detailed Planning Permission | 0.16 | 0 | 0 | 0 |
| | | 2012/03733/PA | | | | |
| S627 | 11 Highfield Lane | Detailed Planning Permission | 0.07 | 2 | 0 | 0 |
| | | 2011/06335/PA | | | | |
| S630 | Adjacent 2 Blandford Road | Detailed Planning Permission | 0.03 | 1 | 0 | 0 |
| | | 2012/05759/PA | | | | |
| S660 | Adjacent 40 High Street | Detailed Planning Permission | 0.04 | 2 | 0 | 0 |
| | | 2011/01921/PA | | | | |
| S672 | Rear 57 to 59 Rilstone Road | Detailed Planning Permission | 0.1 | 3 | 0 | 0 |
| | | 2013/00231/PA | | | | |

Selly Oak

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|--|------------|----------------|------------|-----------------|
| S26 | 1040, Pershore Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.18 | 0 | 14 | 0 |
| | | | | | | |
| S54 | Fladbury Cresnet 100-118 | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.15 | 0 | 5 | 0 |
| | | | | | | |
| S97 | 955 Pershore Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.1 | 0 | 2 | 0 |
| | | | | | | |
| S223 | Birmingham Battery Site, Off Harborne Lane | Outline Planning Permission 2013/02178/PA | 7.25 | 0 | 50 | 0 |
| S304 | 245 to 247, Harborne Lane | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.5 | 0 | 40 | 0 |
| | | | | | | |
| S327 | Land bounded by Chapel Lane and Harborne Road and Bristol Road | Outline Planning Permission 2006/07902/PA | 1.64 | 0 | 212 | 0 |
| S328 | Selly Oak Industrial Estate, Elliott Road | Under Construction 2010/01303/PA | 1.01 | 19 | 0 | 0 |
| S347 | 1125 to 1157 Pershore Road | Allocated in Adopted Plan UDP 2005 (H54) | 0.29 | 0 | 0 | 11 |
| S348 | Land at Bewdley Road | Outline Planning Permission 2013/05098/PA Extant | 0.38 | 0 | 14 | 0 |
| S351 | Rear of 768 to 772 Pershore Road | Detailed Planning Permission 2012/01750/PA | 0.22 | 10 | 0 | 0 |
| S353 | Rear of 34A to 40 Oakfield Road | Detailed Planning Permission 2012/05127/PA Extant | 0.3 | 3 | 0 | 0 |
| S489 | 778 to 798 Bristol Road | Detailed Planning Permission 2009/05252/PA | 0.2 | 52 | 0 | 0 |
| S504 | 536 Bristol Road | Detailed Planning Permission 2010/05797/PA | 0.28 | 10 | 0 | 0 |
| S509 | Land rear of 2 to 12 Glenfield Grove | Under Construction 2009/06048/PA | 0.12 | 5 | 0 | 0 |
| S528 | 102 Oakfield Road | Detailed Planning Permission 2010/03788/PA | 0.17 | 1 | 0 | 0 |

Selly Oak

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|-----------------------------------|---|------------|----------------|------------|-----------------|
| S533 | Woodside Road | Detailed Planning Permission | 0.54 | 11 | 0 | 0 |
| | | 2012/07526/PA | | | | |
| S549 | Adjacent 3 St Edwards Road | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2011/02227/PA | | | | |
| S594 | Elliot Road | Detailed Planning Permission | 0.84 | 92 | 0 | 0 |
| | | 2013/06055/PA Extant | | | | |
| S596 | adj Jarrett Hall | Under Construction | 0.2 | 25 | 0 | 0 |
| | | | | | | |
| S597 | North of Aston Webb Boulevard | Under Construction | 0.45 | 144 | 0 | 0 |
| | | | | | | |
| S598 | Chapel Lane Harborne Lane | Outline Planning Permission | 1.38 | 0 | 0 | 0 |
| | | 2013/02178/PA | | | | |
| S610 | 57 Raddlebarn Road | Detailed Planning Permission | 0.01 | 1 | 0 | 0 |
| | | 2012/07187/PA | | | | |
| S612 | Selly Wick House, Selly Wick Road | Detailed Planning Permission | 0.36 | 1 | 0 | 0 |
| | | 2012/04072/PA | | | | |
| S640 | Fronting Elliot Road | Outline Planning Permission | 0.08 | 5 | 0 | 0 |
| | | 2012/02402/PA | | | | |
| S642 | 30 Kensington Road | Detailed Planning Permission | 0.12 | 1 | 0 | 0 |
| | | 2012/02078/PA Extant | | | | |
| S665 | 520 Bristol Road | Detailed Planning Permission | 0.11 | 5 | 0 | 0 |
| | | 2012/02067/PA | | | | |
| S667 | Adjacent 1 Bewdley Road | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2010/01244/PA | | | | |
| S675 | Garages Fladbury Crescent | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.1 | 2 | 0 | 0 |
| | | Planning Application submitted | | | | |

Shard End

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|---|------------|----------------|------------|-----------------|
| E20 | Garages adjacent 51 Alderpitts | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.16 | 0 | 4 | 0 |
| E24 | 166 East Meadway | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.06 | 2 | 0 | 0 |
| E25 | 22 Enford Close | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.08 | 3 | 0 | 0 |
| E27 | 14 Gerardsfield Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.09 | 3 | 0 | 0 |
| E29 | 68 Gossey Lane | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.08 | 2 | 0 | 0 |
| E30 | Adjacent 426 Heath Way | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.09 | 0 | 2 | 0 |
| E32 | Adjacent 10 Hollyberry Croft | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.07 | 0 | 2 | 0 |
| E37 | Rear of 60-68 Milsom Grove | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.07 | 0 | 2 | 0 |
| E39 | Opposite 223 Tile Cross Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.1 | 0 | 3 | 0 |
| E61 | Former Yardley Sewage Works, Colehall lane | Allocated in Draft Plan Birmingham Development Plan | 8.46 | 0 | 250 | 100 |
| E64 | Beswick Grove | Other Opportunity in BDP Growth Area Identified by City Council Officers | 0.28 | 0 | 11 | 0 |
| E65 | Farmcote Road | Other Opportunity in BDP Growth Area Identified by City Council Officers | 0.21 | 0 | 10 | 0 |
| E117 | Rear of 1 - 15 Wheatlands Croft | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.14 | 0 | 6 | 0 |
| E118 | Shard End Cresnet | Under Construction | 3.64 | 46 | 0 | 0 |
| E405 | Between 18 and 28 North Roundhay | Detailed Planning Permission 2010/06780/PA | 0.06 | 4 | 0 | 0 |

Shard End

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|--|------------|----------------|------------|-----------------|
| E431 | Rear of 159 TO 167 Tile Cross Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.15 | 0 | 4 | 0 |
| | | | | | | |
| E513 | Cooks Lane | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.86 | 0 | 36 | 0 |
| | | | | | | |
| E514 | Blackmoor Croft, Tile Cross | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.33 | 0 | 13 | 0 |
| | | | | | | |
| E572 | Between 70 & 72 Brook Meadow Road | Detailed Planning Permission 2011/07500/PA | 0.02 | 1 | 0 | 0 |
| | | | | | | |
| E577 | 31 Shirestone Road | Detailed Planning Permission 2012/07685/PA | 0.24 | 8 | 0 | 0 |
| | | | | | | |
| E579 | 324 Gressel Lane | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.13 | 4 | 0 | 0 |
| | | | | | | |
| E580 | 275 Lomond Close | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.07 | 3 | 0 | 0 |
| | | | | | | |
| E581 | Middle Leaford | Other Opportunity in BDP Growth Area BMHT Site appraisal being undertaken. Undeveloped Land | 0.19 | 0 | 4 | 0 |
| | | | | | | |
| E582 | Old Forest Way | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.27 | 10 | 0 | 0 |
| | | | | | | |
| E585 | 3 Hollyberry Croft | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.06 | 2 | 0 | 0 |
| | | | | | | |
| E591 | 187 Shard End Crescent | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.06 | 2 | 0 | 0 |
| | | | | | | |
| E592 | International School Annexe, Sheldon Hall Avenue | Other Opportunity not in BDP Growth Area - Identified by City Council Declared surplus by Education | 1.22 | 0 | 48 | 0 |
| | | | | | | |
| E594 | Hallmoor School, Hallmoor Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 1.19 | 0 | 48 | 0 |
| | | | | | | |

Sheldon

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|---|------------|----------------|------------|-----------------|
| E66 | Silvermere Centre, Silvermere Road, Sheldon | Outline Planning Permission 2011/06790/PA | 3.27 | 139 | 0 | 0 |
| E68 | Rear of Downsfield Road | Detailed Planning Permission 2012/08228/PA | 2.15 | 100 | 0 | 0 |
| E69 | Elderfield Care Home, Garretts Green Lane | Under Construction City Council owned | 0.55 | 18 | 0 | 0 |
| E119 | 25 Chaffcombe Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 1 | 0 |
| E120 | Coventry Road / Wagon La | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.98 | 0 | 0 | 49 |
| E121 | Fmr GPO repeater station, Coventry Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.45 | 0 | 0 | 22 |
| E391 | Site of 54 New Coventry Road | Under Construction | 0.46 | 94 | 0 | 0 |
| E399 | Land rear of Beverley Grove and Three Horseshoes Lane | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.5 | 0 | 22 | 0 |
| E400 | 364 Barrows Lane | Detailed Planning Permission 2011/05999/PA Extant | 0.12 | 10 | 0 | 0 |
| E401 | Rear of 284 to 286 Brays Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.12 | 0 | 2 | 0 |
| E402 | Adjacent 72 Keble Grove | Under Construction | 0.05 | 2 | 0 | 0 |
| E416 | 2236 to 2338 Coventry Road | Detailed Planning Permission 2011/01606/PA | 0.14 | 14 | 0 | 0 |
| E418 | 1 and 2 Silvermere Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.14 | 0 | 13 | 0 |
| E426 | 331 to 339 Sheldon Heath Road | Other Opportunity not in BDP Growth Area - Identified by City Council Committee Resolution | 0.27 | 0 | 0 | 11 |
| E565 | Site of 7 to 9 Wychwood Crescent | Detailed Planning Permission 2012/07040/PA | 0.05 | 3 | 0 | 0 |

Sheldon

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|------------------------------|------------|-------------------|------------|--------------------|
| E575 | Adjacent Radleys Public House, Sheldon Heath Road | Detailed Planning Permission | 0.18 | 14 | 0 | 0 |
| | | 2012/08537/PA | | | | |

Soho

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|--|------------|----------------|------------|-----------------|
| N31 | Site of 163, Soho Road | Allocated in Draft Plan | 0.07 | 0 | 0 | 1 |
| | | A41/Soho Road AAP | | | | |
| N77 | 125-129 Wattville Road | Under Construction | 0.06 | 3 | 0 | 0 |
| | | | | | | |
| N83 | Baccus Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 1.33 | 0 | 0 | 10 |
| | | | | | | |
| N186 | Site rear of 32-68 Sycamore Road, Sycamore Trading Estate | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.46 | 0 | 0 | 18 |
| | | | | | | |
| N187 | 2-10 Queens Head Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.16 | 0 | 8 | 0 |
| | | | | | | |
| N188 | Site adjacent 57 George Street | Other Opportunity not in BDP Growth Area - Identified by City Council | 1.37 | 0 | 50 | 0 |
| | | PA submitted | | | | |
| N190 | 201 - 195 Dudley Road | Other Opportunity in BDP Growth Area | 0.09 | 0 | 4 | 0 |
| | | Identified by City Council Officers - City Council owned | | | | |
| N266 | 117, Soho Hill | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.06 | 0 | 6 | 0 |
| | | | | | | |
| N269 | Waverhill Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.1 | 0 | 3 | 0 |
| | | | | | | |
| N275 | 36, Winson Street | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.1 | 0 | 9 | 0 |
| | | | | | | |
| N279 | Land off City Road | Detailed Planning Permission | 2.48 | 73 | 0 | 0 |
| | | 2012/07634/PA | | | | |
| N280 | 120 to 130 Wattville Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.06 | 0 | 0 | 2 |
| | | Committee Resolution. | | | | |
| N283 | 51 and 53 Brewery Street | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.07 | 0 | 6 | 0 |
| | | | | | | |
| N284 | 79 to 85 Holyhead Road | Detailed Planning Permission | 0.09 | 7 | 0 | 0 |
| | | 2009/01559/PA | | | | |
| N292 | Land corner of Winson Green Road and Heath Street | Other Opportunity in BDP Growth Area | 0.16 | 0 | 12 | 0 |
| | | Expired Planning Permission (2011) - City Council owned | | | | |

Soho

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|------------------------------|------------|----------------|------------|-----------------|
| N293 | Adjacent 133 Heath Street | Detailed Planning Permission | 0.07 | 1 | 0 | 0 |
| | | 2012/06356/PA | | | | |
| N295 | Site of Talbot Public House, Talbot Road | Under Construction | 0.23 | 11 | 0 | 0 |
| | | 2007/02585/PA | | | | |
| N297 | Adjacent 187, Bacchus Road | Under Construction | 0.45 | 17 | 0 | 0 |
| | | | | | | |
| N315 | Adjacent 40 All Saints Road | Detailed Planning Permission | 0.03 | 1 | 0 | 0 |
| | | 2013/00217/PA | | | | |
| N454 | Site above 165 Dudley Road | Detailed Planning Permission | 0.01 | 1 | 0 | 0 |
| | | 2010/00160/PA | | | | |
| N490 | City Hospital site off Aberdeen Street | Allocated in Draft Plan | 20.64 | 0 | 0 | 1000 |
| | | Birmingham Development Plan | | | | |
| N519 | Booth Street/Holyhead Road | Allocated in Draft Plan | 0.23 | 0 | 0 | 52 |
| | | A41 Framework | | | | |
| N527 | Rear of 2 to 24 Wattville Road | Detailed Planning Permission | 0.13 | 4 | 0 | 0 |
| | | 2010/03476/PA | | | | |
| N537 | 9 & 11 Park Avenue | Detailed Planning Permission | 0.12 | 8 | 0 | 0 |
| | | 2010/00378/PA | | | | |
| N538 | 227 to 231 Dudley Road | Detailed Planning Permission | 0.08 | -2 | 0 | 0 |
| | | 2010/02808/PA | | | | |
| N546 | Rear of 456 to 462 Dudley Road | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2011/04777/PA | | | | |
| N551 | 52A Boulton Road | Detailed Planning Permission | 0.03 | 2 | 0 | 0 |
| | | 2011/04176/PA | | | | |
| N552 | Land at 1 to 3 Barn Lane | Under Construction | 0.11 | 8 | 0 | 0 |
| | | | | | | |
| N588 | 77 and 79 Perrott Street | Detailed Planning Permission | 0.01 | 2 | 0 | 0 |
| | | 2012/00615/PA | | | | |
| N597 | land adj to 23 Nineveh Road | Allocated in Draft Plan | 0.08 | 0 | 3 | 0 |
| | | A41/Soho Road AAP | | | | |

Soho

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|-------------------------------|---|------------|----------------|------------|-----------------|
| N600 | Norfolk Tower, Lodge Road. | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.52 | -84 | 0 | 0 |
| | | Demolition Notice Issued | | | | |
| N603 | Cornwall Tower, Heaton Street | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.28 | -95 | 0 | 0 |
| | | Demolition Notice Issued | | | | |
| N604 | 50 to 54 Nineveh Road | Detailed Planning Permission | 0.03 | 1 | 0 | 0 |
| | | 2012/04142/PA | | | | |
| N606 | 4 Park Avenue | Detailed Planning Permission | 0.1 | 1 | 0 | 0 |
| | | 2012/01517/PA | | | | |
| N610 | 227 Soho Road | Detailed Planning Permission | 0.01 | 2 | 0 | 0 |
| | | 2012/02572/PA | | | | |
| N625 | Adjacent 173 Lodge Road | Under Construction | 0.02 | 1 | 0 | 0 |
| | | | | | | |
| N626 | 287 Soho Road | Detailed Planning Permission | 0.02 | 2 | 0 | 0 |
| | | 2012/07844/PA | | | | |
| N659 | Adjacent 1 Spring Gardens | Under Construction | 0.02 | 2 | 0 | 0 |
| | | 2011/05390/PA | | | | |

South Yardley

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|--|------------|----------------|------------|-----------------|
| E14 | 1719 to 1721 Coventry Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.14 | 0 | 8 | 0 |
| | | Expired Planning Permission: 3/2010 | | | | |
| E21 | 177 Berkeley Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.06 | 0 | 2 | 0 |
| | | | | | | |
| E23 | 194 Clement Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.1 | 0 | 4 | 0 |
| | | | | | | |
| E33 | Adjacent 64 Kestrel Avenue | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.1 | 0 | 5 | 0 |
| | | | | | | |
| E36 | Adjacent 27 Lowson Croft | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.1 | 0 | 3 | 0 |
| | | | | | | |
| E51 | Plough and Harrow, Coventry Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.53 | 0 | 0 | 30 |
| | | | | | | |
| E86 | Rear of 305 - 367 Stockfield Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.48 | 0 | 19 | 0 |
| | | | | | | |
| E88 | 49 Wordsworth Road | Other Opportunity in BDP Growth Area | 0.1 | 0 | 4 | 0 |
| | | Identified by Consultants (ENTEC) | | | | |
| E89 | Land off Roma Road | Other Opportunity not in BDP Growth Area - Identified by Developer | 1.85 | 0 | 74 | 0 |
| | | | | | | |
| E91 | Hob Moor Primary School | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.61 | 0 | 24 | 0 |
| | | Outline Planning Permission for Access (Residential Development) | | | | |
| E93 | Land adj 1 Geraldine Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.21 | 0 | 7 | 0 |
| | | | | | | |
| E175 | Land Adjoining Canal south of Woodcock Lane North | Other Opportunity not in BDP Growth Area - Identified by City Council | 1.03 | 0 | 40 | 0 |
| | | | | | | |
| E237 | Land adjacent 41 Fraser Road | Under Construction | 0.03 | 2 | 0 | 0 |
| | | 2009/01434/PA | | | | |
| E360 | 425 (and land to rear) Yardley road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.29 | 0 | 0 | 14 |
| | | | | | | |
| E361 | Rear of 12 Stockfield Road | Outline Planning Permission | 0.02 | 0 | 1 | 0 |
| | | 2012/02131/PA Extant | | | | |

South Yardley

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|---|------------|----------------|------------|-----------------|
| E363 | Rear of 364 to 404 Stockfield Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.27 | 0 | 0 | 10 |
| | | Committee Resolution | | | | |
| E364 | Corner Yardley Road and Mansfield Road | Detailed Planning Permission | 0.48 | 16 | 0 | 0 |
| | | 2010/04980/PA | | | | |
| E368 | Site of Innis Public House (Village Arms) Clements Road | Outline Planning Permission | 0.33 | 13 | 0 | 0 |
| | | 2012/05504/PA | | | | |
| E534 | 1184 and 1186 Coventry Road | Detailed Planning Permission | 0.04 | -2 | 0 | 0 |
| | | 2012/05074/PA | | | | |
| E555 | Adjacent 40 Shipway Road | Detailed Planning Permission | 0.04 | 1 | 0 | 0 |
| | | 2012/07522/PA | | | | |
| E593 | Former D&A Site, Coventry Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 1.26 | 0 | 50 | 0 |
| | | | | | | |
| E598 | 172-174 Deakins Road | Detailed Planning Permission | 0.06 | 4 | 0 | 0 |
| | | 2011/02031/PA | | | | |
| E601 | Adjacent 181 Deakins Road | Detailed Planning Permission | 0.05 | 2 | 0 | 0 |
| | | 2011/05405/PA | | | | |
| E607 | Adjacent 255 Deakins Road | Detailed Planning Permission | 0.03 | 1 | 0 | 0 |
| | | 2011/07469/PA | | | | |

Sparkbrook

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|--|------------|----------------|------------|-----------------|
| E2 | The Kings Christian Centre, Ombersley Road corner of Woodfield Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.07 | 0 | 2 | 0 |
| E40 | Kyrwicks Lane, Sparkbrook | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.4 | 0 | 20 | 0 |
| E49 | Montgomery Street/South Road | Other Opportunity not in BDP Growth Area - Identified by Developer | 1.55 | 0 | 0 | 60 |
| E143 | Land bounded by Highgate Place / Kyrwicks Lane / Railway | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.3 | 0 | 0 | 12 |
| E144 | Junction of Kyrwicks Lane / Auckland Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.21 | 0 | 0 | 8 |
| E145 | Land between Railway & Auckland Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.3 | 0 | 0 | 12 |
| E146 | Junction of Stratford Road / Priestly Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.12 | 0 | 5 | 0 |
| E147 | Land between Stratford Road / Ackland Street | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.35 | 0 | 14 | 0 |
| E148 | Land at junction of Stratford Road & Kyotts Lake Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.1 | 0 | 4 | 0 |
| E149 | Land adj 67 Montgomery Street | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.3 | 0 | 12 | 0 |
| E150 | Junction of Moseley Road / Clifton Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.07 | 0 | 4 | 0 |
| E151 | Land adjacent 5 George Street | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.09 | 0 | 5 | 0 |
| E152 | between Highgate Road & Whitbourne Close | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 3 | 0 |
| E153 | Junction of Alfred Street / Stoney Lane | Detailed Planning Permission 2012/02679/PA | 0.06 | 1 | 0 | 0 |
| E155 | Royal Oak Public House, Junction of Alfred Street & Stoney Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.07 | 0 | 3 | 0 |

Sparkbrook

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|--|------------|----------------|------------|-----------------|
| E156 | Clifton Hose, Clifton Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.47 | 0 | 0 | 24 |
| | | | | | | |
| E159 | Land between Sampson Road North, Bordesley Middleway & canal | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.49 | 0 | 24 | 0 |
| | | | | | | |
| E160 | Rear of 221 Hallam Street | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.09 | 0 | 4 | 0 |
| | | | | | | |
| E216 | Land adjacent 52 Orchard Way | Detailed Planning Permission 2010/01329/PA | 0.02 | 1 | 0 | 0 |
| | | | | | | |
| E217 | 50 to 52A Edgbaston Road | Outline Planning Permission 2012/07965/PA | 0.11 | 0 | 5 | 0 |
| | | | | | | |
| E220 | 538 to 540 Moseley Road | Detailed Planning Permission 2012/02009/PA Extant | 0.14 | 9 | 0 | 0 |
| | | | | | | |
| E223 | Works adjacent 113 Woodfield Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.12 | 0 | 0 | 10 |
| | | | | | | |
| E225 | Corner of Stratford Road and Palmerston Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.19 | 0 | 9 | 0 |
| | | | | | | |
| E227 | 26 Kyotts Lake Road | Under Construction | 0.01 | 1 | 0 | 0 |
| | | | | | | |
| E228 | 55 to 81 Stratford Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.24 | 0 | 18 | 0 |
| | | | | | | |
| E229 | Land between 37 and 51 Montgomery Street | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.07 | 0 | 5 | 0 |
| | | | | | | |
| E230 | Land adjacent 11 Braithwaite Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.06 | 0 | 4 | 0 |
| | | | | | | |
| E233 | Adjacent 94 Osborn Road | Detailed Planning Permission 2012/05290/PA | 0.01 | 1 | 0 | 0 |
| | | | | | | |
| E234 | 62 Barrows Road | Detailed Planning Permission 2010/05399/PA | 0.08 | -1 | 0 | 0 |
| | | | | | | |
| E308 | 39 St Pauls Road | Detailed Planning Permission 2012/01111/PA | 0.05 | 7 | 0 | 0 |
| | | | | | | |

Sparkbrook

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|------------------------------|--|------------|----------------|------------|-----------------|
| E440 | 113 Ladypool Road | Under Construction | 0.03 | 3 | 0 | 0 |
| E495 | Montgomery Street/South Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 4.65 | 0 | 0 | 240 |
| E496 | Stratford Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.12 | 0 | 5 | 0 |
| E506 | 7 Willows Crescent | Detailed Planning Permission 2011/07513/PA | 0.03 | 1 | 0 | 0 |
| E529 | 87 to 90 Brighton Road | Detailed Planning Permission 2012/03837/PA | 0.04 | 1 | 0 | 0 |
| E539 | 274 Moseley Road | Detailed Planning Permission 2012/07101/PA | 0.02 | 1 | 0 | 0 |
| E542 | 263 Mary Street | Detailed Planning Permission 2012/06777/PA | 0.02 | 1 | 0 | 0 |
| E543 | 267 to 269 Ladypool Road | Detailed Planning Permission 2012/08467/PA | 0.03 | 4 | 0 | 0 |
| E544 | 170 Anderton Road | Detailed Planning Permission 2012/06231/PA | 0.03 | 2 | 0 | 0 |
| E545 | 94 Walford Road | Detailed Planning Permission 2012/04167/PA | 0.01 | -1 | 0 | 0 |
| E547 | 371 Stratford Road | Detailed Planning Permission 2012/08091/PA | 0.02 | 3 | 0 | 0 |

Springfield

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|--|------------|----------------|------------|-----------------|
| E52 | Land South of Weston Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 2.4 | 0 | 90 | 0 |
| E161 | 146-156 Weston Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.09 | 0 | 3 | 0 |
| E162 | Land between 409 & 427 Warwick Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.22 | 0 | 9 | 0 |
| E163 | Land between Olton Boulavard West & Spring Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.43 | 0 | 17 | 0 |
| E164 | Corner of Shaftmoor La & Runnymede Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.11 | 0 | 4 | 0 |
| E165 | Percy Road / Evelyn Road | Allocated in Adopted Plan UDP 2005 (HR26) | 1.3 | 0 | 50 | 0 |
| E166 | Land between Spring Road / Lyncroft Road / Springcroft Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.4 | 0 | 16 | 0 |
| E167 | Rear of 4-72 Weston Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.21 | 0 | 10 | 0 |
| E168 | 12 - 14 Baker Street | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 3 | 0 |
| E221 | Rear of 19 to 27 Woodlands Road | Under Construction | 0.15 | 2 | 0 | 0 |
| E222 | Land Adjacent 20 Windermere Road | Outline Planning Permission 2011/07998/PA Extant | 0.01 | 1 | 0 | 0 |
| E231 | 220 Wake Green Road | Detailed Planning Permission 2010/00231/PA Extant | 0.38 | 24 | 0 | 0 |
| E236 | 79 Warwick Road | Detailed Planning Permission 2010/06703/PA Extant | 0.15 | 16 | 0 | 0 |
| E264 | 35 to 53 Spring Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.67 | 0 | 35 | 0 |
| E288 | 830-832 Stratford Road | Detailed Planning Permission 2012/05047/PA | 0.04 | 1 | 0 | 0 |

Springfield

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|------------------------------------|---|------------|----------------|------------|-----------------|
| E438 | 479 to 481 Stratford Road | Under Construction | 0.02 | 3 | 0 | 0 |
| E453 | 1-4 Willersey Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.13 | 0 | 5 | 0 |
| E454 | Thirlmere Drive site A | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.12 | 0 | 4 | 0 |
| E455 | Thirlmere Drive site B | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.12 | 0 | 4 | 0 |
| E470 | Adjacent 167 Showell Green Lane | Detailed Planning Permission 2010/04580/PA | 0.06 | 1 | 0 | 0 |
| E483 | Denso Site, Shaftmoor Lane | Other Opportunity not in BDP Growth Area - Identified by City Council | 3.54 | 0 | 140 | 0 |
| E504 | 802 to 804 Stratford Road | Detailed Planning Permission 2011/06060/PA | 0.02 | 3 | 0 | 0 |
| E535 | 61 to 65 College Road | Detailed Planning Permission 2012/05364/PA | 0.13 | -1 | 0 | 0 |
| E548 | Land adjacent 159 Green Road | Detailed Planning Permission 2012/07376/PA | 0.04 | 1 | 0 | 0 |
| E549 | Rear 677 Stratford Road | Detailed Planning Permission 2012/05046/PA | 0.01 | 1 | 0 | 0 |
| E566 | Former Denso Site, Shaftmoor Lane | Detailed Planning Permission 2011/06776/PA | 2.42 | 200 | 78 | 0 |
| E567 | Former Lucas Works, Shaftmoor Lane | Outline Planning Permission 2011/06775/PA | 3.24 | 0 | 120 | 0 |
| E568 | Between 9 and 25 Weston Lane | Outline Planning Permission 2011/08182/PA | 0.16 | 0 | 6 | 0 |

Stechford and Yardley North

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|--|------------|----------------|------------|-----------------|
| E15 | Site of former lock up garages Rockland Drive | Other Opportunity in BDP Growth Area | 0.11 | 0 | 2 | 0 |
| | | Expired Planning Permission (2008) | | | | |
| E17 | New Meadway Housing 1 - Poolway | Other Opportunity in BDP Growth Area | 5.35 | 0 | 200 | 0 |
| | | BMHT Site appraisal being undertaken | | | | |
| E22 | 624 Bordesley Green East | Other Opportunity in BDP Growth Area | 0.11 | 0 | 4 | 0 |
| | | BCC surplus land - City Council owned | | | | |
| E28 | Giles Close | Other Opportunity in BDP Growth Area | 0.1 | 0 | 3 | 0 |
| | | BCC surplus land - City Council owned | | | | |
| E57 | Manor House Pub and adjacent land, Station Road | Allocated in Draft Plan | 1.73 | 0 | 90 | 0 |
| | | Birmingham Development Plan | | | | |
| E58 | Albert Road/Station Road | Allocated in Draft Plan | 2.78 | 0 | 143 | 0 |
| | | Birmingham Development Plan | | | | |
| E59 | B&Q Site Station Road Stechford | Allocated in Draft Plan | 2 | 0 | 100 | 0 |
| | | Birmingham Development Plan | | | | |
| E174 | Rear of 140-150 Yardley Fields Road | Other Opportunity in BDP Growth Area | 0.35 | 0 | 0 | 14 |
| | | Identified by Consultants (ENTEC) | | | | |
| E371 | Rear of All Saints Church adjacent 113 Albert Road | Detailed Planning Permission | 0.07 | 4 | 0 | 0 |
| | | 2009/02905/PA | | | | |
| E393 | Adjacent 23 Blakesley Road | Detailed Planning Permission | 0.07 | 1 | 0 | 0 |
| | | 2010/02475/PA | | | | |
| E394 | 38 Blakesley Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.18 | 0 | 13 | 0 |
| | | | | | | |
| E482 | Ring o' Bells, Church Road | Outline Planning Permission | 0.3 | 0 | 13 | 0 |
| | | 2013/01261/PA | | | | |
| E484 | Rear 30-60 Latelow Road | Other Opportunity in BDP Growth Area | 0.38 | 9 | 0 | 0 |
| | | BMHT Full business case being prepared | | | | |
| E499 | Riverside Drive | Other Opportunity in BDP Growth Area | 0.23 | 0 | 9 | 0 |
| | | Expired Planning Permission | | | | |
| E500 | 443 Church Road | Detailed Planning Permission | 0.01 | 1 | 0 | 0 |
| | | 2011/00539/PA | | | | |

Stechford and Yardley North

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|----------------------------------|------------------------------|------------|-------------------|------------|--------------------|
| E559 | Land accessed from Richmond Road | Detailed Planning Permission | 0.15 | 5 | 0 | 0 |
| | | 2012/08535/PA | | | | |
| E562 | Yardley Grange, Church Road | Detailed Planning Permission | 0.54 | 12 | 0 | 0 |
| | | 2012/03605/PA | | | | |
| E563 | Fmr Care Home, Ipstones Avenue | Detailed Planning Permission | 0.22 | 12 | 0 | 0 |
| | | 2012/06285/PA | | | | |
| E571 | Site of 21 - 23 Milstead Road | Detailed Planning Permission | 0.06 | 1 | 0 | 0 |
| | | 2012/05120/PA | | | | |
| E599 | 174 Station Road | Detailed Planning Permission | 0.05 | 3 | 0 | 0 |
| | | 2011/05410/PA | | | | |
| E613 | Rear of 79 Broadstone Road | Detailed Planning Permission | 0.03 | 1 | 0 | 0 |
| | | 2010/06960/PA | | | | |
| N639 | Adjacent 107 Finch Road | Under Construction | 0.01 | 1 | 0 | 0 |
| | | | | | | |

Stockland Green

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|---|------------|-------------------|------------|--------------------|
| E187 | Slade Road/Broomfield Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.14 | 0 | 0 | 6 |
| | | | | | | |
| E188 | Slade Road/Victoria Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.1 | 0 | 5 | 0 |
| | | | | | | |
| E189 | 275 Marsh Hill | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.13 | 0 | 6 | 0 |
| | | | | | | |
| E190 | 395 George Road wider site including Brookvale Park | Other Opportunity not in BDP Growth Area - Identified by Consultants | 1.96 | 0 | 0 | 78 |
| | | | | | | |
| E192 | Garages adjacent 1-6 Fernfail Court | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 0 | 3 |
| | | | | | | |
| E193 | 42 & 44 Grayshott Close and garages | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.12 | 0 | 0 | 5 |
| | | | | | | |
| E194 | To the rear of 33-21 The Parklands | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.44 | 0 | 17 | 0 |
| | | | | | | |
| E195 | 24 Scafell Drive & garages | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.12 | 0 | 0 | 5 |
| | | | | | | |
| E196 | Kings Road, Stockland Green | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.16 | 0 | 5 | 0 |
| | | | | | | |
| E198 | 71 Fentham Road | Other Opportunity not in BDP Growth Area - Identified by Developer | 0.57 | 0 | 12 | 0 |
| | | | | | | |
| E199 | 47 Woodend Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.13 | 0 | 0 | 5 |
| | | | | | | |
| E200 | 37 & 37 Kingsmere Close and garages | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.12 | 0 | 0 | 5 |
| | | | | | | |
| E201 | Garages Wentworth Court | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.07 | 0 | 0 | 3 |
| | | | | | | |
| E203 | Garages Marshfield Gardens | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 0 | 2 |
| | | | | | | |
| E204 | 480 Slade Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.12 | 0 | 0 | 1 |
| | | | | | | |

Stockland Green

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|--|------------|----------------|------------|-----------------|
| E205 | Between Marsh Hill and Dallas Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.23 | 0 | 6 | 0 |
| | | | | | | |
| E206 | Short Heath Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.24 | 0 | 8 | 0 |
| | | | | | | |
| E207 | Rear of 110-116 Summer Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.57 | 0 | 40 | 0 |
| | | | | | | |
| E247 | Rormer MEB Depot, George Road | Under Construction | 2.1 | 89 | 0 | 0 |
| | | | | | | |
| E249 | 470 Slade Road | Detailed Planning Permission 2011/00872/PA | 0.03 | 1 | 0 | 0 |
| E289 | Former Highcroft Hospital Site, Highcroft Road | Allocated in Adopted Plan UDP 2005 (H44) | 0.89 | 0 | 35 | 0 |
| E290 | Former Highcroft Hospital Site, Highcroft Road | Allocated in Adopted Plan UDP 2005 (H44) | 0.84 | 33 | 0 | 0 |
| E291 | Former Highcroft Hospital Site, Fentham Road | Outline Planning Permission 2010/03705/PA | 0.85 | 128 | 0 | 0 |
| E293 | 117 Gravelly Hill North | Detailed Planning Permission 2012/07174/PA | 0.09 | 6 | 0 | 0 |
| E297 | Land adjacent 7 to 9 Haywards Close | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.07 | 0 | 4 | 0 |
| | | | | | | |
| E477 | 137 Kingsbury Road | Detailed Planning Permission 2010/01187/PA | 0.12 | 8 | 0 | 0 |
| E516 | Gravelly Hill North, Six Ways, Erdington | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.24 | 0 | 10 | 0 |
| | | | | | | |
| E518 | 309-315 Marsh Lane, Erdington | Other Opportunity not in BDP Growth Area - Identified by Developer | 0.13 | 7 | 0 | 0 |
| | | | | | | |
| E536 | 9 Knightwick Crescent | Detailed Planning Permission 2012/06435/PA | 0.06 | -1 | 0 | 0 |
| | | | | | | |

Sutton Four Oaks

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|--|------------|----------------|------------|-----------------|
| N44 | Adjacent 8 to 12, Bowlas Avenue | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.11 | 0 | 0 | 3 |
| | | | | | | |
| N47 | 71, Hill Village Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.11 | 0 | 3 | 0 |
| | | | | | | |
| N95 | Mere Green Road | Other Opportunity not in BDP Growth Area - Identified by Developer | 0.83 | 0 | 33 | 0 |
| | | | | | | |
| N208 | Garages to rear of 205-197 Blackberry Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.07 | 0 | 0 | 1 |
| | | | | | | |
| N209 | Site rear of 35-47 White Farm Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.07 | 0 | 0 | 2 |
| | | | | | | |
| N210 | Garages rear of 25-35 White Farm Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.07 | 0 | 0 | 2 |
| | | | | | | |
| N215 | Vesey Close | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.29 | 0 | 0 | 4 |
| | | | | | | |
| N216 | Site rear of 38-40 Sherifoot Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.1 | 0 | 0 | 3 |
| | | | | | | |
| N218 | Site and garages to rear of 1-20 Walsall Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.24 | 0 | 0 | 10 |
| | | | | | | |
| N219 | Site to rear of 42 & 44 Belwell Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.11 | 0 | 0 | 2 |
| | | | | | | |
| N220 | Site to rear of 1-12 Clarence Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 0 | 1 |
| | | | | | | |
| N222 | Garages adjacent to 76 & 78 Sara Close | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 0 | 2 |
| | | | | | | |
| N225 | Site and garages rear of 133 & 135 Gibbons Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.08 | 0 | 0 | 3 |
| | | | | | | |
| N226 | Site and garages adjacent 20-25 Farnborough Court | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 0 | 3 |
| | | | | | | |
| N228 | Garages rear of 76-78 Slade Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 0 | 2 |
| | | | | | | |

Sutton Four Oaks

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|------------------------------------|--|------------|----------------|------------|-----------------|
| N422 | Rear of 4A Luttrell Road | Detailed Planning Permission | 0.15 | 1 | 0 | 0 |
| | | 2012/03568/PA | | | | |
| N423 | Adjacent 11 Four Oaks Road | Under Construction | 0.15 | 1 | 0 | 0 |
| | | 2011/00234/PA | | | | |
| N425 | Land adjoining 14b Luttrell Road | Detailed Planning Permission | 0.53 | 1 | 0 | 0 |
| | | 2012/02701/PA | | | | |
| N428 | 383 to 389 Lichfield Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.18 | 0 | 8 | 0 |
| | | | | | | |
| N449 | Adjacent 47 Little Sutton Lane | Detailed Planning Permission | 0.11 | 1 | 0 | 0 |
| | | 2011/03969/PA | | | | |
| N468 | Land South of Duttons Lane | Under Construction | 2.3 | 24 | 0 | 0 |
| | | | | | | |
| N495 | White Farm Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.42 | 14 | 0 | 0 |
| | | | | | | |
| N531 | 84 Park View Road | Detailed Planning Permission | 0.18 | 1 | 0 | 0 |
| | | 2010/02907/PA | | | | |
| N587 | 6 to 8 Astor House, Lichfield Road | Detailed Planning Permission | 0.05 | 3 | 0 | 0 |
| | | 2011/08657/PA | | | | |
| N611 | Deerwood Grange, Wentworth Road | Detailed Planning Permission | 0.46 | 1 | 0 | 0 |
| | | 2012/00234/PA | | | | |
| N612 | 3A Mere Green Road | Detailed Planning Permission | 0.01 | 1 | 0 | 0 |
| | | 2012/03953/PA | | | | |
| N615 | Adjacent 30 Bellwell Lane | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2012/05610/PA | | | | |
| N623 | 2 Hillwood Road | Detailed Planning Permission | 0.16 | 2 | 0 | 0 |
| | | 2012/01403/PA | | | | |
| N632 | Adjacent 120 Streetly Lane | Detailed Planning Permission | 0.1 | 1 | 0 | 0 |
| | | 2012/01768/PA | | | | |
| N633 | Land adjacent 88 Hill Hook Road | Detailed Planning Permission | 0.06 | 1 | 0 | 0 |
| | | 2012/03235/PA | | | | |

Sutton Four Oaks

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--------------------------------|--------------------|------------|----------------|------------|-----------------|
| N637 | Rear of 31 to 35 Clarence Road | Under Construction | 0.1 | 3 | 0 | 0 |
| | | | | | | |
| N656 | 143-145 Russell Bank Road | Under Construction | 0.43 | 9 | 0 | 0 |
| | | 2011/04317/PA | | | | |

Sutton New Hall

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|--|------------|----------------|------------|-----------------|
| N234 | Site adjacent 7, 8, & 9 Eldon Drive | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 0 | 2 |
| | | | | | | |
| N235 | Site adjacent 11,15 & 18 Trident Close | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.09 | 0 | 0 | 3 |
| | | | | | | |
| N236 | Site and garages adjacent 59 Haunchwood Drive | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 0 | 3 |
| | | | | | | |
| N237 | Site and garages rear of 35-57 Oversley Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.07 | 0 | 0 | 3 |
| | | | | | | |
| N238 | Site and garages rear of 6-18 Anton Drive | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.23 | 0 | 0 | 5 |
| | | | | | | |
| N239 | Site and garages rear of 106-122 Cheswood Drive | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.1 | 0 | 0 | 3 |
| | | | | | | |
| N240 | Site and garages adjacent 82 & 84 Cheswood Drive | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 0 | 2 |
| | | | | | | |
| N241 | Site adjacent 83 & 85 Lindridge Drive | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 0 | 2 |
| | | | | | | |
| N242 | Site rear of 28-48 Cheswood Drive | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.17 | 0 | 0 | 7 |
| | | | | | | |
| N243 | Site and garages adjacent 23-25 Thornley Grove | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.07 | 0 | 0 | 2 |
| | | | | | | |
| N244 | Site and garages rear of 17-23 Lindridge Drive | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 0 | 2 |
| | | | | | | |
| N245 | Site rear of 1-17 Oxstall Close | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.16 | 0 | 0 | 5 |
| | | | | | | |
| N406 | 321 to 323 Birmingham Road | Under Construction | 0.24 | 16 | 0 | 0 |
| | | | | | | |
| N412 | Rear of 216 Birmingham Road | Detailed Planning Permission 2011/08719/PA | 0.03 | 1 | 0 | 0 |
| | | | | | | |
| N440 | 100 Holifast Road | Detailed Planning Permission 2011/00693/PA Extant | 0.11 | 1 | 0 | 0 |
| | | | | | | |

Sutton New Hall

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|---|------------|----------------|------------|-----------------|
| N441 | 61 and 63 Penns Lane | Other Opportunity in BDP Growth Area | 0.8 | 0 | 29 | 0 |
| | | Expired Planning Permission | | | | |
| N455 | Land between and to rear of 51 and 55 Fox Hollies Road | Outline Planning Permission | 0.17 | 0 | 3 | 0 |
| | | 2011/04755/PA Extant | | | | |
| N456 | 303 Penns Lane | Outline Planning Permission | 0.67 | 0 | 14 | 0 |
| | | 2011/02074/PA Extant | | | | |
| N457 | 1 and 3 Walmley Ash Road | Under Construction | 0.23 | 14 | 0 | 0 |
| | | 2012/02918/PA Extant | | | | |
| N476 | 83 to 89 Water Orton Lane | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.22 | 0 | 0 | 9 |
| | | Committee Resolution | | | | |
| N477 | Adjacent Hyannis, Old Kingsbury Road | Under Construction | 0.02 | 1 | 0 | 0 |
| | | | | | | |
| N479 | Land adjacent 1300 Kingsbury Road | Detailed Planning Permission | 0.06 | 1 | 0 | 0 |
| | | 2011/04041/PA | | | | |
| N536 | Land adjacent 7 Sutton Square | Detailed Planning Permission | 0.03 | 1 | 0 | 0 |
| | | 2013/02075/PA Extant | | | | |
| N578 | Adjacent Forge Farm, Walmley Ash Lane | Detailed Planning Permission | 0.06 | 1 | 0 | 0 |
| | | 2011/03438/PA | | | | |
| N638 | Rear of 39 to 43 Beech Hill Road | Under Construction | 0.51 | 10 | 0 | 0 |
| | | 2012/01800/PA | | | | |
| N646 | Langley SUE, west of A38 | Allocated in Draft Plan | 273.7 | 0 | 1840 | 3160 |
| | | BDP - Land removed from Green Belt | | | | |
| N649 | 410 Birmingham Road (Upper Floors) | Permitted Development (B1a to C3) | 0.02 | 2 | 0 | 0 |
| | | Permission no longer required: May 2013 | | | | |
| N654 | Langley School, Langley Road | Outline Planning Permission | 1.46 | 42 | 0 | 0 |
| | | 2013/03168/PA | | | | |

Sutton Trinity

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|---|------------|----------------|------------|-----------------|
| N26 | Royal Works Sutton Coldfield | Other Opportunity not in BDP Growth Area - Identified by City Council | 1.31 | 0 | 68 | 0 |
| | | | | | | |
| N58 | 35 to 39 Reddicap Heath Road | Detailed Planning Permission | 0.35 | 11 | 0 | 0 |
| | | 2010/06365/PA Extant | | | | |
| N68 | Ebrooke Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.18 | 0 | 5 | 0 |
| | | | | | | |
| N74 | Rectory Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.14 | 0 | 2 | 0 |
| | | | | | | |
| N176 | 4 Manor Drive | Detailed Planning Permission | 0.1 | 1 | 0 | 0 |
| | | 2010/00504/PA | | | | |
| N250 | Site and garages adjacent 1-52 Copsehill Court, Mount View | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.18 | 0 | 0 | 5 |
| | | | | | | |
| N251 | Site and garages rear of 54-58 Mount View | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.2 | 0 | 0 | 6 |
| | | | | | | |
| N252 | Site and garages rear of 18-36 Whitehouse Court, Rectory Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.07 | 0 | 0 | 3 |
| | | | | | | |
| N253 | Site and garages adjacent 42 Stourton Close | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 0 | 3 |
| | | | | | | |
| N254 | Site and garages rear of 1-18 Charles Court, Wiggins Croft | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.17 | 0 | 0 | 7 |
| | | | | | | |
| N255 | Site adjacent to 299 Reddicap Heath Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.06 | 0 | 2 | 0 |
| | | | | | | |
| N258 | Site and garages rear of 28-38 Holbeche Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.09 | 0 | 0 | 4 |
| | | | | | | |
| N414 | 21 to 23A Birmingham Road | Detailed Planning Permission | 0.09 | 14 | 0 | 0 |
| | | 2010/01412/PA | | | | |
| N416 | Land at Upper Clifton Road | Detailed Planning Permission | 3.12 | 27 | 0 | 0 |
| | | 2011/08088/PA | | | | |
| N417 | Brassington Avenue | Other Opportunity in BDP Growth Area | 1.15 | 96 | 134 | 0 |
| | | Pre Application Discussions 2013 | | | | |

Sutton Trinity

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|--|------------|----------------|------------|-----------------|
| N418 | Land Adjacent 26 Midland Road | Detailed Planning Permission | 0.05 | 1 | 0 | 0 |
| | | 2010/06028/PA | | | | |
| N448 | 24 Coleshill Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.14 | 0 | 12 | 0 |
| | | | | | | |
| N452 | 32 High Street | Detailed Planning Permission | 0.01 | 2 | 0 | 0 |
| | | 2010/00049/PA | | | | |
| N453 | Land adjacent 20 Moor Hall Drive | Detailed Planning Permission | 0.16 | 1 | 0 | 0 |
| | | 2010/06068/PA | | | | |
| N460 | 44 Bedford Drive | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.15 | 0 | 1 | 0 |
| | | | | | | |
| N462 | 276 and 278 Rectory Road | Under Construction | 0.24 | 6 | 0 | 0 |
| | | | | | | |
| N466 | 227 Tamworth Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.11 | 0 | 1 | 0 |
| | | | | | | |
| N473 | Adjacent to 245 Springfield Road | Under Construction | 0.23 | 13 | 0 | 0 |
| | | | | | | |
| N488 | 8 High Street | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.03 | 0 | 5 | 0 |
| | | PD Notification | | | | |
| N498 | Holland House, Holland Street | Detailed Planning Permission | 0.35 | 22 | 0 | 0 |
| | | 2011/08544/PA | | | | |
| N534 | Elderslea South Parade | Detailed Planning Permission | 0.19 | 17 | 0 | 0 |
| | | 2010/04181/PA | | | | |
| N544 | Station Street/Brassington Avenue Sutton | Allocated in Draft Plan | 0.15 | 0 | 0 | 60 |
| | | Sutton Coldfield Town Centre Framework - Mixed Use | | | | |
| N545 | Queen Street/The Parade/Victoria Road Sutton | Allocated in Adopted Plan | 3.79 | 0 | 0 | 150 |
| | | Sutton Coldfield Town Centre Regeneration Framework. | | | | |
| N567 | 35 St Chads Road | Detailed Planning Permission | 0.09 | 1 | 0 | 0 |
| | | 2011/02647/PA | | | | |
| N592 | Woodington Road | Outline Planning Permission | 0.74 | 42 | 0 | 0 |
| | | 2013/03168/PA | | | | |

Sutton Trinity

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|---|---|------------|-------------------|------------|--------------------|
| N598 | Former Constituency Offices, Upper Clifton Road | Under Construction | 0.15 | 4 | 0 | 0 |
| | | | | | | |
| N617 | 1 Birmingham Road | Detailed Planning Permission | 0.01 | 2 | 0 | 0 |
| | | 2012/07848/PA | | | | |
| N636 | 5 Manor Drive | Detailed Planning Permission | 0.26 | 3 | 0 | 0 |
| | | 2013/00554/PA | | | | |
| N640 | Land Adjacent 15 Hollyfield Road | Detailed Planning Permission | 0.03 | 1 | 0 | 0 |
| | | 2012/01522/PA | | | | |
| N641 | Land adjacent 259 Rectory Road | Detailed Planning Permission | 0.05 | 1 | 0 | 0 |
| | | 2012/04823/PA | | | | |
| N651 | Patrick House, Maney Corner | Permitted Development (B1a to C3) | 0.11 | 14 | 0 | 0 |
| | | Permission no longer required: May 2013 | | | | |
| N652 | 34 While Road | Permitted Development (B1a to C3) | 0.04 | 4 | 0 | 0 |
| | | Permission no longer required: May 2013 | | | | |
| N653 | 21 to 25 Coleshill Street | Permitted Development (B1a to C3) | 0.03 | 3 | 0 | 0 |
| | | Permission no longer required: May 2013 | | | | |
| N658 | Land Ajoining 12 Moor Hall Drive | Detailed Planning Permission | 0.17 | 1 | 0 | 0 |
| | | 2011/02877/PA | | | | |

Sutton Vesey

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|-----------------------------------|--|------------|----------------|------------|-----------------|
| N158 | Site and garages Buckingham Mews | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.09 | 0 | 0 | 2 |
| | | | | | | |
| N377 | Adjacent 1 Coppice View Road | Under Construction | 0.03 | 1 | 0 | 0 |
| | | | | | | |
| N387 | Rear of 481 to 491 Jockey Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.27 | 0 | 7 | 0 |
| | | | | | | |
| N390 | Site of the Vicarage, Church Road | Under Construction | 0.6 | 49 | 0 | 0 |
| | | 2010/02890/PA | | | | |
| N392 | Rear of 22 TO 24 Melrose Avenue | Detailed Planning Permission | 0.04 | 1 | 0 | 0 |
| | | 2011/04329/PA Extant | | | | |
| N408 | 350 to 356 Boldmere Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.18 | 0 | 17 | 0 |
| | | | | | | |
| N409 | 124 to 128 Jockey Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.33 | 0 | 17 | 0 |
| | | | | | | |
| N411 | Land adjacent 189 Station Road | Under Construction | 0.04 | 1 | 0 | 0 |
| | | | | | | |
| N415 | 10 Digby Road | Detailed Planning Permission | 0.26 | 6 | 0 | 0 |
| | | 2011/05400/PA Extant | | | | |
| N442 | Adjacent to 27 Wylde Green Road | Detailed Planning Permission | 0.1 | 1 | 0 | 0 |
| | | 2012/02393/PA | | | | |
| N494 | Fir Tree Grove, Boldmere | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.2 | 8 | 0 | 0 |
| | | | | | | |
| N566 | 16 Vesey Road | Detailed Planning Permission | 0.08 | 1 | 0 | 0 |
| | | 2011/02085/PA | | | | |
| N575 | 14 Boldmere Road | Detailed Planning Permission | 0.01 | -1 | 0 | 0 |
| | | 2011/04820/PA | | | | |
| N634 | 156 to 158 Birmingham Road | Detailed Planning Permission | 0.16 | 4 | 0 | 0 |
| | | 2012/01304/PA | | | | |
| N635 | Adjacent 41 Addenbrooke Drive | Detailed Planning Permission | 0.01 | 1 | 0 | 0 |
| | | 2012/02266/PA | | | | |

Sutton Vesey

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--------------------------|------------------------------|------------|----------------|------------|-----------------|
| N657 | Adjacent 62 Station Road | Detailed Planning Permission | 0.05 | 1 | 0 | 0 |
| | | 2013/02013/PA | | | | |

Tyburn

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|--|------------|----------------|------------|-----------------|
| E181 | Site to rear of 105-113 Baginton Road | Allocated in Adopted Plan | 0.06 | 0 | 0 | 2 |
| | | UDP 2005 (HR5) | | | | |
| E183 | Site of Birches Green Evangelical Free Church adjacent to 84 Bromford Lane | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.08 | 0 | 3 | 0 |
| | | | | | | |
| E185 | Former Cincinatti Building, Hanson's Bridge Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 8.69 | 0 | 250 | 180 |
| | | Pre Application Discussions | | | | |
| E186 | 10 Compton Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.07 | 0 | 0 | 3 |
| | | | | | | |
| E209 | Eachelhurst Road | Detailed Planning Permission | 0.17 | 8 | 0 | 0 |
| | | 2012/03177/PA | | | | |
| E398 | 1057 Kingsbury Road | Allocated in Adopted Plan | 0.1 | 0 | 4 | 0 |
| | | UDP 2005 (HR5) | | | | |
| E410 | Land off, Lancaster Drive and Farnborough Road | Allocated in Adopted Plan | 1.74 | 0 | 40 | 0 |
| | | UDP 2005 (H45) | | | | |
| E412 | 31 to 39 Dyce Close | Allocated in Adopted Plan | 0.09 | 0 | 3 | 0 |
| | | UDP 2005 | | | | |
| E414 | Former Library, Turnhouse Road | Allocated in Adopted Plan | 0.09 | 0 | 11 | 0 |
| | | UDP 2005 (HR5). Expired Planning Permission | | | | |
| E498 | Oval Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.09 | 0 | 4 | 0 |
| | | | | | | |
| E519 | Former Dairy Site, Park Lane, Minworth | Allocated in Adopted Plan | 0.48 | 0 | 19 | 0 |
| | | UDP 2005 (HR5) | | | | |
| E540 | 92 & 94 Oval Road | Detailed Planning Permission | 0.06 | 2 | 0 | 0 |
| | | 2012/07297/PA | | | | |
| E573 | Skylark Public House, Farnborough Road | Under Construction | 0.22 | 3 | 0 | 0 |
| | | | | | | |
| E574 | Land at Reed Square | Detailed Planning Permission | 0.26 | 15 | 0 | 0 |
| | | 2012/04978/PA | | | | |
| E576 | Adjacent 171 Turnhouse Road | Detailed Planning Permission | 0.01 | 1 | 0 | 0 |
| | | 2012/05320/PA | | | | |

Tyburn

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|----------------------------|---|------------|----------------|------------|-----------------|
| E583 | Cleeve Tower, Lodge Street | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.11 | -22 | 0 | 0 |
| | | | | | | |
| E609 | 504 Tyburn Road | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2010/07097/PA | | | | |

Washwood Heath

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|--|------------|----------------|------------|-----------------|
| E45 | Parkfield/Anthony Road | Allocated in Adopted Plan | 1.08 | 0 | 54 | 0 |
| | | UDP 2005 (HR7). Draft Bordesley Park AAP | | | | |
| E170 | Adjacent 301 Alum Rock Road | Detailed Planning Permission | 0.78 | 14 | 0 | 0 |
| | | 2011/04138/PA | | | | |
| E171 | Junction of Adderly Road / Adderly Gardens | Other Opportunity in BDP Growth Area | 0.36 | 0 | 0 | 14 |
| | | Identified by Consultants (ENTEC) | | | | |
| E172 | Ludlow Road / Hancock Road | Other Opportunity not in BDP Growth Area - Identified by Consultants | 0.29 | 0 | 12 | 0 |
| | | | | | | |
| E173 | 75-115 Ralph Road | Other Opportunity in BDP Growth Area | 0.16 | 0 | 0 | 3 |
| | | Identified by Consultants (ENTEC) | | | | |
| E244 | Adjacent 14 St Saviours Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.1 | 0 | 0 | 4 |
| | | Committee Resolution | | | | |
| E246 | 28 Havelock Road | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.11 | 0 | 6 | 0 |
| | | | | | | |
| E278 | 10 Highfield Road | Under Construction | 0.43 | 21 | 0 | 0 |
| | | | | | | |
| E279 | Adjacent 78 Parkfield Road | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2011/04601/PA Extant | | | | |
| E281 | Land rear of 11 to 27 Foxton Road | Allocated in Adopted Plan | 0.19 | 0 | 5 | 0 |
| | | UDP 2005 (HR11). Expired Planning Permission | | | | |
| E282 | Land adjacent 409 Alum Rock Road | Outline Planning Permission | 1.33 | 78 | 0 | 0 |
| | | 2010/00465/PA | | | | |
| E285 | Adjacent 183 Highfield Road | Detailed Planning Permission | 0.03 | 1 | 0 | 0 |
| | | 2010/00660/PA | | | | |
| E324 | Cotterills Lane | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.37 | 0 | 16 | 0 |
| | | | | | | |
| E369 | Land adjacent 34 Cotterills Avenue | Other Opportunity not in BDP Growth Area - Expired Planning Permission | 0.11 | 0 | 2 | 0 |
| | | | | | | |
| E373 | Land adjacent Ward End Public House and fronting Burney Lane | Detailed Planning Permission | 0.09 | 2 | 0 | 0 |
| | | 2011/03239/PA | | | | |

Washwood Heath

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|---|------------|----------------|------------|-----------------|
| E374 | Adjacent Ward End Public House fronting Alum Rock Road | Detailed Planning Permission | 0.05 | 1 | 0 | 0 |
| | | 2011/03237/PA | | | | |
| E445 | 23 to 27 Alum Rock Road | Other Opportunity in BDP Growth Area | 0.08 | 0 | 4 | 0 |
| | | Expired Planning Permission - Conversion | | | | |
| E471 | 321 Washwood Heath Road | Under Construction | 0.37 | 9 | 0 | 0 |
| | | 2009/05310/PA | | | | |
| E510 | Land adjacent 409 Alum Rock Road | Allocated in Adopted Plan | 1.98 | 0 | 79 | 0 |
| | | UDP 2005 (HR7) | | | | |
| E532 | 233 Alum Rock Road | Detailed Planning Permission | 0.01 | 1 | 0 | 0 |
| | | 2012/04391/PA | | | | |
| E537 | 268 Alum Rock Road | Detailed Planning Permission | 0.01 | -1 | 0 | 0 |
| | | 2012/05950/PA | | | | |
| E551 | 1A Clodeshall Raod | Detailed Planning Permission | 0.01 | 1 | 0 | 0 |
| | | 2012/03926/PA | | | | |
| E552 | 340 Alum Rock Road | Detailed Planning Permission | 0.02 | 2 | 0 | 0 |
| | | 2012/02802/PA | | | | |
| E556 | Between 30 and 38 Ward Close | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2012/01628/PA | | | | |
| E560 | land adjacent 65 Treaford Lane | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2012/03470/PA | | | | |
| E590 | Former St Peters College | Detailed Planning Permission | 0.22 | 0 | 11 | 0 |
| | | 2012/06336/PA | | | | |
| E595 | Ward End Park Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.41 | 0 | 16 | 0 |
| | | | | | | |
| E602 | Adjacent 109 Wright Road | Detailed Planning Permission | 0.05 | 2 | 0 | 0 |
| | | 2011/03059/PA | | | | |
| E603 | Adjacent 52 Couchman Road | Detailed Planning Permission | 0.05 | 2 | 0 | 0 |
| | | 2011/06059/PA | | | | |

Weoley

| Ref: | Address: | Details | Size (Ha): | within 5 Years | 6-10 years | beyond 10 years |
|------|--|---|------------|----------------|------------|-----------------|
| S67 | Prestwood road (rear 29) | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.12 | 0 | 3 | 0 |
| | | | | | | |
| S102 | 21 Merritts Brook Lane | Detailed Planning Permission | 0.24 | 10 | 0 | 0 |
| | | 2012/06084/PA | | | | |
| S103 | The Beeches PH, Basil Road | Detailed Planning Permission | 0.23 | 12 | 0 | 0 |
| | | 2012/03875/PA | | | | |
| S283 | Site of The Raven Public House, Castle Road | Under Construction | 0.37 | 64 | 0 | 0 |
| | | | | | | |
| S301 | Bournville College Site, Bristol Road South | Detailed Planning Permission | 2.29 | 200 | 12 | 0 |
| | | 2012/05877/PA | | | | |
| S302 | 142 Weoley Park Road | Under Construction | 0.3 | 9 | 0 | 0 |
| | | 2012/05614/PA | | | | |
| S535 | Shenley Lane/Shenley Fields Road | Other Opportunity not in BDP Growth Area - Identified by City Council | 0.59 | -29 | 0 | 0 |
| | | | | | | |
| S545 | 10 Tredington Close | Under Construction | 0.22 | 4 | 0 | 0 |
| | | 2012/07192/PA | | | | |
| S587 | Manor House Northfield | Other Opportunity not in BDP Growth Area - Identified by Developer | 5.23 | 130 | 0 | 0 |
| | | | | | | |
| S599 | Adj 47 Bell Lane | Under Construction | 0.04 | 1 | 0 | 0 |
| | | | | | | |
| S600 | Rear 623 Bristol Road South | Detailed Planning Permission | 0.27 | 9 | 0 | 0 |
| | | 2012/01856/PA | | | | |
| S605 | 641 Bristol Road South | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2012/01177/PA | | | | |
| S621 | 90 Weoley Castle Road | Detailed Planning Permission | 0.02 | 1 | 0 | 0 |
| | | 2012/00371/PA | | | | |
| S624 | Adjacent Bournville College Site, Bristol Road South | Outline Planning Permission | 1.65 | 0 | 208 | 0 |
| | | 2012/00513/PA | | | | |
| S625 | 50 to 54 Weoley Park road | Detailed Planning Permission | 0.53 | 12 | 0 | 0 |
| | | 2012/04023/PA | | | | |

Planning and Regeneration
Birmingham City Council
1 Lancaster Circus
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