

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

<p>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.</p>	<p>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.</p>
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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 (>=0.06ha) 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 to 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@midlandheart.org.uk
Jon Rowson*	Barratt Homes	jon.d.rowson@barratthomes.co.uk
Julie Morgan	Miller Homes	julie.morgan@miller.co.uk
Paul Campbell	Richborough Estates	Paul@RichboroughEstates.co.uk
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.

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.

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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 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.

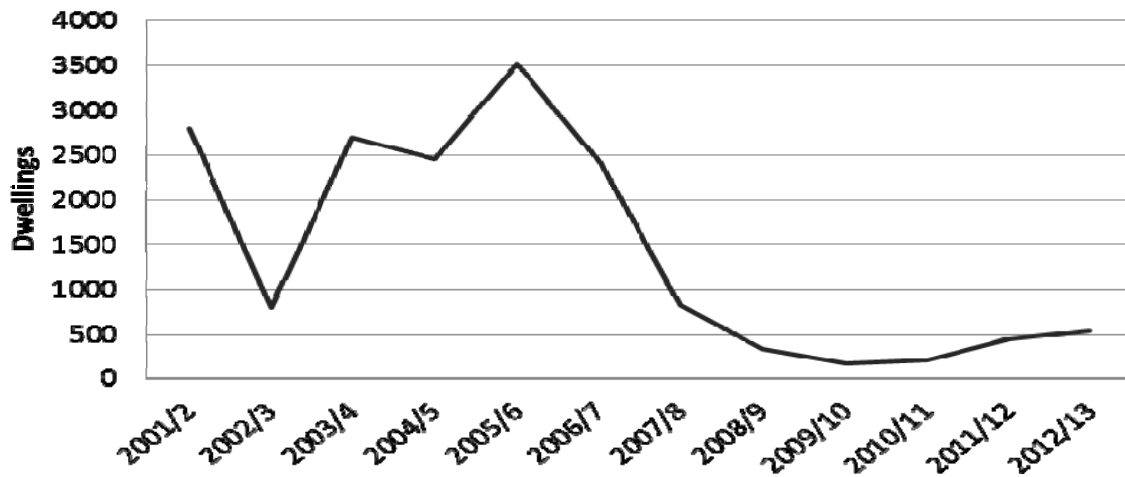
Table 1: The Supply of Windfalls

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.

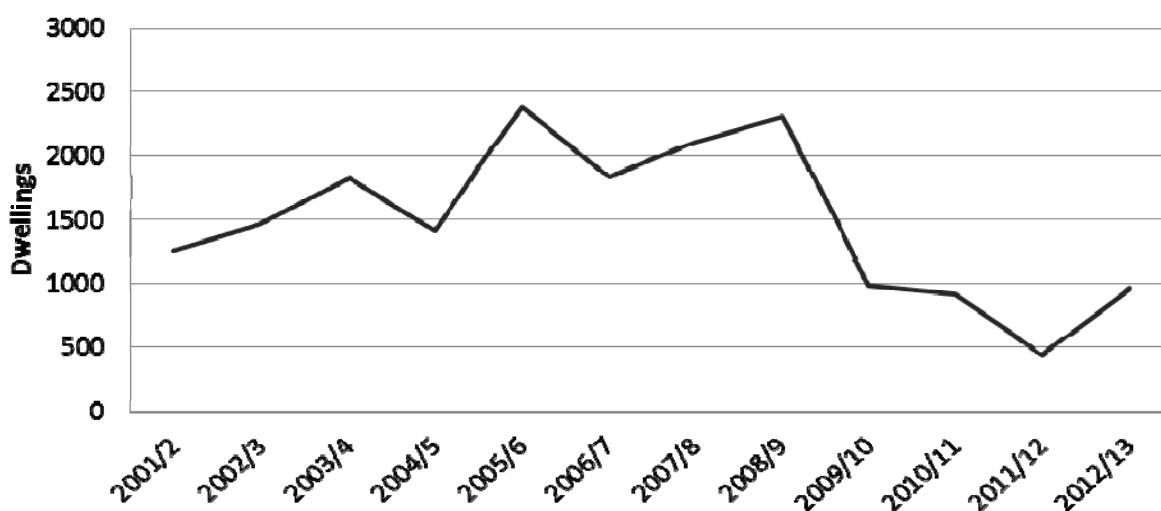
6.2 Although 18,017 windfall dwellings have been built over the last ten years there have been large variations from year to year from a high of almost 2,400 in 2005/6 to a low of 442 in 2011/12. The 442 completions in 2011/12 was an eleven year low although this more than doubled in 2012/13.

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				Total
	North west	East	South	Central	
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				Total
	North west	East	South	Central	
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 2011/00177/PA Extant	0.11	4	0	0
E313	Site of 1 to 31 Knights Road	Detailed Planning Permission 2011/00177/PA Extant	0.12	6	0	0
E319	1073 Warwick Road	Detailed Planning Permission 2011/07410/PA	0.18	20	0	0
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 2008/00563/PA	0.06	4	0	0
E365	74 Francis Road	Detailed Planning Permission 2011/06797/PA	0.15	0	12	0
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 2010/02856/PA	0.08	2	0	0
E505	15 Broad Road	Detailed Planning Permission 2011/05489/PA	0.06	3	0	0
E507	42 Flint Green Road	Detailed Planning Permission 2011/08546/PA	0.05	-1	0	0
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 2012/01528/PA	0.01	1	0	0
E528	904 and 906 Warwick Road	Detailed Planning Permission 2012/01595/PA	0.03	3	0	0

Acocks Green

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E531	78 Westley Road	Detailed Planning Permission 2012/04365/PA	0.05	4	0	0
E554	Rear of 419 to 423 Shirley Road	Detailed Planning Permission 2012/01811/PA	0.05	3	0	0
E558	Adjacent 8 Olton Croft	Detailed Planning Permission 2013/00319/PA	0.02	1	0	0
E569	Adjacent 4 Grattidge Road	Detailed Planning Permission 2012/05569/PA	0.21	5	0	0
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 UDP 2005 (HR22)	0.12	0	8	0
N17	Between Prestbury Road and Ettington Road	Allocated in Adopted Plan Aston, Newtown and Lozells AAP	0.31	0	18	0
CC26	Land bounded by Hospital St / Summer La / Henrietta St / Hampton St	Other Opportunity in BDP Growth Area Identified by Consultants (ENTEC)	0.5	0	0	50
CC27	1-3 Bond St	Under Construction 2011/08319/PA	0.07	10	0	0
CC28	27-51 Constitution Hill	Allocated in Adopted Plan UDP 2005 (M30). Jewellery Quarter Framework SPG	0.11	0	0	8
CC29	Land bounded by Henrietta St / Buckingham Road / Hampton St / Hospital St	Other Opportunity in BDP Growth Area Identified by Consultants (ENTEC)	1.28	0	0	90
CC30	Land bounded by Hampton St / Motts St / Buckingham St	Other Opportunity in BDP Growth Area Identified by Consultants (ENTEC) - City Council owned	0.42	0	0	29
CC31	Land bounded by Motts St / Howard St / Hampton St / Constitution Hill	Allocated in Adopted Plan UDP 2005 (M30). Jewellery Quarter Framework SPG	1.24	0	0	87
CC33	Rear of 70 -80 Unett St	Allocated in Adopted Plan UDP 2005 (HR22)	0.09	0	0	6
CC34	Lower Loveday St / Hanley St / Princip St / New Town Row	Other Opportunity in BDP Growth Area Identified by Consultants (ENTEC)	2.84	0	0	199
CC35	Junction of Band St & Constitution Hill	Allocated in Adopted Plan UDP 2005 (M30). Jewellery Quarter Framework SPG	0.12	0	0	8
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 UDP 2005 (HR22)	0.65	0	0	30
N66	North Newtown Area 2 site 5	Allocated in Adopted Plan UDP 2005 (HR22)	0.15	0	0	8
N67	North Newtown Area 2 Opp1	Allocated in Adopted Plan UDP 2005 (HR22)	0.1	0	0	7

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

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 2012/04213/PA	0.42	15	0	0
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 2009/04379/PA	3.08	141	0	0
S268	67 to 81 Moors Lane	Detailed Planning Permission 2012/04211/PA	0.52	23	0	0
S282	124 to 142 Burnel Road	Other Opportunity not in BDP Growth Area - Identified by City Council Committee Resolution	0.26	0	-1	0
S543	2 Loftus Close, Shenley Lane	Detailed Planning Permission 2013/01939/PA	0.5	19	0	0
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 2010/01555/PA Extant	0.13	0	6	0
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 PA submitted	0.3	12	0	0
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 Trittiford Road	Detailed Planning Permission 2012/04051/PA	0.02	1	0	0
S658	Scribers Lane	Detailed Planning Permission 2011/06407/PA	0.03	3	0	0

Billesley

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

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 Identified by Consultants (ENTEC)	0.22	0	9	0
E137	Kieran's Place public house, Muntz Street	Other Opportunity in BDP Growth Area Identified by Consultants (ENTEC)	0.07	0	3	0
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 2011/00074/PA	0.06	4	0	0
E265	8 to 14 St Oswalds Road	Detailed Planning Permission 2011/02088/PA	0.27	12	0	0
E266	Land adjacent 163 Mansel Road	Outline Planning Permission 2009/03043/PA	0.04	0	1	0
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 2011/08508/PA	0.11	3	0	0
E323	94 to 100 and land adjacent Hob Moor Road	Under Construction 2003/06227/PA	0.37	7	0	0

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 2008/00804/PA	0.16	7	0	0
E522	297 Somerville Road	Detailed Planning Permission 2012/00181/PA	0.04	1	0	0
E526	476 and 478 Bordesley Green	Detailed Planning Permission 2012/00749/PA	0.03	3	0	0
E550	598 Coventry Road	Detailed Planning Permission 2012/04031/PA Extant	0.02	5	0	0

Bournville

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S10	Selly Oak Hospital, Raddlebarn Road	Outline Planning Permission 2012/02303/PA	17.74	160	250	240
S293	Rear of 33A to 39, Bunbury Road fronting Lindsey Avenue	Allocated in Adopted Plan UDP 2005 (HR29)	0.23	0	9	0
S300	Site of 64 to 74, Longfellow Road	Detailed Planning Permission 2010/04914/PA Extant	0.6	46	0	0
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 2010/00502/PA	0.04	1	0	0
S506	Rear of 3 to 11 Ivy Road	Detailed Planning Permission 2011/06240/PA	0.02	1	0	0
S507	49 Hazelwell Street	Detailed Planning Permission 2010/03482/PA	0.04	3	0	0
S527	Land at Hazlewell Lane and Pershore Road	Outline Planning Permission 2010/05404/PA	4.11	0	0	0
S551	266 to 270 Viacarage Road	Detailed Planning Permission 2011/08529/PA	0.09	7	0	0
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 2012/04820/PA	0.02	1	0	0

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 Sheffield 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 2010/04807/PA	0.97	82	0	0
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 2010/04016/PA	0.13	17	0	0
S319	Part 125 Portland Road	Under Construction	0.07	1	0	0
S332	Land Adjacent 14 Pritchatts Road	Detailed Planning Permission 2013/00061/PA	0.1	1	0	0
S334	Rear of 78 to 96 Hagley Road	Under Construction	0.71	31	0	0
S335	35a Portland Road	Detailed Planning Permission 2012/07638/PA	0.2	2	0	0
S336	Land Corner of Harold Road and Waterworks Road	Under Construction 2009/01375/PA	0.1	10	0	0
S352	Site of 248 to 250 Bristol Road	Detailed Planning Permission 2012/01169/PA	0.47	4	0	0

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	281Hagley 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 Birmingham Development Plan	2.99	90	0	0
S553	Land adjacent 26A Elvetham Road	Detailed Planning Permission 2011/07607/PA	0.09	1	0	0
S564	46 Westfield Road	Detailed Planning Permission 2011/05643/PA	0.29	-4	0	0
S577	269 Hagley Road	Detailed Planning Permission 2011/08743/PA	0.1	1	0	0
S595	Westbourne Road	Detailed Planning Permission 2011/00725/PA	1.47	53	0	0
S603	229 Hagley Road	Detailed Planning Permission 2012/02111/PA	0.13	4	0	0
S618	98 Bristol Road	Detailed Planning Permission 2012/06425/PA	0.14	-2	0	0

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 52 with detailed PPs, remainder Outline PP	14.68	200	116	0
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 2010/06527/PA	3.77	124	0	0
E296	Rear of 296 to 306 Gravelly Lane	Detailed Planning Permission 2011/00652/PA Extant	0.18	12	0	0
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 UDP 2005 (HR44A)	0.87	0	0	35
E341	779 to 787 Chester Road	Detailed Planning Permission 2012/01580/PA	0.26	48	0	0
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 2013/02792/PA Extant	6.34	0	250	0
E381	4 to 8 Bowcroft Grove	Detailed Planning Permission 2012/05750/PA	0.2	10	0	0
E382	Between 16 and 22, Yenton Grove	Under Construction 2012/05750/PA	0.1	5	0	0

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 Identified by Consultants (ENTEC)	0.21	0	3	0
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 Allocated in Non Statutory Plan. Soho Road LAP	0.1	4	0	0
N302	Adjacent 21 Church Lane	Detailed Planning Permission 2011/04943/PA Extant	0.02	1	0	0
N308	Land adjacent 14 Leopold Avenue	Under Construction	0.05	1	0	0
N309	Browns Green	Detailed Planning Permission 2010/00524/PA	4.29	155	0	0

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 2013/06556/PA	0.05	2	0	0
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 A41 Framework	1.8	0	0	30
N547	Adjacent 40 Cranbrook Road	Detailed Planning Permission 2011/06768/PA	0.02	1	0	0
N549	Rear of 82 Sandwell Road	Detailed Planning Permission 2011/07639/PA	0.02	1	0	0
N553	86 to 88 Stockwell Road	Detailed Planning Permission 2011/01090/PA	0.07	4	0	0
N554	Land Adjacent 2 Millfield Road	Detailed Planning Permission 2011/04379/PA	0.02	1	0	0
N555	Rear of 32 Hamstead Hall Avenue	Detailed Planning Permission 2011/04379/PA	0.01	1	0	0
N572	116 Church Lane	Detailed Planning Permission 2011/04373/PA	0.04	-1	0	0
N580	Hawthorn House, Hamstead Hall Road	Detailed Planning Permission 2011/06069/PA	1.03	1	0	0
N589	92 Handsworth Wood Road	Detailed Planning Permission 2012/00627/PA	0.2	-1	0	0
N607	The Grove Public House, Grove Lane	Detailed Planning Permission 2012/01388/PA	0.01	1	0	0
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 2013/02668/PA	3.4	115	0	0
S317	278 Hagley Road	Other Opportunity not in BDP Growth Area - Expired Planning Permission	0.11	0	22	0
S431	91 Tennial 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 2010/00957/PA	0.07	6	0	0
S522	425 Hagley Road	Detailed Planning Permission 2010/05067/PA	0.1	7	0	0
S548	Land rear of 78 to 80 Greenfield Road	Detailed Planning Permission 2011/06191/PA	0.06	3	0	0
S568	80 Greenfield Road	Detailed Planning Permission 2011/06191/PA	0.02	-1	0	0
S584	42 Sandon Road	Detailed Planning Permission 2012/00622/PA	0.05	2	0	0
S590	Woodleigh Avenue, Harborne	Detailed Planning Permission 2013/03141/PA	0.36	14	0	0
S601	Scarlet Pimpernel Public House, Tennial Road	Detailed Planning Permission 2012/01478/PA	0.12	6	0	0
S615	67 Ravenhurst Road	Detailed Planning Permission 2012/06357/PA	0.06	-1	0	0
S616	17 Bull Street	Detailed Planning Permission 2012/06909/PA	0.03	1	0	0
S617	6 to 8 Willow Avenue	Detailed Planning Permission 2012/06735/PA	0.06	-2	0	0

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 UDP 2005 (HR11)	0.14	0	3	0
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 UDP 2005 (HR11)	0.13	0	0	5
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 2012/04059/PA	0.02	-2	0	0
E533	278 Washwood Heath Road	Detailed Planning Permission 2012/04770/PA	0.04	-2	0	0
E564	St Phillips & St James Church Centre Hodge Hill Road	Detailed Planning Permission 2012/02850/PA	0.39	8	0	0
E570	Adjacent 1 Vallian Croft	Detailed Planning Permission 2012/07374/PA	0.01	1	0	0
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 2011/06218/PA	0.04	3	0	0
E604	Fairholm Road	Detailed Planning Permission 2011/05335/PA	0.45	42	0	0

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 Multiple PAs	14.47	53	0	0
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 2012/00136/PA	0.39	27	0	0

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 2012/00952/PA	1.06	18	0	0
CC71	86 - 86C Old Snow Hill	Detailed Planning Permission 2012/05339/PA	0.09	1	0	0
CC72	Warehouse, Corner Lionel St / Ludgate Hill	Allocated in Adopted Plan UDP 2005 (M30). Jewellery Quarter Framework SPG	0.09	0	0	6
CC73	Mary Ann Street between Consitution Hill & Railway	Allocated in Adopted Plan UDP 2005 (M30) Jewellery Quarter Framework SPG	0.2	0	0	14
CC74	The Square, Ryland St	Other Opportunity in BDP Growth Area Identified by Consultants (ENTEC)	0.73	0	0	51
CC76	Land between Old Show Hill / Lionel St / Railway	Allocated in Adopted Plan UDP 2005 (M30). Jewellery Quarter Framework SPG	0.38	0	0	27
CC77	Between 62 & 90 Constitution Hill	Detailed Planning Permission 2013/00361/PA Extant	0.23	109	0	0
CC119	35 to 38 Summer Hill Road	Allocated in Adopted Plan UDP 2005 (M30). Jewellery Quarter Framework SPG. Expired Planning Permission	0.06	0	0	4
CC126	5 Powell Street	Allocated in Adopted Plan UDP 2005 (M30). Jewellery Quarter Framework SPG	0.08	0	0	6
CC128	30 to 33 Sherborne Street	Outline Planning Permission 2011/00640/PA	0.12	0	7	0
CC129	Old Union Mill, Grosvenor Street West	Other Opportunity in BDP Growth Area Expired Planning Permission (2011) - Site Cleared - City Council owned	0.15	0	11	0
CC130	Former Council Depot, Sherborne Street	Outline Planning Permission 2012/04442/PA	0.49	0	35	0
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 UDP 2005 (M30). Jewellery Quarter Framework SPG. Expired Planning Permission.	0.1	0	24	0
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 2013/01089/PA	0.12	49	0	0
CC159	Land fronting and adjacent 20 Exeter Street	Allocated in Adopted Plan UDP 2005 (HR23). Expired Planning Permission	0.26	0	18	0
CC161	Land corner of Exeter Passage and Windmill Street	Allocated in Adopted Plan UDP 2005 (HR23). Expired Planning Permission	0.16	0	66	0
CC162	Land between Florence Street and Ernest Street	Allocated in Adopted Plan UDP 2005 (HR23) Expired Planning Permission	0.25	0	72	0
CC163	Land fronting Florence Street and Ernest Street	Allocated in Adopted Plan UDP 2005 (HR23) Expired Planning Permission	0.15	0	61	0
CC165	79 to 83 Holloway Head	Outline Planning Permission 2011/03502/PA Extant	0.1	0	66	0
CC166	66 to 68 Severn Street	Detailed Planning Permission 2011/07291/PA	0.04	6	0	0
CC167	43 to 49 Northwood Street	Allocated in Adopted Plan UDP 2005 (M30). Jewellery Quarter Framework SPG. Expired Planning Permission	0.07	0	23	0
CC168	50 to 60 Northwood Street	Under Construction	0.19	0	44	0
CC169	5 to 8 Caroline Street	Detailed Planning Permission 2010/05921/PA	0.07	5	0	0
CC170	14 to 16 Regent Parade	Under Construction	0.04	3	0	0
CC171	35 Vyse Street	Detailed Planning Permission 2010/05135/PA	0.06	2	0	0
CC175	Land corner of Edward Street and Helena Street and Scotland Street	Outline Planning Permission 2012/03901/PA Extant	0.13	0	58	0
CC176	Site of Convention Service Station, The Parade	Detailed Planning Permission 2007//00063/PA	0.2	0	63	0
CC177	3 to 5 Legge Lane	Detailed Planning Permission 2011/01188/PA	0.11	0	15	0

Ladywood

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

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

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 Longbridge AAP	7.49	0	250	100
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 Longbridge AAP	6.7	160	140	0
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	Nursey 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 2012/07160/PA	0.09	1	0	0
N132	Site adjacent and to rear of 13 Finch Road	Other Opportunity in BDP Growth Area Identified by Consultants (ENTEC) - City Council owned	0.08	0	3	0
N133	92 & units 1-4 Hutton Road	Allocated in Adopted Plan UDP 2005 (HR3)	0.18	0	9	0
N135	Adjacent to 137 Wellington Road	Allocated in Adopted Plan UDP 2005 (HR3)	0.11	0	6	0
N136	Site adjacent to 214 Wellington Road	Allocated in Adopted Plan UDP 2005 (HR3)	0.46	0	0	6
N303	Land between Brunswick Road and Albert Road and Antrobus Road	Under Construction 2010/02906/PA	0.81	21	0	0
N312	1 to 3 & rear of Naden Road	Detailed Planning Permission 2012/05125/PA	0.14	9	0	0
N316	Land adjacent 43 Gibson Road	Under Construction	0.03	1	0	0
N318	84 to 90 Villa Road	Allocated in Adopted Plan Aston, Newtown and Lozells AAP. Expired Planning Permission	0.19	0	23	0
N322	4A Grosvenor Road	Allocated in Adopted Plan UDP 2005 (HR3). Expired Planning Permission.	0.13	0	5	0
N323	The Endwood Public House, Hamstead Road	Allocated in Adopted Plan UDP 2005 (HR3). Expired Planning Permission	0.73	0	23	0
N330	Adjacent 4 Brecon Road	Other Opportunity in BDP Growth Area Expired Planning Permission (2011)	0.06	0	1	0
N332	Land between 21 to 31 Finch Road	Detailed Planning Permission 2010/06881/PA	0.11	6	0	0
N335	Land rear of 239 TO 263 Bubury Street	Detailed Planning Permission 2011/02433/PA Extant	0.11	4	0	0
N341	11 and rear of 5 to 9 Havelock Road	Allocated in Adopted Plan Aston, Newtown and Lozells AAP	0.09	0	2	0

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

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 Expired Planning Permission	0.7	0	0	254
CC229	Land corner of Warner Street and Warwick Street	Other Opportunity in BDP Growth Area - Strategic Location Expired Planning Permission	0.18	0	0	54
CC230	Land adjacent 83 Warwick Street	Detailed Planning Permission 2010/04474/PA Extant	0.11	34	0	0
CC231	215 Bradford Street	Detailed Planning Permission 2012/00208/PA Extant	0.23	0	0	100
CC234	Land fronting Lawley Middleway	Outline Planning Permission 2008/02942/PA	0.29	0	0	80
CC236	Land corner Pitt Street and Lawley Middleway	Outline Planning Permission 2008/02942/PA	0.19	0	0	80
CC237	Land corner Lawley Middleway and Curzon Street	Outline Planning Permission 2008/02942/PA	0.49	0	150	0
E238	361Coventry Road	Other Opportunity in BDP Growth Area Expired Planning Permission	0.11	0	9	0
E242	Land adjacent 221 Little Green Lane	Other Opportunity in BDP Growth Area Expired Planning Permission	0.07	0	2	0
E243	Land corner of Muntz Street and Grange Road	Other Opportunity in BDP Growth Area Expired Planning Permission - Site Cleared	0.04	0	4	0
CC256	44 Bradford Street	Other Opportunity in BDP Growth Area - Strategic Location Expired Planning Permission	0.05	0	19	0
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 2011/00634/PA	0.19	24	0	0
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 2011/07418/PA	0.02	1	0	0
E612	23 Garrison Lane	Detailed Planning Permission 2011/07737/PA	0.02	1	0	0
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 2013/00677/PA	1.45	47	0	0
S16	1292 to 1294, Bristol Road South	Other Opportunity not in BDP Growth Area - Expired Planning Permission	0.09	0	3	0
S41	Bowood Crescent	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 2009/01250/PA	0.06	7	0	0
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 Site Cleared	0.15	0	14	0
S275	Land adjacent 44 Station Road	Outline Planning Permission 2012/02702/PA Extant	0.17	0	12	0
S276	Land rear of 120 to 122, Chatham Road	Detailed Planning Permission 2010/05408/PA Extant	0.22	12	0	0

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 Call for Sites Submission (2010)	1.75	0	85	0
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 Aston, Newtown and Lozells AAP	0.5	0	25	0
N262	481 Walsall Road, Perry Barr	Detailed Planning Permission 2011/08439/PA	1.02	64	0	0
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 2007/01671/PA Extant	0.06	1	0	0
N374	Land off Witton Road and Tame Road	Outline Planning Permission 2011/06441/PA Extant	3.28	0	130	0
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 Aston, Newtown and Lozells AAP	0.6	0	0	10
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 2012/00129/PA	0.02	1	0	0
N594	Birmingham City University Campus	Other Opportunity in BDP Growth Area Master Plan to be produced (Mixed Use).	7.5	0	160	0

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 2012/04954/PA	0.83	25	0	0
S48	Capern Grove A (wisley way)	Allocated in Adopted Plan UDP 2005 (HR25)	0.1	0	2	0
S49	Capern Grove 12	Allocated in Adopted Plan UDP 2005 (HR25)	0.1	0	2	0
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 2012/02577/PA	0.06	2	0	0
S213	Land to the rear of 2-22 Blandford Road	Allocated in Adopted Plan UDP 2005 (HR25)	1.12	0	0	40
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 UDP (HR25)	0.14	0	0	6
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 2010/04386/PA	0.07	-1	0	0
S541	Martineau Centre, Balden Road	Other Opportunity not in BDP Growth Area - Identified by City Council PA submitted (Detailed)	4.57	133	0	0
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 Crescent	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 2012/08537/PA	0.18	14	0	0

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 A41/Soho Road AAP	0.07	0	0	1
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 PA submitted	1.37	0	50	0
N190	201 - 195 Dudley Road	Other Opportunity in BDP Growth Area Identified by City Council Officers - City Council owned	0.09	0	4	0
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 2012/07634/PA	2.48	73	0	0
N280	120 to 130 Wattville Road	Other Opportunity not in BDP Growth Area - Identified by City Council Committee Resolution.	0.06	0	0	2
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 2009/01559/PA	0.09	7	0	0
N292	Land corner of Winson Green Road and Heath Street	Other Opportunity in BDP Growth Area Expired Planning Permission (2011) - City Council owned	0.16	0	12	0

Soho

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

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 Expired Planning Permission: 3/2010	0.14	0	8	0
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 Lawson 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 Identified by Consultants (ENTEC)	0.1	0	4	0
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 Outline Planning Permission for Access (Residential Development)	0.61	0	24	0
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 2009/01434/PA	0.03	2	0	0
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 2012/02131/PA Extant	0.02	0	1	0

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 Committee Resolution	0.27	0	0	10
E364	Corner Yardley Road and Mansfield Road	Detailed Planning Permission 2010/04980/PA	0.48	16	0	0
E368	Site of Innis Public House (Village Arms) Clements Road	Outline Planning Permission 2012/05504/PA	0.33	13	0	0
E534	1184 and 1186 Coventry Road	Detailed Planning Permission 2012/05074/PA	0.04	-2	0	0
E555	Adjacent 40 Shipway Road	Detailed Planning Permission 2012/07522/PA	0.04	1	0	0
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 2011/02031/PA	0.06	4	0	0
E601	Adjacent 181 Deakins Road	Detailed Planning Permission 2011/05405/PA	0.05	2	0	0
E607	Adjacent 255 Deakins Road	Detailed Planning Permission 2011/07469/PA	0.03	1	0	0

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 2012/08535/PA	0.15	5	0	0
E562	Yardley Grange, Church Road	Detailed Planning Permission 2012/03605/PA	0.54	12	0	0
E563	Fmr Care Home, Ipstones Avenue	Detailed Planning Permission 2012/06285/PA	0.22	12	0	0
E571	Site of 21 - 23 Milstead Road	Detailed Planning Permission 2012/05120/PA	0.06	1	0	0
E599	174 Station Road	Detailed Planning Permission 2011/05410/PA	0.05	3	0	0
E613	Rear of 79 Broadstone Road	Detailed Planning Permission 2010/06960/PA	0.03	1	0	0
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	Former 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 2012/03568/PA	0.15	1	0	0
N423	Adjacent 11 Four Oaks Road	Under Construction 2011/00234/PA	0.15	1	0	0
N425	Land adjoining 14b Luttrell Road	Detailed Planning Permission 2012/02701/PA	0.53	1	0	0
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 2011/03969/PA	0.11	1	0	0
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 2010/02907/PA	0.18	1	0	0
N587	6 to 8 Astor House, Lichfield Road	Detailed Planning Permission 2011/08657/PA	0.05	3	0	0
N611	Deerwood Grange, Wentworth Road	Detailed Planning Permission 2012/00234/PA	0.46	1	0	0
N612	3A Mere Green Road	Detailed Planning Permission 2012/03953/PA	0.01	1	0	0
N615	Adjacent 30 Bellwell Lane	Detailed Planning Permission 2012/05610/PA	0.02	1	0	0
N623	2 Hillwood Road	Detailed Planning Permission 2012/01403/PA	0.16	2	0	0
N632	Adjacent 120 Streetly Lane	Detailed Planning Permission 2012/01768/PA	0.1	1	0	0
N633	Land adjacent 88 Hill Hook Road	Detailed Planning Permission 2012/03235/PA	0.06	1	0	0

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 2011/04317/PA	0.43	9	0	0

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

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 2010/06365/PA Extant	0.35	11	0	0
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 2010/00504/PA	0.1	1	0	0
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 2010/01412/PA	0.09	14	0	0
N416	Land at Upper Clifton Road	Detailed Planning Permission 2011/08088/PA	3.12	27	0	0
N417	Brassington Avenue	Other Opportunity in BDP Growth Area Pre Application Discussions 2013	1.15	96	134	0

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 2010/06028/PA	0.05	1	0	0
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 2010/00049/PA	0.01	2	0	0
N453	Land adjacent 20 Moor Hall Drive	Detailed Planning Permission 2010/06068/PA	0.16	1	0	0
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 PD Notification	0.03	0	5	0
N498	Holland House, Holland Street	Detailed Planning Permission 2011/08544/PA	0.35	22	0	0
N534	Elderslea South Parade	Detailed Planning Permission 2010/04181/PA	0.19	17	0	0
N544	Station Street/Brassington Avenue Sutton	Allocated in Draft Plan Sutton Coldfield Town Centre Framework - Mixed Use	0.15	0	0	60
N545	Queen Street/The Parade/Victoria Road Sutton	Allocated in Adopted Plan Sutton Coldfield Town Centre Regeneration Framework.	3.79	0	0	150
N567	35 St Chads Road	Detailed Planning Permission 2011/02647/PA	0.09	1	0	0
N592	Woodington Road	Outline Planning Permission 2013/03168/PA	0.74	42	0	0

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 2012/07848/PA	0.01	2	0	0
N636	5 Manor Drive	Detailed Planning Permission 2013/00554/PA	0.26	3	0	0
N640	Land Adjacent 15 Hollyfield Road	Detailed Planning Permission 2012/01522/PA	0.03	1	0	0
N641	Land adjacent 259 Rectory Road	Detailed Planning Permission 2012/04823/PA	0.05	1	0	0
N651	Patrick House, Maney Corner	Permitted Development (B1a to C3) Permission no longer required: May 2013	0.11	14	0	0
N652	34 While Road	Permitted Development (B1a to C3) Permission no longer required: May 2013	0.04	4	0	0
N653	21 to 25 Coleshill Street	Permitted Development (B1a to C3) Permission no longer required: May 2013	0.03	3	0	0
N658	Land Ajoining 12 Moor Hall Drive	Detailed Planning Permission 2011/02877/PA	0.17	1	0	0

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 2010/02890/PA	0.6	49	0	0
N392	Rear of 22 TO 24 Melrose Avenue	Detailed Planning Permission 2011/04329/PA Extant	0.04	1	0	0
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 2011/05400/PA Extant	0.26	6	0	0
N442	Adjacent to 27 Wylde Green Road	Detailed Planning Permission 2012/02393/PA	0.1	1	0	0
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 2011/02085/PA	0.08	1	0	0
N575	14 Boldmere Road	Detailed Planning Permission 2011/04820/PA	0.01	-1	0	0
N634	156 to 158 Birmingham Road	Detailed Planning Permission 2012/01304/PA	0.16	4	0	0
N635	Adjacent 41 Addenbrooke Drive	Detailed Planning Permission 2012/02266/PA	0.01	1	0	0

Sutton Vesey

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

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 2010/07097/PA	0.02	1	0	0

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 2011/03237/PA	0.05	1	0	0
E445	23 to 27 Alum Rock Road	Other Opportunity in BDP Growth Area Expired Planning Permission - Conversion	0.08	0	4	0
E471	321 Washwood Heath Road	Under Construction 2009/05310/PA	0.37	9	0	0
E510	Land adjacent 409 Alum Rock Road	Allocated in Adopted Plan UDP 2005 (HR7)	1.98	0	79	0
E532	233 Alum Rock Road	Detailed Planning Permission 2012/04391/PA	0.01	1	0	0
E537	268 Alum Rock Road	Detailed Planning Permission 2012/05950/PA	0.01	-1	0	0
E551	1A Clodeshall Raod	Detailed Planning Permission 2012/03926/PA	0.01	1	0	0
E552	340 Alum Rock Road	Detailed Planning Permission 2012/02802/PA	0.02	2	0	0
E556	Between 30 and 38 Ward Close	Detailed Planning Permission 2012/01628/PA	0.02	1	0	0
E560	land adjacent 65 Treaford Lane	Detailed Planning Permission 2012/03470/PA	0.02	1	0	0
E590	Former St Peters College	Detailed Planning Permission 2012/06336/PA	0.22	0	11	0
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 2011/03059/PA	0.05	2	0	0
E603	Adjacent 52 Couchman Road	Detailed Planning Permission 2011/06059/PA	0.05	2	0	0

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 2012/06084/PA	0.24	10	0	0
S103	The Beeches PH, Basil Road	Detailed Planning Permission 2012/03875/PA	0.23	12	0	0
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 2012/05877/PA	2.29	200	12	0
S302	142 Weoley Park Road	Under Construction 2012/05614/PA	0.3	9	0	0
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 2012/07192/PA	0.22	4	0	0
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 2012/01856/PA	0.27	9	0	0
S605	641 Bristol Road South	Detailed Planning Permission 2012/01177/PA	0.02	1	0	0
S621	90 Weoley Castle Road	Detailed Planning Permission 2012/00371/PA	0.02	1	0	0
S624	Adjacent Bournville College Site, Bristol Road South	Outline Planning Permission 2012/00513/PA	1.65	0	208	0
S625	50 to 54 Weoley Park road	Detailed Planning Permission 2012/04023/PA	0.53	12	0	0

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