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COMMERCIAL PROPERTY ADVICE



DEVELOPMENT MANAGEMENT IN BIRMINGHAM DPD
Town and Country Planning Act 1990
Planning and Compulsory Purchase Act 2004
Localism Act 2011

Matter 5: Homes and Neighbourhoods Policies Hearing Statement

On Behalf Of:
Bloor Homes

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1.0 MATTER 5: HOMES AND NEIGHBOURHOODS POLICIES

Issue: Are the individual policies clear, justified and consistent with national policy and will they be effective?

Questions

Policy DM10 Standards for Residential Development

Q60. *Is there sufficient evidence to justify the use of the Nationally Described Space Standards?*

- 1.1 No. Footnote 46 of the Framework advises that policies may make use of NDSS where the need for an internal space standard is justified. Paragraph 31 of the Framework requires all policies to be underpinned by relevant and up to date evidence that support and justifies the policies. In order to help justify the inclusion of a NDSS policy in a Development Plan the PPG requires evidence on the size and type of dwellings currently being built in the area to be provided. It is our view that these requirements have not been properly met and the draft policy is not properly evidenced.
- 1.2 The Residential Development Topic Paper (SBD40) provides an appraisal of a sample of 54 residential schemes to establish what proportion of the dwellings are being built to NDSS. It concludes that 42% of the properties assessed in the study were NDSS compliant. A further 34% were within in 10% of NDSS. Only 24% of dwellings were more than 10% below standards.
- 1.3 The Residential Development Topic Paper does not, however, provide any quantitative evidence to confirm whether or not this level of provision is sufficient to meet local need. Indeed, no information is provided on what the need is and how many NDSS dwellings are required in total or per annum to address any need.
- 1.4 As there is no information on how many NDSS properties are needed it is not possible to establish what proportion of the BDP housing requirement should be delivered at NDSS to meet any local need. As part of the process

in establishing whether or not a NDSS Policy should be included with the Development Plan the Council should have considered whether the evidence requires all, or a proportion of, dwellings to meet NDSS requirements. This exercise has not been undertaken.

- 1.5 Furthermore, the current level of provision suggests that the current policy approach is effective at delivering NDSS housing. The Topic Paper has not identified any particular local problem that requires the introduction of a policy to require all properties to be provided to NDSS standards.
- 1.6 There is also insufficient evidence to demonstrate that the use of NDSS will not adversely affect the Birmingham Development Plan's ("BDP") housing delivery strategy. Applying NDSS, alongside other policy requirements, may not be achievable, it could render some sites undeliverable or reduce their expected yield.
- 1.7 Policy PG1 – Overall Levels of Growth, of the BDP identifies an objectively assessed housing need for the development of 89,000 dwelling between 2011 and 2031. It is, however, advised that it is not possible to accommodate this level of growth with the administrative boundaries of the City and therefore the BDP plans for the delivery of 51,100 dwellings. The 51,100 dwellings figure was based upon the development capacity of the City identified by the most recent SHLAA at the time of the preparation of the BDP.
- 1.8 The BDP does not allocate sites to meet the 51,100 dwelling housing requirements. The BDP contains very few actual allocations, with a significant proportion of the supply expected to be delivered on unallocated sites identified by the SHLAA. Table 1.1 of the Council's SHLAA 2019 (attached at Appendix 1) identifies the various sources of housing land supply. In total 12,923 dwellings are expected to be delivered on sites within and outside the Growth Areas. A further 4,200 dwellings are expected to be provided on windfall sites, of which 560 dwellings are expected to come forward on sites of less than 0.06ha.

1.9 A large proportion of the SHLAA sites are small and are irregularly shaped. By way of an example we have reviewed the first 20 sites in the ‘South’ section of the SHLAA that do not have planning permission and constitute ‘Other Opportunity Sites’. This site proformas are provide in Appendix 2 and the details of each site are summarised below. The average size of the sample of sites in Table 1 below is just 0.257 ha, and 9 of the sites are less than 0.1ha in size.

Table 1 – SHLAA Sample Sites

Site Name	Planning Status	Site Size(ha)	Expected Capacity
S41 – Bowood Crescent, Longbridge & West Heath	Other Opportunity not in BDP Growth Area	0.06	3
S42 – Braceby Avenue rear 81, Billesley	Other Opportunity not in BDP Growth Area	0.09	4
S46 – Cadine Gardens, Moseley	Other Opportunity not in BDP Growth Area	0.2	8
S49 – Capern Grove 12, Harborne	Other Opportunity not in BDP Growth Area - subject to application	0.19	5
S52 – Dawberry Road next to 72, Brandwood & King's Heath	Other Opportunity not in BDP Growth Area	0.07	2
S54 – Fladbury Crescent 100 – 118, Weoley & Selly Oak	Other Opportunity not in BDP Growth Area	0.15	5
S58 – Glenavon Road 23, Highter's heath	Other Opportunity not in BDP Growth Area	0.07	2
S64 – Monmouth Road, Bartley Green	Other Opportunity not in BDP Growth Area	0.06	2
S65 – Newick Grove (adj 14), Brandwood & King's Heath	Other Opportunity not in BDP Growth Area	0.09	2
S36 – Bourn Avenue, Bartley Green	Other Opportunity not in BDP Growth Area	0.12	10
S37 – The Holloway, Bartley Green	Other Opportunity not in BDP Growth Area	0.11	5
S66 – Newman Way Rear (114), Rubery & Rednal	Other Opportunity not in BDP Growth Area	0.07	3
S69 – Sedgheill Avenue (rear 25), Harborne	Other Opportunity not in BDP Growth Area	0.11	3
S74 – Woodcock Lane (rear 178), Bartley Green	Other Opportunity not in BDP Growth Area	0.06	2
S89 – Arden Road Frankley site 1, Frankley Great	Other Opportunity not in BDP Growth Area	0.46	30

Park			
S93 – Bus depot, Yardley Wood Road, Highter’s Heath	Other Opportunity not in BDP Growth Area	1.28	64
S102 – 21 Merritts Brook Lane, Allens Cross	Other Opportunity not in BDP Growth Area	0.26	12
S112 – 21 Culford drive, Bartley Green	Other Opportunity not in BDP Growth Area	0.36	18
S113 – 167 Jiggins Lane, Bartley Green	Other Opportunity not in BDP Growth Area	0.07	4
S117 – 55, 61 Stevens Avenue, rear of 2/58 Simcox Gardens, Bartley Green	Other Opportunity not in BDP Growth Area	1.26	75

1.10 The BDP sets out a number of requirements of housing sites in terms of density and dwelling sizes. Policy TP30 – The type, size and density of new housing, requires new housing to achieve a target density of ‘at least’:

- 100 dph in the City Centre
- 50 dph in areas well served by public transport
- 40 dph elsewhere

1.11 Figure 2 of the BDP the split by tenure of affordable and market housing required for the City as a percentage. The follow property sizes are required:

- 1 bed – 14.6%
- 2 bed – 30.8%
- 3 bed – 26.3%
- 4 bed – 28.1%

1.12 Further requirements are placed on residential development sites by the emerging Development Management in Birmingham DPD. Part 3 of Policy DM10 references the use of the separation distances required by the Places for Living SPD. Part 4 of the Policy cross references the Places for Living SPD’s outdoor amenity space requirements.

1.13 A large proportion of the City’s housing delivery is expected to be from small urban brownfield sites that are irregular in shape. It is, in our view, highly questionable as to whether these sites will be able to accommodate the BDP density and property size requirements, the Places for Living SPD

separation distances and amenity standards and meet NDSS. As far as we are aware no work has been undertaken on the impact of the introduction of NDSS in conjunction with other policy requirements on the deliverability and capacity of the SHLAA sites. The universal application of NDSS has the potential to significantly harm housing delivery in the City by reducing the capacity of sites or rendering them undeliverable.

- 1.14 It is appreciated that the revision to part 6 of the Policy are intended to add flexibility so that NDSS will not be sought where site constraints prevent it. However, site constraints could prevent a large number of sites delivering NDSS dwellings, reducing their capacity or potentially affecting deliverability. The revisions to part 6 of the policy do not address the issues raised above.

Q61. Has the effect of the use of space standards on viability been adequately demonstrated?

- 1.15 Paragraph 1.27 of the Development Management in Birmingham DPD – Financial Viability Assessment (EDB71) advises that the Space Standards for Residential Development set out in Policy DM10 were considered in the viability testing. However, there has only been a partial testing of the implications of the space stands.
- 1.16 Table 1 – Minimum Gross Internal Floor Area and Storage, of the Technical Housing Standards – NDSS (March 2015), sets minimum gross internal floor areas for 16 different types of property. Table 4 – Summary of Dwellings Permitted by Number of Bedrooms and NDSS Compliance, of the Standards for Residential Development Topic Paper demonstrates that of the 54 schemes appraised 12 of the 16 different types of NDSS property type were developed. Given the relatively small sample size compared to the number of planning permissions granted in Birmingham it is reasonable to assume that the full range of NDSS properties are likely to be delivered within the City. It is, therefore, our view that the viability testing should consider the implications of the full range of NDSS properties.

1.17 Table 3.1.1 – Development Typologies Tested in the Study, of the Financial Viability Assessment identifies 35 different typologies ranging from 1 to 826 units. These 35 typologies are used as the basis for testing the cumulative impact requirements of the Development Management DPD (paragraph 3.1). However, paragraph 6.39 of the Standards for Residential Development Topic Paper advises only 6 of the 16 NDSS property types were used for the purpose of viability testing in the Financial Viability Assessment. It is not explained why this approach has been adopted. As a consequence, the full implications of NDSS on viability have not been tested and not all NDSS property types have been assessed. This undermines the conclusions of the viability testing and calls into questions whether it is robust.

Q62. *Should the policy include a transitional period?*

1.18 Yes. The PPG advises that there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions (ID: 56-020-20150327). A number of land deals in Birmingham will have been completed several years ago, before the potential for the use of NDSS would have been known. In addition, the NDSS policy has been objected by the development industry throughout the preparation of the Development Management DPD given the significant concerns in relation to its evidence base. If an NDSS policy is to be included within the Plan a transitional period should be included to allow the implications of NDSS to be considered when land deals are being conducted.

1.19 The policy should be clear that it does not apply to reserved matters planning applications unless the use of NDSS is required by a condition on the outline planning permission. Outline planning permissions will have been granted before the adoption of the Development Management DPD. If the DPD is adopted with a policy that requires NDSS it would be inappropriate to retro fit the policy requirements to planning applications that have already been approved. This could undermine the delivery of such planning permissions.

1.20 In addition, NDSS does not relate to any of the reserved matters (access, layout, scale, appearance or landscaping) in any event. Given that the statutorily defined reserved matters offer no scope for the imposition of the NDSS it follows, that any such imposition must be at the outline stage. However, for the purposes of clarity this should be made clear in the policy.

Q63. *Is there sufficient evidence to justify the requirement for 30% of dwellings to meet M4(2) Category 2 – Accessible and Adaptable Dwellings?*

1.21 No. Chapter 6 of the Standards for Residential Development Topic Paper provides a general commentary on a range of different matters. It is concluded that this 'evidence' suggests that there will be larger elderly population in Birmingham who will be living longer and living with disabilities. This maybe the case, however, Birmingham is not unique in this regard. It is a national issue. If the Government was of the view that the national trend of an aging population meant that Building Regulations Part M4(2) should apply to a proportion of dwellings automatically this would have been incorporated into the Building Regulations. As it has not been, this trend on its own is not sufficient to warrant a policy requiring the application of Part M4(2) of the Building Regulations.

1.22 In addition, and significantly, there is no proper justification or explanation of why a 15 dwellings threshold has been selected, and why 30% provision is sought. It is not explained how this level of provision relates back to the BDP housing requirement and how the number of Part 4 M(2) compliant properties it is expected this policy will provide relates to actual need.

1.23 Having regard to the requirements of Paragraph 31 and Footnote 46 of the Framework it is our view that inadequate evidence has been provided to justify and demonstrate a need for the provision of 30% M4(2) dwellings.

Q64. *Are the requirements of point 4 of the Policy effective and will they impact on the deliverability of sites?*

Q65. Is point 5 of the Policy effective?

1.24 As detailed in our response to Q60 we are concerned that the requirements of part 4 and 5 of the policy, in combination with the BDP density standards and NDSS, has the potential to affect the deliverability of some sites or reduce their capacity. A significant proportion of the SHLAA sites are small and irregular shaped and the requirements of Policy DM10 may make them undeliverable.

1.25 In addition, the Places for Living SPD provides guidance on separation distances, amenity space and references the 45 degree code. The 45 degree code is also referred to in policy DM10's supporting text. It is our view that these matters are best dealt with in SPD and by the policies supporting text as opposed to having policy status. That way they are material planning considerations in the determination of planning applications, but there is more flexibility to depart from these exacting standards in appropriate circumstances to facilitate the delivery of sites. For example, the 45 degree code may not be required to protect residual amenity where level changes across the site would achieve this.

1.26 As referred to in our response to Q67 reference to the Places for Living SPD/Birmingham Design Guide should be removed from the policy to make it clear that they do not have Development Plan status.

Q66. Is point 6 of the Policy effective in enabling flexibility within the Policy? Does the change proposed by the Council address the shortcomings in this regard?

1.27 The inclusion of text within the policy to add flexibility is welcomed. However, the application of Part 6 of the policy as drafted is problematic. For example, it is advised that developments can depart from the provisions of the policy where it can be 'robustly demonstrated' with appropriate evidence that this is appropriate. It is not clear how this test could be met in practice. It may be expected that feasibility layout plans should be drawn up to demonstrate that the application of the standards set by Policy DM10 are not deliverable. This

may need to be accompanied by viability work. If so this could be a time consuming and expensive process.

1.28 As referred to in our response to Q60 a large proportion of the SHLAA sites are small and irregular in shape. Having to go through this process on these sites will slow down their delivery and potentially prevent them being developed. It is our view that a high level assessment of a sample of SHLAA sites should have been undertaken to establish if the delivery of NDSS dwellings will generally prove problematic, when coupled with other development requirements. If this process does identify difficulties with the delivery of a reasonable proportion of SHLAA sites significant extra flexibility should be added to the Policy if it is to be retained.

1.29 Furthermore, the way in which the revised version of Policy DM20 is worded suggests that the circumstances identified to warrant a departure from NDSS could be read as a closed list. There are other factors in addition to those identified in the policy, such as topography, that could prevent the use of NDSS. If retained Part 6 of the policy should be redrafted to refer to the various considerations as examples of the type of information required.

Q67. *Is the weight of Policy being applied to the Birmingham Design Guide? Do the Council's proposed modifications overcome this?*

1.30 It is not the intention of the Development Management DPD to try to elevate the Birmingham Design Guide to Development Plan policy status. To make this clear reference to the Design Guide should be removed from the policy. If it is considered necessary, the Design Guide can be referred to in the supporting text in its proper context as SPD.

Q68. *Should the Policy make reference to Secured by Design Standards?*

1.31 There is no need for the policy to require the use of Secure by Design Standards. Secure by Design requirements do not need Development Plan policy status in the same way the Design Guide does not need Development Plan policy status.

APPENDIX 1
BCC SHLAA 2019 TABLE 1.1

1. Summary of Findings

- 1.1 The 2019 SHLAA consists of 1,069 identified sites with a capacity of 42,316 dwellings. An additional unidentified capacity of 4,760 windfall dwellings brings the total SHLAA capacity to 47,076 dwellings.

Table 1.1: The 2019 SHLAA

Category	Dwellings
Under Construction	10,403
Detailed Planning Permission (Not Started)	8,068
Outline Planning Permission	2,065
Permitted Development (office, retail, agricultural to residential)	769
Allocation in Adopted Plan	7,837
Allocation in Draft Plan	251
Other Opportunity within a BDP Growth Area	7,212
Other Opportunity outside the BDP Growth Areas	5,711
Sub Total – Identified Sites	42,316
Windfalls Below the SHLAA survey threshold (<0.06ha)	560
Windfalls Above the SHLAA survey threshold (>=0.06ha)	4,200
Sub Total – Unidentified Sites	4,760
Total Capacity	47,076

- 1.2 In order to compare the capacity identified in the SHLAA (47,076) with the housing requirement set out in the Birmingham Development Plan (51,100) it is necessary to add delivery in the period 2011/12 to 2018/19 to the capacity identified in the SHLAA.

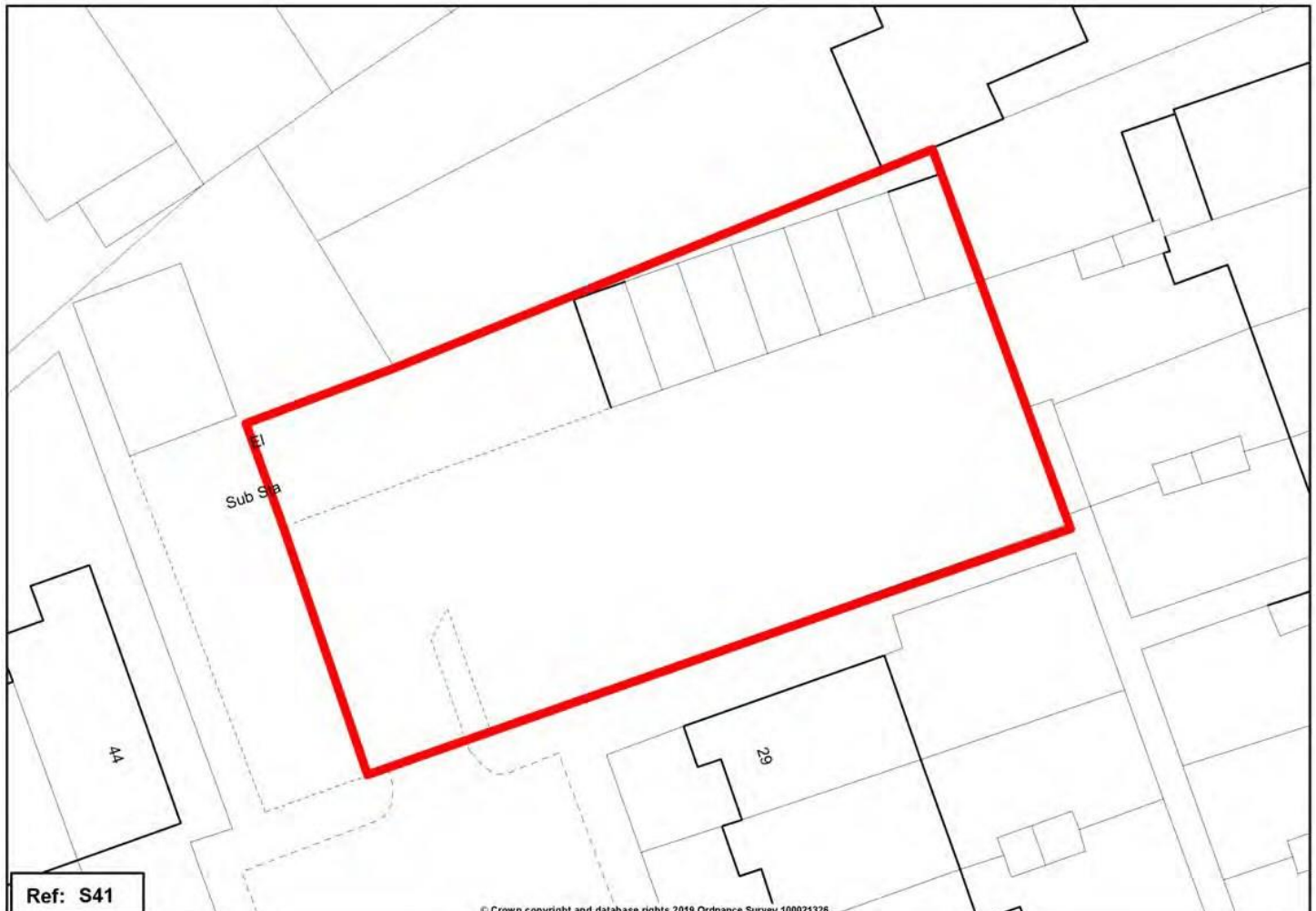
Table 1.2: Supply 2011-31

	Dwellings
SHLAA Capacity 2019	47,076
Completions 11/12-18/19	18,324
Total 2011-31	65,400

APPENDIX 2
SAMPLE BCC SHLAA PROFORMAS

S41 - Bowood Crescent, Longbridge & West Heath

Size (Ha):	0.06	Capacity:	3	Greenfield or Brownfield:	Brownfield
0 - 5 Years:	0	6 - 10 Years:	3	10 + Years:	0
				Year added:	Pre 2011
Ownership:	BCC Owned	Developer Interest:	Unknown		
Planning Status:	Other Opportunity not in BDP Growth Area - Identified by City Council Officers				
PP Expiry Date (If Applicable):					
Growth Area:	Not in Growth Area	Last known use:	Ancillary to Residential - Garage		
Suitability:	The site is suitable but does not have consent				
Policy Factors:	Other opportunity with no identified policy constraints				
Flood Risk:	Zone 1	Accessibility by Public Transport:	Poor Accessibility		
Natural Environment Designation:	None	Impact:	No adverse impact		
Historic Environment Designation:	None	Impact:	No adverse impact		
Historic Environment Record:	None	Impact:	No adverse impact		
Open Space Designation:	None	Impact:	No adverse impact		
Availability:	Reasonable prospect of availability				
Achievability:	Yes	Viable:	The site could be viably developed		
Contamination:	No known/ expected contamination issues				
Demolition:	Demolition required, but expected that standard approaches can be applied				
Vehicular Access:	No known access issues				
Comments:	Declared Surplus by City Council				



S42 - Braceby Avenue rear 81, Billesley

Size (Ha):	0.09	Capacity:	4	Greenfield or Brownfield:	Brownfield		
0 - 5 Years:	0	6 - 10 Years:	4	10 + Years:	0	Year added:	Pre 2011

Ownership: **Not BCC Owned** Developer Interest: **Unknown**

Planning Status: **Other Opportunity not in BDP Growth Area - Identified by City Council Officers**

PP Expiry Date (If Applicable):

Growth Area: **Not in Growth Area**

Last known use: **Ancillary to Residential - Garage**

Suitability: **The site is suitable but does not have consent**

Policy Factors: **Other opportunity with no identified policy constraints**

Flood Risk: **Zone 1**

Accessibility by Public Transport:

Poor Accessibility

Natural Environment Designation: **None**

Impact: **No adverse impact**

Historic Environment Designation: **None**

Impact: **No adverse impact**

Historic Environment Record: **None**

Impact: **No adverse impact**

Open Space Designation: **None**

Impact: **No adverse impact**

Availability: **Reasonable prospect of availability**

Achievability: **Yes**

Viable: **The site could be viably developed**

Contamination: **No known/ expected contamination issues**

Demolition: **Cleared site, no demolition required**

Vehicular Access: **No known access issues**

Comments: **Declared Surplus by City Council**



S46 - Cadine Gardens, Moseley

Size (Ha):	0.2	Capacity:	8	Greenfield or Brownfield:	Brownfield
0 - 5 Years:	0	6 - 10 Years:	8	10 + Years:	0
Year added:	Pre 2011				
Ownership:	BCC Owned	Developer Interest:	BMHT		
Planning Status:	Other Opportunity not in BDP Growth Area - Identified by City Council Officers. In BMHT 5 year programme.				
PP Expiry Date (If Applicable):					
Growth Area:	Not in Growth Area	Last known use:	Ancillary to Residential - Garage		
Suitability:	The site is suitable but does not have consent				
Policy Factors:	Other opportunity with no identified policy constraints				
Flood Risk:	Zone 1	Accessibility by Public Transport:	Poor Accessibility		
Natural Environment Designation:	None	Impact:	No adverse impact		
Historic Environment Designation:	None	Impact:	No adverse impact		
Historic Environment Record:	None	Impact:	No adverse impact		
Open Space Designation:	None	Impact:	No adverse impact		
Availability:	Reasonable prospect of availability				
Achievability:	Yes	Viable:	The site could be viably developed		
Contamination:	No known/ expected contamination issues				
Demolition:	Demolition required, but expected that standard approaches can be applied				
Vehicular Access:	No known access issues				
Comments:	In BMHT 5 year programme. Declared Surplus by City Council				



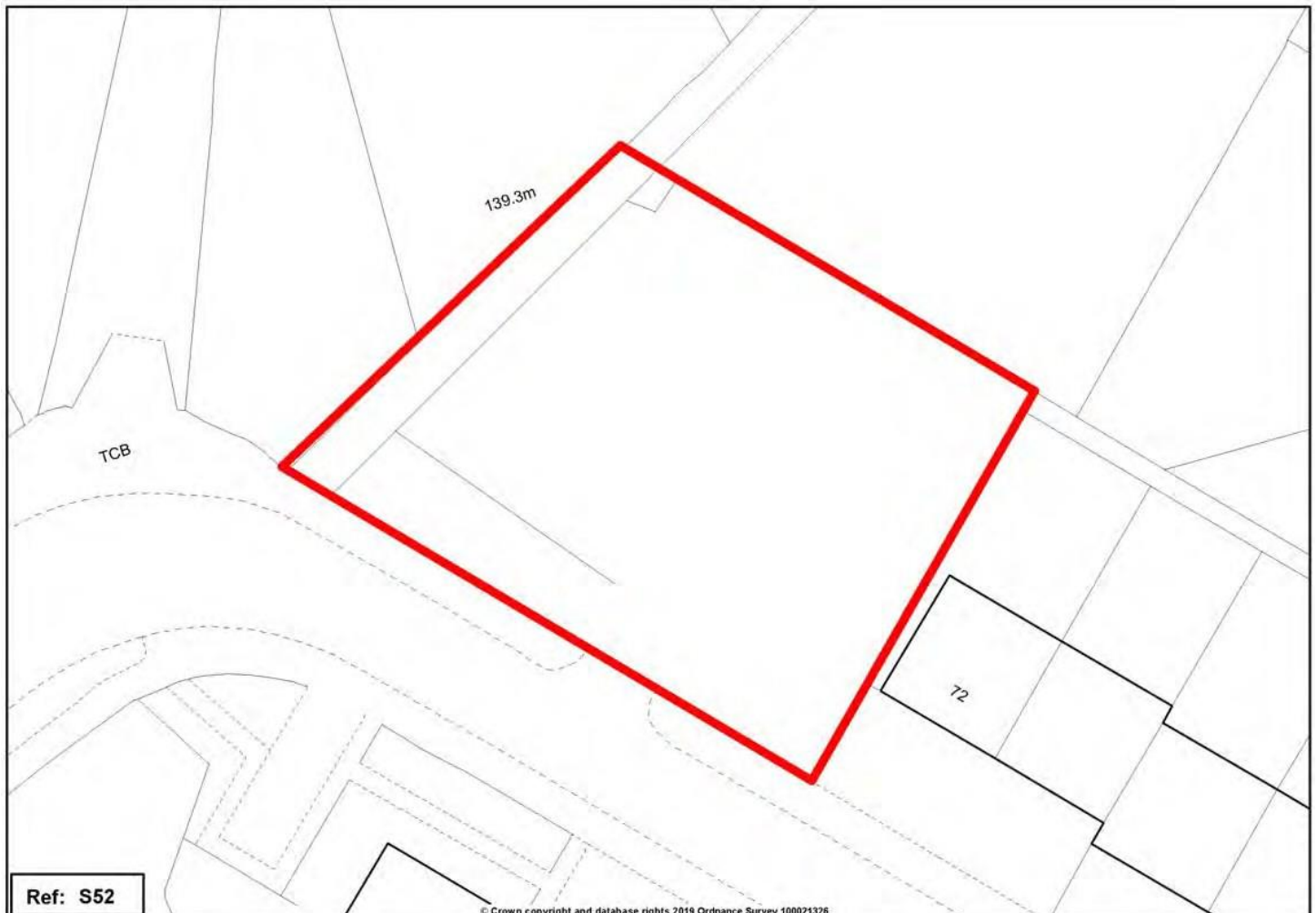
S49 - Capern Grove 12, Harborne

Size (Ha):	0.19	Capacity:	5	Greenfield or Brownfield:	Brownfield
0 - 5 Years:	5	6 - 10 Years:	0	10 + Years:	0
		Year added:	Pre 2011		
Ownership:	BCC Owned	Developer Interest:	BMHT		
Planning Status:	Other Opportunity not in BDP Growth Area - Identified by City Council. In BMHT 5 year programme. Planning application 2019/06651/PA for 5 Mod Pods submitted 14/08/19				
PP Expiry Date (If Applicable):	2019				
Growth Area:	Not in Growth Area	Last known use:	Ancillary to Residential - Garage		
Suitability:	The site is suitable but does not have consent				
Policy Factors:	Other opportunity with no identified policy constraints				
Flood Risk:	Zone 1	Accessibility by Public Transport:	Poor Accessibility		
Natural Environment Designation:	None	Impact:	No adverse impact		
Historic Environment Designation:	None	Impact:	No adverse impact		
Historic Environment Record:	None	Impact:	No adverse impact		
Open Space Designation:	None	Impact:	No adverse impact		
Availability:	The site is considered available for development				
Achievability:	Yes	Viable:	Yes û the site is viable		
Contamination:	No known/ expected contamination issues				
Demolition:	Demolition required, but expected that standard approaches can be applied				
Vehicular Access:	No known access issues				
Comments:	In BMHT 5 year programme. Surplus BCC Land				



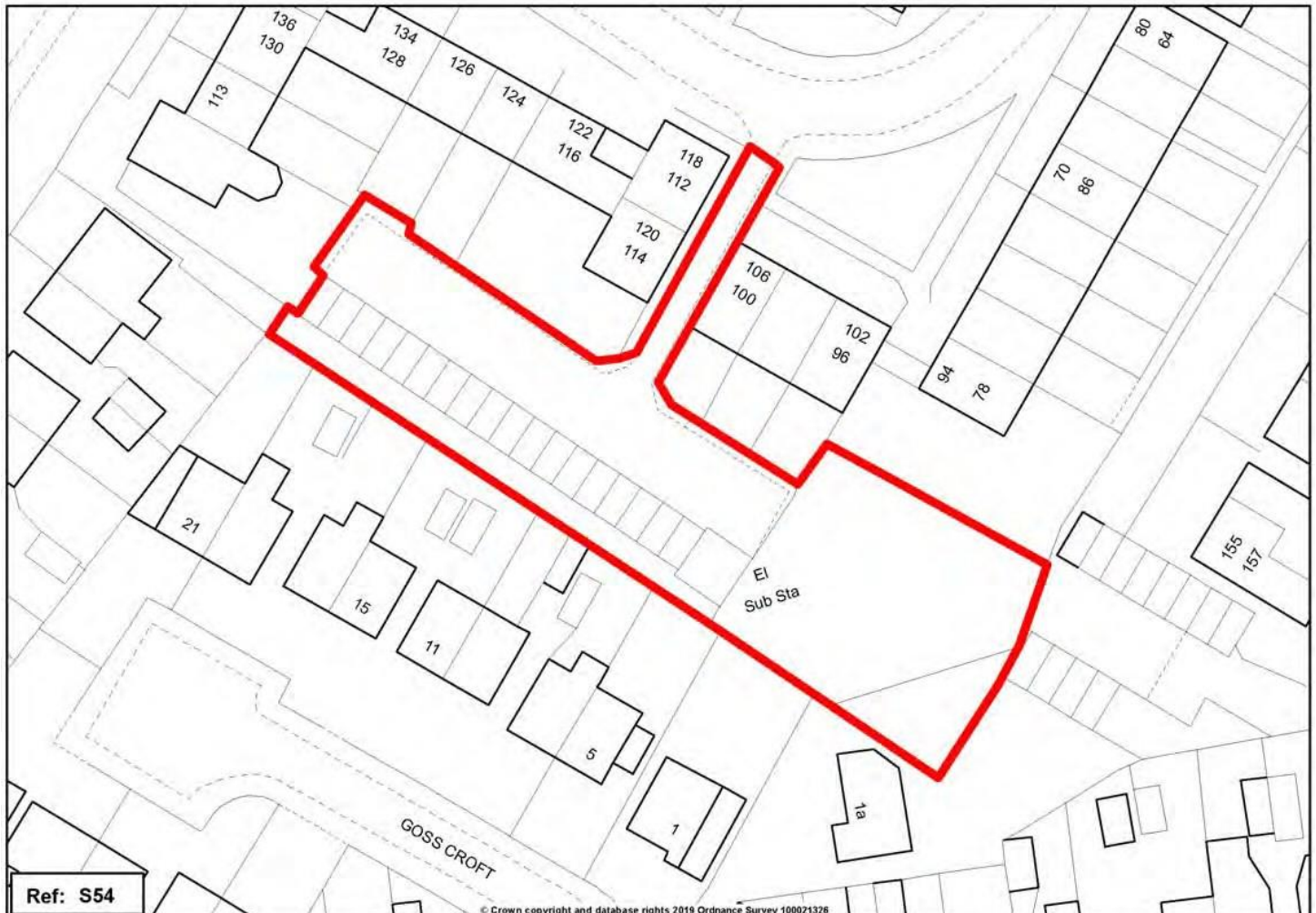
S52 - Dawberry Road next to 72, Brandwood & King's Heath

Size (Ha):	0.07	Capacity:	2	Greenfield or Brownfield:	Brownfield
0 - 5 Years:	0	6 - 10 Years:	2	10 + Years:	0
				Year added:	Pre 2011
Ownership:	BCC Owned	Developer Interest:	Unknown		
Planning Status:	Other Opportunity not in BDP Growth Area - Identified by City Council Officers				
PP Expiry Date (If Applicable):					
Growth Area:	Not in Growth Area	Last known use:	Ancillary to Residential - Garage		
Suitability:	The site is suitable but does not have consent				
Policy Factors:	Other opportunity with no identified policy constraints				
Flood Risk:	Zone 1	Accessibility by Public Transport:	Poor Accessibility		
Natural Environment Designation:	None	Impact:	No adverse impact		
Historic Environment Designation:	None	Impact:	No adverse impact		
Historic Environment Record:	None	Impact:	No adverse impact		
Open Space Designation:	None	Impact:	No adverse impact		
Availability:	Reasonable prospect of availability				
Achievability:	Yes	Viable:	The site could be viably developed		
Contamination:	No known/ expected contamination issues				
Demolition:	Cleared site, no demolition required				
Vehicular Access:	No known access issues				
Comments:	Declared Surplus by City Council				



S54 - Fladbury Crescent 100-118, Weoley & Selly Oak

Size (Ha):	0.15	Capacity:	5	Greenfield or Brownfield:	Brownfield		
0 - 5 Years:	0	6 - 10 Years:	0	10 + Years:	5	Year added:	Pre 2011
Ownership:	BCC Owned	Developer Interest:	Unknown				
Planning Status:	Other Opportunity not in BDP Growth Area - Identified by City Council Officers						
PP Expiry Date (If Applicable):							
Growth Area:	Not in Growth Area	Last known use:	Ancillary to Residential - Garage				
Suitability:	The site is suitable but does not have consent						
Policy Factors:	Other opportunity with no identified policy constraints						
Flood Risk:	Zone 1	Accessibility by Public Transport:	Poor Accessibility				
Natural Environment Designation:	TPO	Impact:	Impact to be assessed				
Historic Environment Designation:	None	Impact:	No adverse impact				
Historic Environment Record:	None	Impact:	No adverse impact				
Open Space Designation:	None	Impact:	No adverse impact				
Availability:	Reasonable prospect of availability						
Achievability:	Yes	Viable:	The site could be viably developed				
Contamination:	No known/ expected contamination issues						
Demolition:	Demolition required, but expected that standard approaches can be applied						
Vehicular Access:	Unknown at current time						
Comments:	No longer in BMHT programme						



S58 - Glenavon Road 23, Highter's Heath

Size (Ha):	0.07	Capacity:	2	Greenfield or Brownfield:	Brownfield		
0 - 5 Years:	0	6 - 10 Years:	2	10 + Years:	0	Year added:	Pre 2011
Ownership:	BCC Owned	Developer Interest:	Unknown				
Planning Status:	Other Opportunity not in BDP Growth Area - Identified by City Council Officers						
PP Expiry Date (If Applicable):							
Growth Area:	Not in Growth Area	Last known use:	Ancillary to Residential - Garage				
Suitability:	The site is suitable but does not have consent						
Policy Factors:	Other opportunity with no identified policy constraints						
Flood Risk:	Zone 1	Accessibility by Public Transport:	Poor Accessibility				
Natural Environment Designation:	None	Impact:	No adverse impact				
Historic Environment Designation:	None	Impact:	No adverse impact				
Historic Environment Record:	None	Impact:	No adverse impact				
Open Space Designation:	None	Impact:	No adverse impact				
Availability:	Reasonable prospect of availability						
Achievability:	Yes	Viable:	The site could be viably developed				
Contamination:	No known/ expected contamination issues						
Demolition:	Demolition required, but expected that standard approaches can be applied						
Vehicular Access:	No known access issues						
Comments:	Declared Surplus by City Council						



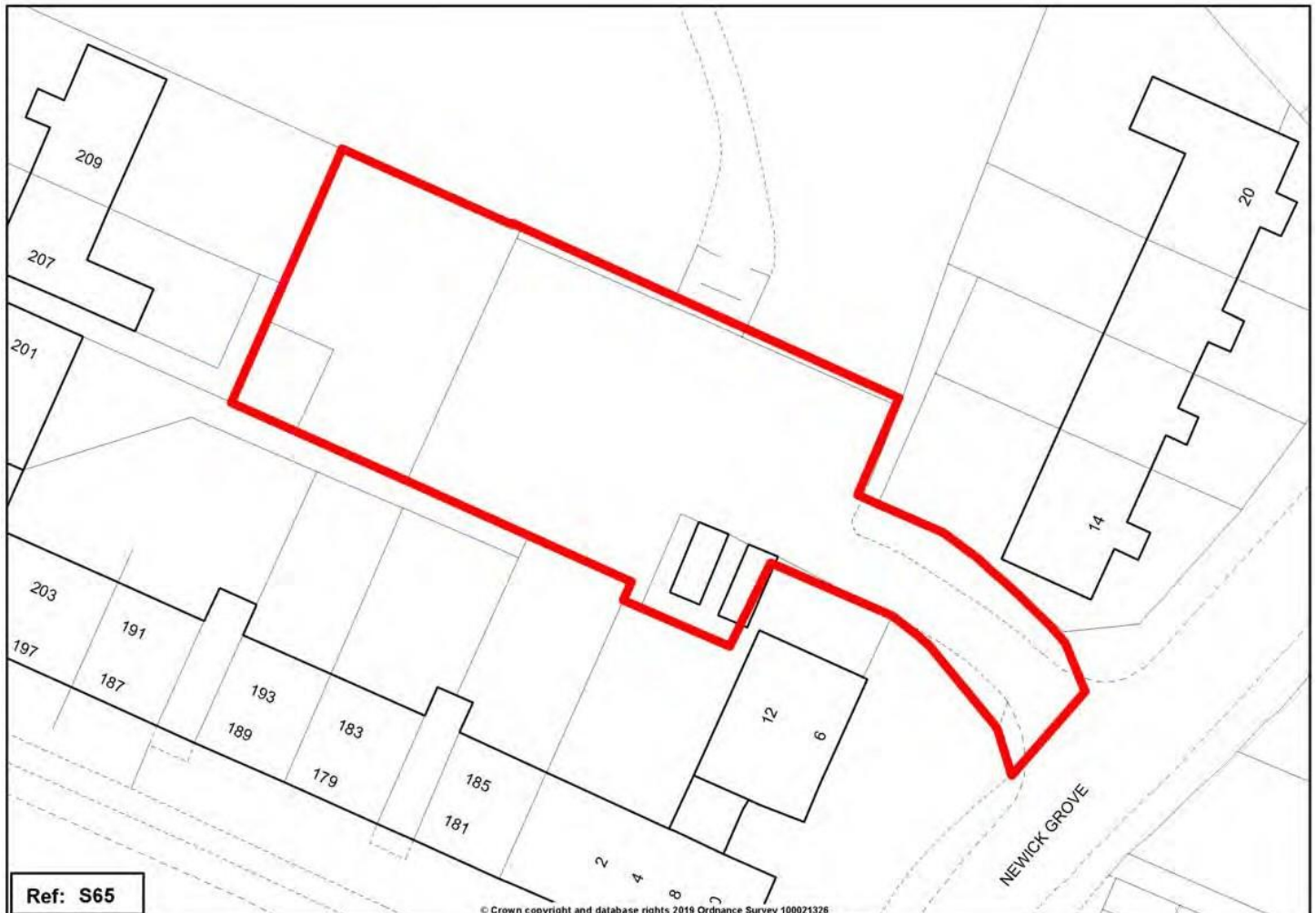
S64 - Monmouth Road, Bartley Green

Size (Ha):	0.06	Capacity:	2	Greenfield or Brownfield:	Brownfield		
0 - 5 Years:	0	6 - 10 Years:	2	10 + Years:	0	Year added:	Pre 2011
Ownership:	BCC Owned	Developer Interest:	Unknown				
Planning Status:	Other Opportunity not in BDP Growth Area - Identified by City Council Officers						
PP Expiry Date (If Applicable):							
Growth Area:	Not in Growth Area	Last known use:	Ancillary to Residential - Garage				
Suitability:	The site is suitable as evidenced by the grant of planning permission						
Policy Factors:	Other opportunity with no identified policy constraints						
Flood Risk:	Zone 1	Accessibility by Public Transport:	Poor Accessibility				
Natural Environment Designation:	None	Impact:	No adverse impact				
Historic Environment Designation:	None	Impact:	No adverse impact				
Historic Environment Record:	None	Impact:	No adverse impact				
Open Space Designation:	None	Impact:	No adverse impact				
Availability:	Reasonable prospect of availability						
Achievability:	Yes	Viable:	The site could be viably developed				
Contamination:	No known/ expected contamination issues						
Demolition:	Demolition required, but expected that standard approaches can be applied						
Vehicular Access:	No known access issues						
Comments:	Declared Surplus by City Council						



S65 - Newick Grove (adj 14), Brandwood & King's Heath

Size (Ha):	0.09	Capacity:	2	Greenfield or Brownfield:	Brownfield
0 - 5 Years:	0	6 - 10 Years:	2	10 + Years:	0
Year added:	Pre 2011				
Ownership:	BCC Owned	Developer Interest:	Unknown		
Planning Status:	Other Opportunity not in BDP Growth Area - Identified by City Council Officers				
PP Expiry Date (If Applicable):					
Growth Area:	Not in Growth Area	Last known use:	Ancillary to Residential - Garage		
Suitability:	The site is suitable but does not have consent				
Policy Factors:	Other opportunity with no identified policy constraints				
Flood Risk:	Zone 1	Accessibility by Public Transport:	Poor Accessibility		
Natural Environment Designation:	None	Impact:	No adverse impact		
Historic Environment Designation:	None	Impact:	No adverse impact		
Historic Environment Record:	None	Impact:	No adverse impact		
Open Space Designation:	None	Impact:	No adverse impact		
Availability:	Reasonable prospect of availability				
Achievability:	Yes	Viable:	The site could be viably developed		
Contamination:	No known/ expected contamination issues				
Demolition:	Demolition required, but expected that standard approaches can be applied				
Vehicular Access:	No known access issues				
Comments:	Declared Surplus by City Council				



S36 - Bourn Avenue, Bartley Green

Size (Ha):	0.12	Capacity:	10	Greenfield or Brownfield:	Greenfield
0 - 5 Years:	0	6 - 10 Years:	0	10 + Years:	10
				Year added:	Pre 2011
Ownership:	BCC Owned	Developer Interest:	BMHT		
Planning Status:	Other Opportunity not in BDP Growth Area - Previously allocated in plan				
PP Expiry Date (If Applicable):					
Growth Area:	Not in Growth Area	Last known use:	Ancillary to Residential		
Suitability:	The site is suitable but does not have consent				
Policy Factors:	Other opportunity with no identified policy constraints				
Flood Risk:	Zone 1	Accessibility by Public Transport:	Poor Accessibility		
Natural Environment Designation:	None	Impact:	No adverse impact		
Historic Environment Designation:	None	Impact:	No adverse impact		
Historic Environment Record:	None	Impact:	No adverse impact		
Open Space Designation:	None	Impact:	No adverse impact		
Availability:	Reasonable prospect of availability				
Achievability:	Yes	Viable:	The site could be viably developed		
Contamination:	No known/ expected contamination issues				
Demolition:	Cleared site, no demolition required				
Vehicular Access:	No known access issues				
Comments:	BMHT				



S37 - The Holloway, Bartley Green

Size (Ha):	0.11	Capacity:	5	Greenfield or Brownfield:	Greenfield		
0 - 5 Years:	0	6 - 10 Years:	0	10 + Years:	5	Year added:	Pre 2011

Ownership: **BCC Owned** Developer Interest: **Unknown**

Planning Status: **Other Opportunity not in BDP Growth Area - Previously allocated in plan**

PP Expiry Date (If Applicable):

Growth Area: **Not in Growth Area** Last known use: **Community Facility**

Suitability: **The site is suitable but does not have consent**

Policy Factors: **Other opportunity with no identified policy constraints**

Flood Risk: **Zone 1** Accessibility by Public Transport: **Poor Accessibility**

Natural Environment Designation: **None** Impact: **No adverse impact**

Historic Environment Designation: **None** Impact: **No adverse impact**

Historic Environment Record: **None** Impact: **No adverse impact**

Open Space Designation: **None** Impact: **No adverse impact**

Availability: **Reasonable prospect of availability**

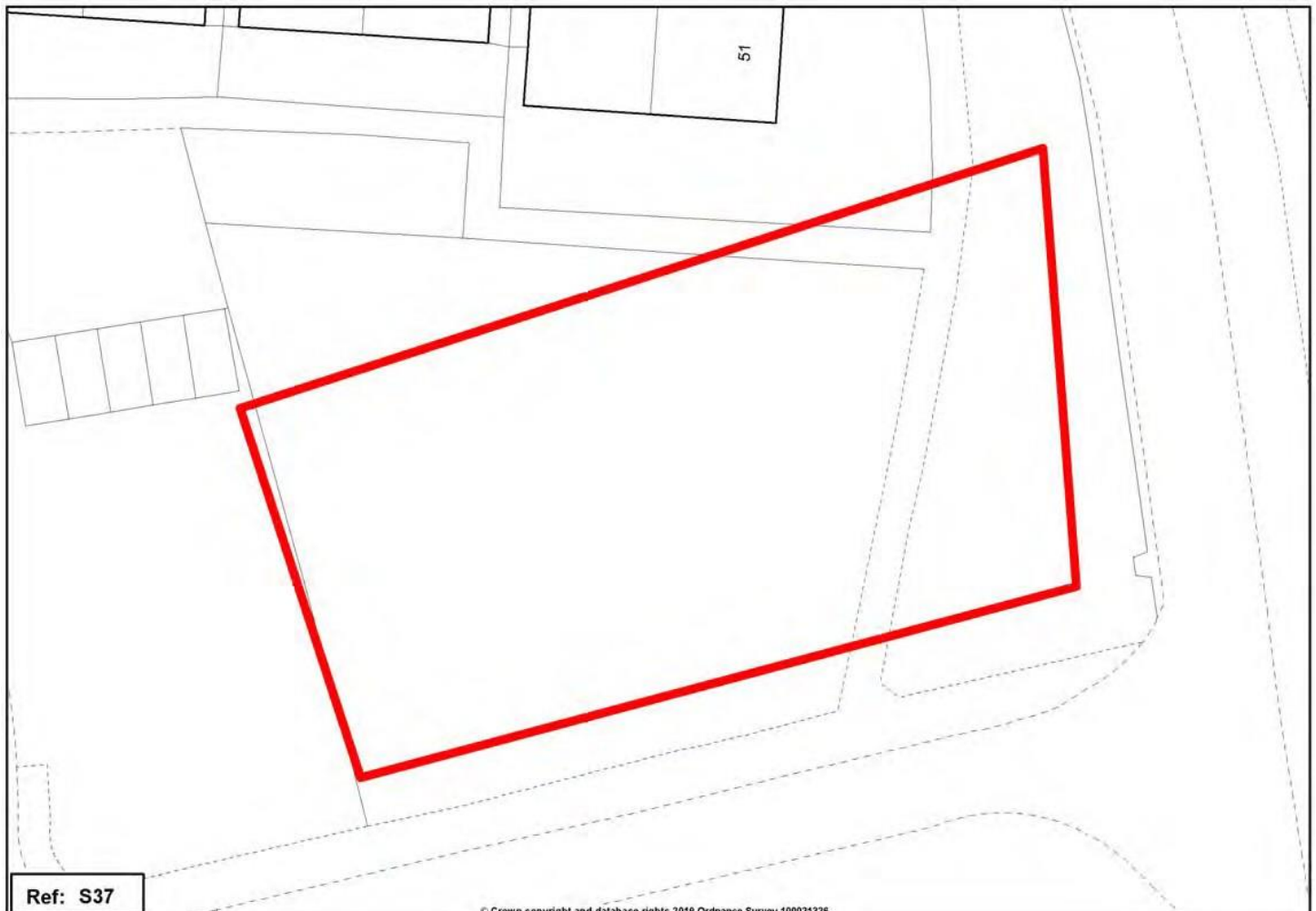
Achievability: **Yes** Viable: **The site could be viably developed**

Contamination: **No known/ expected contamination issues**

Demolition: **Cleared site, no demolition required**

Vehicular Access: **No known access issues**

Comments: **Site cleared**



S66 - Newman Way Rear (114), Rubery & Rednal

Size (Ha):	0.07	Capacity:	3	Greenfield or Brownfield:	Brownfield		
0 - 5 Years:	0	6 - 10 Years:	3	10 + Years:	0	Year added:	Pre 2011
Ownership:	BCC Owned	Developer Interest:	Unknown				
Planning Status:	Other Opportunity not in BDP Growth Area - Identified by City Council Officers						
PP Expiry Date (If Applicable):							
Growth Area:	Not in Growth Area	Last known use:	Ancillary to Residential - Garage				
Suitability:	The site is suitable but does not have consent						
Policy Factors:	Other opportunity with no identified policy constraints						
Flood Risk:	Zone 1	Accessibility by Public Transport:	Poor Accessibility				
Natural Environment Designation:	None	Impact:	No adverse impact				
Historic Environment Designation:	None	Impact:	No adverse impact				
Historic Environment Record:	None	Impact:	No adverse impact				
Open Space Designation:	None	Impact:	No adverse impact				
Availability:	Reasonable prospect of availability						
Achievability:	Yes	Viable:	The site could be viably developed				
Contamination:	No known/ expected contamination issues						
Demolition:	Demolition required, but expected that standard approaches can be applied						
Vehicular Access:	No known access issues						
Comments:	Declared Surplus by City Council						



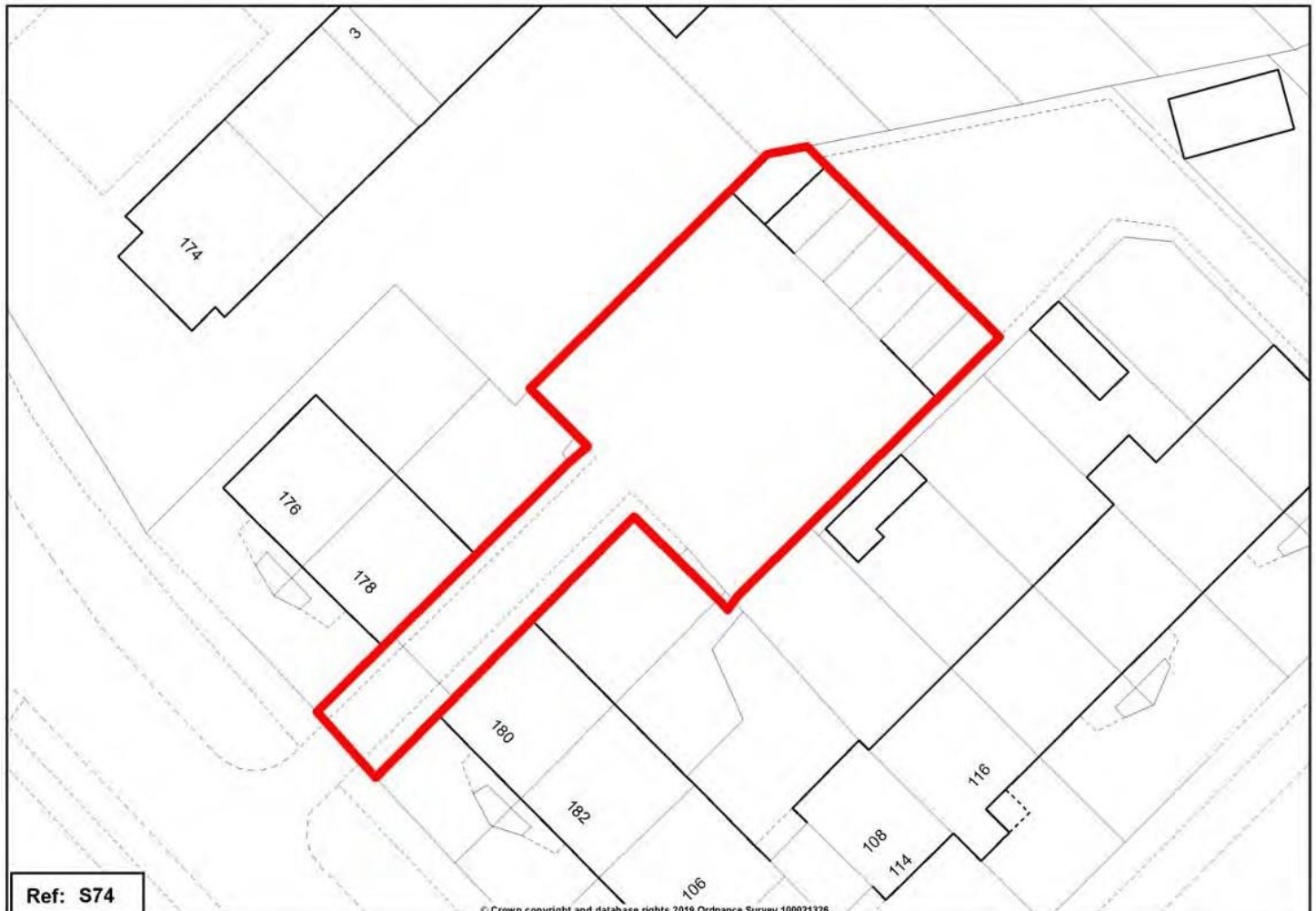
S69 - Sedgehill Avenue (rear 25), Harborne

Size (Ha):	0.11	Capacity:	3	Greenfield or Brownfield:	Brownfield		
0 - 5 Years:	0	6 - 10 Years:	3	10 + Years:	0	Year added:	Pre 2011
Ownership:	BCC Owned	Developer Interest:	Unknown				
Planning Status:	Other Opportunity not in BDP Growth Area - Identified by City Council Officers						
PP Expiry Date (If Applicable):							
Growth Area:	Not in Growth Area	Last known use:	Ancillary to Residential - Garage				
Suitability:	The site is suitable but does not have consent						
Policy Factors:	Other opportunity with no identified policy constraints						
Flood Risk:	Zone 1	Accessibility by Public Transport:	Poor Accessibility				
Natural Environment Designation:	None	Impact:	No adverse impact				
Historic Environment Designation:	None	Impact:	No adverse impact				
Historic Environment Record:	None	Impact:	No adverse impact				
Open Space Designation:	None	Impact:	No adverse impact				
Availability:	Reasonable prospect of availability						
Achievability:	Yes	Viable:	The site could be viably developed				
Contamination:	No known/ expected contamination issues						
Demolition:	Cleared site, no demolition required						
Vehicular Access:	Unknown at current time						
Comments:	Declared Surplus by City Council						



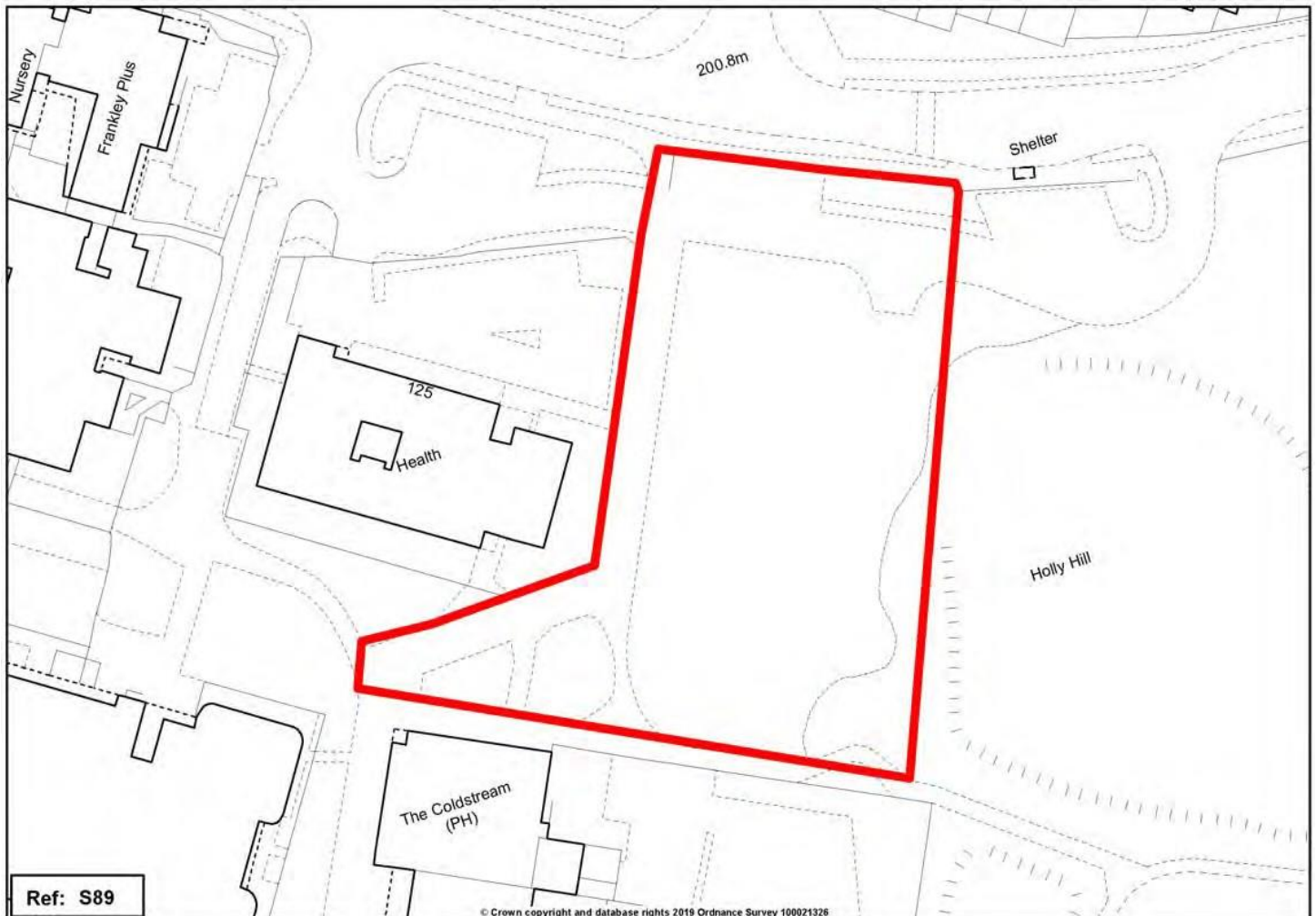
S74 - Woodcock Lane (rear 178), Bartley Green

Size (Ha):	0.06	Capacity:	2	Greenfield or Brownfield:	Brownfield
0 - 5 Years:	0	6 - 10 Years:	2	10 + Years:	0
				Year added:	Pre 2011
Ownership:	BCC Owned	Developer Interest:	Unknown		
Planning Status:	Other Opportunity not in BDP Growth Area - Identified by City Council Officers				
PP Expiry Date (If Applicable):					
Growth Area:	Not in Growth Area	Last known use:	Ancillary to Residential - Garage		
Suitability:	The site is suitable but does not have consent				
Policy Factors:	Other opportunity with no identified policy constraints				
Flood Risk:	Zone 1	Accessibility by Public Transport:	Poor Accessibility		
Natural Environment Designation:	None	Impact:	No adverse impact		
Historic Environment Designation:	None	Impact:	No adverse impact		
Historic Environment Record:	None	Impact:	No adverse impact		
Open Space Designation:	None	Impact:	No adverse impact		
Availability:	Reasonable prospect of availability				
Achievability:	Yes	Viable:	The site could be viably developed		
Contamination:	No known/ expected contamination issues				
Demolition:	Demolition required, but expected that standard approaches can be applied				
Vehicular Access:	No known access issues				
Comments:	Declared Surplus by City Council				



S89 - Arden Road Frankley site 1, Frankley Great Park

Size (Ha):	0.46	Capacity:	30	Greenfield or Brownfield:	Greenfield
0 - 5 Years:	0	6 - 10 Years:	30	10 + Years:	0
Year added:	Pre 2011				
Ownership:	BCC Owned	Developer Interest:	Unknown		
Planning Status:	Other Opportunity not in BDP Growth Area - Identified by City Council Officers				
PP Expiry Date (If Applicable):					
Growth Area:	Not in Growth Area	Last known use:	Commercial - Retail		
Suitability:	The site is suitable but does not have consent and there are some constraints which are capable of being overcome				
Policy Factors:	Other opportunity with some policy constraints which can be capable of being overcome				
Flood Risk:	Zone 1	Accessibility by Public Transport:	Poor Accessibility		
Natural Environment Designation:	TPO	Impact:	No adverse impact		
Historic Environment Designation:	None	Impact:	No adverse impact		
Historic Environment Record:	None	Impact:	No adverse impact		
Open Space Designation:	Public Open Space	Impact:	Impact to be assessed		
Availability:	Reasonable prospect of availability				
Achievability:	Yes	Viable:	The site could be viably developed		
Contamination:	Expected contamination issues that can be overcome through remediation				
Demolition:	No demolition required				
Vehicular Access:	Unknown at current time				
Comments:	Site sold by City Council. Site next to landfill possible contamination				



S93 - Bus depot, Yardley Wood Road, Highters Heath

Size (Ha): **1.28** Capacity: **64** Greenfield or Brownfield: **Brownfield**
 0 - 5 Years: **0** 6 - 10 Years: **64** 10 + Years: **0** Year added: **Pre 2011**

Ownership: **Not BCC Owned** Developer Interest: **Unknown**

Planning Status: **Other Opportunity not in BDP Growth Area - Promoted by Developer/Owner**

PP Expiry Date (If Applicable):

Growth Area: **Not in Growth Area** Last known use: **Employment - Industrial**

Suitability: **The site is suitable but does not have consent and there are some constraints which are capable of being overcome**

Policy Factors: **Other opportunity with some policy constraints which can be capable of being overcome**

Flood Risk: **Zone 1** Accessibility by Public Transport: **Poor Accessibility**

Natural Environment Designation: **TPO** Impact: **No adverse impact**

Historic Environment Designation: **None** Impact: **No adverse impact**

Historic Environment Record: **None** Impact: **No adverse impact**

Open Space Designation: **None** Impact: **No adverse impact**

Availability: **Reasonable prospect of availability**

Achievability: **Yes** Viable: **The site could be viably developed**

Contamination: **Known/ expected contamination issues that can be overcome through remediation**

Demolition: **Demolition required, but expected that standard approaches can be applied**

Vehicular Access: **Unknown at current time**

Comments: **Call for Sites submission**



S102 - 21 Merritts Brook Lane, Allens Cross

Size (Ha):	0.26	Capacity:	12	Greenfield or Brownfield:	Brownfield
0 - 5 Years:	0	6 - 10 Years:	12	10 + Years:	0
				Year added:	Pre 2011

Ownership: **Not BCC Owned** Developer Interest: **Unknown**

Planning Status: **Other Opportunity not in BDP Growth Area - Expired Planning Permission 2012/06084/PA**

PP Expiry Date (If Applicable):

Growth Area: **Not in Growth Area** Last known use: **Community Facility**

Suitability: **The site is suitable as evidenced by the grant of planning permission (now expired)**

Policy Factors: **Other opportunity with no identified policy constraints**

Flood Risk: **Zone 1** Accessibility by Public Transport: **Poor Accessibility**

Natural Environment Designation: **None** Impact: **No adverse impact**

Historic Environment Designation: **None** Impact: **No adverse impact**

Historic Environment Record: **None** Impact: **No adverse impact**

Open Space Designation: **None** Impact: **No adverse impact**

Availability: **Reasonable prospect of availability**

Achievability: **Yes** Viable: **The site could be viably developed**

Contamination: **No known/expected significant contamination issues**

Demolition: **Cleared site, no demolition required**

Vehicular Access: **No known access issues**

Comments: **Site cleared**



S112 - 21 Culford Drive, Bartley Green

Size (Ha): **0.36** Capacity: **18** Greenfield or Brownfield: **Brownfield**
0 - 5 Years: **0** 6 - 10 Years: **18** 10 + Years: **0** Year added: **Pre 2011**

Ownership: **Part BCC Owne** Developer Interest: **Unknown**

Planning Status: **Other Opportunity not in BDP Growth Area - Identified by Consultants**

PP Expiry Date (If Applicable):

Growth Area: **Not in Growth Area**

Last known use: **Employment - Industrial**

Suitability: **The site is suitable but does not have consent and there are some constraints which are capable of being overcome**

Policy Factors: **Other opportunity with some policy constraints which can be capable of being overcome**

Flood Risk: **Zone 1** Accessibility by Public Transport: **Poor Accessibility**

Natural Environment Designation: **None** Impact: **No adverse impact**

Historic Environment Designation: **None** Impact: **No adverse impact**

Historic Environment Record: **None** Impact: **No adverse impact**

Open Space Designation: **None** Impact: **No adverse impact**

Availability: **Reasonable prospect of availability**

Achievability: **Yes** Viable: **The site could be viably developed**

Contamination: **Known/ expected contamination issues that can be overcome through remediation**

Demolition: **Demolition required, but expected that standard approaches can be applied**

Vehicular Access: **No known access issues**

Comments:



S113 - 167 Jiggins Lane, Bartley Green

Size (Ha): **0.07** Capacity: **4** Greenfield or Brownfield: **Brownfield**
0 - 5 Years: **0** 6 - 10 Years: **0** 10 + Years: **4** Year added: **Pre 2011**

Ownership: **Not BCC Owned** Developer Interest: **Unknown**

Planning Status: **Other Opportunity not in BDP Growth Area - Identified by Consultants**

PP Expiry Date (If Applicable):

Growth Area: **Not in Growth Area** Last known use: **Commercial - Garage**

Suitability: **The site is suitable but does not have consent and there are some constraints which are capable of being overcome**

Policy Factors: **Other opportunity with some policy constraints which can be capable of being overcome**

Flood Risk: **Zone 1** Accessibility by Public Transport: **Poor Accessibility**

Natural Environment Designation: **None** Impact: **No adverse impact**

Historic Environment Designation: **None** Impact: **No adverse impact**

Historic Environment Record: **None** Impact: **No adverse impact**

Open Space Designation: **None** Impact: **No adverse impact**

Availability: **Reasonable prospect of availability**

Achievability: **Yes** Viable: **The site could be viably developed**

Contamination: **Known/ expected contamination issues that can be overcome through remediation**

Demolition: **Demolition required, but expected that standard approaches can be applied**

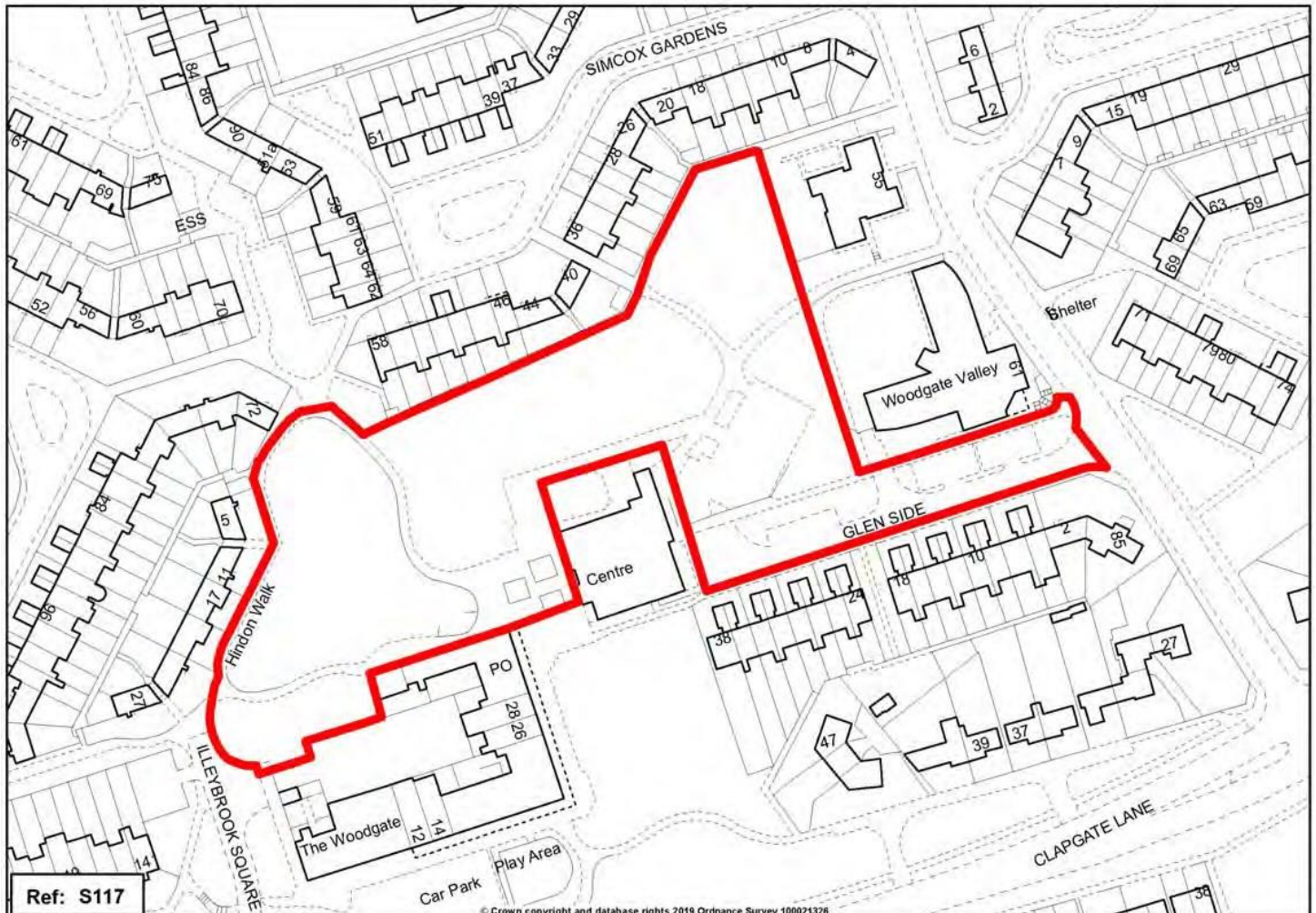
Vehicular Access: **No known access issues**

Comments:



S117 - 55, 61 Stevens Avenue, rear of 2-58 Simcox Gardens, Bartley Green

Size (Ha):	1.26	Capacity:	75	Greenfield or Brownfield:	Greenfield
0 - 5 Years:	0	6 - 10 Years:	75	10 + Years:	0
Year added:	Pre 2011				
Ownership:	BCC Owned	Developer Interest:	None		
Planning Status:	Other Opportunity not in BDP Growth Area - Identified by Consultants				
PP Expiry Date (If Applicable):					
Growth Area:	Not in Growth Area	Last known use:	Amenity Land		
Suitability:	The site is suitable but does not have consent				
Policy Factors:	Other opportunity with no identified policy constraints				
Flood Risk:	Zone 1	Accessibility by Public Transport:	Poor Accessibility		
Natural Environment Designation:	None	Impact:	No adverse impact		
Historic Environment Designation:	None	Impact:	No adverse impact		
Historic Environment Record:	None	Impact:	No adverse impact		
Open Space Designation:	None	Impact:	No adverse impact		
Availability:	Reasonable prospect of availability				
Achievability:	Yes	Viable:	The site could be viably developed		
Contamination:	No known/ expected contamination issues				
Demolition:	No demolition required				
Vehicular Access:	Unknown at current time				
Comments:					



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