



## BIRMINGHAM DEVELOPMENT PLAN

5-Year Land Supply 2014-19

Based on the revised trajectory set out in EXAM72

November 2014

A proposed modification setting out a revised housing trajectory was submitted to the inspector during the examination (EXAM72).

This paper re-examines the 5-Year housing land supply position taking account of the revised trajectory.

## 5-Year Land Supply 2014-19

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### Summary

The City has **5.3 years** supply. This is derived from a 5-Year requirement of **13,125** dwellings (including a 5% buffer) and a supply of **14,041** dwellings.

### 1. Introduction

Paragraph 47 of the NPPF requires local authorities to:

“...identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements. 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.”

This paper sets out how the City’s 5-Year supply has been determined.

### 2. Establishing the 5-Year Housing Requirement 2014-19

#### 2.1 The BDP Housing Requirement 2011-31

The BDP is planning for increased levels of housing provision in challenging circumstances. Over recent years the difficult economic conditions have had a major impact on the house building industry which resulted in significant reductions in both housing starts and completions. At the same time household projections indicate that a much increased level of housing provision is required.

For the plan to be deliverable it is necessary to acknowledge that it is unrealistic to expect a large increase in housing delivery right away. It will take time for the measures being put in place to facilitate increased housing delivery (such as the Langley SUE) to start delivering housing. The BDP housing trajectory therefore adopts a stepped approach to provision. A proposed modification to the trajectory has been submitted which aims to increase delivery earlier in the plan period. This revised trajectory is set out in Table 1.1

Table 1.1: Proposed BDP ‘revised’ delivery trajectory 2011-31

Time period	Years in period	Dwelling delivered in period	Dwellings delivered per annum
2011-2014	3	4,950	1,650
2014-2019	5	12,500	2,500
2020-2031	12	33,600	2,800
<b>2011- 2031</b>	<b>20</b>	<b>51,050</b>	<b>2,553</b>

All figures rounded / may not sum

## 2.2 The 5-year Housing Requirement 2014-19

The 5-year requirement is determined by summing the annual provision figures set out in Table 1.1 for each of the following five years. The 5-year requirement for 2014-19 is **12,500** dwellings plus a flexibility allowance.

Table 1.2: The 5-Year Requirement 2014-19

Year	5 Year Period 2014 -2019
2014/15	2,500
2015/16	2,500
2016/17	2,500
2017/18	2,500
2018/19	2,500
<b>Total</b>	<b>12,500</b>

Paragraph 47 of the NPPF also states that an additional buffer of either 5% or 20%, depending on past performance must be added to this to ensure that there is sufficient supply to provide a choice of sites.

“...an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”

The City Council’s track record in meeting housing targets is demonstrated in Table 1.3.

Table 1.3: Performance against recent housing targets

Plan / Year		Gross Dwellings	Demolitions	Net Dwellings	% of Net Target Delivered
Unitary Development Plan 1991-2011 (20 years)	Target	46,500	23,100	23,400	110%
	Delivery	49,361	22,942	25,658	
Regional Spatial Strategy 2001-2012 <sup>1</sup> (11 years)	Target	28,800	13,200	15,600	126%
	Delivery	31,200	11,539	19,671	
Regional Spatial Strategy 2001-2014 <sup>2</sup> (13 Years)	Target	34,800	15,600	19,200	118%
	Delivery	34,807	12,166	22,641	

<sup>1</sup> Whole years prior to revocation

<sup>2</sup> To present time including post revocation.

This shows that all recent housing targets have been exceeded. As such the 5% buffer is applicable. A 5% buffer requires a further **625** dwellings supply to be identified for the period 2014-19.

The Housing Requirement for the period 2014-19 is **13,125** dwellings.

### 3. The Supply of Ready to Develop Land

The housing capacity on deliverable sites is assessed annually through the SHLAA process. The purpose of the SHLAA is to identify sites which are suitable for housing development, assess how much housing the sites can deliver and assess when they are likely to be developed. A deliverable site is one which is available now, is in a suitable location for development and has a realistic prospect of being developed within five years.

The 2014 SHLAA identified a 5-Year land supply of **14,041** dwellings of which **11,881** are on identified sites and a further **2,160** dwellings are on unidentified sites.

#### 3.1 5-Year Supply on Identified Sites

82% of the capacity deliverable within 5 years on identified sites has planning permission. A further 7% is currently allocated or is permitted development. Of the remaining 11% which have no formal planning status many are in the BMHT development programme and whilst they do not yet have planning permission are amongst the most certain to be delivered.

Table 3.1: Source of 5-Year Supply on identified sites

Status	Dwellings <sup>3</sup>
Under Construction	4,034
Detailed Planning Permission	4,107
Outline Planning Permission	1,571
Allocation in Adopted Plan	120
Allocation in Draft Plan	392
Permitted Development	332
Other	1,325
<b>Total Identified Supply</b>	<b>11,881</b>

#### 3.2 5-Year Supply on Unidentified Sites

The City has a long track record of delivering windfall sites - and even with the best efforts of the SHLAA to identify sites, windfalls continue to come forward and be developed in large numbers, as is inevitable for such a large and extensively developed urban area. The City Council's Empty Property Strategy, which has funding for the period 2013-18, is an intervention which has been put in place to ensure that more properties are brought back into use than fall vacant i.e. to impact on the general flows of vacancies which see some properties fall vacant as others are returned to use.

<sup>3</sup> See SHLAA Final Report

Table 3.2: Source of 5-Year Supply on unidentified sites

Status	Dwellings <sup>4</sup>
Windfalls	1,360
Vacant Dwellings	800
<b>Total Unidentified Supply</b>	<b>2,160</b>

Details of the methodology and assumptions used to establish the 5-Year supply are set out in the SHLAA report. A list of the sites in the 5-Year supply is at Appendix 1 and commentary on changes to the key 5-Year supply since 2013 is at Appendix 2.

#### 4. Maintaining a Five Year supply in future Years

The nature of the stepped trajectory means that the 5-year requirement will increase over time from a low of 10,448 in 2011/12 to a high of **14,700** from 2021 onwards<sup>5</sup>. This is illustrated in Table 4.1 below.

Table 4.1: Future 5-Year Requirements based on revised BDP stepped housing trajectory

Year	5 Year Period				
	Low	Last Year	Current Year	Next Year	High
	2011-16	2013-18	2014-19	2015-20	2021-26 to 2026-31
2011/12	1,650				
2012/13	1,650	-	-	-	-
2013/14	1,650	1,650	-	-	-
2014/15	2,500	2,500	2,500	-	-
2015/16	2,500	2,500	2,500	2,500	-
2016/17	-	2,500	2,500	2,500	-
2017/18	-	2,500	2,500	2,500	-
2018/19	-	-	2,500	2,500	-
2019/20	-	-	-	2,800	-
2020/21	-	-	-	-	-
2021/22	-	-	-	-	2,800
2022/23	-	-	-	-	2,800
2023/24	-	-	-	-	2,800
2024/25	-	-	-	-	2,800
2025/26	-	-	-	-	2,800
<b>Total</b>	<b>9,950</b>	<b>11,650</b>	<b>12,500</b>	<b>12,800</b>	<b>14,000</b>
5% Buffer	498	583	625	640	700
<b>5 Year Requirement</b>	<b>10,448</b>	<b>12,233</b>	<b>13,125</b>	<b>13,440</b>	<b>14,700</b>

<sup>4</sup> See SHLAA Final Report

<sup>5</sup> Assuming that a 5% buffer remains appropriate.

In the short term the indications are that the city will be able to continue to demonstrate a 5-Year supply. In the medium (years 6-10) and longer term (>10 years), although it can reasonably be assumed that sites identified in the SHLAA will come forward into the 5-year supply, the nature of the stepped trajectory will make maintaining a 5-year supply more challenging.

The proposed sustainable urban extension at Langley, which will deliver 5,000 dwellings during the plan period from 2018, will make an important, and possibly critical, contribution to the 5-year supply in the medium and longer term. Not only will the Langley SUE contribute to the 5-Year supply, it will also have a major role to play in enabling the increasing delivery targets to be met.

## 5. Alternative Means of Determining the Requirement

Consideration was given to alternative means of determining the 5-Year housing requirement.

### 5.1 Past Rates of Delivery

Table 5.1 shows historical rates of delivery over the last 10 years.

Table 5.1: Historical Rates of provision 2004-2014

Year	Dwellings
2004/05	2,447
2005/06	3,141
2006/07	1,839
2007/08	2,988
2008/09	2,456
2009/10	933
2010/11	985
2011/12	1,187
2012/13	1,372
2013/14	1,598
<b>2004-14 Total</b>	<b>18,946</b>
<b>2004-14 Annual Average</b>	<b>1,895</b>

Using historical rates of provision to establish an annual average rate over the last ten years would result in a 5-Year requirement of 9,475, or 9,949 with a 5% buffer. This would equate to a 7.1 year supply.

### 5.2 The BDP Requirement Annualised

Taking the annual average of the BDP requirement would result in a 5-Year requirement of 12,775, or 13,414 with a 5% buffer. This would equate to a 5.2 years supply.





## Appendix 1 Schedule of Sites

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SHLAA Ref	Address	Dwellings	Status
E118	Shard End Crescent, Shard End	26	Under Construction
S126	Adj to 177 Dawberry Fields Road, Brandwood	7	Under Construction
S143	Land adjacent to 12 Northfield Road, Harborne	6	Under Construction
S5	Collingwood Centre Westheath Rd, Northfield	47	Under Construction
S29	Adjacent 163, Cole Valley Road, Hall Green	3	Under Construction
S47	adjacent 30 Capcroft Road, Billesley	15	Under Construction
S215	Welby Road Hall Green, Hall Green	43	Under Construction
N77	125-129 Wattville Road, Soho	3	Under Construction
S165	Kings Norton Estate Pool Farm, Kings Norton	90	Under Construction
S315	Portland Centre, Portland Road, Harborne	88	Under Construction
N279	Land off City Road, Soho	52	Under Construction
S336	Harold Rd and Waterworks Rd, Edgbaston	10	Under Construction
N295	Site of Talbot Public House, Talbot Road, Soho	9	Under Construction
CC132	Corner of Carver St and Warstone La, Ladywood	98	Under Construction
CC134	The Birmingham Mint, Ickniel St, Ladywood	106	Under Construction
CC136	47 to 50 Tenby Street North, Ladywood	14	Under Construction
N351	34 to 36 Trinity Road, Aston	3	Under Construction
S378	154 to 162 Grange Rd, Moseley and Kings Heath	2	Under Construction
CC193	113 Moseley Street, Nechells	8	Under Construction
S389	Site of 17 to 19 Pendeen Road, Billesley	6	Under Construction
S393	Adjacent 21 Sandford, Moseley and Kings Heath	1	Under Construction
E265	8 to 14 St Oswalds Road, Bordesley Green	12	Under Construction
E323	Hob Moor Close, Bordesley Green	5	Under Construction
N406	321 to 323 Birmingham Road, Sutton New Hall	16	Under Construction
N416	Land at Upper Clifton Road, Sutton Trinity	24	Under Construction
N422	Rear of 4A Luttrell Road, Sutton Four Oaks	1	Under Construction
E381	4 to 8 Bowcroft Grove, Erdington	10	Under Construction
E384	Bbetween Bowcroft Gr and Chase Gr, Erdington	16	Under Construction
E386	Site of 2 to 16 Hervey Grove, Erdington	23	Under Construction
E387	19 to 23 Hervey Grove, Erdington	7	Under Construction
N449	Adjacent 47 Little Sutton Lane, Sutton Four Oaks	1	Under Construction
N462	276 and 278 Rectory Road, Sutton Trinity	3	Under Construction
E246	28 Havelock Road, Washwood Heath	5	Under Construction
CC236	Eastside Locks, Nechells	118	Under Construction
S319	Part 125 Portland Road, Edgbaston	1	Under Construction
S335	35a Portland Road, Edgbaston	2	Under Construction
S448	9 to 11 St Augustones Road, Edgbaston	6	Under Construction
S459	34 St Agnes Road, Moseley and Kings Heath	5	Under Construction

S420	21 Clarendon Road, Edgbaston	1	Under Construction
N397	33 Wellington Road, Handsworth Wood	5	Under Construction
S426	169 Alcester Road, Moseley and Kings Heath	4	Under Construction
N436	29 Somerset Road, Handsworth Wood	2	Under Construction
E383	Between Yenton Gr and Bowcroft Gr, Erdington	24	Under Construction
S251	East Works Groveley Lane, Longbridge	199	Under Construction
S509	Land rear of 2 to 12 Glenfield Grove, Selly Oak	5	Under Construction
S493	2 Cole Valley Road, Hall Green	10	Under Construction
E461	Wallbank Court and Church Walk, Hodge Hill	6	Under Construction
S361	82 Russell Road, Moseley and Kings Heath	23	Under Construction
S198	Rear 5 to 7 Park Hill, Moseley and Kings Heath	5	Under Construction
S528	102 Oakfield Road, Selly Oak	1	Under Construction
S518	113 & 115 Anderton Park Rd, Moseley	10	Under Construction
S523	98 Alcester Road, Moseley and Kings Heath	2	Under Construction
N498	Holland House, Holland Street, Sutton Trinity	22	Under Construction
N495	White Farm Road, Sutton Four Oaks	10	Under Construction
E68	Rear of Downsfield Road, Sheldon	100	Under Construction
N347	West of Birchfield Rd, Handsworth	111	Under Construction
N496	Lozells Street, Lozells and East Handsworth	22	Under Construction
S34	Care Home, Dimmingsdale Bank, Quinton	25	Under Construction
S533	Woodside Road, Selly Oak	11	Under Construction
S534	Stockmans Close, Kings Norton	44	Under Construction
N516	St Theresa's Church Hall, Lozells	42	Under Construction
CC250	32 Frederick Street, Ladywood	15	Under Construction
E438	479 to 481 Stratford Road, Springfield	3	Under Construction
E440	113 Ladypool Road, Sparkbrook	3	Under Construction
E375	Adjacent 1 Wincanton Croft, Hodge Hill	2	Under Construction
E402	Adj 72 Keble Grove, Sheldon	2	Under Construction
N316	Adj 43 Gibson Road, Lozells and East Handsworth	1	Under Construction
N363	147 to 149 Fentham Road, Aston	1	Under Construction
E227	26 Kyotts Lake Road, Sparkbrook	1	Under Construction
E376	117 Brockhurst Road, Hodge Hill	1	Under Construction
CC253	14 and 15 Frederick Street, Ladywood	1	Under Construction
E300	2 Severne Rd and 221 Gospel La, Acocks Green	1	Under Construction
CC252	57 to 59 Tenby Street North, Ladywood	6	Under Construction
CC239	119 to 123 Branston Street, Ladywood	6	Under Construction
N489	107 Finch Road, Lozells and East Handsworth	4	Under Construction
E237	Adjacent 41 Fraser Road, South Yardley	2	Under Construction
E285	Adjacent 183 Highfield Road, Washwood Heath	1	Under Construction
N377	Adjacent 1 Coppice View Road, Sutton Vesey	1	Under Construction
N392	Rear of 22 TO 24 Melrose Avenue, Sutton Vesey	1	Under Construction
E351	140 Coleshill Road, Hodge Hill	1	Under Construction
S506	Rear of 3 to 11 Ivy Road, Bournville	1	Under Construction
N552	Land at 1 to 3 Barn Lane, Soho	8	Under Construction
N556	Adj 51 West Drive, Lozells and East Handsworth	1	Under Construction

N557	41 Hamstead Road, Lozells and East Handsworth	6	Under Construction
CC277	12 Regent Parade, Ladywood	2	Under Construction
CC183	32 to 36 Albion Street, Ladywood	2	Under Construction
S543	2 Loftus Close, Shenley Lane, Bartley Green	19	Under Construction
N559	353 Birchfield Road, Aston	6	Under Construction
N570	75 and 77 Villa Road, Lozells and East Handsworth	2	Under Construction
N573	Dog & Partridge, Windsor St South, Nechells	2	Under Construction
E505	15 Broad Road, Acocks Green	3	Under Construction
E506	7 Willows Crescent, Sparkbrook	1	Under Construction
S577	269 Hagley Road, Edgbaston	9	Under Construction
N589	92 Handsworth Wood Road, Handsworth Wood	-1	Under Construction
E508	494 Coventry Road, Nechells	4	Under Construction
S575	2 Oxford Road, Moseley and Kings Heath	1	Under Construction
E66	Silvermere Centre, Silvermere Road, Sheldon	121	Under Construction
S268	67 to 81 Moors Lane, Bartley Green	23	Under Construction
S245	170 to 204 Cromwell Lane, Bartley Green	15	Under Construction
S672	Rear 57 to 59 Rilstone Road, Quinton	3	Under Construction
N611	Deerwood Grange, Wentworth Road, Sutton	1	Under Construction
CC294	The Woodman Public House, Well Street, Aston	1	Under Construction
E534	1184 and 1186 Coventry Road, South Yardley	-2	Under Construction
E535	61 to 65 College Road, Springfield	-1	Under Construction
S614	35 High Street, Moseley and Kings Heath	3	Under Construction
N615	Adjacent 30 Bellwell Lane, Sutton Four Oaks	1	Under Construction
E541	72 and 74 Grange Road, Erdington	-2	Under Construction
E543	267 to 269 Ladypool Road, Sparkbrook	4	Under Construction
S622	67 Springfield Road, Moseley and Kings Heath	1	Under Construction
S252	350 Groveley Lane, Northfield	9	Under Construction
S262	Mill Lane, Northfield	80	Under Construction
S263	Land at Ley Hill Farm Road, Bartley Green	50	Under Construction
S264	Ley Hill Farm Road and Holloway, Bartley Green	112	Under Construction
N361	Booths Lane, Oscott	7	Under Construction
E247	MEB Depot, George Road, Stockland Green	87	Under Construction
E471	321 Washwood Heath Road, Washwood Heath	9	Under Construction
E486	Old Moat Way, Hodge Hill	1	Under Construction
N468	Land South of Duttons Lane, Sutton	7	Under Construction
N473	Adjacent to 245 Springfield Road, Sutton Trinity	3	Under Construction
S466	B'ham Great Park, Bristol Road South, Longbridge	8	Under Construction
S468	B'ham Great Park, Bristol Road South, Longbridge	2	Under Construction
E391	Site of 54 New Coventry Road, Sheldon	94	Under Construction
E153	Junction of Alfred St/Stoney La, Sparkbrook	1	Under Construction
S633	456 Redhill Road, Kings Norton	5	Under Construction
S635	106 High Street, Harborne, Harborne	14	Under Construction
S636	30 Westfield Road, Edgbaston	1	Under Construction
S638	Rear 84 Beaks Hill Road, Kings Norton	1	Under Construction
N628	Metropolitan House, 1 Hagley Road, Ladywood	271	Under Construction

CC296	34 AND 35 Tenby Street, Ladywood	8	Under Construction
CC298	83 TO 85 Caroline Street, Ladywood	13	Under Construction
S644	Adjacent 25 Westminster Drive, Brandwood	3	Under Construction
N630	Site of 20 Rockmead Avenue, Oscott	1	Under Construction
N638	Rear of 39 to 43 Beech Hill Road, Sutton New Hall	7	Under Construction
E563	Fmr Care Home, Ipstones Ave, Stechford	12	Under Construction
E564	Church Centres Hodge Hill Road, Hodge Hill	7	Under Construction
E569	Adjacent 4 Grattidge Road, Acocks Green	5	Under Construction
N640	Land Adjacent 15 Hollyfield Road, Sutton Trinity	1	Under Construction
E574	Land at Reed Square, Tyburn	15	Under Construction
E575	Adj Radleys Pub, Sheldon Heath Rd, Sheldon	14	Under Construction
S666	Edgbaston Cricket Club Phase 1, Edgbaston	55	Under Construction
S675	Garages Fladbury Crescent, Selly Oak	5	Under Construction
N652	34 While Road, Sutton Trinity	4	Under Construction
S676	280 Pershore Road South, Kings Norton	10	Under Construction
CC308	Central Fire Station, Nechells	300	Under Construction
S664	65 - 67 Cadnum Close, Harborne	19	Under Construction
S665	520 Bristol Road, Selly Oak	5	Under Construction
N656	143-145 Russell Bank Road, Sutton Four Oaks	9	Under Construction
CC315	11 Tenby Street North, Ladywood	7	Under Construction
E599	174 Station Road, Stechford and Yardley North	3	Under Construction
E600	William Cook Road, Hodge Hill	1	Under Construction
S658	Scribers Lane, Billesley	3	Under Construction
N659	Adjacent 1 Spring Gardens, Soho	2	Under Construction
N657	Adjacent 62 Station Road, Sutton Vesey	1	Under Construction
N658	Land Ajoining 12 Moor Hall Drive, Sutton Trinity	1	Under Construction
E605	Rear of 547 Holly Lane, Erdington	1	Under Construction
E609	504 Tyburn Road, Tyburn	1	Under Construction
S669	664 Yardley Wood Road, Billesley	1	Under Construction
N488	8 High Street, Sutton Trinity	3	Under Construction
S301	Bournville College, Bristol Road South, Weoley	200	Under Construction
S601	Scarlet Pimpernel Pub, Tennyal Road, Harborne	6	Under Construction
N736	St Josephs House, 98 Phillips Street	7	Under Construction
S736	34 Richmond Hill Road, Edgbaston	7	Under Construction
E615	Athelstan House, 232 Moseley Road, Highgate	12	Under Construction
S679	School, 1273 Stratford Road, Hall Green	-1	Under Construction
S680	86-88 Raddlebarn Road, Selly Oak	-1	Under Construction
S681	63 Pershore Road South, Kings Norton	-1	Under Construction
E619	49 Radstock Avenue, Hodge Hill	-1	Under Construction
S682	53 Woodland Road, Northfield	-1	Under Construction
E620	4 Plants Grove, Erdington	1	Under Construction
N665	75 Coleshill Street, Sutton Coldfield	3	Under Construction
N666	36 Westminster Road, Handsworth	-2	Under Construction
E627	87 Gravelly Hill North, Erdington	5	Under Construction
E628	94 Burlington Road, Bordesley Green	1	Under Construction

N669	24 Beeches Walk, Sutton Coldfield, Sutton Vesey	-1	Under Construction
N670	35 Junction Road, Handsworth	1	Under Construction
N671	259 Rotton Park Road, Edgbaston	4	Under Construction
S687	Asquith Hotel, 19 Portland Road, Edgbaston	9	Under Construction
E636	76 Westley Road, Acocks Green	4	Under Construction
S710	125 Harborne Lane, Selly Oak, Selly Oak	3	Under Construction
S711	30A Noel Road, Edgbaston	1	Under Construction
N690	26 Malthouse Lane, Great Barr, Oscott	6	Under Construction
CC331	Digbeth Coldstore, 125-134 Digbeth	15	Under Construction
N692	Kings Lodge, 143 Kingstanding Road, Kingstanding	5	Under Construction
S718	Adjacent to 51 Ravenshill Road, Yardley Wood	1	Under Construction
E646	22 Cartland Road, Sparkbrook	6	Under Construction
N695	Adj 114 Turfpits Lane, Erdington	2	Under Construction
E652	3 Watt Road, adj, Erdington, Stockland Green	1	Under Construction
N698	38 Streetly Lane, Sutton Coldfield	3	Under Construction
N702	Land Adjacent, 17 Four Oaks Road, Sutton	1	Under Construction
N709	Mere Green Close, Off Mere Green Road, Sutton	2	Under Construction
N710	Land adjacent to, 15 Darnel Hurst Road, Sutton	1	Under Construction
N712	Land at Walmley Ash Road, Sutton Coldfield	12	Under Construction
E657	208 Sheldon Heath Road, Garretts Green, Sheldon	34	Under Construction
S723	Fourlands Road, Bartley Green	12	Under Construction
N112	76-97 Clifford Way & 1-64 Alma Way, Aston	168	Under Construction
CC45	White Swan Pub, Grosvenor St West, Ladywood	3	Under Construction
N385	Dovedale Road, Perry Common, Kingstanding	59	Under Construction
E662	Lyndhurst Estate Phase 1b, Erdington	117	Under Construction
E663	Lyndhurst Estate, Erdington	13	Under Construction
E664	Adj 1 Pinfold House, Mansfield Rd, South Yardley	2	Under Construction
E665	109 Sutton Road, Erdington	-1	Under Construction
S726	14 Clarendon Road, Edgbaston	-3	Under Construction
S727	4 Farquhar Road, Edgbaston	-3	Under Construction
CC333	5 Regent Place, Ladywood	4	Under Construction
E666	Adjacent 2 George Arthur Rd, Washwood Heath	2	Under Construction
N727	Adj 109 Blackberry La, Sutton Four Oaks	1	Under Construction
N728	Rear of 111 Moor Hall Drive, Sutton Trinity	1	Under Construction
S737	Egghill Estate Phases 1,2 ,4 and 8, Longbridge	162	Under Construction
CC27	1-3 Bond St, Aston	10	Under Construction
E170	Adjacent 301 Alum Rock Road, Washwood Heath	14	Detailed Planning Permission
S102	21 Merritts Brook Lane, Weoley	10	Detailed Planning Permission
N3	Monument Rd & Ladywood Rd, Ladywood	45	Detailed Planning Permission
E209	Eachelhurst Road, Tyburn	8	Detailed Planning Permission
S3	The Princess Royal Centre, Edgbaston	82	Detailed Planning Permission
S17	Rear of 251 to 277, Alvechurch Rd, Kings Norton	12	Detailed Planning Permission
S45	Broadmeadow Close A, Brandwood	7	Detailed Planning Permission
N79	Douglas Road site A, Lozells and East Handsworth	7	Detailed Planning Permission
S75	8-10 Shelfield Road, Brandwood	15	Detailed Planning Permission

N94	Honeswode Close, Lozells and East Handsworth	34	Detailed Planning Permission
N262	481 Walsall Road, Perry Barr, Perry Barr	64	Detailed Planning Permission
S258	Land fronting Longbridge Lane, Northfield	7	Detailed Planning Permission
S289	431 to 435, Hagley Road, Harborne	30	Detailed Planning Permission
S300	Site of 64 to 74, Longfellow Road, Bournville	46	Detailed Planning Permission
S332	Land Adjacent 14 Pritchatts Road, Edgbaston	1	Detailed Planning Permission
N293	Adjacent 133 Heath Street, Soho	1	Detailed Planning Permission
N299	Adj 2 to 4 Trafalgar Road, Handsworth Wood	4	Detailed Planning Permission
S352	Site of 248 to 250 Bristol Road, Edgbaston	4	Detailed Planning Permission
CC158	Ridley St and Washington St, Ladywood	50	Detailed Planning Permission
CC169	5 to 8 Caroline Street, Ladywood	14	Detailed Planning Permission
CC182	100 Charlotte Street, Ladywood	10	Detailed Planning Permission
N345	124 to 142 Wellington Road, Lozells	11	Detailed Planning Permission
N357	278 Walsall Road, Perry Barr	1	Detailed Planning Permission
S383	120 to 126 Alcester Road, Moseley	50	Detailed Planning Permission
E231	220 Wake Green Road, Springfield	24	Detailed Planning Permission
E236	79 Warwick Road, Springfield	16	Detailed Planning Permission
S411	275 Highfield Road, Hall Green	1	Detailed Planning Permission
E270	55 Hob Moor Road, Bordesley Green	3	Detailed Planning Permission
E293	117 Gravelly Hill North, Stockland Green	6	Detailed Planning Permission
E296	Rear of 296 to 306 Gravelly Lane, Erdington	7	Detailed Planning Permission
E313	Site of 1 to 31 Knights Road, Acocks Green	10	Detailed Planning Permission
E341	779 to 787 Chester Road, Erdington	48	Detailed Planning Permission
N414	21 to 23A Birmingham Road, Sutton Trinity	9	Detailed Planning Permission
N415	10 Digby Road, Sutton Vesey	6	Detailed Planning Permission
E358	15 to 17 Station Road, Acocks Green	4	Detailed Planning Permission
E373	Adj Ward End Pub, Burney La, Washwood Heath	2	Detailed Planning Permission
N440	100 Holifast Road, Sutton New Hall	2	Detailed Planning Permission
E385	Adjacent 9 Chase Grove, Erdington	1	Detailed Planning Permission
N442	Adjacent to 27 Wylde Green Road, Sutton Vesey	1	Detailed Planning Permission
E405	Between 18 and 28 North Roundhay, Shard End	4	Detailed Planning Permission
E416	2236 to 2338 Coventry Road, Sheldon	14	Detailed Planning Permission
S351	Rear of 768 to 772 Pershore Road, Selly Oak	10	Detailed Planning Permission
N335	Rear of 239 To 263 Bubury Street, Lozells	4	Detailed Planning Permission
S261	1108 Bristol Road South, Northfield	2	Detailed Planning Permission
E356	Rear Eastbourne Hse, Beeches Ave, Acocks Green	14	Detailed Planning Permission
CC145	37 to 55 Camden Street, Ladywood	36	Detailed Planning Permission
E319	1073 Warwick Road, Acocks Green	20	Detailed Planning Permission
S372	194 to 196 Sunderton Road, Brandwood	3	Detailed Planning Permission
E220	538 to 540 Moseley Road, Sparkbrook	9	Detailed Planning Permission
CC171	35 Vyse Street, Ladywood	2	Detailed Planning Permission
S308	Land adjacent 1, St Johns Road, Harborne	12	Detailed Planning Permission
E264	35 to 53 Spring Road, Springfield	35	Detailed Planning Permission
CC184	Land adjacent 5 Scotland Street, Ladywood	14	Detailed Planning Permission
CC149	Lee Bank Middleway Bell Barn Rd, Ladywood	31	Detailed Planning Permission

S353	Rear of 34A to 40 Oakfield Road, Selly Oak	3	Detailed Planning Permission
N425	Land adjoining 14b Lutrell Road, Sutton Four Oaks	1	Detailed Planning Permission
S400	197 to 199 Hagley Road, Edgbaston	8	Detailed Planning Permission
N375	Parkhouse Dr / Faulkners Farm Dr, Kingstanding	9	Detailed Planning Permission
S504	536 Bristol Road, Selly Oak	10	Detailed Planning Permission
N309	Browns Green, Handsworth Wood	155	Detailed Planning Permission
S491	Adj 45 Cotton Lane, Moseley and Kings Heath	1	Detailed Planning Permission
N531	84 Park View Road, Sutton Four Oaks	1	Detailed Planning Permission
E469	Adjacent to 2 and 8 The Willows, Acocks Green	2	Detailed Planning Permission
CC265	60 to 62 Constitution Hill, Ladywood	2	Detailed Planning Permission
E477	137 Kingsbury Road, Stockland Green	8	Detailed Planning Permission
S512	310 Court Road, Quinton	-1	Detailed Planning Permission
S535	Shenley Lane/Shenley Fields Road, Weoley	22	Detailed Planning Permission
N499	Lakes Road/Daisy Drive, Kingstanding	10	Detailed Planning Permission
N500	Lakes Road, Kingstanding	20	Detailed Planning Permission
N501	Parkhouse Drive/Suffield Grove, Kingstanding	14	Detailed Planning Permission
N502	Parkhouse Dr/Faulkners Farm Dr, Kingstanding	2	Detailed Planning Permission
N520	Faulkeners Farm Drive/Osier Grove, Kingstanding	6	Detailed Planning Permission
N497	Osier Grove, Kingstanding	14	Detailed Planning Permission
N644	Villa Cross, Lozells and East Handsworth	4	Detailed Planning Permission
S536	Guestholme, maypole Grove, Billesley	12	Detailed Planning Permission
CC166	66 to 68 Severn Street, Ladywood	6	Detailed Planning Permission
E446	551 to 555 Green Lane, Bordesley Green	8	Detailed Planning Permission
N324	Rear of 82 Handsworth Wood Rd, Handsworth	2	Detailed Planning Permission
E233	Adjacent 94 Osborn Road, Sparkbrook	1	Detailed Planning Permission
E249	470 Slade Road, Stockland Green	1	Detailed Planning Permission
E374	Ward End Pub, Alum Rock Rd, Washwood Heath	1	Detailed Planning Permission
N302	Adjacent 21 Church Lane, Handsworth Wood	1	Detailed Planning Permission
E279	Adjacent 78 Parkfield Road, Washwood Heath	1	Detailed Planning Permission
N366	Land Adjacent 61 Camborne Close, Aston	1	Detailed Planning Permission
N412	Rear of 216 Birmingham Road, Sutton New Hall	1	Detailed Planning Permission
N333	Adjacent 6 Freer Road, Aston	1	Detailed Planning Permission
N315	Adjacent 40 All Saints Road, Soho	1	Detailed Planning Permission
N528	Adjacent 121 Summerfield Crescent, Ladywood	1	Detailed Planning Permission
N536	Land adjacent 7 Sutton Square, Sutton New Hall	1	Detailed Planning Permission
N530	Site of 33 to 37 Wills Street, Lozells	3	Detailed Planning Permission
S544	Between 634 and 640 Bristol Rd South, Northfield	9	Detailed Planning Permission
S548	Land rear of 78 to 80 Greenfield Road, Harborne	1	Detailed Planning Permission
N546	Rear of 454 to 466 Dudley Road, Soho	14	Detailed Planning Permission
N547	Adjacent 40 Cranbrook Road, Handsworth Wood	1	Detailed Planning Permission
S549	Adjacent 3 St Edwards Road, Selly Oak	1	Detailed Planning Permission
N551	52A Boulton Road, Soho	2	Detailed Planning Permission
N553	86 to 88 Stockwell Road, Handsworth Wood	4	Detailed Planning Permission
N554	Adj 2 Millfield Road, Handsworth Wood	1	Detailed Planning Permission
N555	Rear of 32 Hamstead Hall Ave, Handsworth Wood	1	Detailed Planning Permission

S553	Land adjacent 26A Elvetham Road, Edgbaston	1	Detailed Planning Permission
CC278	Fmr Duke of York Public House, Hockley Hill	3	Detailed Planning Permission
E500	443 Church Road, Stechford and Yardley North	1	Detailed Planning Permission
S557	127 White Road, Quinton	-1	Detailed Planning Permission
N565	57 Thornhill Road, Lozells and East Handsworth	2	Detailed Planning Permission
N566	16 Vesey Road, Sutton Vesey	1	Detailed Planning Permission
N567	35 St Chads Road, Sutton Trinity	1	Detailed Planning Permission
CC282	33 to 37 Vittoria Street, Ladywood	2	Detailed Planning Permission
N569	10 and 12 Westminster Road, Lozells	6	Detailed Planning Permission
N571	12 Haughton Road, Lozells and East Handsworth	2	Detailed Planning Permission
N572	116 Church Lane, Handsworth Wood	-1	Detailed Planning Permission
N574	84 Hawthorn Road, Oscott	-1	Detailed Planning Permission
N577	200 Trinity Road, Aston	4	Detailed Planning Permission
N578	Adjacent Forge Farm, Walmley Ash Lane, Sutton	1	Detailed Planning Permission
E504	802 to 804 Stratford Road, Springfield	3	Detailed Planning Permission
N583	276 Soho Road, Lozells and East Handsworth	-2	Detailed Planning Permission
S569	122 Parsons Hill, Kings Norton	1	Detailed Planning Permission
E507	42 Flint Green Road, Acocks Green	-1	Detailed Planning Permission
CC285	UNIT 2 Vittoria Street, Ladywood	1	Detailed Planning Permission
N587	6 to 8 Astor House, Lichfield Rd, Sutton	3	Detailed Planning Permission
N588	77 and 79 Perrott Street, Soho	2	Detailed Planning Permission
N591	84 Aldridge Road, Perry Barr	1	Detailed Planning Permission
S584	42 Sandon Road, Harborne	2	Detailed Planning Permission
N575	14 Boldmere Road, Sutton Vesey	-1	Detailed Planning Permission
S384	178 Slade Pool Farm Road, Billesley	6	Detailed Planning Permission
E514	Blackmoor Croft, Tile Cross, Shard End	8	Detailed Planning Permission
CC65	Legge La / Camden Dr /Slone St, Ladywood	18	Detailed Planning Permission
S591	Grange Farm Drive/Rednal Road, Kings Norton	2	Detailed Planning Permission
S590	Woodleigh Avenue, Harborne, Harborne	14	Detailed Planning Permission
S594	Elliot Road, Selly Oak	92	Detailed Planning Permission
CC290	Lench Street/Vesey St/Lancaster Street, Aston	299	Detailed Planning Permission
CC292	Bagot Street, Aston	93	Detailed Planning Permission
S278	77 Woodland Road, Northfield	1	Detailed Planning Permission
S600	Rear 623 Bristol Road South, Weoley	9	Detailed Planning Permission
S603	229 Hagley Road, Edgbaston	4	Detailed Planning Permission
E522	297 Somerville Road, Bordesley Green	1	Detailed Planning Permission
S604	59 Trittiford Road, Billesley	1	Detailed Planning Permission
N645	352 College Road, Oscott	4	Detailed Planning Permission
E523	893 to 895 Chester Road, Erdington	2	Detailed Planning Permission
E524	105a Church Road, Erdington	1	Detailed Planning Permission
E525	178 Green Lane, Nechells	2	Detailed Planning Permission
S606	89 Alcester Road South, Moseley and Kings Heath	2	Detailed Planning Permission
S607	20 The Green, Kings Norton	1	Detailed Planning Permission
N604	50 to 54 Nineveh Road, Soho	1	Detailed Planning Permission
S608	Drive House, Sheldon Drive, Longbridge	1	Detailed Planning Permission



E526	476 and 478 Bordesley Green, Bordesley Green	3	Detailed Planning Permission
N606	4 Park Avenue, Soho	1	Detailed Planning Permission
N607	Grove Pub, Grove Lane, Handsworth Wood	1	Detailed Planning Permission
CC304	5 Kingston Row, Ladywood	1	Detailed Planning Permission
N609	24 Boughton Road, Lozells and East Handsworth	3	Detailed Planning Permission
N610	227 Soho Road, Soho	2	Detailed Planning Permission
E529	87 to 90 Brighton Road, Sparkbrook	1	Detailed Planning Permission
S612	Selly Wick House, Selly Wick Road, Selly Oak	1	Detailed Planning Permission
N612	3A Mere Green Road, Sutton Four Oaks	1	Detailed Planning Permission
E532	233 Alum Rock Road, Washwood Heath	1	Detailed Planning Permission
N613	15 Wretham Road, Lozells and East Handsworth	1	Detailed Planning Permission
N614	146 to 148 Rookery Road, Lozells	1	Detailed Planning Permission
E536	9 Knightwick Crescent, Stockland Green	-1	Detailed Planning Permission
E537	268 Alum Rock Road, Washwood Heath	-1	Detailed Planning Permission
E538	2a Harrison Road, Erdington	5	Detailed Planning Permission
S616	17 Bull Street, Harborne	1	Detailed Planning Permission
S618	98 Bristol Road, Edgbaston	-2	Detailed Planning Permission
E539	274 Moseley Road, Sparkbrook	1	Detailed Planning Permission
E540	92 & 94 Oval Road, Tyburn	2	Detailed Planning Permission
N616	42 Gold Hills Road, Lozells and East Handsworth	1	Detailed Planning Permission
S619	York House, 973 Stratford Road, Hall Green	8	Detailed Planning Permission
S620	137 Alcester Road, Moseley and Kings Heath	1	Detailed Planning Permission
E542	263 Mary Street, Sparkbrook	1	Detailed Planning Permission
S621	90 Weoley Castle Road, Weoley	1	Detailed Planning Permission
E545	94 Walford Road, Sparkbrook	-1	Detailed Planning Permission
S586	East of Lickey Road Longbridge, Longbridge	82	Detailed Planning Permission
S625	50 to 54 Weoley Park road, Weoley	12	Detailed Planning Permission
N621	Villa Cross, Lozells and East Handsworth	4	Detailed Planning Permission
CC71	86 - 86C Old Snow Hill, Ladywood	1	Detailed Planning Permission
N623	2 Hillwood Road, Sutton Four Oaks	2	Detailed Planning Permission
S627	11 Highfield Lane, Quinton	2	Detailed Planning Permission
S630	Adjacent 2 Blandford Road, Quinton	1	Detailed Planning Permission
S632	Between 73 and 77 Grange Farm Rd, Kings Norton	1	Detailed Planning Permission
N624	Rear of 159 to 161 Rotton Park Road, Ladywood	1	Detailed Planning Permission
S637	33 Grange Hill Road, Kings Norton	1	Detailed Planning Permission
N627	Adj Red Lion Public House, Soho Road, Lozells	2	Detailed Planning Permission
S641	adj 49 Ivy Road, Bournville	1	Detailed Planning Permission
S642	30 Kensington Road, Selly Oak	1	Detailed Planning Permission
CC295	Adj Birmingham Mint, Pemberton St, Ladywood	8	Detailed Planning Permission
S643	70 Colmore Road, Brandwood	3	Detailed Planning Permission
CC299	Site of 36 and 38 Camden Street, Ladywood	2	Detailed Planning Permission
CC300	Adjacent to York Terrace, Ladywood	13	Detailed Planning Permission
S646	Land adjacent 25 Beechwood Road, Brandwood	1	Detailed Planning Permission
S647	Milford Place, High Street, Moseley	1	Detailed Planning Permission
S648	Between 16 & 18 Bagnel Road, Moseley	1	Detailed Planning Permission

S650	50 Cotton Lane, Moseley and Kings Heath	1	Detailed Planning Permission
E547	371 Stratford Road, Sparkbrook	3	Detailed Planning Permission
N631	574 College Road, Kingstanding	27	Detailed Planning Permission
E548	Land adjacent 159 Green Road, Springfield	1	Detailed Planning Permission
E549	Rear 677 Stratford Road, Springfield	1	Detailed Planning Permission
N633	Land adj 88 Hill Hook Road, Sutton Four Oaks	1	Detailed Planning Permission
S653	Rear of 19 Tixall Road, Hall Green	1	Detailed Planning Permission
E550	598 Coventry Road, Bordesley Green	5	Detailed Planning Permission
E551	1A Clodeshall Raod, Washwood Heath	1	Detailed Planning Permission
E552	340 Alum Rock Road, Washwood Heath	2	Detailed Planning Permission
E556	Between 30 and 38 Ward Close, Washwood Heath	1	Detailed Planning Permission
N634	156 to 158 Birmingham Road, Sutton Vesey	4	Detailed Planning Permission
N635	Adjacent 41 Addenbrooke Drive, Sutton Vesey	1	Detailed Planning Permission
N636	5 Manor Drive, Sutton Trinity	3	Detailed Planning Permission
E558	Adjacent 8 Olton Croft, Acocks Green	1	Detailed Planning Permission
E559	Richmond Road, Stechford and Yardley North	5	Detailed Planning Permission
E560	land adjacent 65 Treaford Lane, Washwood Heath	1	Detailed Planning Permission
CC302	30 TO 34 Carver Street, Ladywood	24	Detailed Planning Permission
CC303	83 to 97 Camden Street, Ladywood	7	Detailed Planning Permission
S654	Rear of 249 - 251 Alcester Rd South, Brandwood	3	Detailed Planning Permission
S318	323 to 327, Hagley Road, Edgbaston	17	Detailed Planning Permission
E570	Adjacent 1 Vallian Croft, Hodge Hill	1	Detailed Planning Permission
E571	21-23 Milstead Road, Stechford	1	Detailed Planning Permission
E572	Between 70 & 72 Brook Meadow Road, Shard End	1	Detailed Planning Permission
E576	Adjacent 171 Turnhouse Road, Tyburn	1	Detailed Planning Permission
E577	31 Shirestone Road, Shard End	8	Detailed Planning Permission
S671	Land fronting Palmcourt Avenue, Hall Green	1	Detailed Planning Permission
S674	Edgbaston Cricket Club Phase 2, Edgbaston	121	Detailed Planning Permission
N647	The Wardlow Centre, Nechells	12	Detailed Planning Permission
CC310	50 to 54 Carver Street, Ladywood	8	Detailed Planning Permission
N649	410 Birmingham Road, Sutton	2	Detailed Planning Permission
N650	100 Hawthorn Road, Oscott	1	Detailed Planning Permission
N651	Patrick House, Maney Corner, Sutton Trinity	14	Detailed Planning Permission
CC305	38 & 39 George Street, Ladywood	2	Detailed Planning Permission
E586	Unit 1 Stuart Court Gravelly Lane, Erdington	6	Detailed Planning Permission
S678	Church House, 173-175 Harborne Park Rd	10	Detailed Planning Permission
S489	778 to 798 Bristol Road, Selly Oak	52	Detailed Planning Permission
CC314	291 to 295 Corporation Street, Aston	61	Detailed Planning Permission
E604	Fairholm Road, Hodge Hill	42	Detailed Planning Permission
S656	179 Alcester Road, Moseley and Kings Heath	11	Detailed Planning Permission
S657	Land rear of 31 Milford Copse, Harborne	4	Detailed Planning Permission
E597	Adj The Leopard Public House, Erdington	5	Detailed Planning Permission
E598	172-174 Deakins Road, South Yardley	4	Detailed Planning Permission
N655	Moor Lane, Oscott	3	Detailed Planning Permission
S659	238 Pershore Road South, Kings Norton	2	Detailed Planning Permission

E601	Adjacent 181 Deakins Road, South Yardley	2	Detailed Planning Permission
E602	Adjacent 109 Wright Road, Washwood Heath	2	Detailed Planning Permission
E603	Adjacent 52 Couchman Road, Washwood Heath	1	Detailed Planning Permission
S662	Rear of 9 to 21 Heathfield, Moseley	10	Detailed Planning Permission
S670	42 Delamare Road, Hall Green	1	Detailed Planning Permission
S667	Adjacent 1 Bewdley Road, Selly Oak	2	Detailed Planning Permission
E606	156 Springthorpe Road, Erdington	1	Detailed Planning Permission
E607	Adjacent 255 Deakins Road, South Yardley	1	Detailed Planning Permission
E608	26 Broadfields Road, Erdington	1	Detailed Planning Permission
S668	265 Baldwins Lane, Hall Green	1	Detailed Planning Permission
E610	12 Talfourd Street, Nechells	1	Detailed Planning Permission
E611	Adjacent 50 Glovers Road, Nechells	1	Detailed Planning Permission
E612	23 Garrison Lane, Nechells	1	Detailed Planning Permission
E371	Rear of church, 113 Albert Road, Stechford	4	Detailed Planning Permission
E566	Former Denso Site, Shaftmoor Lane, Springfield	200	Detailed Planning Permission
E673	314 Coventry Road, Small Heath, Nechells	2	Detailed Planning Permission
E613	1st & 2nd Floors, 46C High Street, Erdington	2	Detailed Planning Permission
E614	2 Willaston Road, Stechford, Sheldon	2	Detailed Planning Permission
CC334	94 Moseley Road, Highgate, Nechells	4	Detailed Planning Permission
E616	79 Marsh Lane, Erdington	3	Detailed Planning Permission
CC316	17 Key Hill Drive, Hockley, Ladywood	4	Detailed Planning Permission
N660	901 Aldridge Road, Great Barr	1	Detailed Planning Permission
E617	Care Home, 78-84 Kingsbury Rd, Erdington	-1	Detailed Planning Permission
N661	602 Chester Road, Sutton Coldfield	-1	Detailed Planning Permission
CC317	Queen Chambers, 86B Old Snow Hill, Ladywood	8	Detailed Planning Permission
E618	58 Newton Road, Sparkhill	4	Detailed Planning Permission
CC318	16-18 Horse Fair, Ladywood	5	Detailed Planning Permission
E621	8-12 Cannon Hill Road, Balsall Heath	3	Detailed Planning Permission
E622	1-3 Cyril Road, Small Heath, Nechells	2	Detailed Planning Permission
S683	470 Gillott Road, Edgbaston	-1	Detailed Planning Permission
S684	133a - 135a Alcester Road, Moseley	2	Detailed Planning Permission
N662	53 Hollyfield Road, Sutton Coldfield	3	Detailed Planning Permission
N663	32 Radnor Road, Lozells and East Handsworth	-2	Detailed Planning Permission
E623	268 Washwood Heath Road, Hodge Hill	-1	Detailed Planning Permission
E624	Highfields, 30 Underwood Close, Erdington	1	Detailed Planning Permission
N664	273-279 Birchfield Road, Aston, Aston	8	Detailed Planning Permission
E625	41 Mayfield Road, Tyseley, Acocks Green	1	Detailed Planning Permission
E626	178 Streetly Road, Erdington, Stockland Green	1	Detailed Planning Permission
S685	638 Fox Hollies Road, Hall Green	1	Detailed Planning Permission
E629	154 Manor Road, Stechford	7	Detailed Planning Permission
CC319	27-33 Ravenhurst Street, Camp Hill, Nechells	-4	Detailed Planning Permission
E630	Al-Mahdi Institute, 532 Moseley Road, Sparkbrook	3	Detailed Planning Permission
N667	107-115, 117 Heathfield Rd, Lozells	-2	Detailed Planning Permission
E631	372-376 Ladypool Road, Sparkhill	2	Detailed Planning Permission
S686	CAB, 734-740 Bristol Road South, Northfield	3	Detailed Planning Permission

N672	134 Lichfield Road, Sutton Coldfield	-5	Detailed Planning Permission
E632	School, Ada Road, Bordesley Green	-1	Detailed Planning Permission
S688	213 Tiverton Road, Selly Oak, Selly Oak	-1	Detailed Planning Permission
S689	42 Bells Lane, Kings Norton	2	Detailed Planning Permission
E633	405 Coventry Road, Small Heath	3	Detailed Planning Permission
N673	3-5 Oakland Road, Handsworth	10	Detailed Planning Permission
E634	97-101 Arden Road, Saltley, Birmingham	1	Detailed Planning Permission
S690	Montague Mews, 5 Montague Road, Edgbaston	2	Detailed Planning Permission
S691	24 Carlyle Road, Edgbaston	4	Detailed Planning Permission
E635	30 Machin Road, Erdington	1	Detailed Planning Permission
S692	40 Russell Road, Moseley	-1	Detailed Planning Permission
N674	159 Grove Lane, Handsworth, Lozells	1	Detailed Planning Permission
E637	53 Walford Road, Birmingham	1	Detailed Planning Permission
CC321	2-3 Kingston Row, Ladywood	2	Detailed Planning Permission
S695	68 Warren Road, Stirchley	1	Detailed Planning Permission
S696	329 Lordswood Road, Harborne	1	Detailed Planning Permission
E638	14B Ombersley Road, Balsall Heath, Sparkbrook	1	Detailed Planning Permission
E639	3 Hallmoor Road, Kitts Green, Shard End	-1	Detailed Planning Permission
N675	131 Birchfield Road, Birchfield, Aston	3	Detailed Planning Permission
N676	38 Queens Head Road, Handsworth	1	Detailed Planning Permission
E640	215 Barrows Lane, Sheldon	1	Detailed Planning Permission
N677	17-19 Gordon Road, Lozells	-1	Detailed Planning Permission
E641	2 Francis Road, Acocks Green	-1	Detailed Planning Permission
E642	184-186 Albert Road, Stechford	7	Detailed Planning Permission
S698	25 Spring Road, Edgbaston, Edgbaston	1	Detailed Planning Permission
CC324	32 Water Street, Fluid Space Arts, Ladywood	6	Detailed Planning Permission
CC325	Units 1 and 2 Bath Court, Bath Row, Edgbaston	3	Detailed Planning Permission
N679	288 Rookery Road, Handsworth	-3	Detailed Planning Permission
N680	Oaklands, 17 Walsall Road, Four Oaks, Sutton	1	Detailed Planning Permission
S700	21-23 High Street, Kings Heath	5	Detailed Planning Permission
S701	22 Ashfield Road, Kings Heath	3	Detailed Planning Permission
N682	106 Westminster Road, Handsworth	-1	Detailed Planning Permission
S704	Groveley Lane Community Centre, Longbridge	14	Detailed Planning Permission
S705	Rear of 1-12 Bentham Court, Northfield	4	Detailed Planning Permission
S706	Adj 24 Kingswood Road, Northfield	1	Detailed Planning Permission
S707	Site adjacent 2 The Crest, West Heath	1	Detailed Planning Permission
S708	125 Portland Road, Edgbaston, Edgbaston	2	Detailed Planning Permission
N683	Land Adj to 59 Hallewell Road, Edgbaston	1	Detailed Planning Permission
S709	Rear of 85 Pershore Rd South, Kings Norton	1	Detailed Planning Permission
N684	96 Soho Road, Handsworth	6	Detailed Planning Permission
N685	Adj to 17 Friary Road, Handsworth	1	Detailed Planning Permission
N686	Rear of 15 High Trees, Handsworth	1	Detailed Planning Permission
CC327	Land at 86-87 Carver Street, Ladywood	61	Detailed Planning Permission
CC328	33 Pitsford Street, Hockley	12	Detailed Planning Permission
N687	Land rear of 28 West Drive, Handsworth	1	Detailed Planning Permission

N688	Hamstead Rd, Victoria Jubilee site, Handsworth	1	Detailed Planning Permission
S712	Bells La, Druids Heath	4	Detailed Planning Permission
S713	Adjacent to 37 Towpath Way, Kings Heath	10	Detailed Planning Permission
E643	Rear of 26-28 Raglan Road, Edgbaston	1	Detailed Planning Permission
CC330	Summer Lane, Honduras Wharf, Phase 2, Aston	101	Detailed Planning Permission
N689	Rear of 253-255 Birchfield Road, Perry Barr	5	Detailed Planning Permission
S715	15 Westfield Road, Kings Heath	1	Detailed Planning Permission
S716	Land adjacent to, 63 Woodfield Road, Kings Heath	1	Detailed Planning Permission
N691	R/O 71 & 69 Kingstanding Road, Great Barr	1	Detailed Planning Permission
N693	20 Brockwell Road, Great Barr, Oscott	2	Detailed Planning Permission
S717	16 Highfield Road, Moseley	1	Detailed Planning Permission
E644	Sitara, 415 Stratford Road, Sparkhill	6	Detailed Planning Permission
N694	783 Kingstanding Road, Kingstanding	3	Detailed Planning Permission
E645	Adj 15 Miraj Avenue, Sparkhill	4	Detailed Planning Permission
E647	Rear of 51-55 Muntz St, Small Heath	3	Detailed Planning Permission
E648	35 Slade Road, Land adjacent to, Erdington	1	Detailed Planning Permission
N696	Land to rear of 74 Kings Road, Sutton Coldfield	8	Detailed Planning Permission
N697	265 Monmouth Drive, Sutton Coldfield	2	Detailed Planning Permission
S719	32 Nairn Close, Hall Green	1	Detailed Planning Permission
S720	104 Southam Road, Rear of, Hall Green	1	Detailed Planning Permission
S721	Land Adjacent to 28 Cateswell Road, Hall Green	1	Detailed Planning Permission
E649	126 Reddings Lane, Tyseley, Springfield	2	Detailed Planning Permission
E650	Land adjacent 292 Oldknow Road, Small Heath	2	Detailed Planning Permission
E651	Land adjoining 7 Osborne Road South, Erdington	1	Detailed Planning Permission
E653	27 - 31 Jerrys Lane, Erdington	4	Detailed Planning Permission
N699	Rear of 14, 18 & 20 Bennett Road, Four Oaks	3	Detailed Planning Permission
N700	63 Sunnybank Road, Sutton Coldfield	1	Detailed Planning Permission
N701	64 Highbridge Road, Land adjacent, Sutton	1	Detailed Planning Permission
N703	1 The Fordrough, Four Oaks, Sutton Coldfield	1	Detailed Planning Permission
N704	Land adjacent 2 Hartopp Road, Sutton Coldfield	1	Detailed Planning Permission
N705	406 Lichfield Road, Sutton Coldfield	-1	Detailed Planning Permission
N706	Rear of 27-37 Beech Hill Road, Sutton	12	Detailed Planning Permission
N707	Shooters Hill, East View House, Sutton Coldfield	6	Detailed Planning Permission
N708	Shooters Hill, Ambulance Station, Sutton Coldfield	14	Detailed Planning Permission
E654	Rear of 164 Yew Tree Lane, Yardley	2	Detailed Planning Permission
N711	Land adjacent to, 272 Penns Lane, Walmley	1	Detailed Planning Permission
N713	1 Reddicap Hill, Sutton Coldfield	1	Detailed Planning Permission
N714	Rear of 1 Hollyfield Road, Sutton Trinity	1	Detailed Planning Permission
E655	Land adjoining, 404 Barrows Lane, Sheldon	1	Detailed Planning Permission
E656	104 Wensley Road, South Yardley, Sheldon	1	Detailed Planning Permission
E658	165 Kitts Green Road, Shard End	1	Detailed Planning Permission
E659	2 Lydd Croft, Castle Vale, Tyburn	1	Detailed Planning Permission
E660	St Giles Rectory, Church Rd, Sheldon	7	Detailed Planning Permission
N715	6 Sutton Square, Sutton Coldfield	1	Detailed Planning Permission
N716	215-219 Rookery Road, Handsworth	3	Detailed Planning Permission

S722	78 Greenfield Road, Harborne	-4	Detailed Planning Permission
S725	Ambulance Station, Bristol Road, Edgbaston	259	Detailed Planning Permission
N723	29 Church Road, Sutton Vesey	1	Detailed Planning Permission
N724	Adj 10 Morningside, Sutton Trinity	1	Detailed Planning Permission
N725	Adj 8 Luttrell Road, Sutton Four Oaks	1	Detailed Planning Permission
E400	364 Barrows Lane, Sheldon	10	Detailed Planning Permission
CC332	Haynes House, 28-34 Albert Street, Ladywood	5	Detailed Planning Permission
S728	Adj to 244 Jiggins Lane, Bartley Green	1	Detailed Planning Permission
N729	299A Rotton Park Road, Ladywood, Soho	2	Detailed Planning Permission
N730	133 Thornhill Rd, Handsworth,	1	Detailed Planning Permission
S729	Mountaineer PH, Ashburton Road, Kings Heath	14	Detailed Planning Permission
E667	20 Dudley Park Road, Acocks Green, Acocks Green	7	Detailed Planning Permission
E668	Adj to the Underwood Centre, Erdington	2	Detailed Planning Permission
S730	169 Cole Valley Road, Hall Green	1	Detailed Planning Permission
E669	Land to rear 12-14 The Gardens, Erdington	6	Detailed Planning Permission
N731	150 Wellington Road, Handsworth	1	Detailed Planning Permission
S731	The Former Chapel, Great Park, Rubery	6	Detailed Planning Permission
E670	14 School Lane, Shard End	1	Detailed Planning Permission
E671	Millward Street, Small Heath	26	Detailed Planning Permission
S732	Adj 65 Thornthwaite Close, Rednal	1	Detailed Planning Permission
E672	135-137 Bordesley Green, Bordesley Green	1	Detailed Planning Permission
S733	Adj 9 Reddings Road, Moseley	1	Detailed Planning Permission
N732	10 Crabtree Road, Hockley, Soho	1	Detailed Planning Permission
N733	Land at Booths Lane / Sandy Lane, Great Barr	200	Detailed Planning Permission
N734	Rear of 80/82 Westwood Rd, Sutton Coldfield	2	Detailed Planning Permission
N735	86-88 Soho Hill, Handsworth	5	Detailed Planning Permission
S735	TC's, Coronation Road, Selly Oak	6	Detailed Planning Permission
S238	Egghill Estate Phases 5,6,9 and 11, Longbridge	102	Detailed Planning Permission
N737	Sports Ground, Signal Hayes Rd, Walmley	110	Detailed Planning Permission
E674	78 Westley Road, Acocks Green	2	Detailed Planning Permission
S162	Kings Norton Estate Primrose Estate, Kings Norton	53	Detailed Planning Permission
CC335	Land at Masshouse Lane/Park Street, Nechells	15	Detailed Planning Permission
CC77	Between 62 & 90 Constitution Hill, Ladywood	109	Detailed Planning Permission
CC150	Lee Bank Middleway / Bristol St, Ladywood	347	Outline Planning Permission
E368	Innis Public House, Clements Road, South Yardley	13	Outline Planning Permission
E213	Court Lane, Baldmoor Lake Rd, Erdington	124	Outline Planning Permission
S527	Land at Hazlewell La / Pershore Road, Bournville	-10	Outline Planning Permission
E222	Land Adjacent 20 Windermere Road, Springfield	1	Outline Planning Permission
N592	Woodington Road, Sutton Trinity	27	Outline Planning Permission
S640	Fronting Elliot Road, Selly Oak	5	Outline Planning Permission
S645	adjacent 299A Alcester Road South, Brandwood	5	Outline Planning Permission
E557	1 to 41 Sutton Road, Erdington	15	Outline Planning Permission
N654	Langley School, Lindridge Road, Sutton Trinity	42	Outline Planning Permission
E291	Highcroft Hospital, Fentham Rd, Stockland Green	128	Outline Planning Permission
E54	Eaton Electricals Ltd, Reddings Lane, Acocks Green	72	Outline Planning Permission

S702	Flight Shed, MG Rover Site, Longbridge	95	Outline Planning Permission
S10	Selly Oak Hospital, Raddlebarn Road, Bournville	120	Outline Planning Permission
E211	Lyndhurst Estate Phases 2 &3, Erdington	179	Outline Planning Permission
S703	East of Lickey Road, Longbridge,	60	Outline Planning Permission
N717	IPL Site, Ladywood	300	Outline Planning Permission
S358	Dawberry Allots, Off Harton Way, Brandwood	48	Outline Planning Permission
CC306	Canterbury House, Ladywood	120	Permitted Development (B1a to C3)
N653	21 to 25 Coleshill Street, Sutton Trinity	3	Permitted Development (B1a to C3)
E587	Six Ways House, 15 Sutton New Road, Erdington	9	Permitted Development (B1a to C3)
E588	239 High Street, Erdington	3	Permitted Development (B1a to C3)
CC307	Devonshire House, 40 Great Charles Queensway	40	Permitted Development (B1a to C3)
N668	2 High Street, Sutton Coldfield, Sutton Trinity	6	Permitted Development (B1a to C3)
S693	2 All Saints Road, Kings Heath, Brandwood	3	Permitted Development (B1a to C3)
CC320	3 <sup>rd</sup> - 5th Floors, 66-69 New Street, Ladywood	14	Permitted Development (B1a to C3)
S694	Franklin House, Bournville Lane, Bournville	96	Permitted Development (B1a to C3)
CC322	Rhubarb, 25 Heath Mill Lane, Digbeth	5	Permitted Development (B1a to C3)
S697	50-52A St Marys Row, Moseley	1	Permitted Development (B1a to C3)
CC323	154 Warstone Lane, Hockley, Ladywood	1	Permitted Development (B1a to C3)
S699	264 Alcester Road South, Brandwood, Brandwood	1	Permitted Development (B1a to C3)
N678	Council Offices, King Edwards Square, Sutton	18	Permitted Development (B1a to C3)
CC326	York House, 38 Great Charles St, Ladywood	10	Permitted Development (B1a to C3)
N681	19 Coleshill Street, Sutton Coldfield, Sutton Trinity	1	Permitted Development (B1a to C3)
E258	796 Washwood Heath Road, Hodge Hill	1	Permitted Development (B1a to C3)
N54	Radnor Road, Lozells and East Handsworth	12	Allocated in Adopted Plan
E510	Adjacent 409 Alum Rock Road, Washwood Heath	119	Allocated in Adopted Plan
N601	Sapphire Tower, Sutton Street, Aston	-105	Allocated in Adopted Plan
N602	Barry Jackson Tower, Brooklyn Avenue, Aston	-112	Allocated in Adopted Plan
N726	Dovedale Rd West Ph 2, Perry Common	166	Allocated in Adopted Plan
E332	Lane at Spring Lane, Erdington	40	Allocated in Adopted Plan
N646	Langley SUE, west of A38, Sutton New Hall	260	Allocated in Draft Plan
E61	Yardley Brook, Colehall Lane, Shard End	132	Allocated in Draft Plan
E17	Meadway / Poolway 1, Stechford	124	Other Opportunity in BDP Growth Area
E484	Rear 30-60 Latelow Rd, Stechford	9	Other Opportunity in BDP Growth Area
CC267	Richard Lorne House, St Vincent Street, Ladywood	32	Other Opportunity in BDP Growth Area
N599	Osborne Tower, Church Lane, Nechells	-67	Other Opportunity in BDP Growth Area
N417	Brassington Avenue, Sutton Trinity	140	Other Opportunity in BDP Growth Area
S739	Former MG Rovers works, Longbridge	260	Other Opportunity in BDP Growth Area
CC101	Jctn of Bristol St / Sherlock St, Nechells	250	Other Opportunity in BDP Growth Area
CC311	Harrison Drape Works, Lombard Street, Nechells	313	Other Opportunity in BDP Growth Area
S13	The Oaklands, Weather Oaks, Harborne	20	Other Opportunity not in BDP Growth Area
S88	The Curdale Shopping Centre, Bartley Green	19	Other Opportunity not in BDP Growth Area
S282	124 to 142 Burnel Road, Bartley Green	12	Other Opportunity not in BDP Growth Area
S532	Melfort Grove, Billesley	2	Other Opportunity not in BDP Growth Area
E488	Tipperary Close/Chipperfield Road, Hodge Hill	25	Other Opportunity not in BDP Growth Area
E489	Chipperfield Road, Hodge Hill	25	Other Opportunity not in BDP Growth Area

S541	Martineau Centre, Balden Road, Quinton	121	Other Opportunity not in BDP Growth Area
S587	Manor House Northfield, Weoley	130	Other Opportunity not in BDP Growth Area
N603	Cornwall Tower, Heaton Street, Soho	-95	Other Opportunity not in BDP Growth Area
N600	Norfolk Tower, Lodge Road., Soho	-84	Other Opportunity not in BDP Growth Area
E582	Old Forest Way, Shard End	10	Other Opportunity not in BDP Growth Area
E583	Cleeve Tower, Lodge Street, Tyburn	20	Other Opportunity not in BDP Growth Area
S592	Bangham Pit Road, Bartley Green	30	Other Opportunity not in BDP Growth Area
S738	Fleming Road, Quinton	4	Other Opportunity not in BDP Growth Area
E675	Rookery House, Erdington, Erdington	15	Other Opportunity not in BDP Growth Area
S173	108 Wharf Road, Kings Norton	10	Other Opportunity not in BDP Growth Area



## Appendix 2

### Commentary

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#### The 5-Year Supply 2014-19

- There has been no change to the methodology since the 2013 Statement was published.
- Since the 2013 Position Statement was published 1,598 dwellings have been completed, and the rate at which planning permissions are being granted, and development is starting on site, has increased.
- Windfall assumptions remain unchanged. They continue to be very conservative and offer flexibility.
- Larger allocations are now moving forward into the 5-Year supply - i.e. Langley, Yardley Brook & IPL
- There is a continued stepping up of the BMHT development programme.
- There is an increasingly upbeat message from developers with regard to implementing schemes.
- There are indications that the city centre market is returning following a number of detailed pre-apps with developers indicating an early start on site. However, a cautious approach to short term development in the City Centre continues to be taken.
- Permitted Development Right notifications have replaced Planning Permissions for the conversion of offices to residential.
- The allowance for vacant dwellings returned to use has been reduced to reflect funding for the strategy.

#### What's not in the 5-Year Supply?

The following have been omitted from the 5-Year supply:

Status	Dwellings	Reason
Under Construction	151	Sites stalled. No indication of resumption.
	286	Sites where build out will extend beyond 5 Years
Detailed Permission	202	Sites where build out will extend beyond 5 Years
	1,662	Sites where current permission is unlikely to be implemented
Outline Permission	1,380	Sites where build out will extend beyond 5 Years
	2,077	Sites where development is unlikely to start within 5 Years