

# 2346 - 10 Pentos Drive, Sparkhill, Birmingham, Sparkhill

Gross Size (Ha): **0.1**      Net developable area (Ha): **0.1**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**  
Timeframe for development (dwellings/floorspacesqm):  
Total Capacity: **662**      0-5 years: **662**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**      Developer Interest (if known): **Private Citizen**

Planning Status: **Under Construction - 2021/10637/PA**

PP Expiry Date (if Applicable): **15/02/2025**

Last known use: **Warehouse**

Year added to HELAA: **2022**      Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 2/3**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

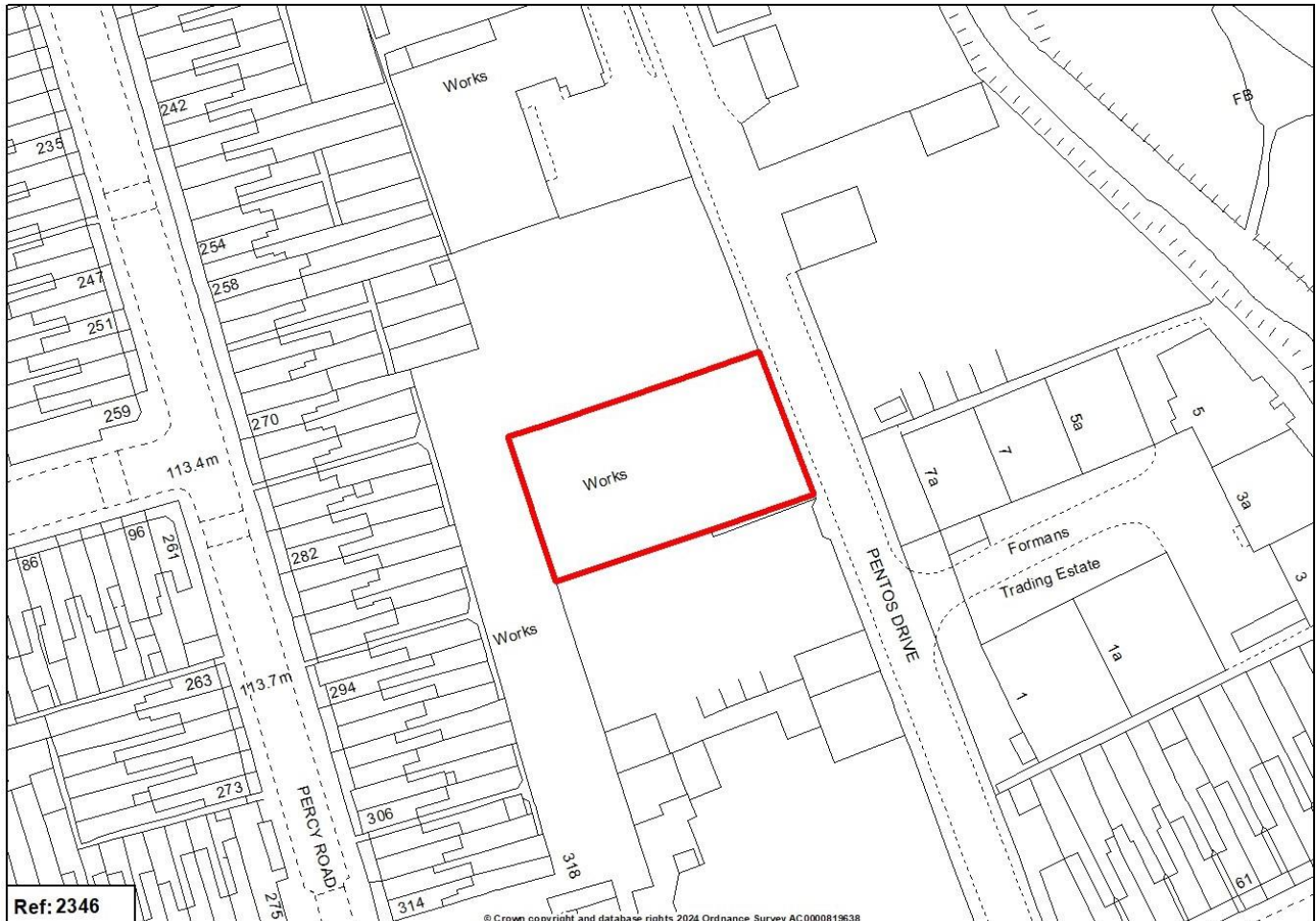
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2357 - LAND ADJACENT FORT JESTER PUBLIC HOUSE CHESTER ROAD, Pye Hayes

Gross Size (Ha): **1.05**      Net developable area (Ha): **0.85**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **1223**      0-5 years: **1223**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **MarlinLand**

Planning Status: **Under Construction - 2021/09504/PA**

PP Expiry Date (If Applicable): **16/12/2024**

Last known use: **Cleared Vacant Land**

Year added to HELAA: **2022**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 2/3**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

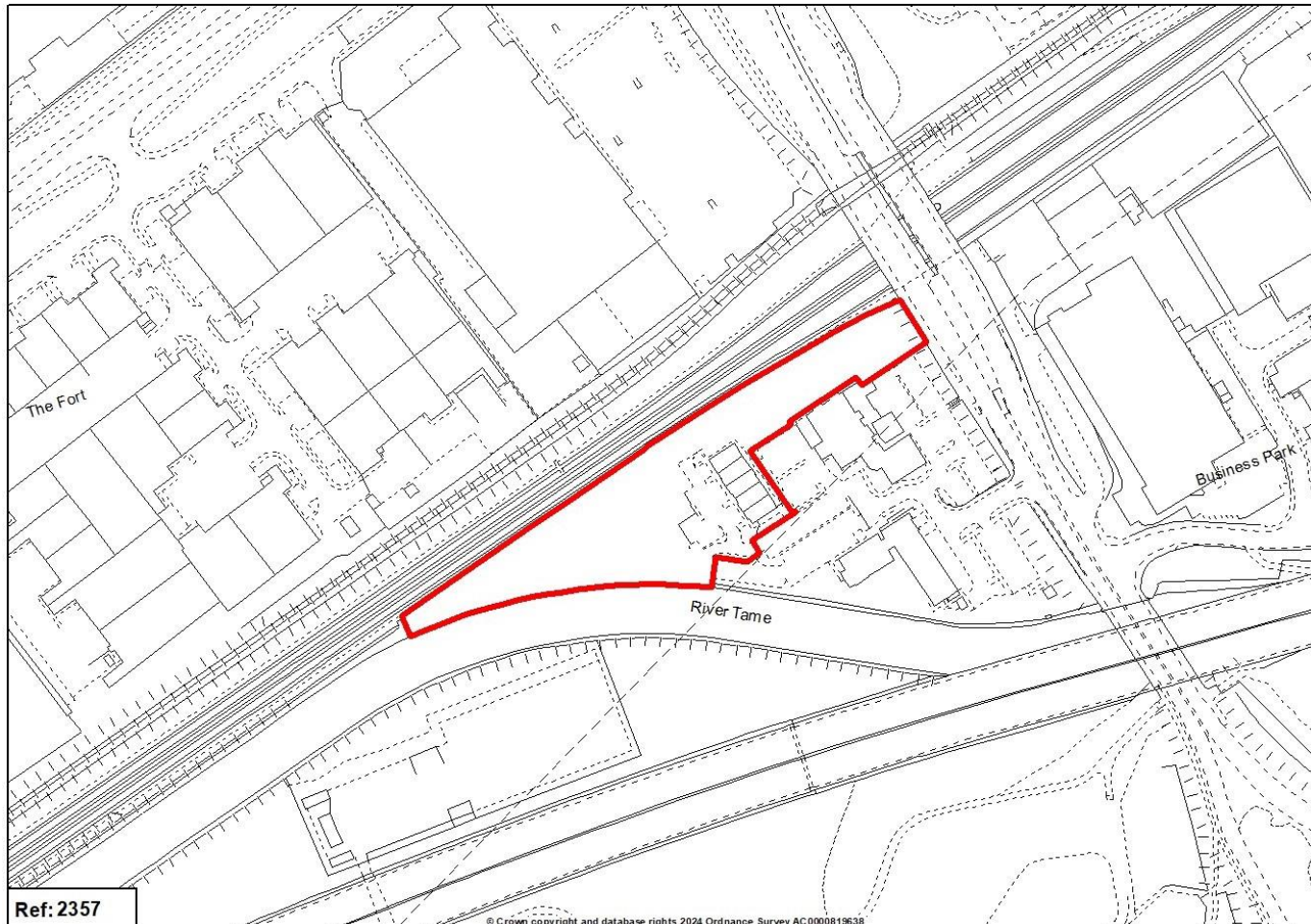
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **Part completed**



# 2370 - FRONTING PARK ROAD CORNER OF DOVER STREET AND RADNOR STREET, Soho And Jewellery Quarter

Gross Size (Ha): **0.17**      Net developable area (Ha): **0.17**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: **775**      0-5 years: **775**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**      Developer Interest (If known): **Sovereign Houseware Ltd**

Planning Status: **Under Construction - 2021/09866/PA**

PP Expiry Date (If Applicable): **14/02/2025**

Last known use: **Cleared Vacant Land**

Year added to HELAA: **2022**      Call for Sites: **No**      Greenbelt: **No**

Suitability: **Suitable - planning permission**

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

Natural Environment Designation: **None**      Impact: **None**

Historic Environment Designation: **None**      Impact: **None**

Open Space Designation: **None**      Impact: **None**

Demolition: **No Demolition Required**

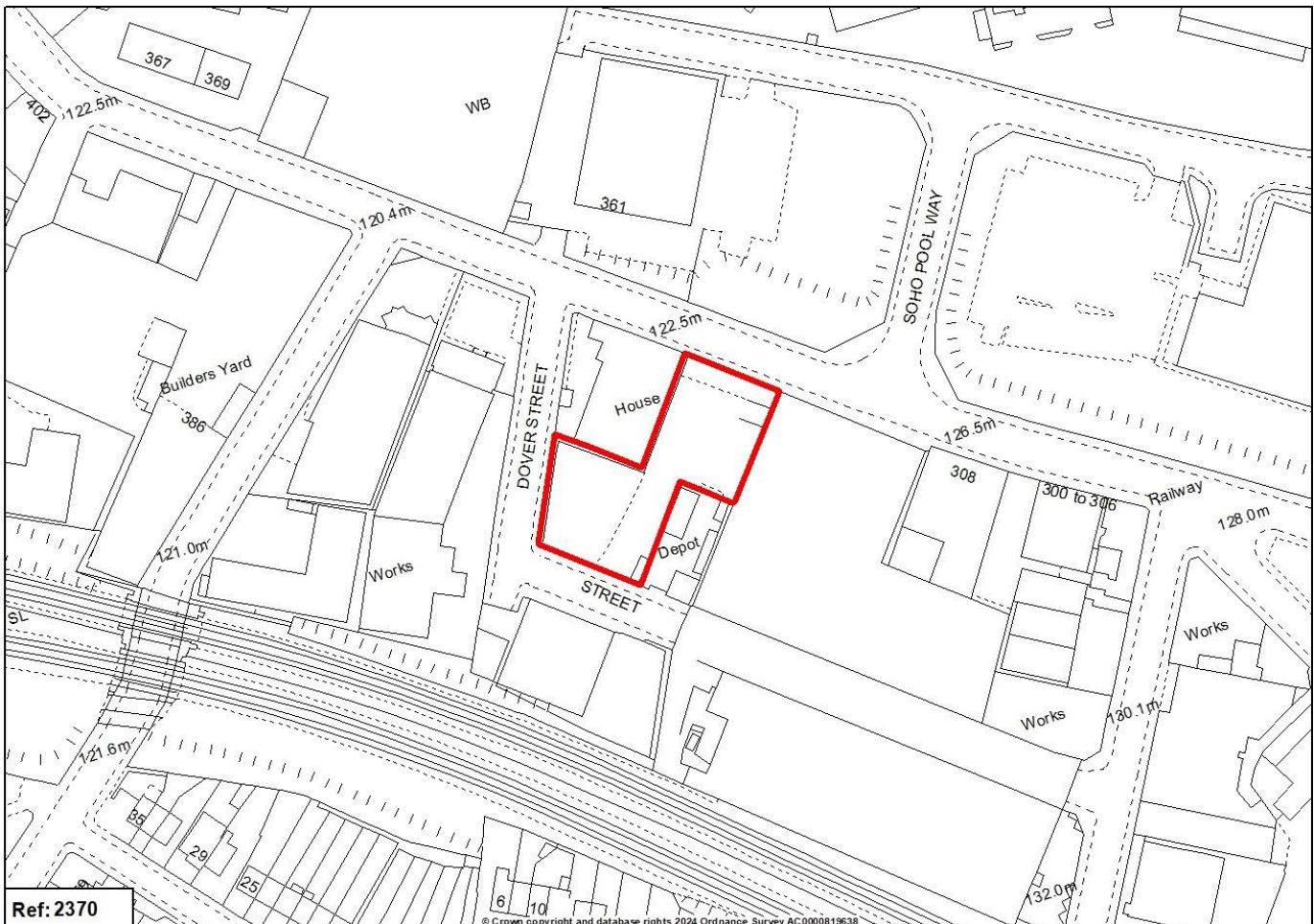
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2372 - DC6, Midpoint Way, Prologis Park Midpoint, Sutton Coldfield, Birmingham, Sutton Walmley and Minworth

Gross Size (Ha): **3.25**      Net developable area (Ha): **3.25**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **15213**    0-5 years: **15213**    6-10 years: **0**    11-15 years: **0**    16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Prologis UK**

Planning Status: **Detailed Planning Permission - 2021/07832/PA**

PP Expiry Date (If Applicable): **17/03/2025**

Last known use: **Warehouse**

Year added to HELAA: **2022**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 2**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

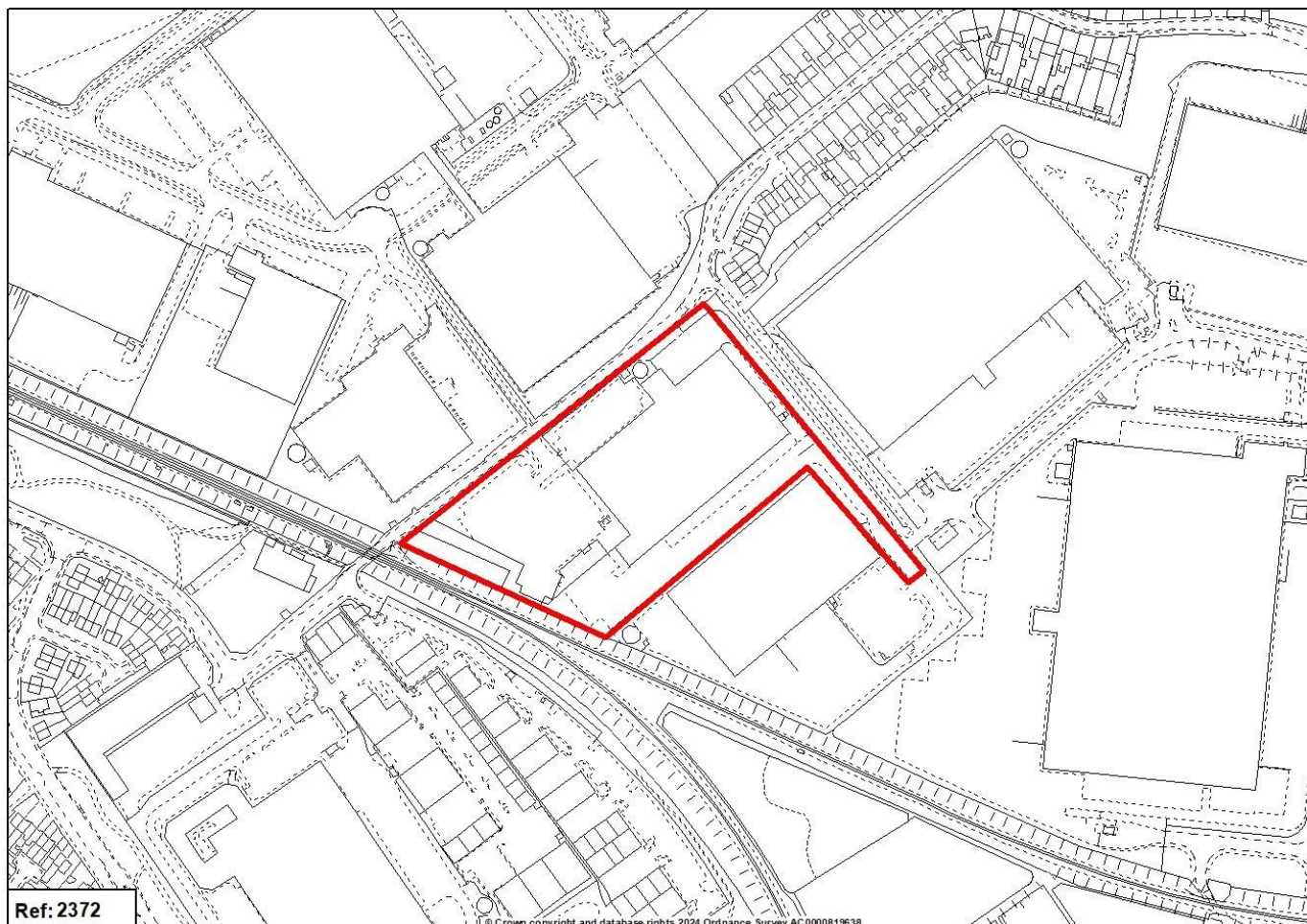
Vehicular Access: **Access issues with viable identified strategy to address**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **Amend site area to zero as the site already contains industrial buildings**



# 2378 - Connect House, Talbot Way, Small Heath, Birmingham, Small Heath

Gross Size (Ha): **1.5**

Net developable area (Ha): **0.37**

Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **2150**

0-5 years: **2150**

6-10 years: **0**

11-15 years: **0**

16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Connect Distribution Services Ltd**

Planning Status: **Detailed Planning Permission - 2020/09219/PA**

PP Expiry Date (If Applicable): **09/07/2024**

Last known use: **Unused Vacant Land**

Year added to HELAA: **2022**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

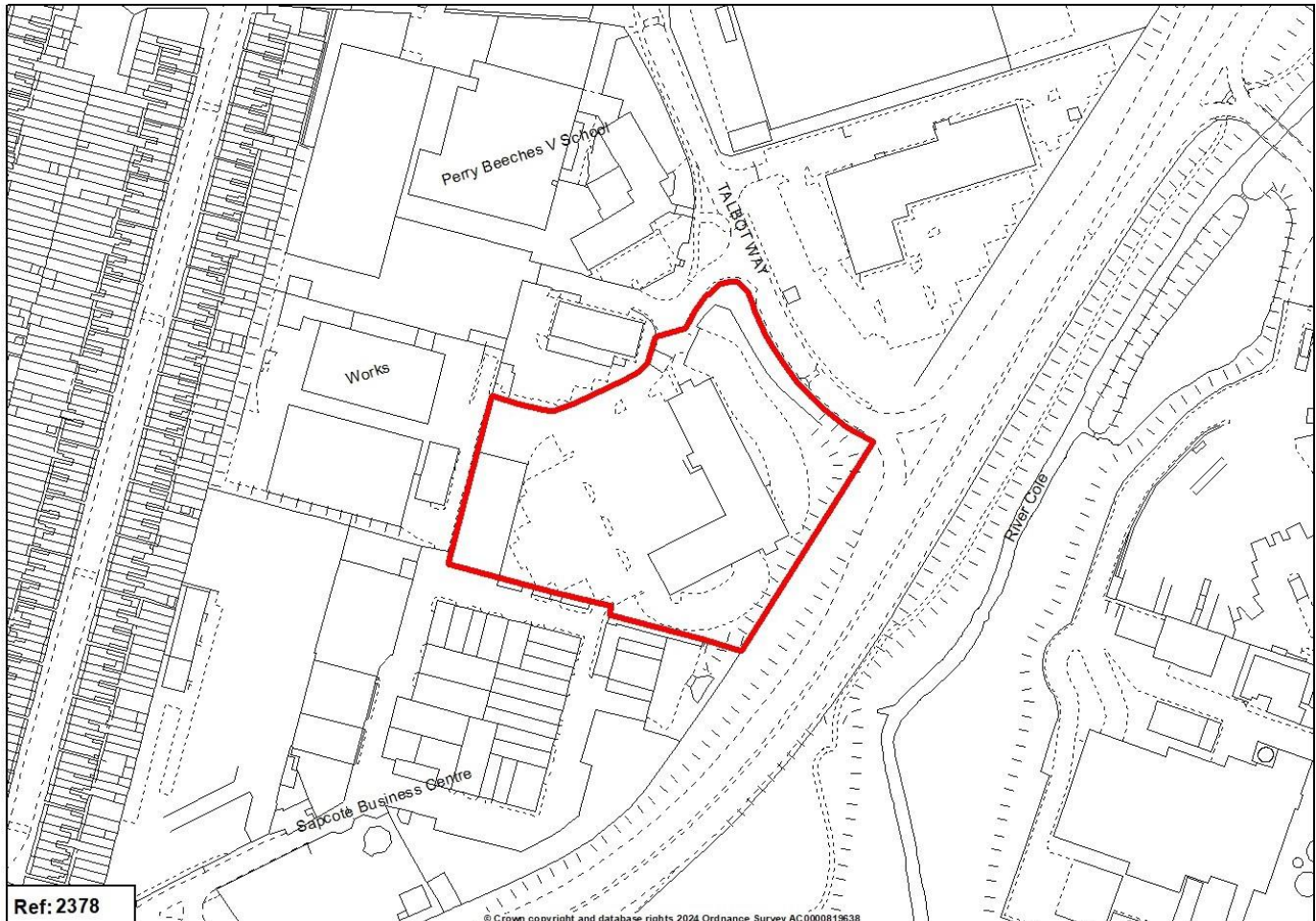
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **Site area changed to reflect developable area**



# 2403 - Unit 3 Granby Avenue, Garretts Green

Gross Size (Ha): **0.01**      Net developable area (Ha): **0.01**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**  
Timeframe for development (dwellings/floorspacesqm):  
Total Capacity: **107**      0-5 years: **107**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**      Developer Interest (If known): **Private Citizen**

Planning Status: **Detailed Planning Permission - 2021/07641/PA**

PP Expiry Date (If Applicable): **01/11/2024**

Last known use: **Industrial**

Year added to HELAA: **2022**      Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

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

Natural Environment Designation: **None**      Impact: **None**

Historic Environment Designation: **None**      Impact: **None**

Open Space Designation: **None**      Impact: **None**

Demolition: **No Demolition Required**

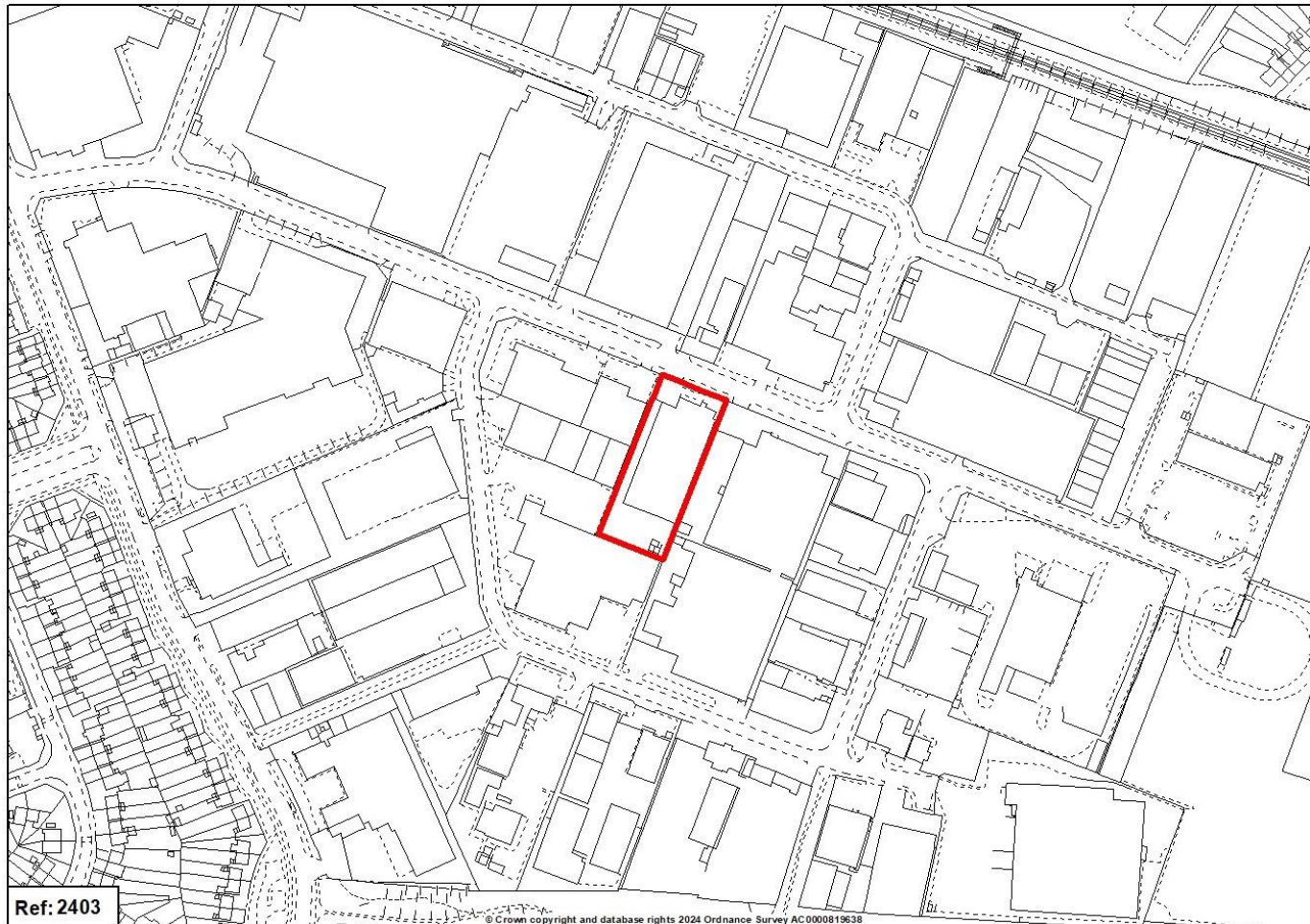
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **Site area amended very small extension to existing warehouse**



# 2405 - Northern half of the former Birmingham Battery Site, land to the east of Aston Webb Boulevard and west of the Worcester and Birmingham Canal, Selly Oak, Weoley and Selly Oak

Gross Size (Ha): **3.2**      Net developable area (Ha): **3.2**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: **15937**    0-5 years: **15937**    6-10 years: **0**    11-15 years: **0**    16+ years: **0**

Ownership: **Non-BCC**      Developer Interest (If known): **Birmingham Health Innovation Campus Ltd**

Planning Status: **Under Construction - 2020/09978/PA**

PP Expiry Date (If Applicable): **15/04/2024**

Last known use: **Cleared Vacant Land**

Year added to HELAA: **2022**      Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone B**      Flood Risk: **Flood Zone 2/3**

Natural Environment Designation: **SLINC**      Impact: **Strategy for mitigation in place**

Historic Environment Designation: **None**      Impact: **None**

Open Space Designation: **None**      Impact: **None**

Demolition: **No Demolition Required**

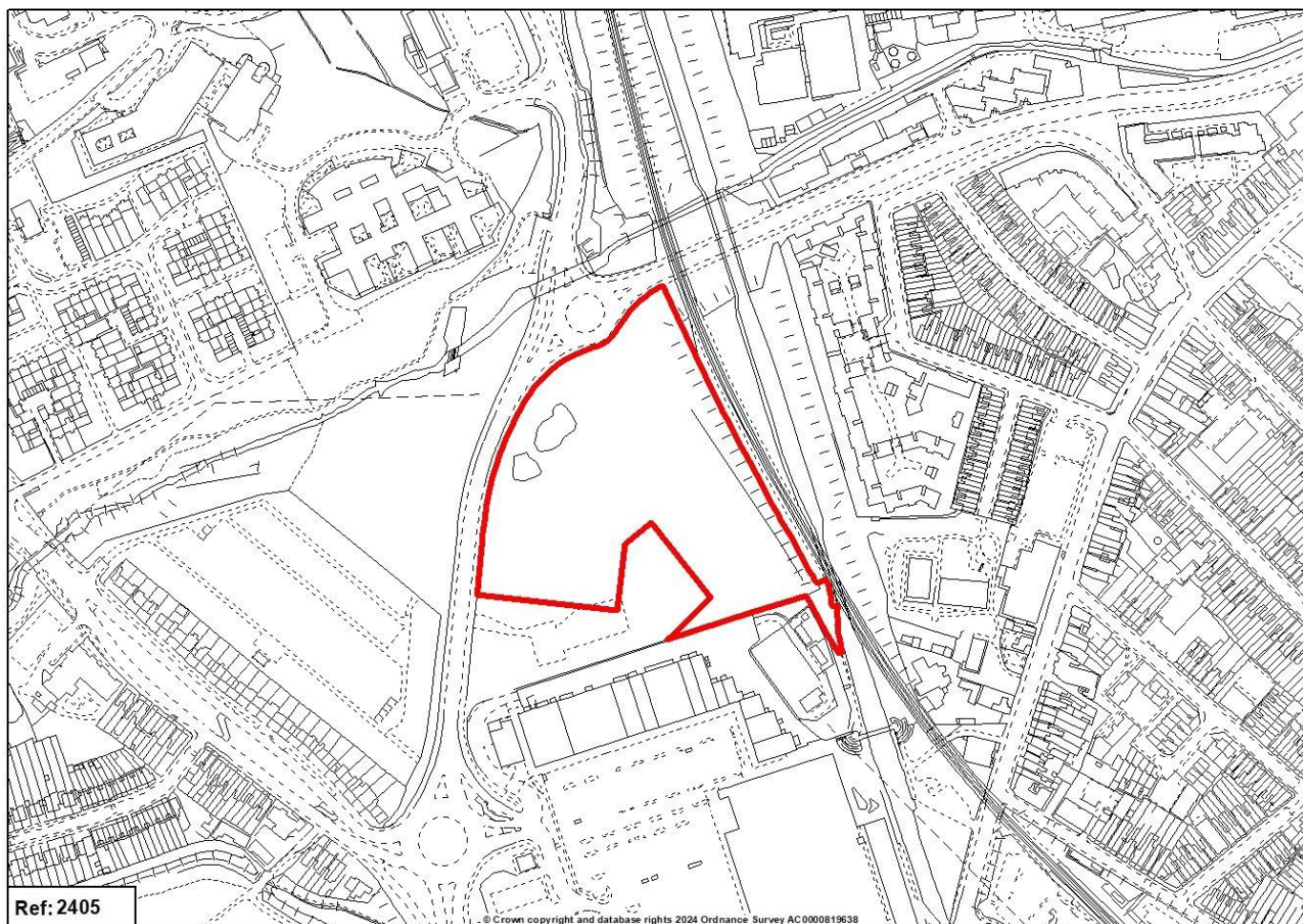
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2406 - Hay Hall Business Park, Redfern Road, Tyseley, Birmingham, Tyseley and Hay Mills

Gross Size (Ha): **1.98**      Net developable area (Ha): **1.98**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**  
Timeframe for development (dwellings/floorspacesqm):  
Total Capacity: **9410**      0-5 years: **0**      6-10 years: **9410**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**      Developer Interest (If known): **First Investment Real Estate Management**

Planning Status: **Outline Planning Permission - 2020/07298/PA**

PP Expiry Date (If Applicable): **25/11/2024**

Last known use: **Industrial**

Year added to HELAA: **2022**      Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

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

Natural Environment Designation: **SINC, SLINC**      Impact: **Strategy for mitigation in place**

Historic Environment Designation: **None**      Impact: **None**

Open Space Designation: **None**      Impact: **None**

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

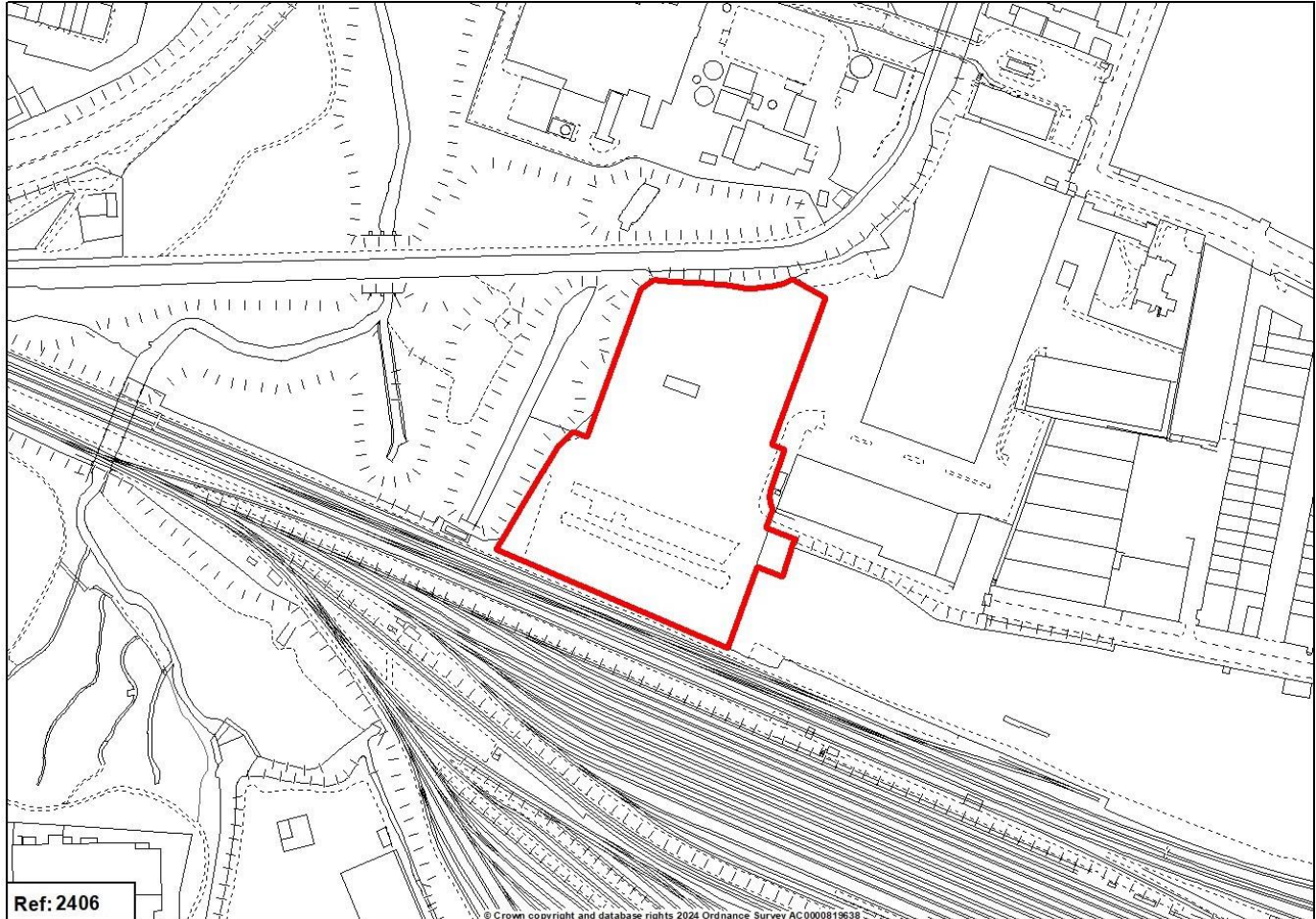
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **Proposed allocation for industrial development in BLP Preferred Options**





# 2415 - 57-59 Aston Brook Street East, Aston, Birmingham, Nechells

Gross Size (Ha): **0.17**      Net developable area (Ha): **0.17**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **771**      0-5 years: **771**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (if known): **ABSE Developments Ltd**

Planning Status: **Detailed Planning Permission - 2021/02076/PA**

PP Expiry Date (if Applicable): **14/10/2024**

Last known use: **Industrial**

Year added to HELAA: **2022**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone B**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

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

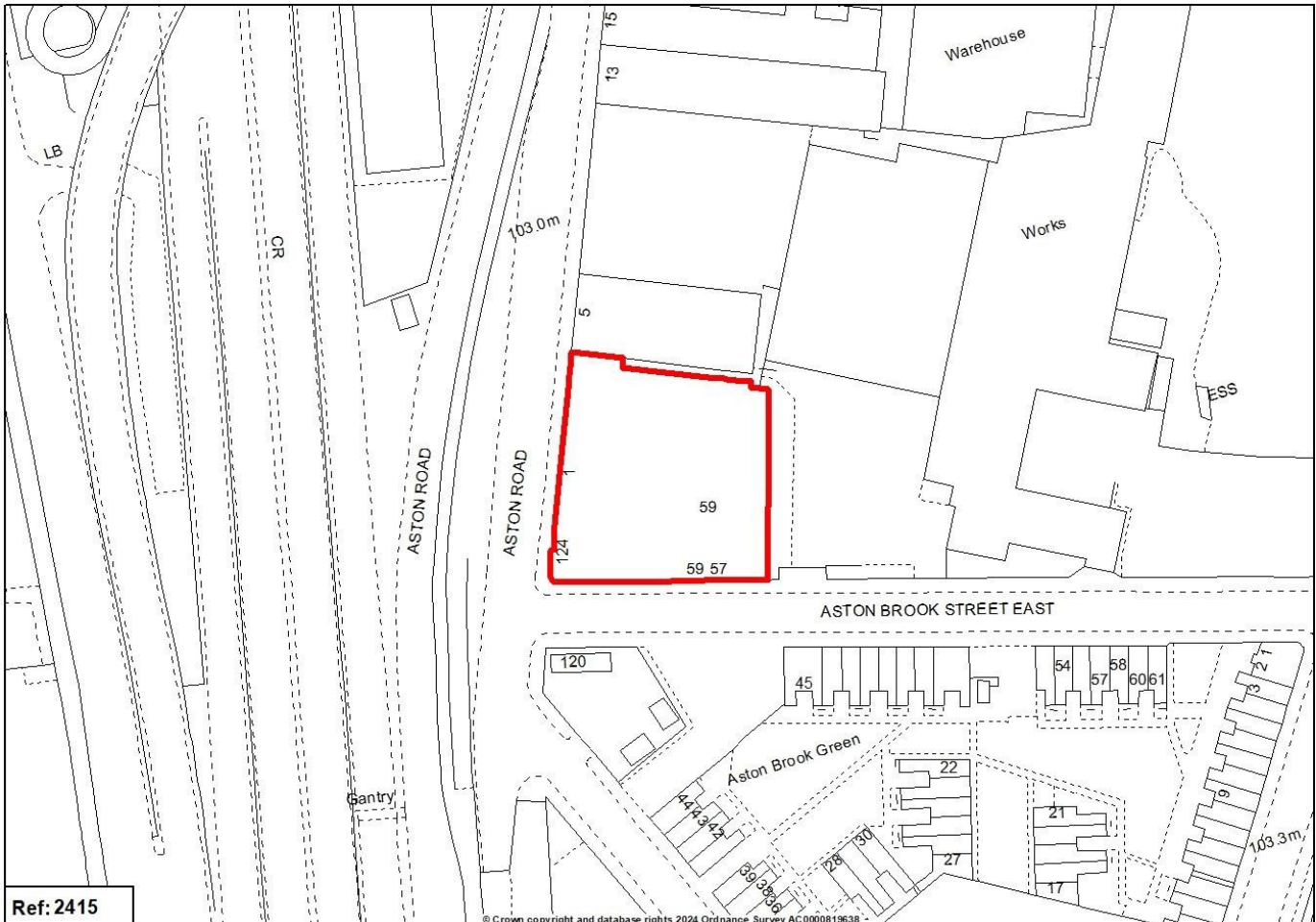
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2478 - Elkington Street, Newtown, Newtown

Gross Size (Ha): **0.6**

Net developable area (Ha): **0.6**

Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **2850**

0-5 years: **0**

6-10 years: **2850**

11-15 years: **0**

16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Private**

Planning Status:

**Other Opportunity - Call for sites submission 2022**

PP Expiry Date (If Applicable):

Last known use: **Transportation**

Year added to HELAA: **2022**

Call for Sites: **Yes**

Greenbelt: **No**

Suitability:

**Suitable - no policy and/ or physical constraints**

Accessibility by Public Transport: **Zone B**

Flood Risk: **Flood Zone 2/3**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

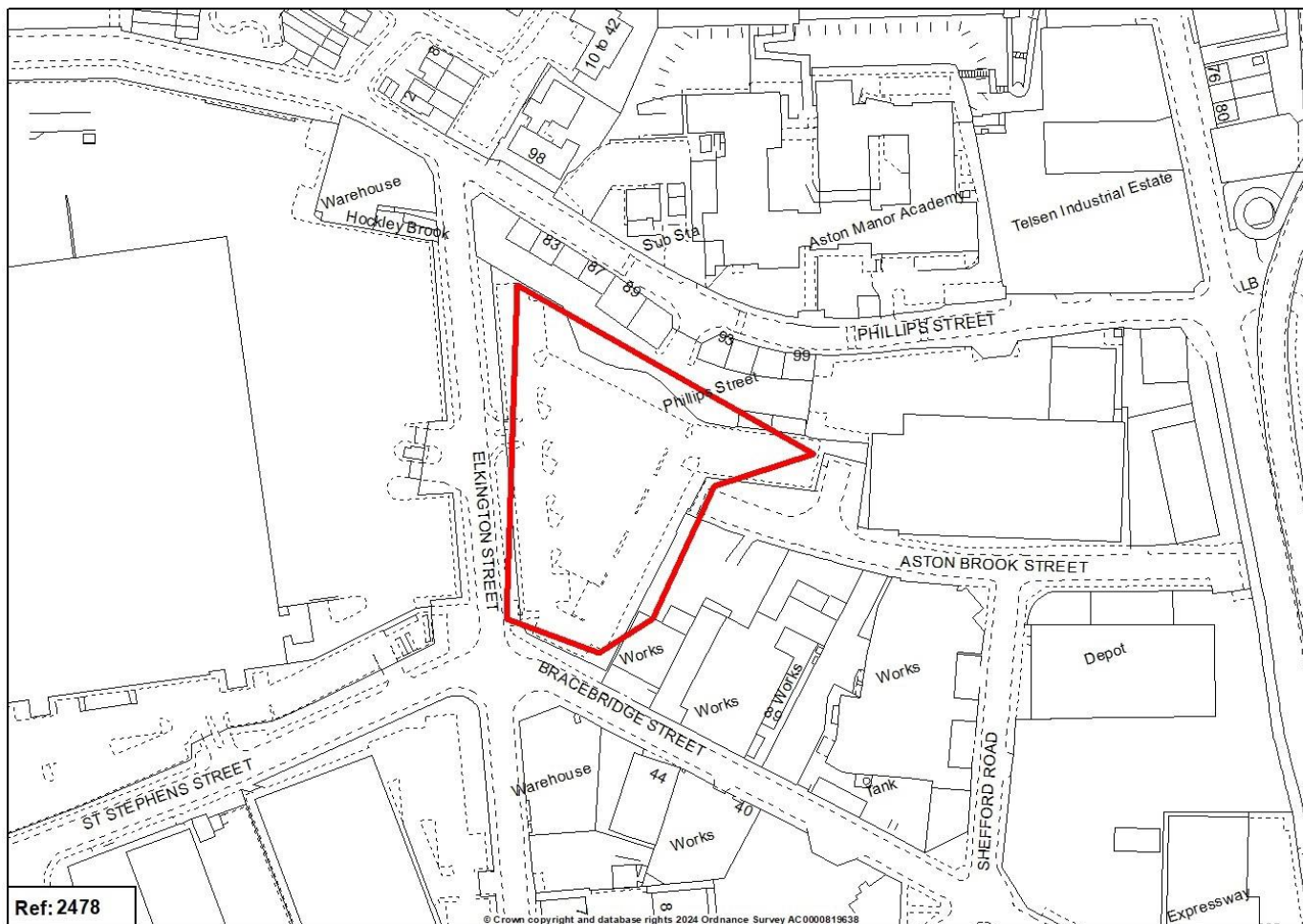
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - no policy and/ or physical constraints**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2479 - Watson Road E, Nechells, Nechells

Gross Size (Ha): **0.3**

Net developable area (Ha): **0.3**

Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **1425**

0-5 years: **0**

6-10 years: **1425**

11-15 years: **0**

16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Private**

Planning Status: **Other Opportunity - Call For Sites Submission 2022**

PP Expiry Date (If Applicable):

Last known use: **Other Land**

Year added to HELAA: **2022**

Call for Sites: **Yes**

Greenbelt: **No**

Suitability: **Suitable - no policy and/ or physical constraints**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 2**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

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

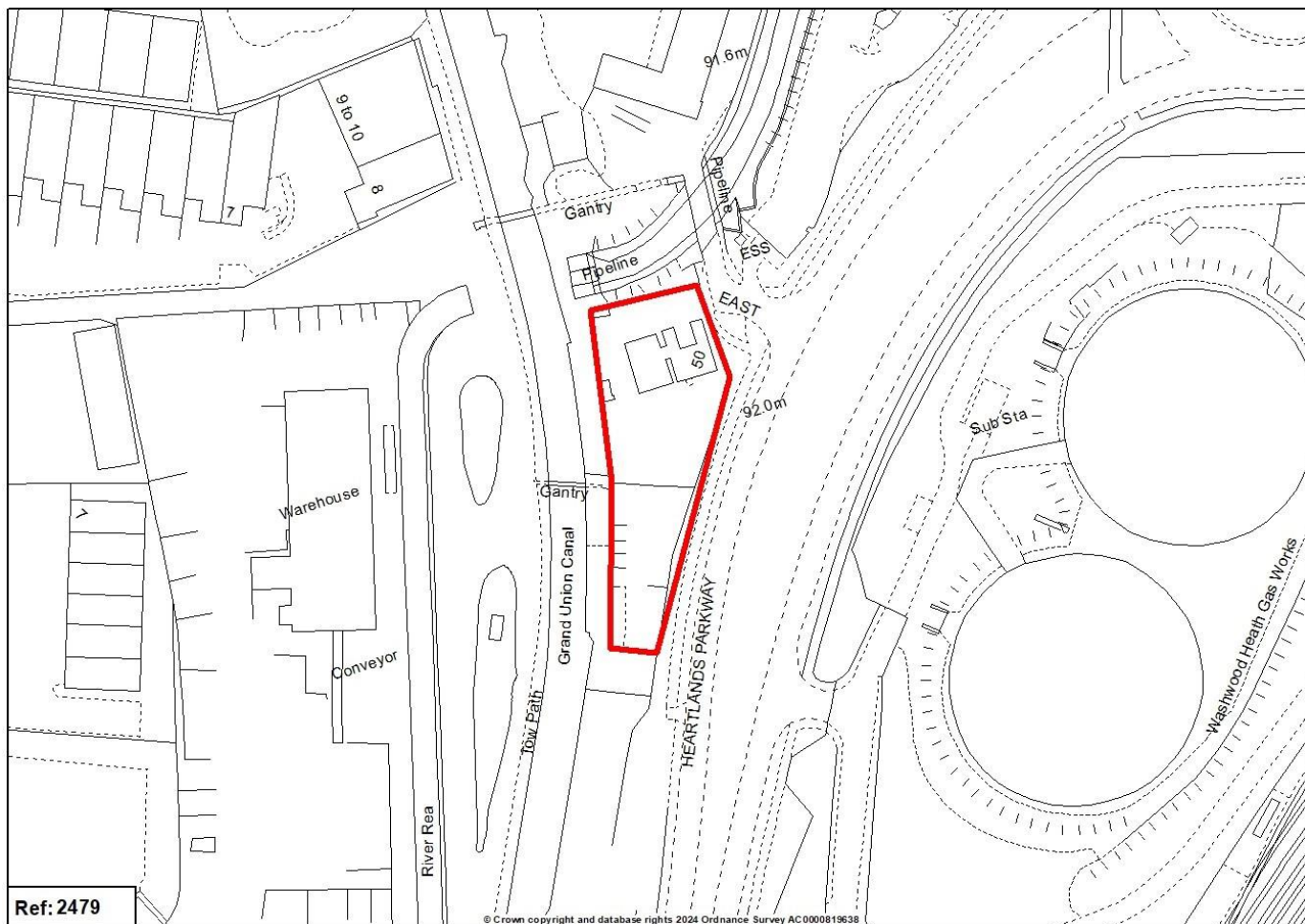
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - no policy and/ or physical constraints**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2480 - Landor Street, Nechells, Nechells

Gross Size (Ha): **0.09**

Net developable area (Ha): **0.09**

Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **428**

0-5 years: **0**

6-10 years: **428**

11-15 years: **0**

16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Private**

Planning Status: **Other Opportunity - Call For Sites Submission 2022**

PP Expiry Date (If Applicable):

Last known use: **Other Land**

Year added to HELAA: **2022**

Call for Sites: **Yes**

Greenbelt: **No**

Suitability: **Suitable - no policy and/ or physical constraints**

Accessibility by Public Transport: **Zone B**

Flood Risk: **Flood Zone 2**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

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

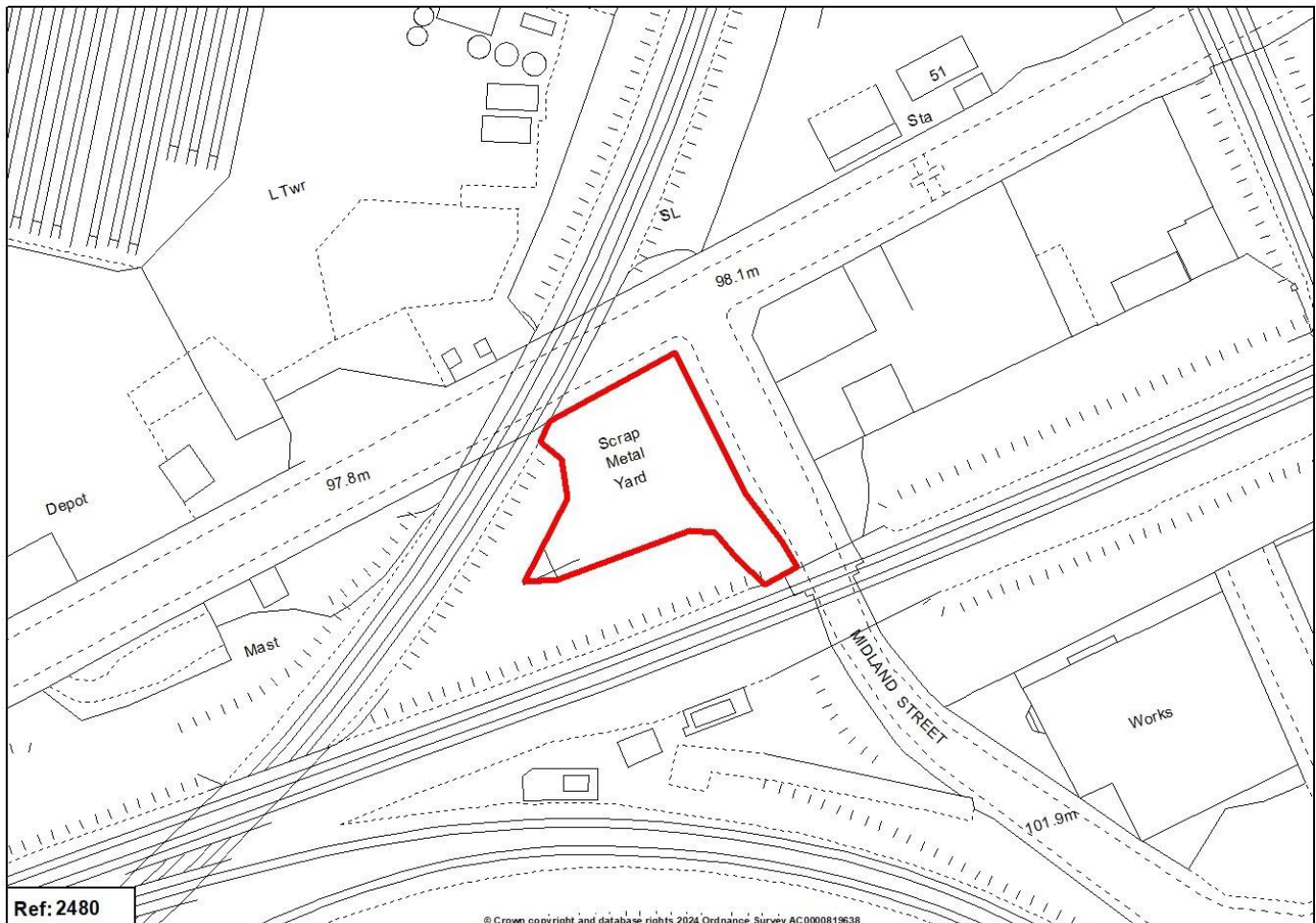
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - no policy and/ or physical constraints**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2483 - Tyburn Road, Erdington, Pye Hayes

Gross Size (Ha): **1.22**      Net developable area (Ha): **1.22**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**  
Timeframe for development (dwellings/floorspacesqm):  
Total Capacity: **5795**      0-5 years: **0**      6-10 years: **5795**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**      Developer Interest (If known): **C/O CBRE Investment Management Ltd**

Planning Status: **Other Opportunity - Call For Sites Submission 2022**

PP Expiry Date (If Applicable):

Last known use: **Other Land**

Year added to HELAA: **2022**

Call for Sites: **Yes**

Greenbelt: **No**

Suitability: **Suitable - no policy and/ or physical constraints**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **SLINC**

Impact: **Unknown**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

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

Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - no policy and/ or physical constraints**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2484 - Cecil Street, Newtown, Newtown

Gross Size (Ha): **0.52**      Net developable area (Ha): **0.52**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**  
Timeframe for development (dwellings/floorspacesqm):  
Total Capacity: **2470**      0-5 years: **0**      6-10 years: **2470**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**      Developer Interest (If known): **C/O Terence O'Rourke**

Planning Status: **Other Opportunity - Call For Sites Submission 2022**

PP Expiry Date (If Applicable):

Last known use: **Industrial**

Year added to HELAA: **2022**

Call for Sites: **Yes**

Greenbelt: **No**

Suitability: **Suitable - no policy and/ or physical constraints**

Accessibility by Public Transport: **Zone A**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

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

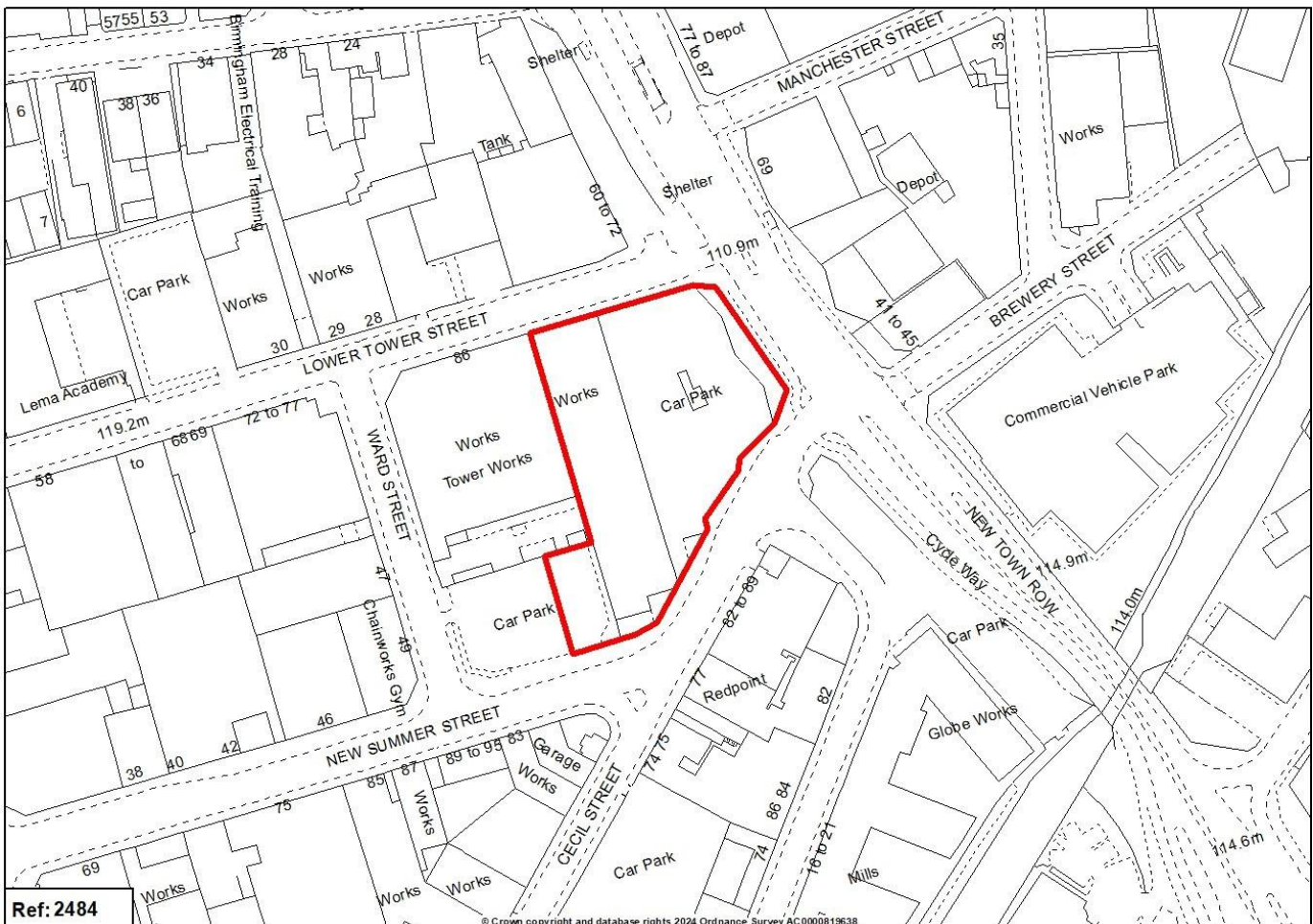
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - no policy and/ or physical constraints**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **Call for site submission 2022 (ae3966)**



# 2485 - Redhill Road, Yardley, Tyseley and Hay Mills

Gross Size (Ha): **0.69**

Net developable area (Ha): **0.69**

Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **3278**

0-5 years: **0**

6-10 years: **3278**

11-15 years: **0**

16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Private**

Planning Status: **Other Opportunity - Call For Sites Submission 2022**

PP Expiry Date (If Applicable):

Last known use: **Cleared Vacant Land**

Year added to HELAA: **2022**

Call for Sites: **Yes**

Greenbelt: **No**

Suitability: **Suitable - no policy and/ or physical constraints**

Accessibility by Public Transport: **Zone B**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

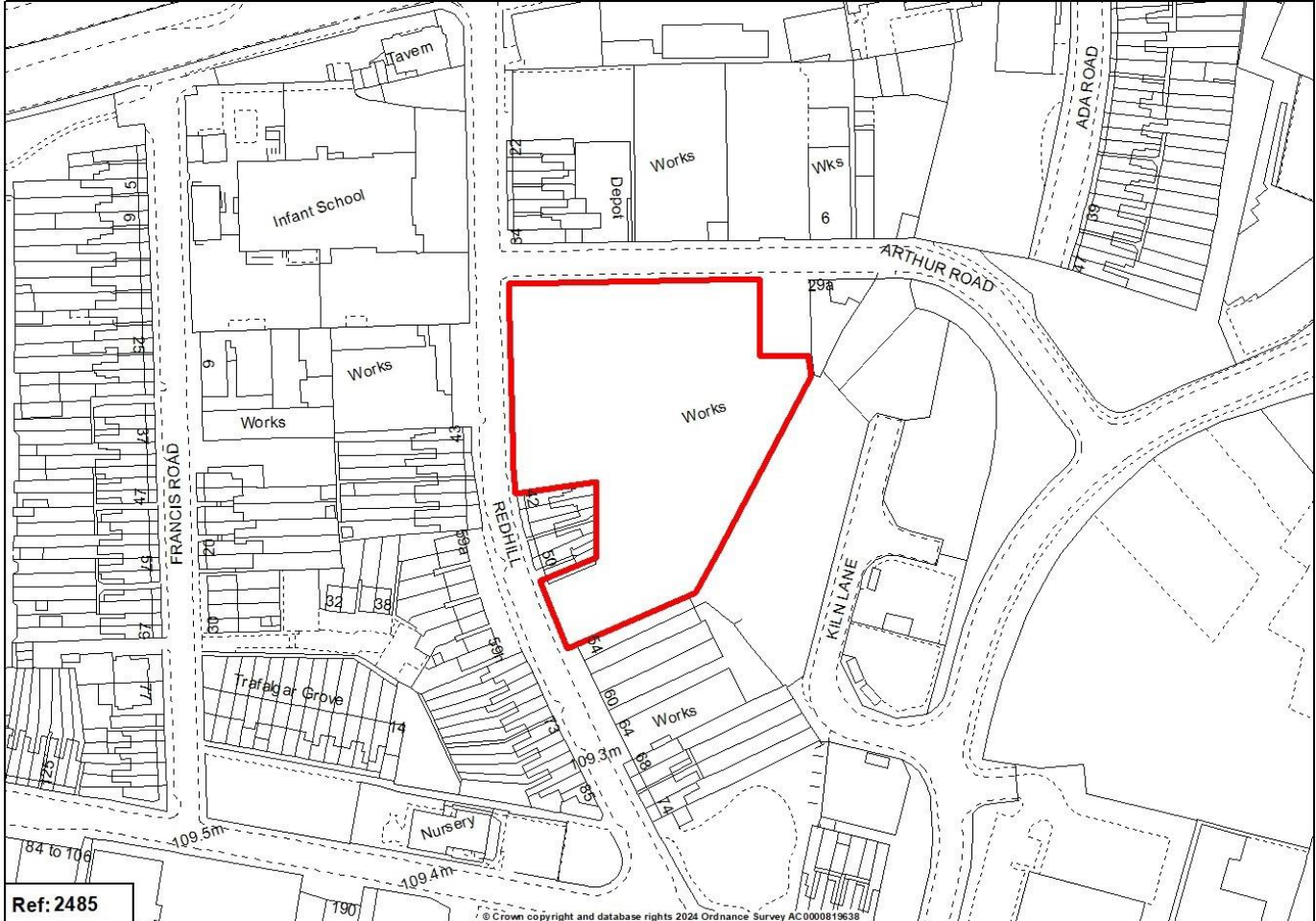
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - no policy and/ or physical constraints**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



Ref: 2485

© Crown copyright and database rights 2024 Ordnance Survey AC0000819638

# 2498 - 118 Amington Road, Tyseley and Hay Mills

Gross Size (Ha): **0.23**      Net developable area (Ha): **0.23**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **1310**      0-5 years: **1310**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**      Developer Interest (If known): **Euro Property Investment Limited**

Planning Status: **Detailed Planning Permission - 2022/02593/PA**

PP Expiry Date (If Applicable): **18/08/2025**

Last known use: **Industrial**

Year added to HELAA: **2023**      Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone B**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **Site area changed to reflect small extension to existing building**





# 2529 - Land East of Railway Terrace, Nechells, Birmingham, B7 5NG, Nechells

Gross Size (Ha): **0.75**      Net developable area (Ha): **0.75**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **2838**      0-5 years: **2838**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **W Wing Yip Plc**

Planning Status: **Detailed Planning Permission - 2022/03097/PA**

PP Expiry Date (If Applicable): **16/12/2025**

Last known use: **Industrial**

Year added to HELAA: **2023**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone B**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

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

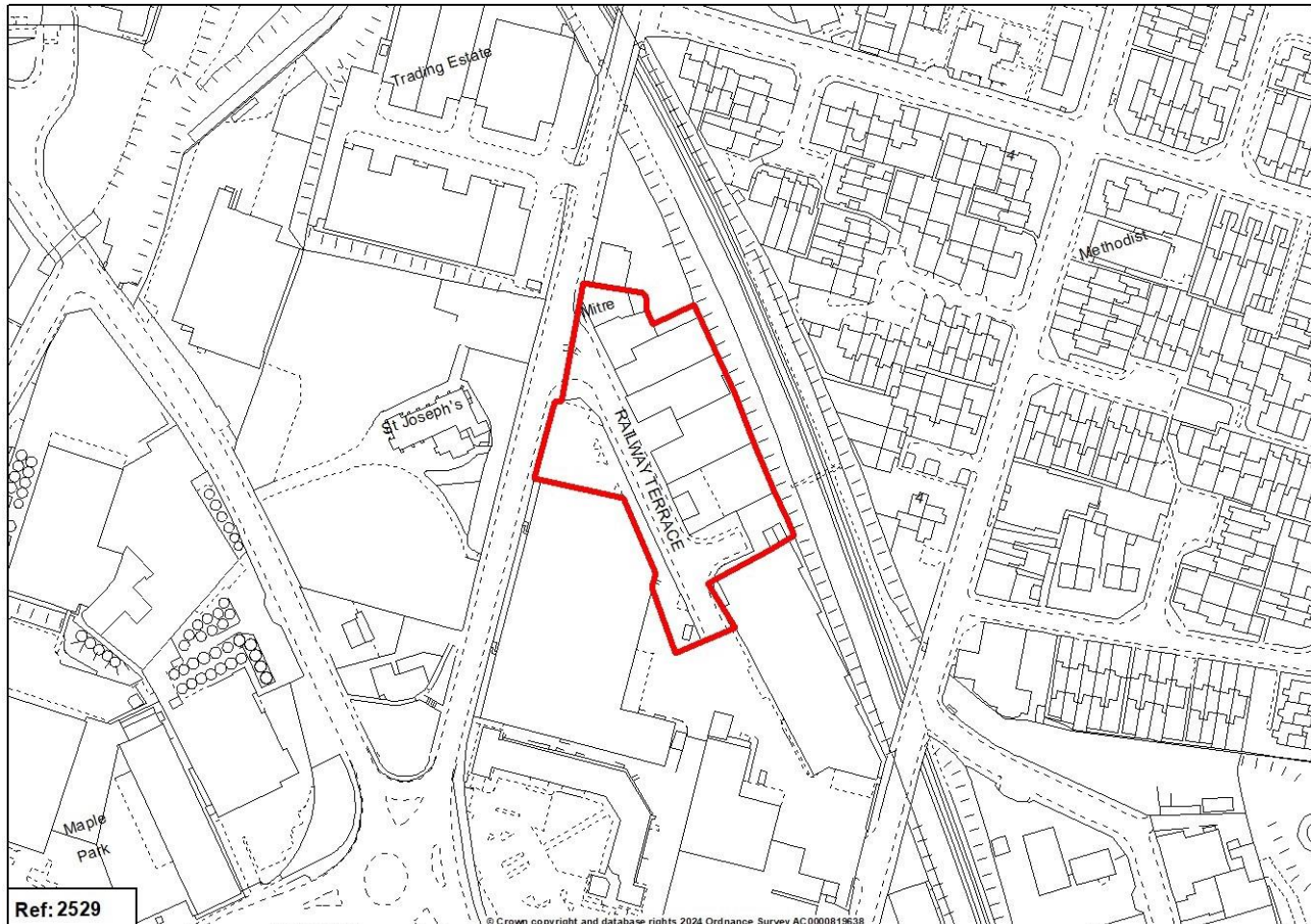
Vehicular Access: **Access issues with viable identified strategy to address**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2534 - Adjoining Units 18 & 9, Rea Business Park, Inkerman Street, Dudderstun, Birmingham, B7 4SH,, Nechells

Gross Size (Ha): **0.56**      Net developable area (Ha): **0.14**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **525**      0-5 years: **525**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **YourFloors**

Planning Status: **Detailed Planning Permission - 2021/01276/PA**

PP Expiry Date (If Applicable): **20/05/2025**

Last known use: **Industrial**

Year added to HELAA: **2023**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone B**

Flood Risk: **Flood Zone 2**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

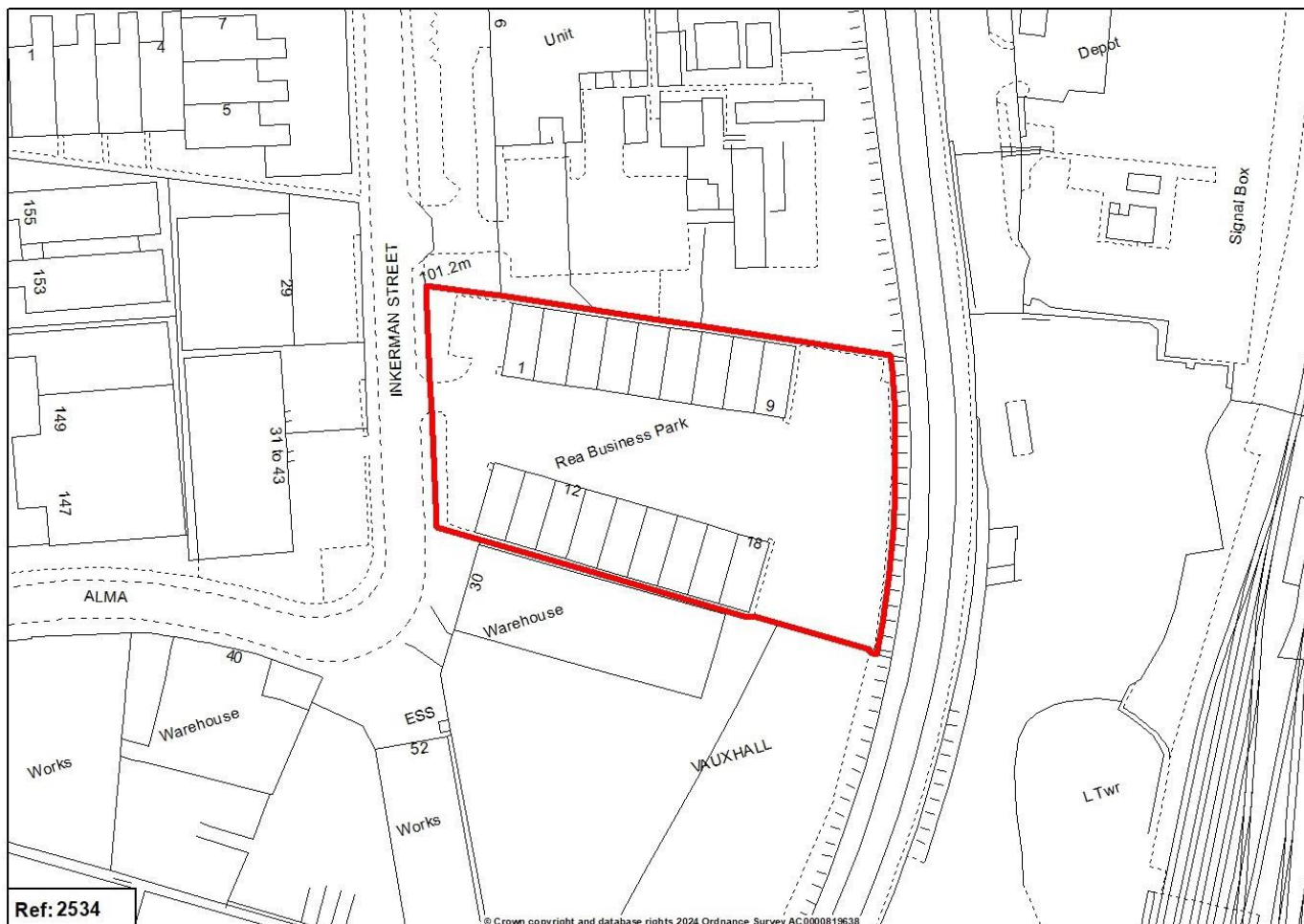
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2573 - 450 Kingsbury Road, Minworth, Sutton Coldfield, Birmingham, B76 9DD, Sutton Walmley and Minworth

Gross Size (Ha): **0.6**      Net developable area (Ha): **0.6**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **2968**      0-5 years: **2968**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Storage24**

Planning Status: **Detailed Planning Permission - 2022/05894/PA**

PP Expiry Date (If Applicable): **30/11/2025**

Last known use: **Unused Vacant Land**

Year added to HELAA: **2023**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **SLINC**

Impact: **Strategy for mitigation in place**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

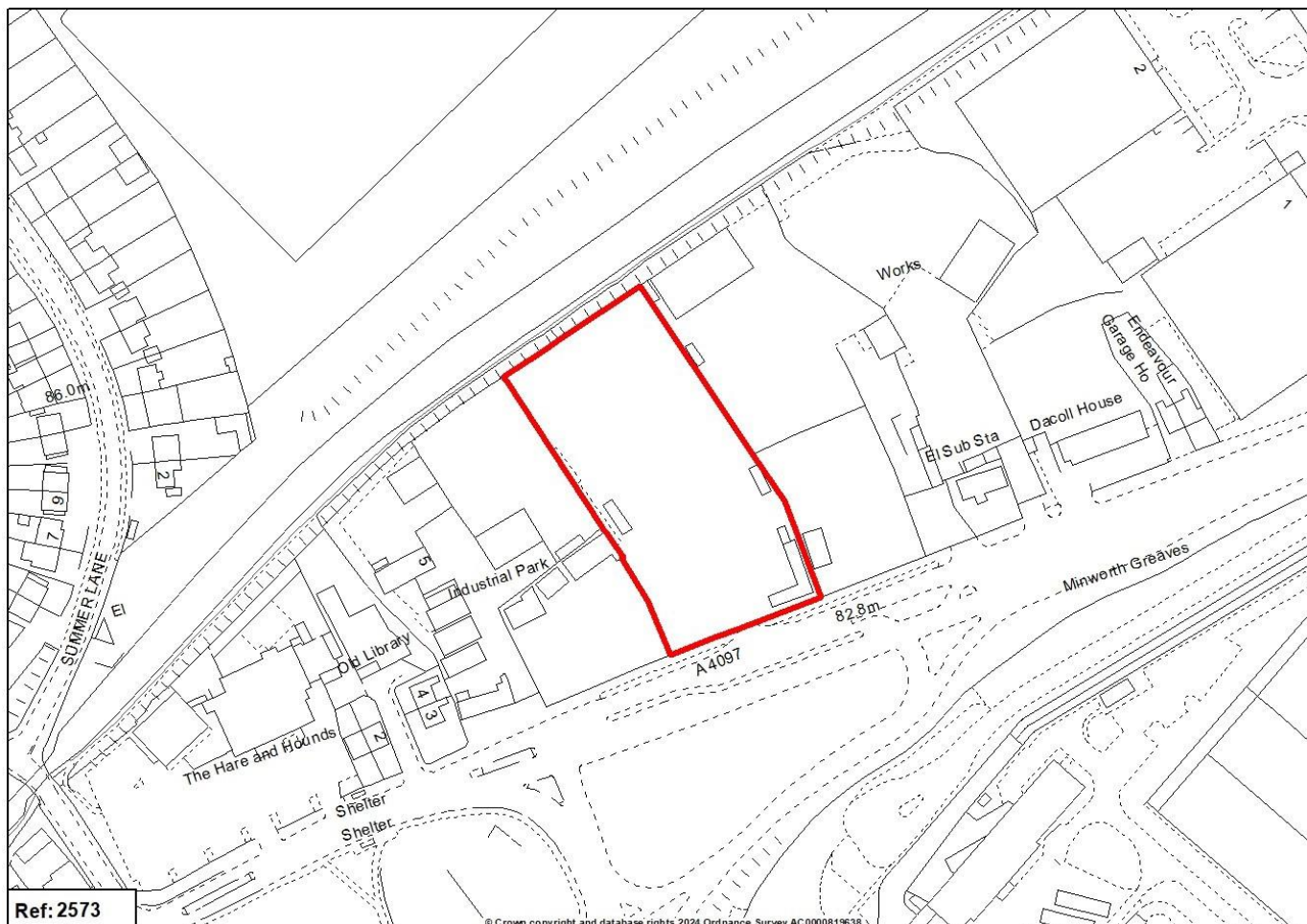
Vehicular Access: **Access issues with viable identified strategy to address**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2590 - Land to west of Drews Lane, Washwood Heath, Birmingham, B8, Ward End

Gross Size (Ha): **4.45**      Net developable area (Ha): **4.45**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **16241**      0-5 years: **16241**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Aviva Life and Pensions UK**

Planning Status: **Detailed Planning Permission - 2021/04634/PA**

PP Expiry Date (If Applicable): **18/05/2025**

Last known use: **Industrial**

Year added to HELAA: **2023**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone B**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

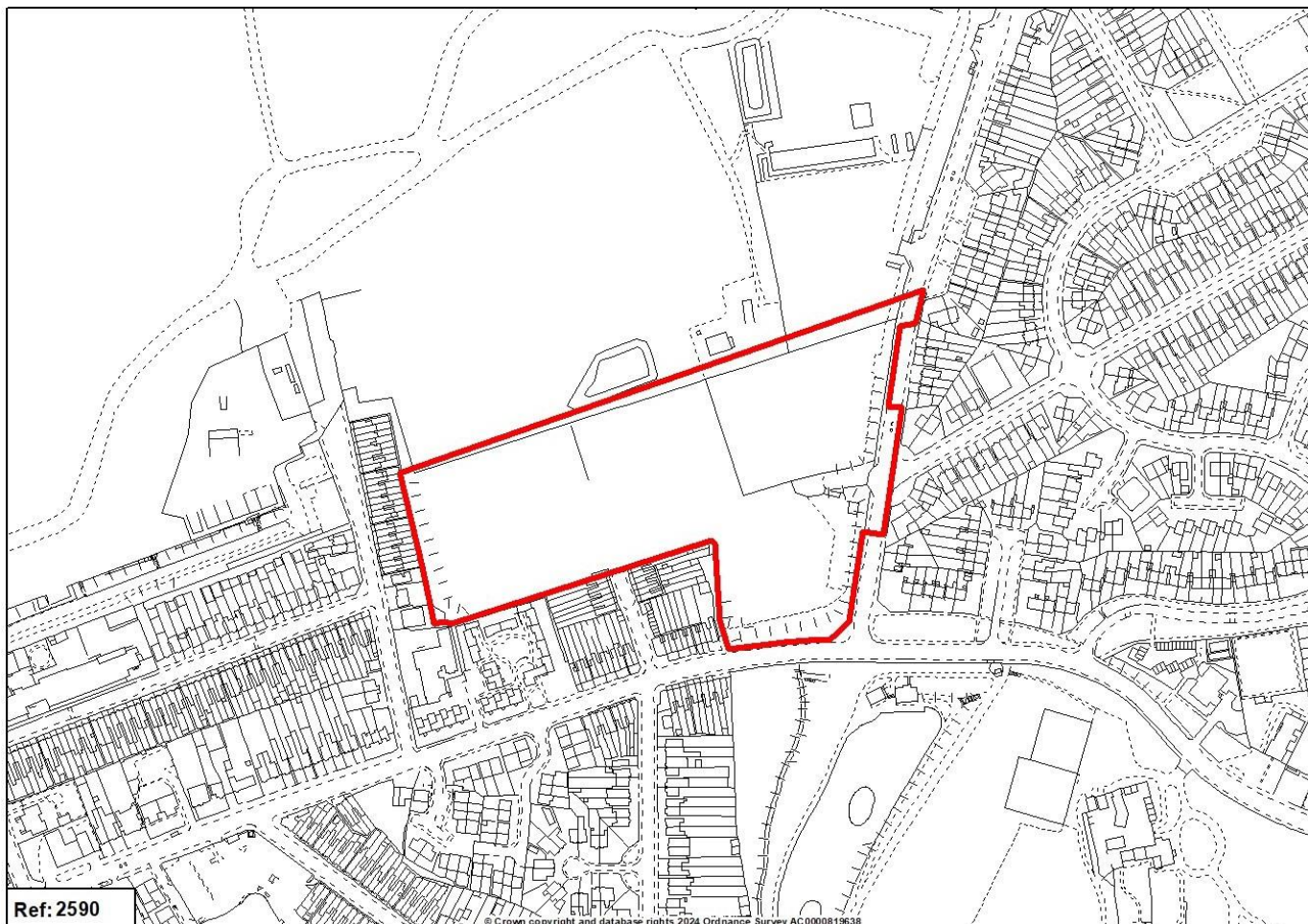
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **Part of proposed employment allocation in BLP Preferred Options. Memorandum of Understanding between BCC and HS2 Ltd for 24ha employment development**



# 2595 - 14 Pentos Drive, Sparkhill, Birmingham, B11 3TA, Sparkhill

Gross Size (Ha): **0.2**

Net developable area (Ha): **0.2**

Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **1170**

0-5 years: **1170**

6-10 years: **0**

11-15 years: **0**

16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Rochda Ltd**

Planning Status: **Detailed Planning Permission - 2022/03721/PA**

PP Expiry Date (If Applicable): **18/01/2026**

Last known use: **Industrial**

Year added to HELAA: **2023**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 2/3**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

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

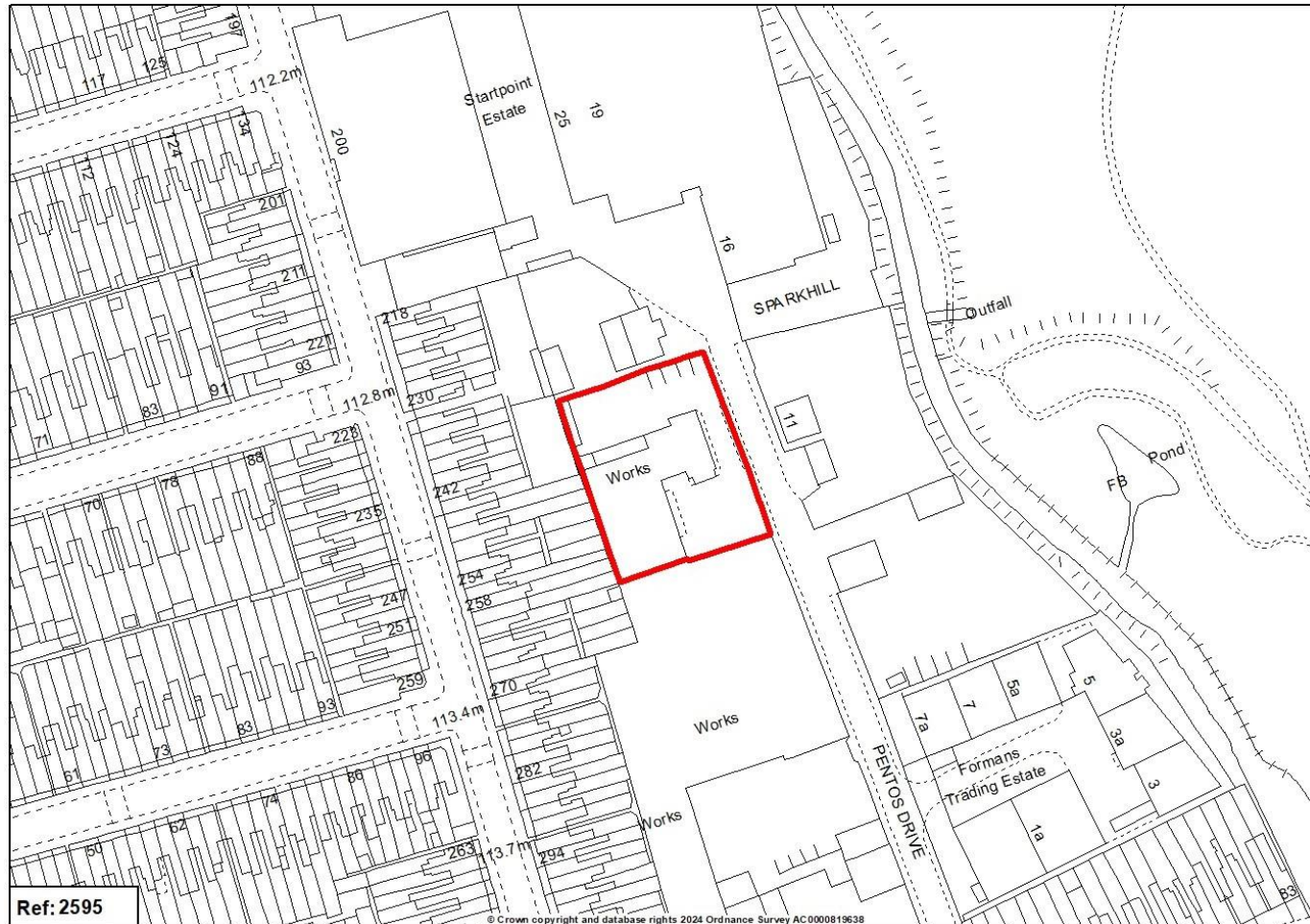
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2616 - 75 Wharfdale Road, Tyseley, Birmingham, B11 2DA, Tyseley and Hay Mills

Gross Size (Ha): **0.02**      Net developable area (Ha): **0.02**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **85**      0-5 years: **85**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Private Citizen**

Planning Status: **Detailed Planning Permission - 2022/07358/PA**

PP Expiry Date (If Applicable): **19/01/2026**

Last known use: **Unused Vacant Land**

Year added to HELAA: **2023**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone B**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

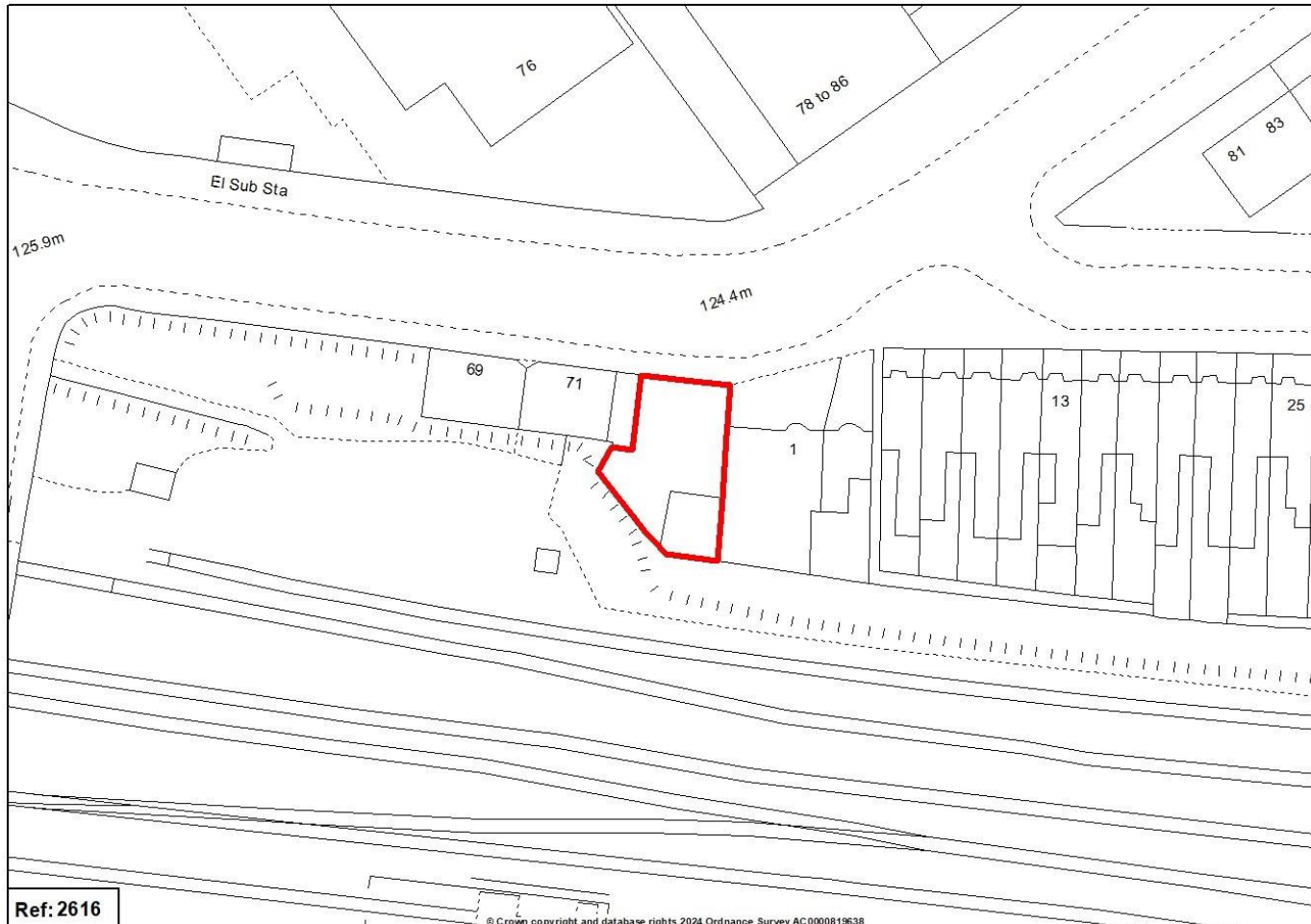
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2618 - Peddimore (Unit A, Development Zone 1a) B76, Sutton Walmley and Minworth

Gross Size (Ha): **4.22**      Net developable area (Ha): **4.22**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **Yes**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **30420**      0-5 years: **30420**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **IM Properties Plc**

Planning Status: **Detailed Planning Permission - 2022/01185/PA**

PP Expiry Date (If Applicable):

Last known use: **Open Space**

Year added to HELAA: **2023**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **TPO**

Impact: **Strategy for mitigation in place**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

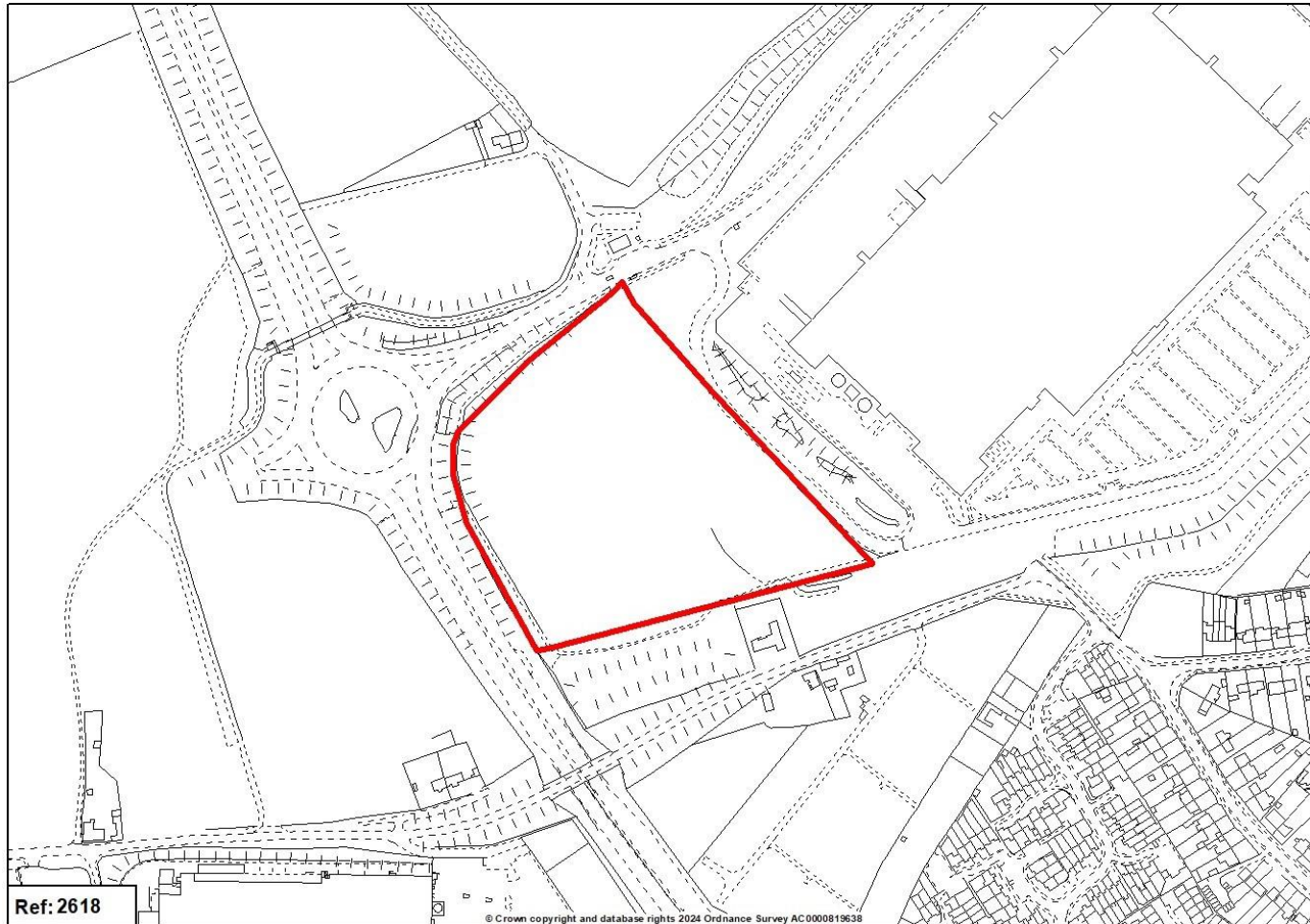
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2630 - Park Business Centre, Hastingwood Industrial Park, Estate Office, Wood Lane, Erdington, Birmingham, B24 9QR, Pype Hayes

Gross Size (Ha): 0      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 330      0-5 years: 330      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): MK2 Real Estate Property Management

Planning Status: Detailed Planning Permission - 2022/03835/PA

PP Expiry Date (If Applicable): 09/02/2026

Last known use: Unused Vacant Land

Year added to HELAA: 2023      Call for Sites: No

Greenbelt: No

Suitability: Suitable - planning permission

Accessibility by Public Transport: Zone C      Flood Risk: Flood Zone 2

Natural Environment Designation: None      Impact: None

Historic Environment Designation: None      Impact: None

Open Space Designation: None      Impact: None

Demolition: No Demolition Required

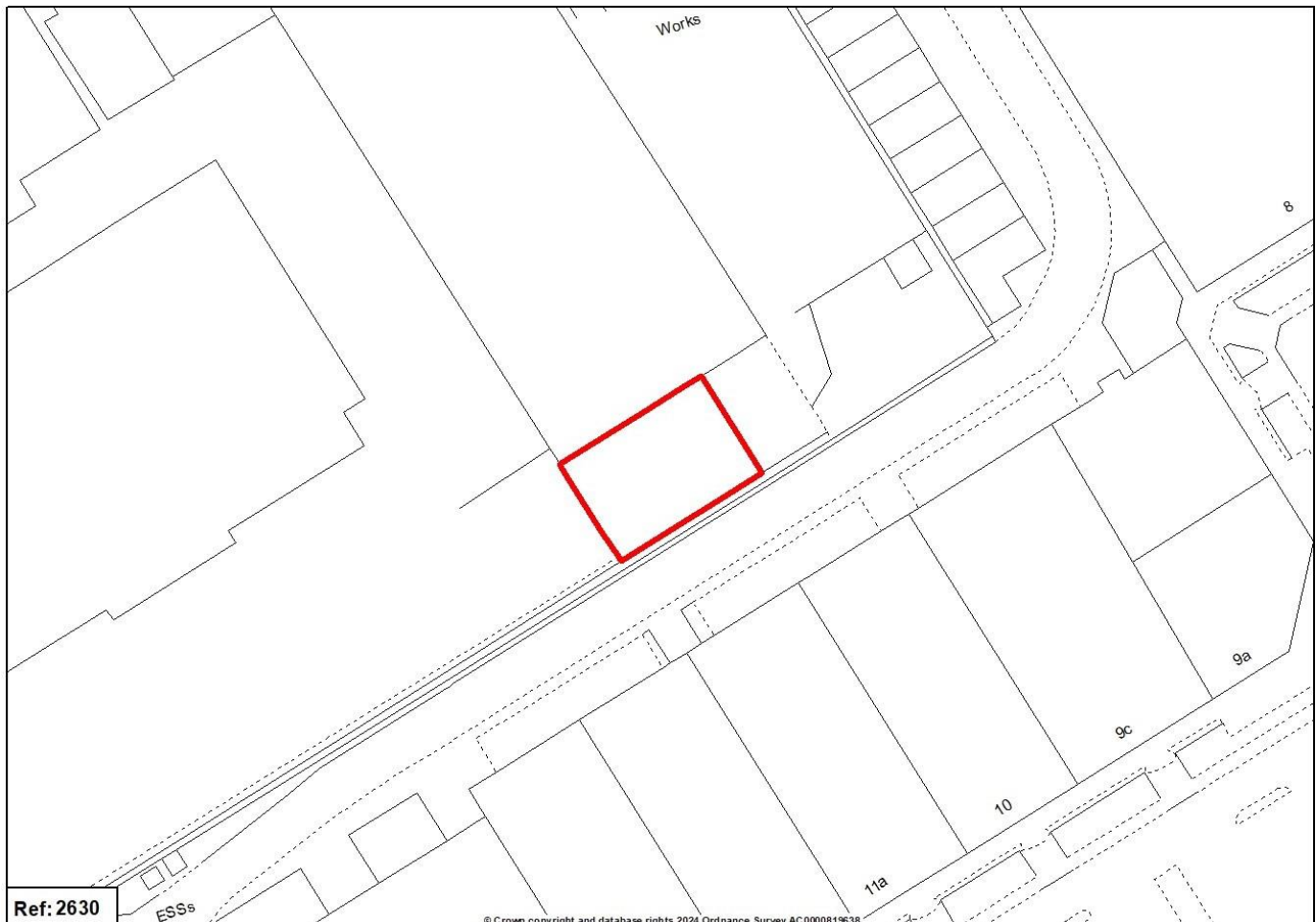
Vehicular Access: No access issues

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments: NULL





# 2686 - MG ROVER GROUP SITE OF WEST WORKS BRISTOL ROAD SOUTH, Northfield

Gross Size (Ha): **3.39**      Net developable area (Ha): **3.39**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **16103**      0-5 years: **0**      6-10 years: **16103**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Private**

Planning Status: **AAP Allocation - Longbridge AAP**

PP Expiry Date (If Applicable):

Last known use: **Cleared Vacant Land**

Year added to HELAA: **2022**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - allocated in adopted plan**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

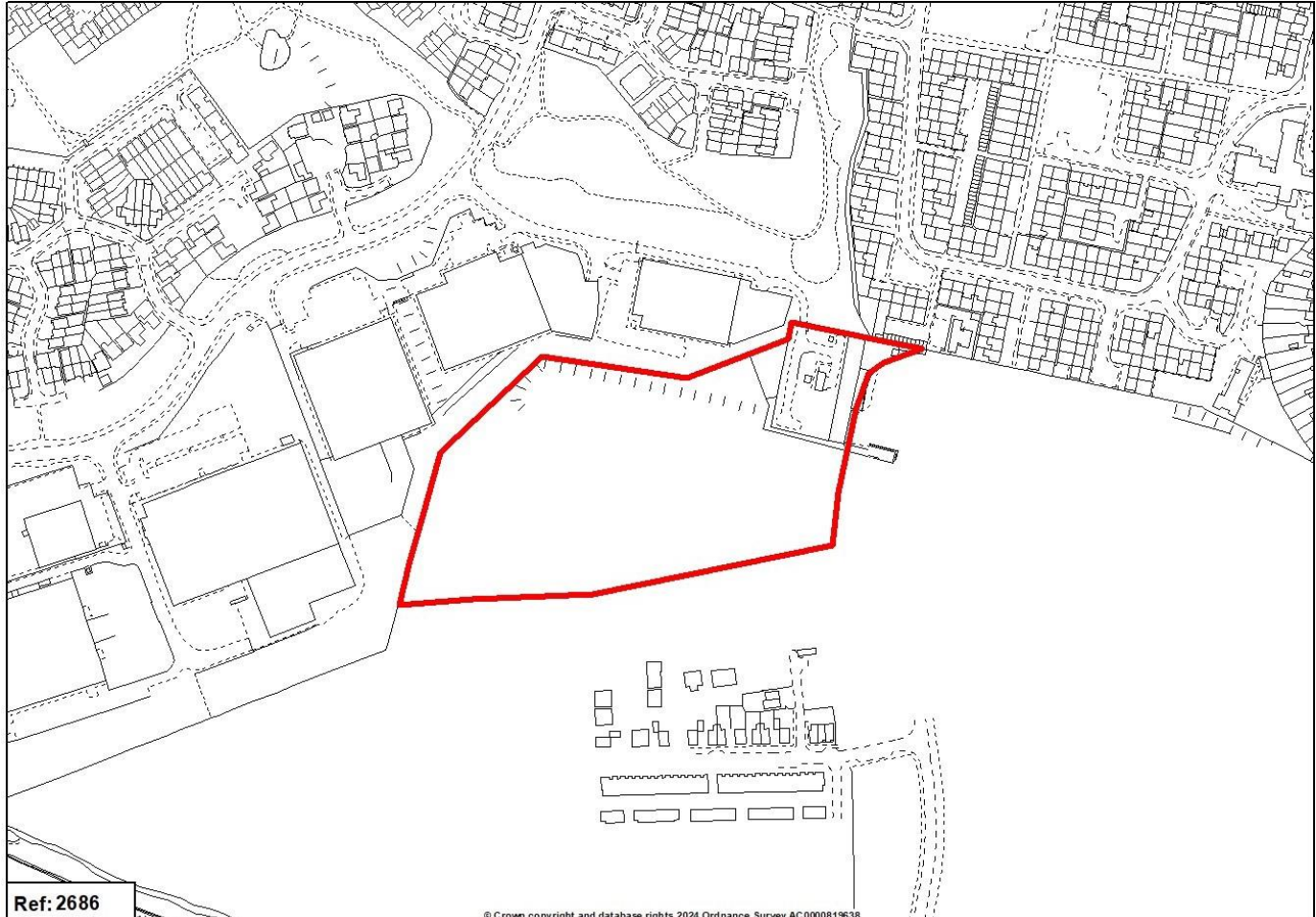
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - allocated in adopted plan**

Availability: **The site has a reasonable prospect of availability**

Achievable: **Yes**

Comments: **NULL**



Ref: 2686

© Crown copyright and database rights 2024 Ordnance Survey AC0000819638

# 2687 - MG ROVER GROUP SITE OF WEST WORKS BRISTOL ROAD SOUTH, Northfield

Gross Size (Ha): **9.51**      Net developable area (Ha): **9.51**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: **18015**      0-5 years: **18015**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**      Developer Interest (If known): **St Modwen Developments Ltd**

Planning Status: **Under Construction - Longbridge AAP, 2018/02549/PA**

PP Expiry Date (If Applicable): **13/09/2021**

Last known use: **Cleared Vacant Land**

Year added to HELAA: **2022**      Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**      Flood Risk: **Flood Zone 2/3**

Natural Environment Designation: **None**      Impact: **None**

Historic Environment Designation: **None**      Impact: **None**

Open Space Designation: **None**      Impact: **None**

Demolition: **No Demolition Required**

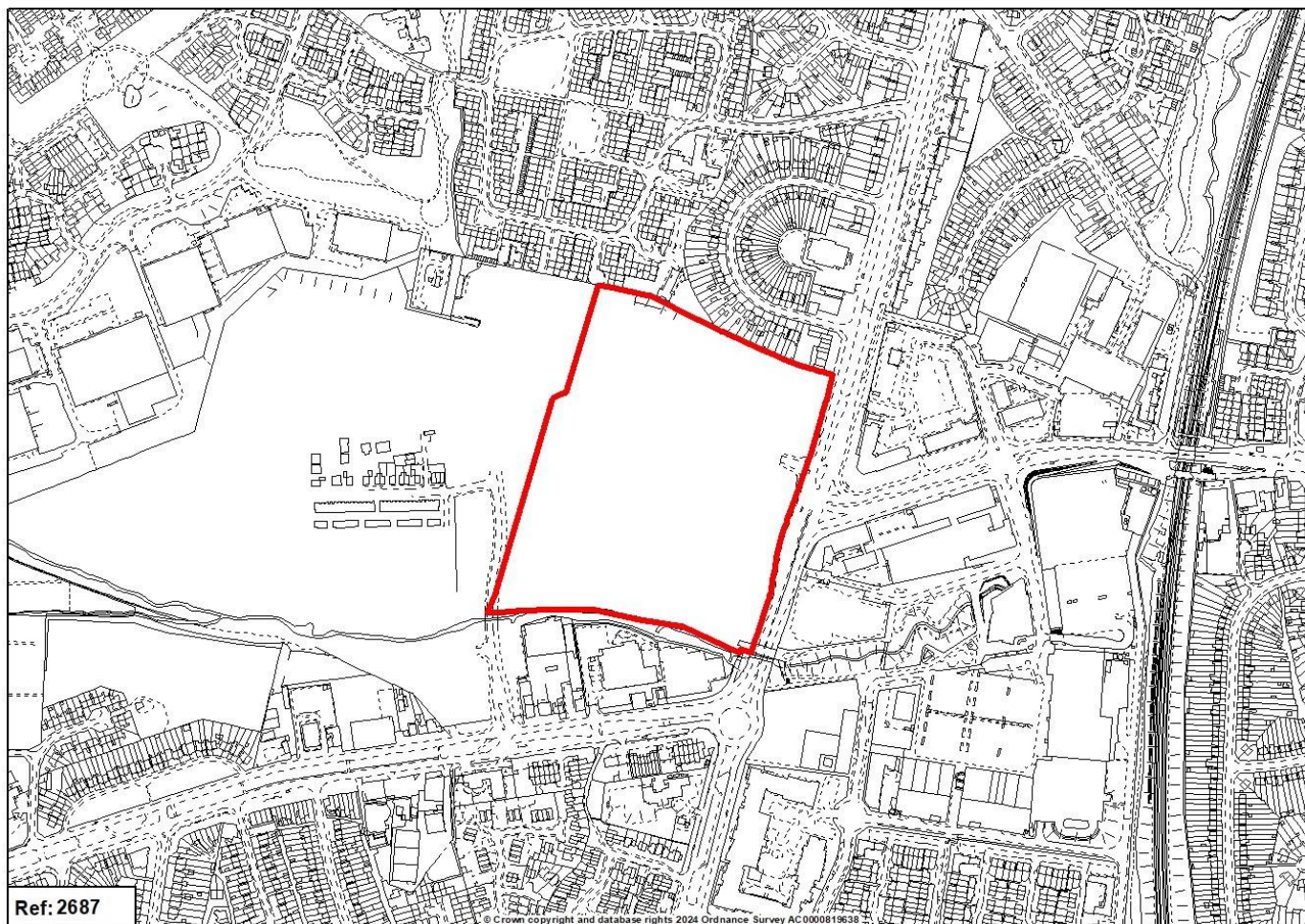
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2688 - FORMER BIRMINGHAM BATTERY SITE BIRMINGHAM BATTERY ADJACENT TO RAILWAY OFF HARBORNE LANE, Weoley and Selly Oak

Gross Size (Ha): **0.92**      Net developable area (Ha): **0.92**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **61515**    0-5 years: **0**    6-10 years: **61515**    11-15 years: **0**    16+ years: **0**

Ownership: **Non-BCC**      Developer Interest (If known): **Birmingham Health Innovation Campus Ltd**

Planning Status: **Outline Planning Permission - 2013/02178/PA**

PP Expiry Date (If Applicable): **14/04/2024**

Last known use: **Cleared Vacant Land**

Year added to HELAA: **2022**      Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone B**      Flood Risk: **Flood Zone 2/3**

Natural Environment Designation: **SLINC**      Impact: **Strategy for mitigation in place**

Historic Environment Designation: **None**      Impact: **None**

Open Space Designation: **None**      Impact: **None**

Demolition: **No Demolition Required**

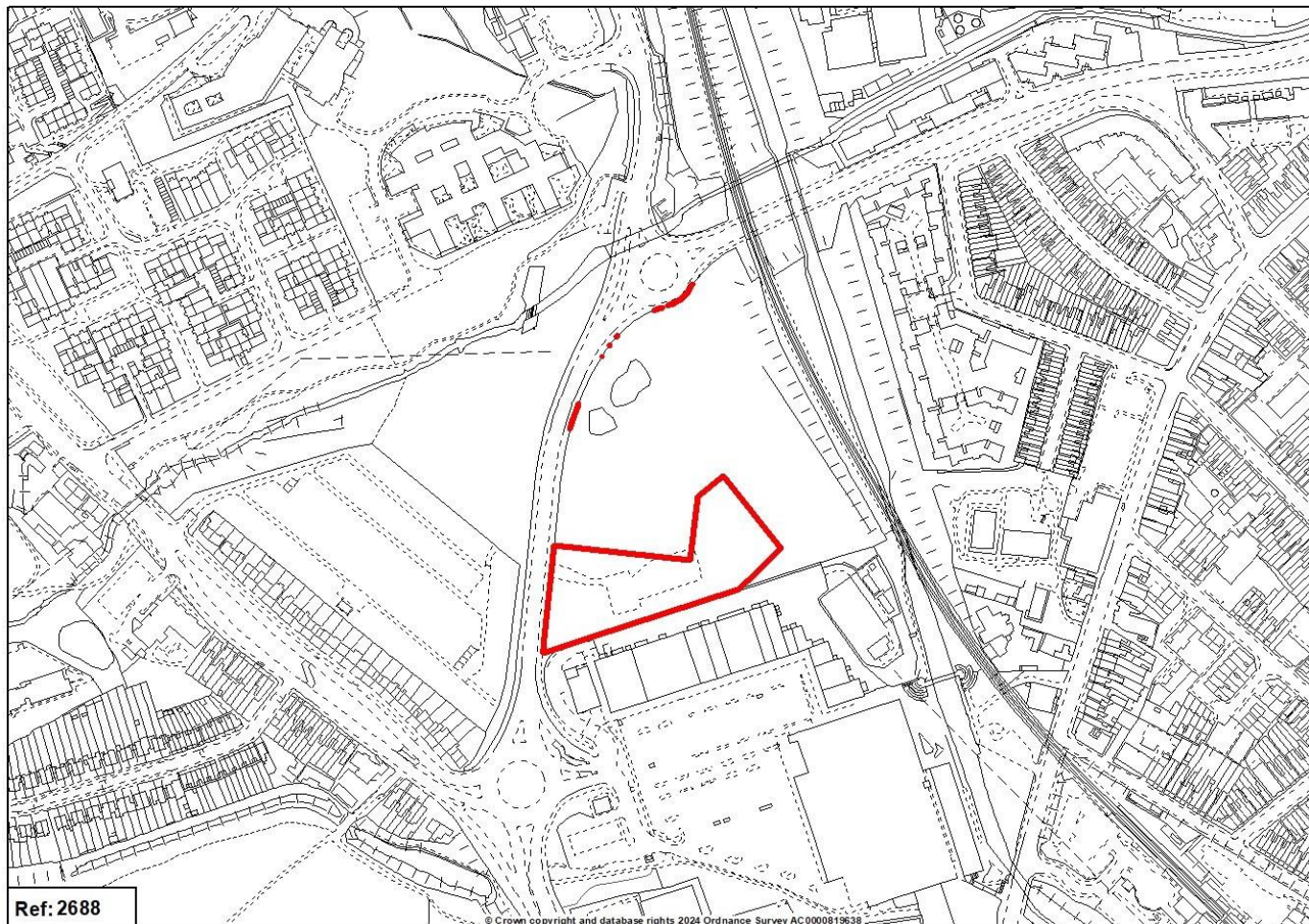
Vehicular Access: **Access issues with viable identified strategy to address**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2694 - LAND BOUNDED BY ASTON HALL ROAD AND PRIORY ROAD AND RAILWAY, Nechells

Gross Size (Ha): **1.92**      Net developable area (Ha): **1.92**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**  
Timeframe for development (dwellings/floorspacesqm):  
Total Capacity: **9120**      0-5 years: **0**      6-10 years: **9120**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**      Developer Interest (If known): **Private**

Planning Status: **AAP Allocation - Aston, Newtown and Lozells AAP**

PP Expiry Date (If Applicable):

Last known use: **Residential, Open Space, Industrial**

Year added to HELAA: **2022**      Call for Sites: **No**      Greenbelt: **No**

Suitability: **Suitable - allocated in adopted plan**

Accessibility by Public Transport: **Zone B**      Flood Risk: **Flood Zone 2/3**

Natural Environment Designation: **None**      Impact: **None**

Historic Environment Designation: **None**      Impact: **None**

Open Space Designation: **None**      Impact: **None**

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

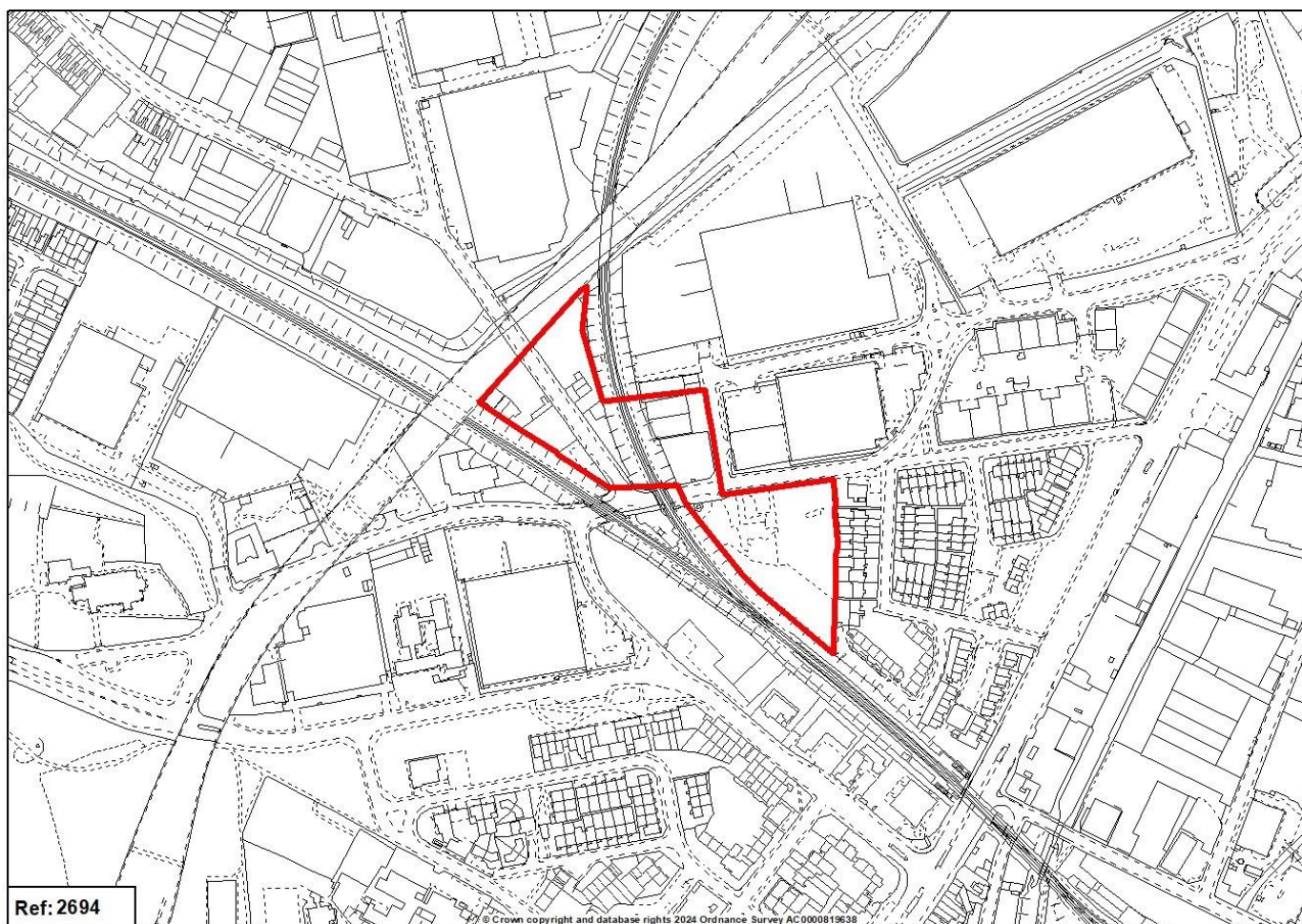
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - allocated in adopted plan**

Availability: **The site has a reasonable prospect of availability**

Achievable: **Yes**

Comments: **NULL**



# 2705 - ACE BUSINESS PARK MACKADOWN LANE, Glebe Farm and Tile Cross

Gross Size (Ha): **0.36**

Net developable area (Ha): **0.36**

Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **736**

0-5 years: **736**

6-10 years: **0**

11-15 years: **0**

16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Private**

Planning Status: **Detailed Planning Permission - 2022/08398/PA**

PP Expiry Date (If Applicable): **19/04/2026**

Last known use: **Cleared Vacant Land**

Year added to HELAA: **2023**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

Vehicular Access: **Access issues with viable identified strategy to address**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2709 - ERDINGTON INDUSTRIAL PARK CYCLONE CHESTER ROAD, Pye Hayes

Gross Size (Ha): **1.63**      Net developable area (Ha): **1.63**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **5110**      0-5 years: **5110**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (if known): **HPut A Ltd & HPut B Ltd**

Planning Status: **Under Construction - 2021/10195/PA**

PP Expiry Date (if Applicable): **17/08/2025**

Last known use: **Transportation**

Year added to HELAA: **2023**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

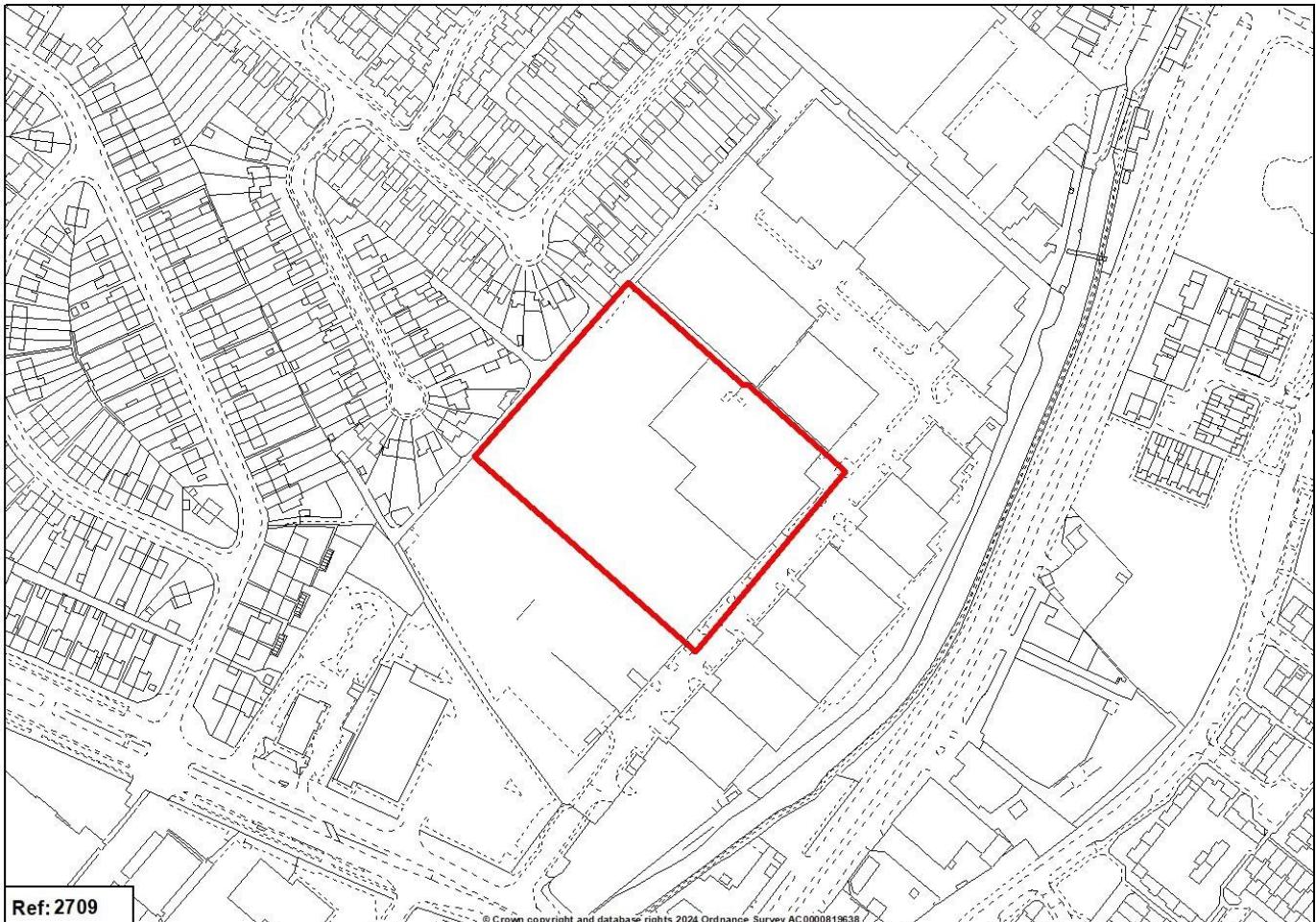
Vehicular Access: **Access issues with viable identified strategy to address**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **Site area amended due to new ELAA site.**



# 2710 - 1623 TO 1661 BRISTOL ROAD SOUTH, Rubery and Rednal

Gross Size (Ha): **0.76**      Net developable area (Ha): **0.76**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **3610**      0-5 years: **0**      6-10 years: **3610**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Private**

Planning Status: **AAP Allocation - Longbridge AAP**

PP Expiry Date (If Applicable):

Last known use: **Retail Unknown**

Year added to HELAA: **2022**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - allocated in adopted plan**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 2/3**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **Some demolition required**

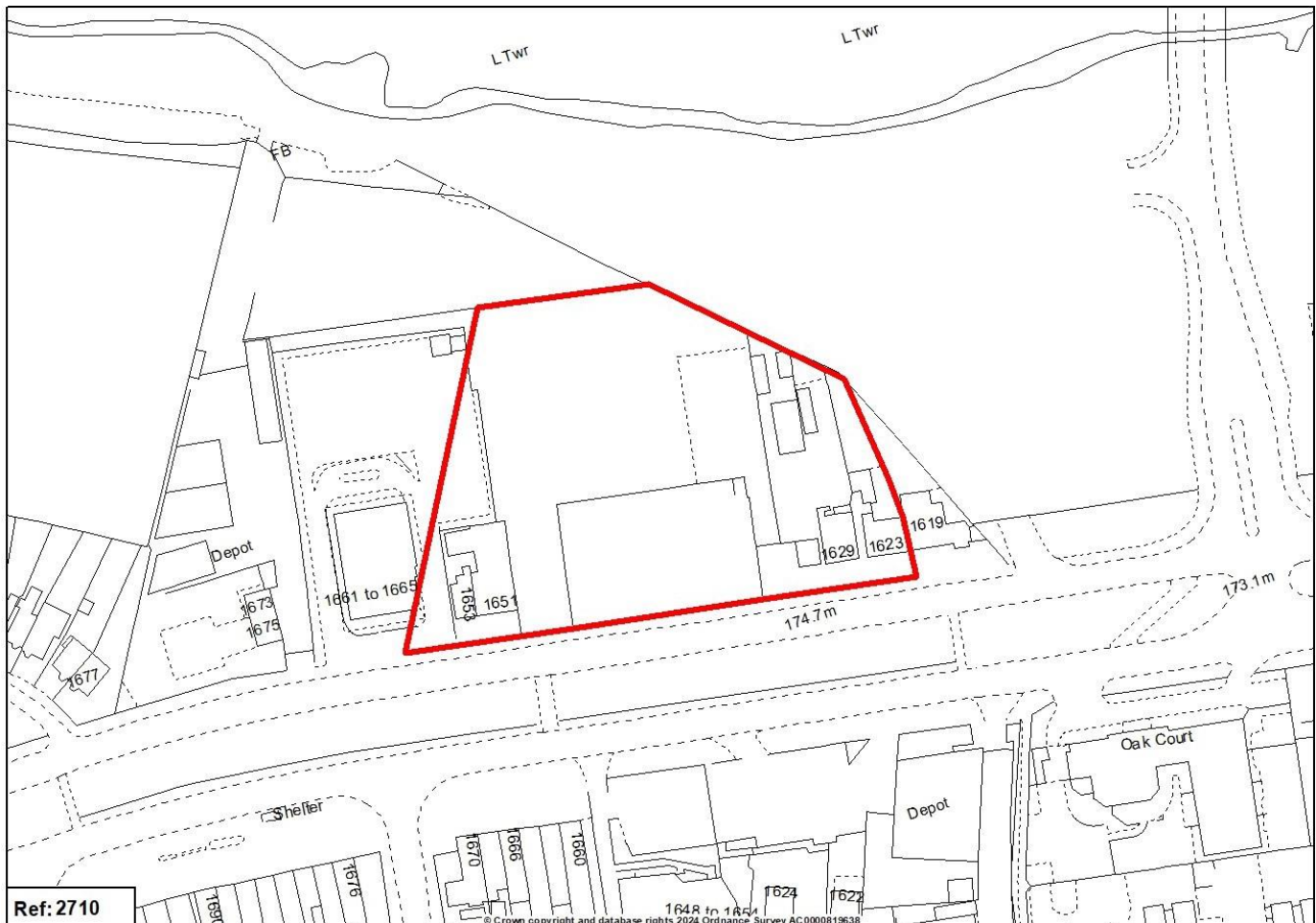
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - allocated in adopted plan**

Availability: **The site has a reasonable prospect of availability**

Achievable: **Yes**

Comments: **NULL**



# 2714 - Washwood Heath HS2 RSMD, Ward End

Gross Size (Ha): **19.55**      Net developable area (Ha): **19.55**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **92863**      0-5 years: **0**      6-10 years: **92863**      11-15 years: **0**      16+ years: **0**

Ownership: **Mixed**      Developer Interest (If known): **HS2**

Planning Status: **Allocated in Draft Plan - BLP Preferred Options**

PP Expiry Date (If Applicable):

Last known use: **Cleared Vacant Land**

Year added to HELAA: **2022**      Call for Sites: **No**

Greenbelt: **No**

Suitability: **Potentially suitable - allocated in emerging plan**

Accessibility by Public Transport: **Zone B**      Flood Risk: **Flood Zone 2**

Natural Environment Designation: **SLINC**      Impact: **Unknown**

Historic Environment Designation: **LLB**      Impact: **Unknown**

Open Space Designation: **None**      Impact: **None**

Demolition: **No Demolition Required**

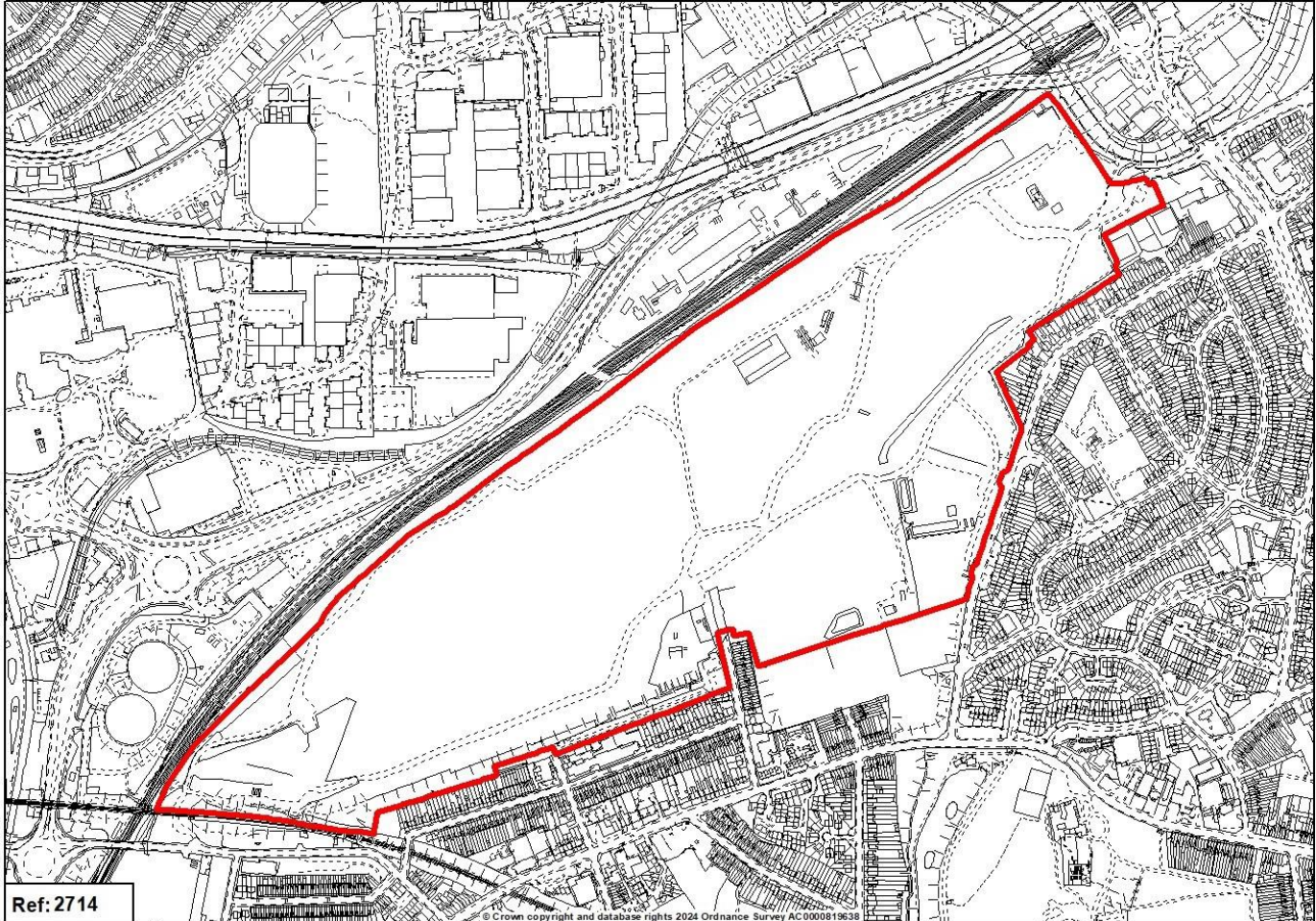
Vehicular Access: **No access issues**

Suitability Criteria: **Potentially suitable - allocated in emerging plan**

Availability: **The site has a reasonable prospect of availability**

Achievable: **Yes**

Comments: **Memorandum of Understanding between BCC and HS2 Ltd for 24ha employment development**





# 2726 - Phoenix Park Brickfield Road, Tyseley and Hay Mills

Gross Size (Ha): **1.57**      Net developable area (Ha): **1.57**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **8340**      0-5 years: **8340**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Euro Property Investments Limited**

Planning Status: **Detailed Planning Permission - 2021/10266/PA**

PP Expiry Date (If Applicable): **16/03/2026**

Last known use: **Industrial**

Year added to HELAA: **2022**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

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

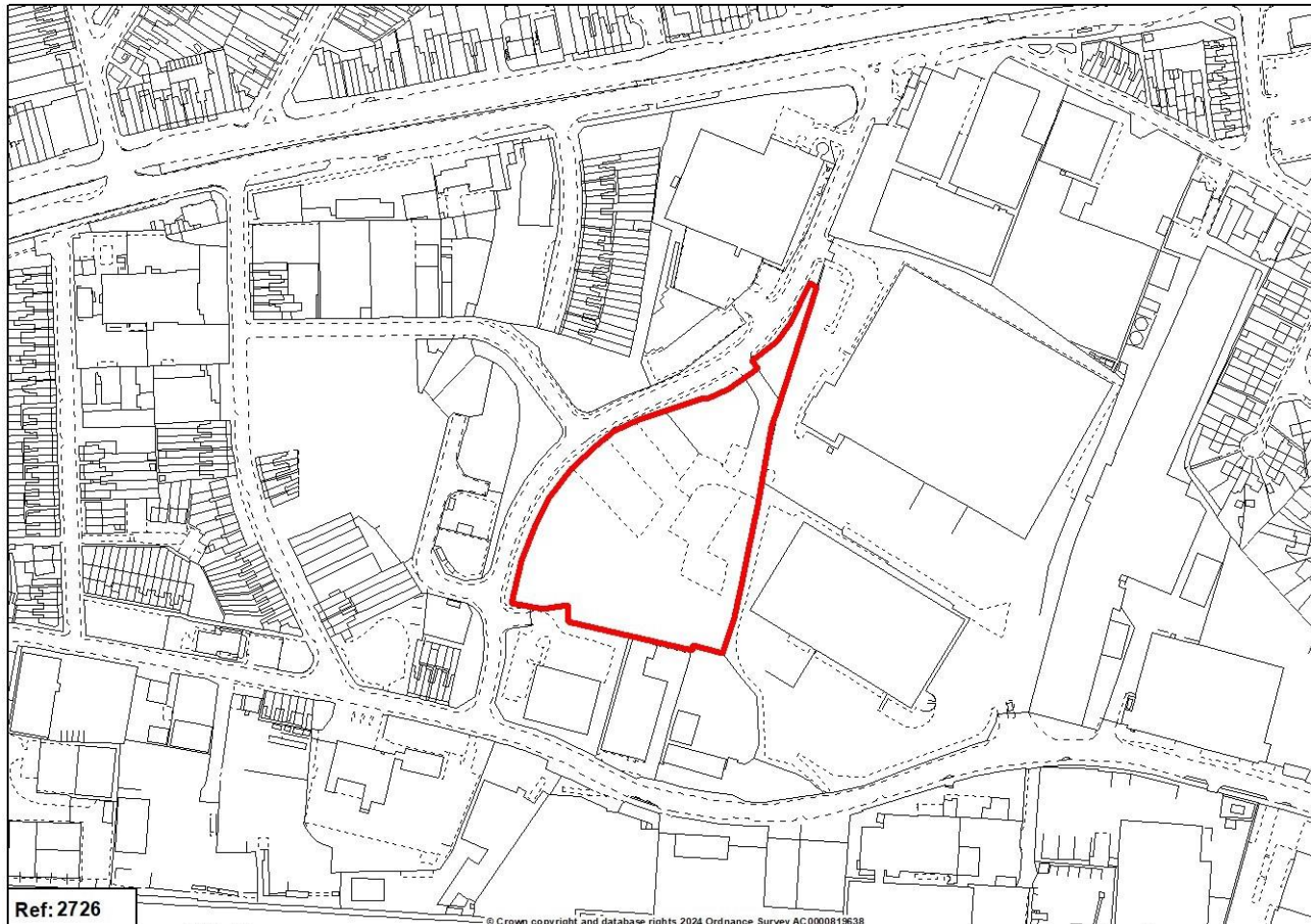
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2728 - PEDDIMORE WISHAW LANE, Sutton Walmley and Minworth

Gross Size (Ha): **49**

Net developable area (Ha): **49**

Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **Yes**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **140318**

0-5 years: **0**

6-10 years: **140318**

11-15 years: **0**

16+ years: **0**

Ownership: **Mixed**

Developer Interest (If known): **IM Properties Plc & Birmingham City Council**

Planning Status: **Outline Planning Permission - 2019/00108/PA, allocated in BDP**

PP Expiry Date (If Applicable): **08/09/2031**

Last known use: **Agriculture**

Year added to HELAA: **2022**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **SLINC, TPO**

Impact: **Strategy for mitigation in place**

Historic Environment Designation: **SLB**

Impact: **Strategy for mitigation in place**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

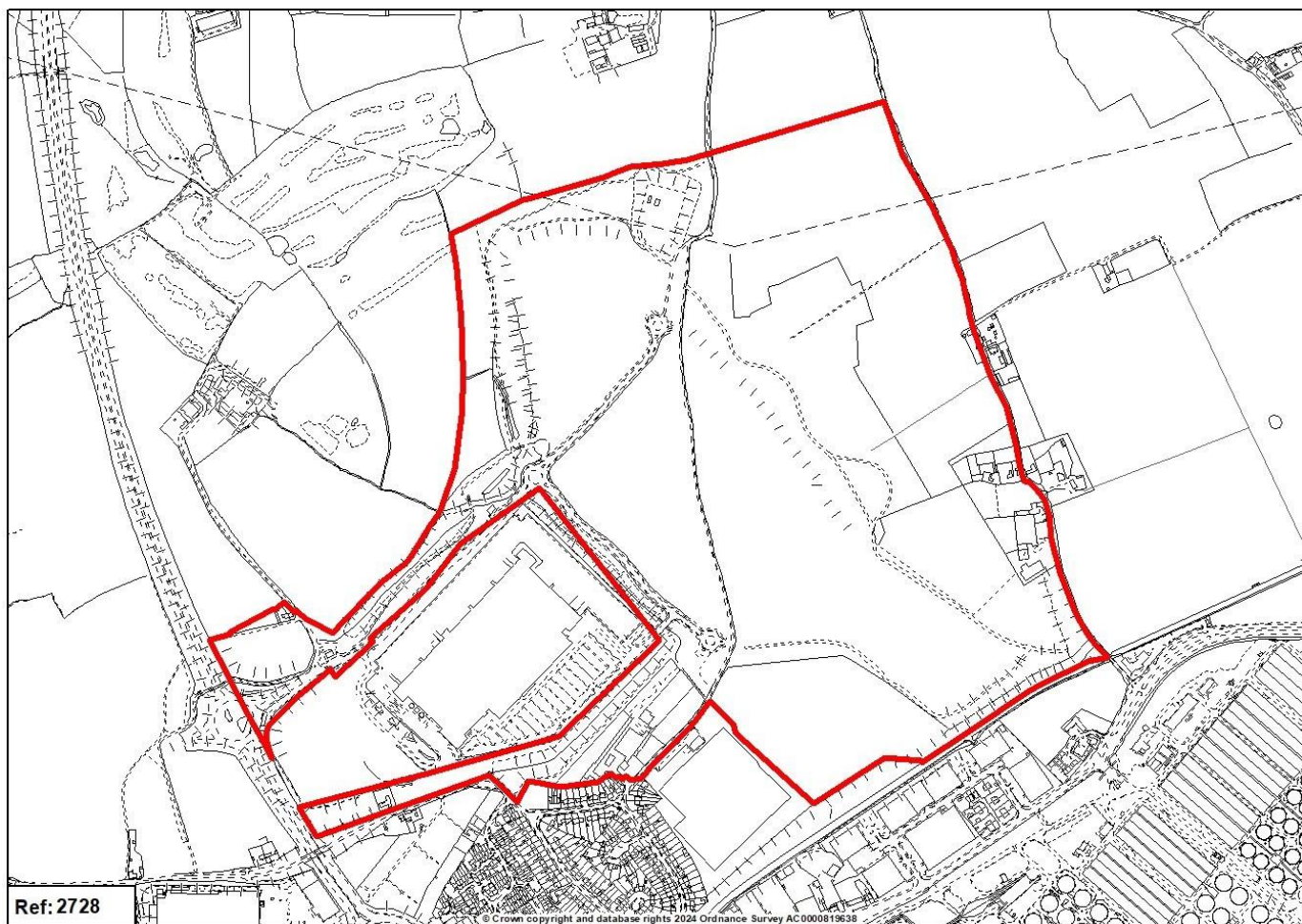
Vehicular Access: **Access issues with viable identified strategy to address**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2736 - 2 HAY HALL ROAD, Tyseley and Hay Mills

Gross Size (Ha): **3.38**

Net developable area (Ha): **3.38**

Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **16055**

0-5 years: **0**

6-10 years: **16055**

11-15 years: **0**

16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Unknown**

Planning Status: **Allocated in Draft Plan - BLP Preferred Options**

PP Expiry Date (If Applicable): **28/02/2022**

Last known use: **Industrial**

Year added to HELAA: **2023**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Potentially suitable - allocated in emerging plan**

Accessibility by Public Transport: **Zone B**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

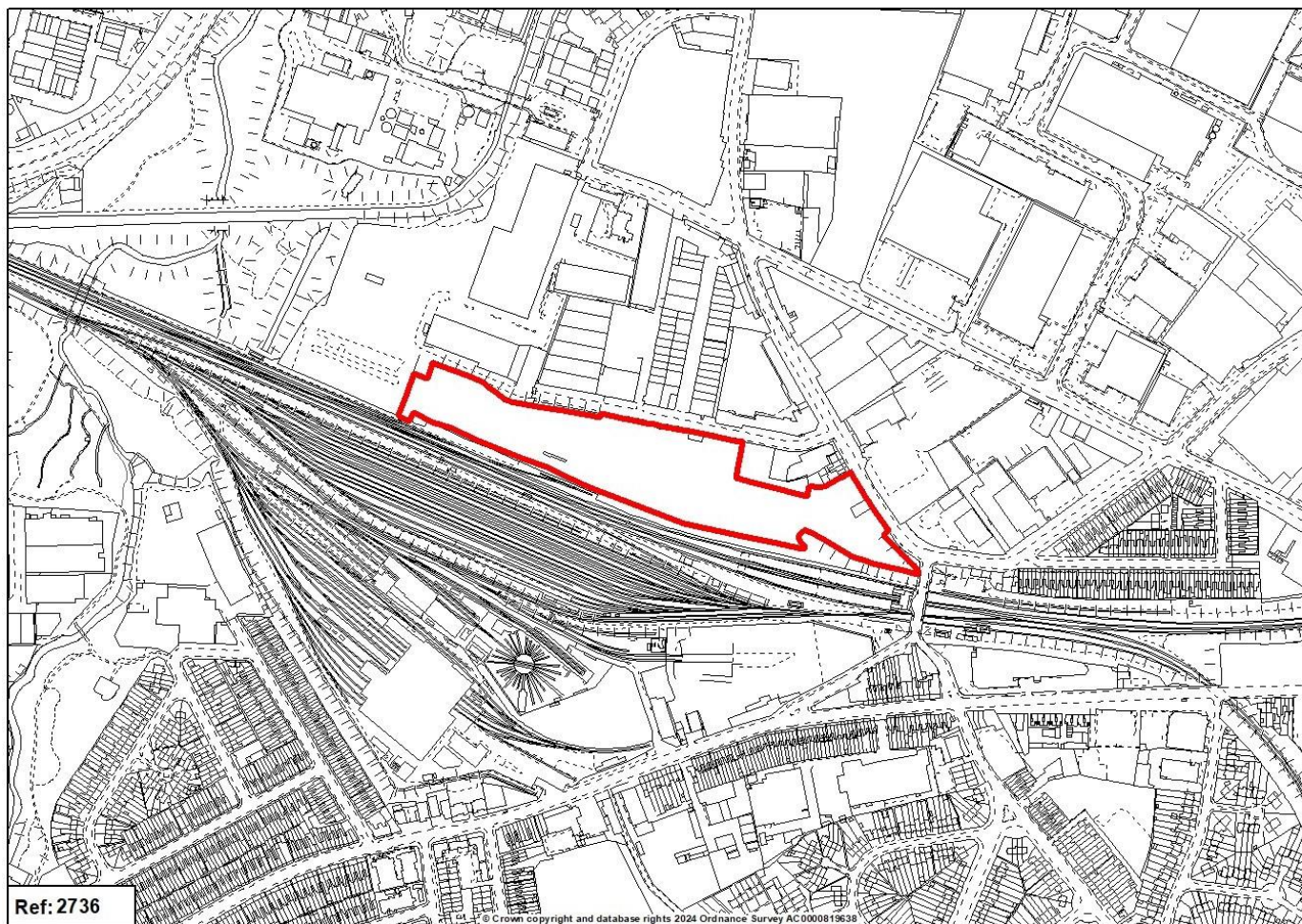
Vehicular Access: **No access issues**

Suitability Criteria: **Potentially suitable - allocated in emerging plan**

Availability: **The site has a reasonable prospect of availability**

Achievable: **Yes**

Comments: **Floorspace capacity based on 50% plot ratio and 5% reduction from GEA to GIA.**



# 2738 - FORMER DEPOT ALDRIDGE ROAD, Kingstanding

Gross Size (Ha): **0.73**

Net developable area (Ha): **0.73**

Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **126**

0-5 years: **126**

6-10 years: **0**

11-15 years: **0**

16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Private**

Planning Status: **Detailed Planning Permission - 2023/03676/PA**

PP Expiry Date (If Applicable): **27/11/2026**

Last known use: **Cleared Vacant Land**

Year added to HELAA: **2024**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

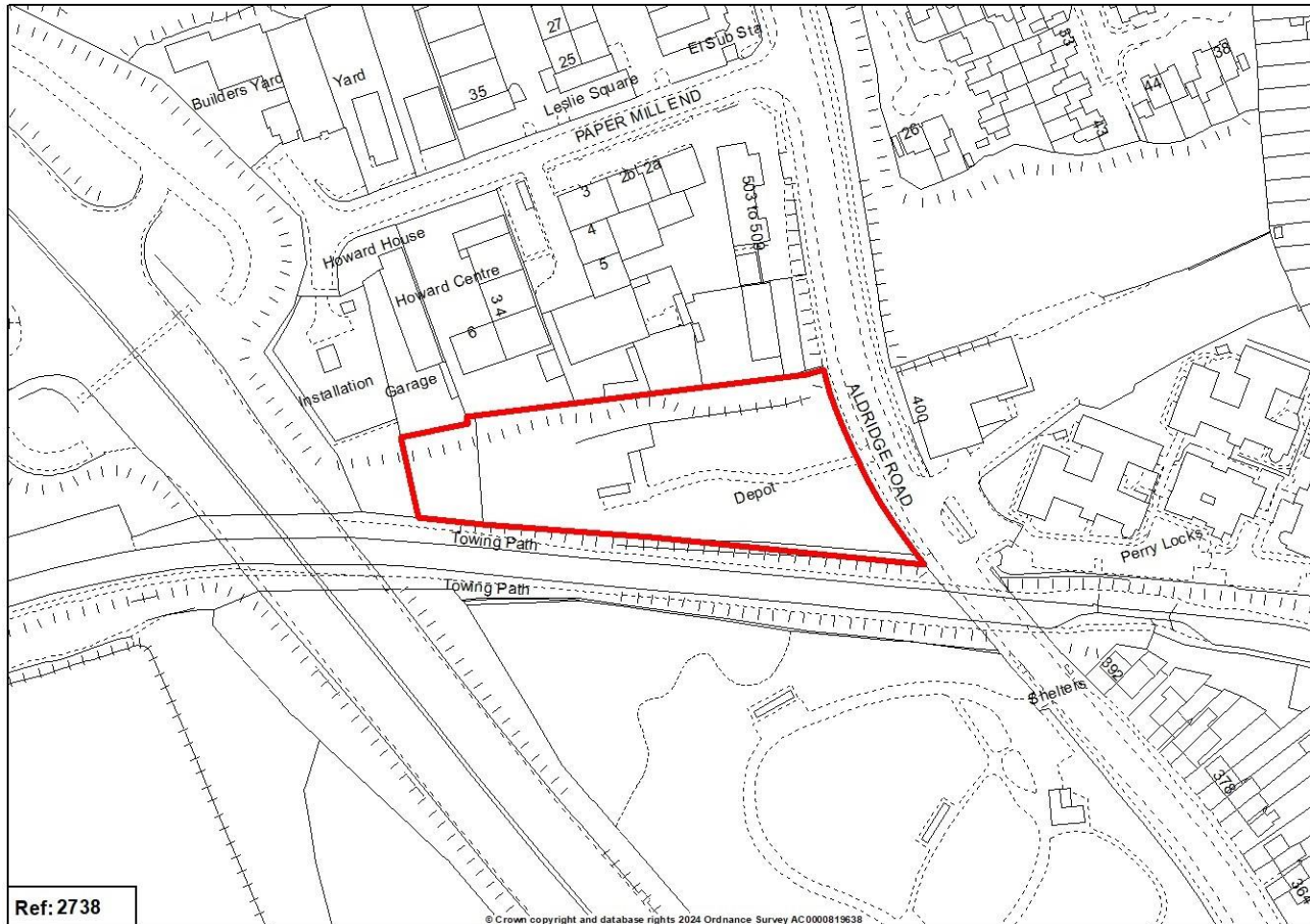
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2740 - 18 Wainwright Street, Nechells

Gross Size (Ha): **0.17**      Net developable area (Ha): **0.17**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**  
Timeframe for development (dwellings/floorspacesqm):  
Total Capacity: **976**      0-5 years: **976**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**      Developer Interest (If known): **Daleford North Ltd**

Planning Status: **Under Construction - 2017/09296/PA**

PP Expiry Date (If Applicable): **21/08/2021**

Last known use: **Industrial**

Year added to HELAA: **2024**      Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

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

Natural Environment Designation: **None**      Impact: **None**

Historic Environment Designation: **None**      Impact: **None**

Open Space Designation: **None**      Impact: **None**

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

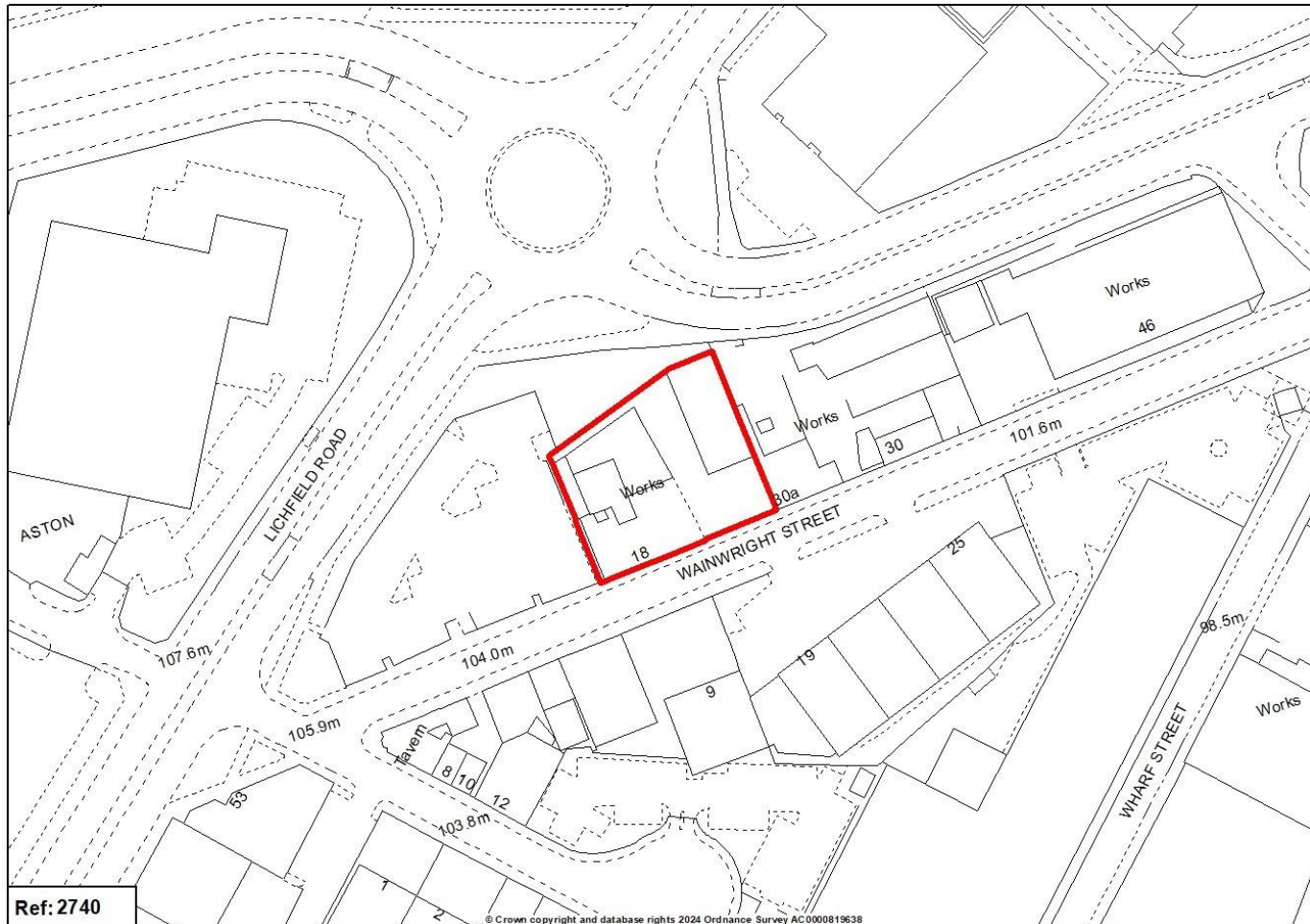
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2742 - 58-62 Aston Church Road, Nechells

Gross Size (Ha): **0.01**      Net developable area (Ha): **0.01**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**  
Timeframe for development (dwellings/floorspacesqm):  
Total Capacity: **133**      0-5 years: **133**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**      Developer Interest (If known): **private citizen**

Planning Status: **Under Construction - 2018/07830/PA**

PP Expiry Date (If Applicable): **28/01/2022**

Last known use: **Industrial**

Year added to HELAA: **2022**      Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

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

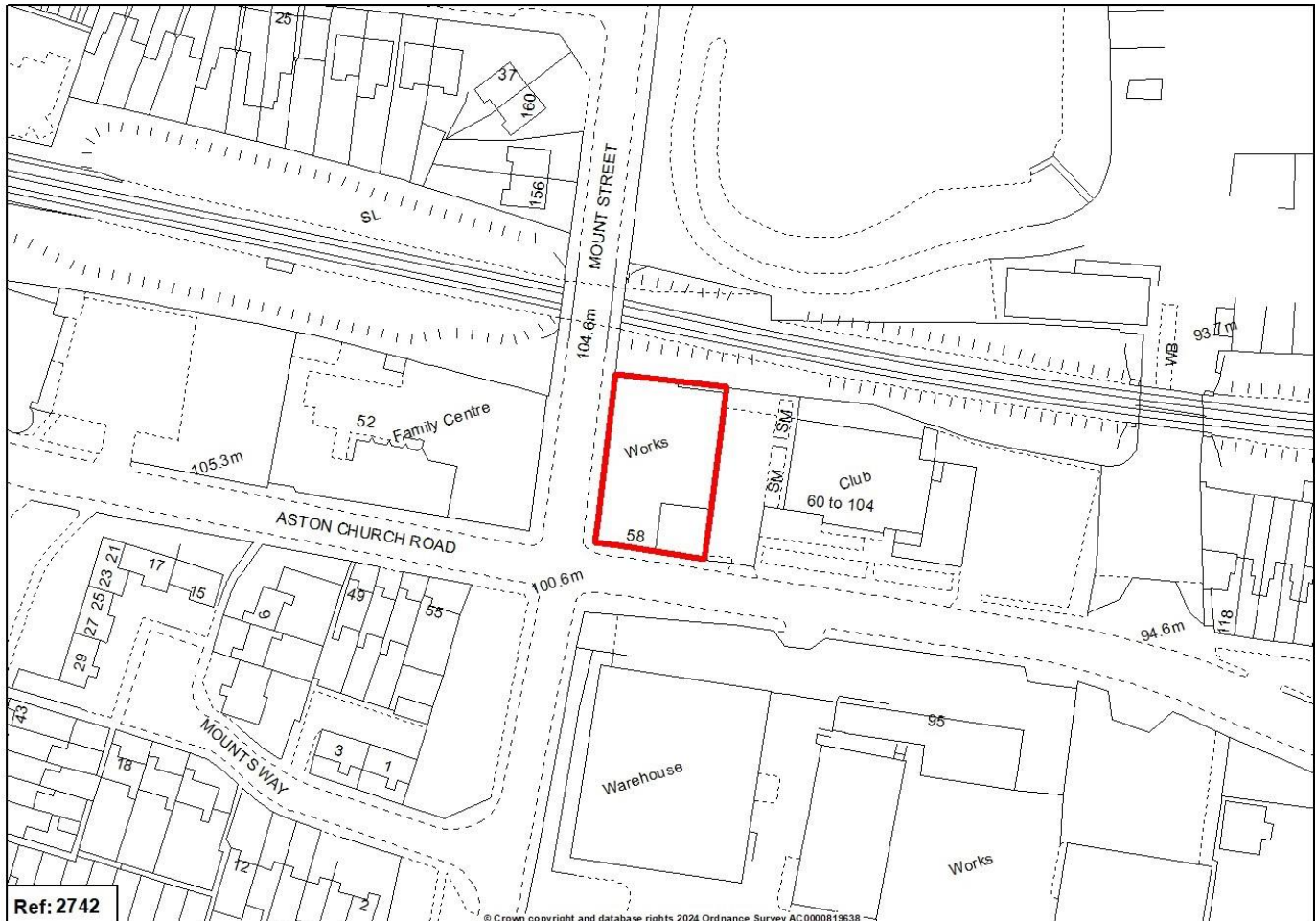
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **Site area changed to reflect developable area**



# 2745 - Erdington Industrial Park Chester Road, Pye Hayes

Gross Size (Ha): **1.15**      Net developable area (Ha): **1.15**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **3717**      0-5 years: **3717**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **HPut A Ltd & HPut B Ltd**

Planning Status: **Under Construction - 2021/10195/PA**

PP Expiry Date (If Applicable): **17/08/2025**

Last known use: **Warehouse**

Year added to HELAA: **2023**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2747 - Queens Road land bounded by Aston Hall Road, Nechells

Gross Size (Ha): **3.34**      Net developable area (Ha): **3.34**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **15865**      0-5 years: **0**      6-10 years: **15865**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**      Developer Interest (If known): **Private**

Planning Status: **AAP Allocation - Aston, Newtown and Lozells AAP**

PP Expiry Date (If Applicable):

Last known use: **Industrial**

Year added to HELAA: **2022**      Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - allocated in adopted plan**

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

Natural Environment Designation: **None**      Impact: **None**

Historic Environment Designation: **None**      Impact: **None**

Open Space Designation: **None**      Impact: **None**

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

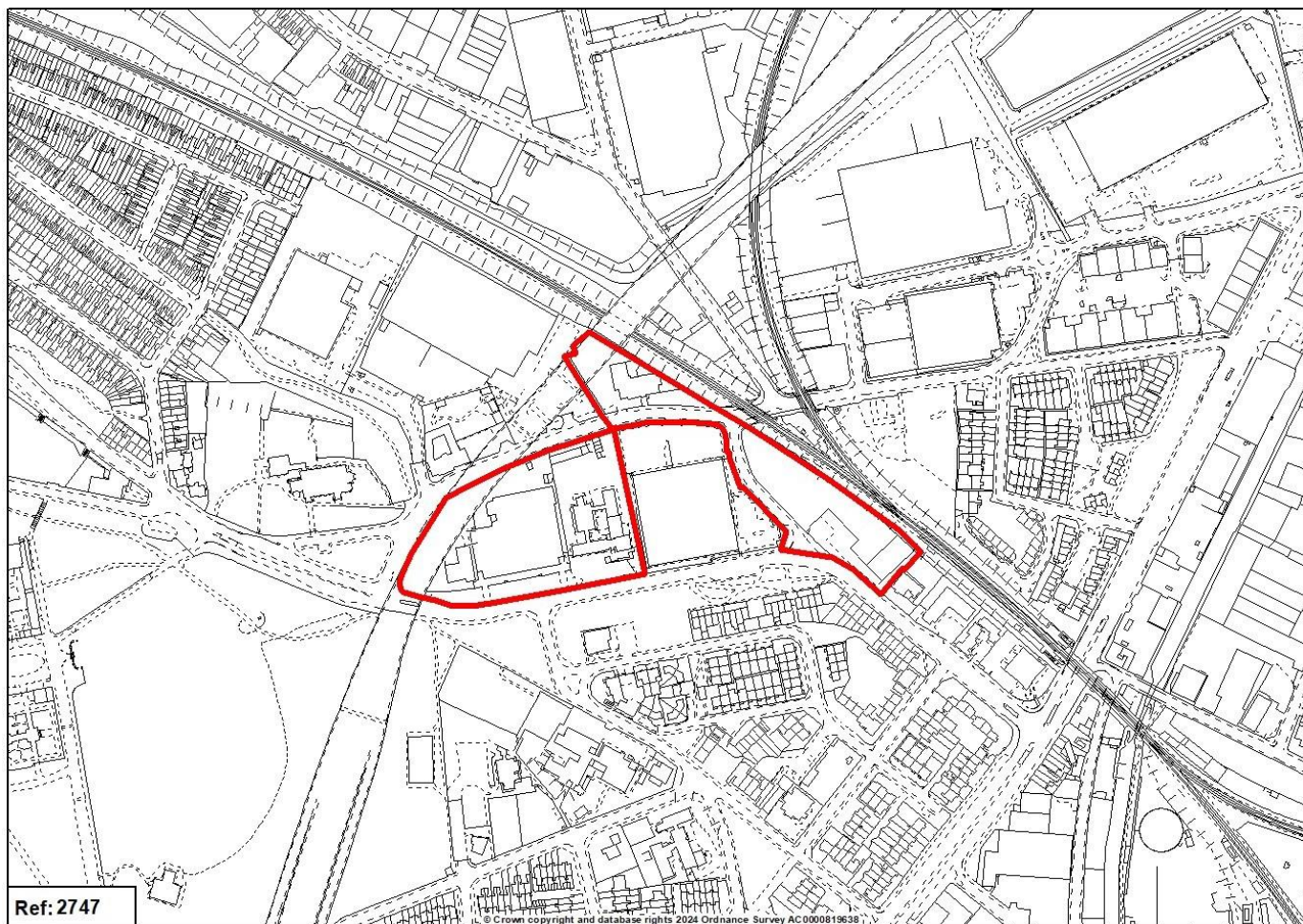
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - allocated in adopted plan**

Availability: **The site has a reasonable prospect of availability**

Achievable: **Yes**

Comments: **NULL**



Ref: 2747

© Crown copyright and database rights 2024 Ordnance Survey AC0000819638



# 2748 - Bordesley Park (Former wheels) site, Bordesley and Highgate

Gross Size (Ha): **16**

Net developable area (Ha): **16**

Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **92900**

0-5 years: **0**

6-10 years: **92900**

11-15 years: **0**

16+ years: **0**

Ownership: **Birmingham City Council**

Developer Interest (If known): **Local Authority**

Planning Status: **AAP Allocation - Bordesley Park AAP**

PP Expiry Date (If Applicable):

Last known use: **Public Assembly**

Year added to HELAA: **2022**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - allocated in adopted plan**

Accessibility by Public Transport: **Zone B**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **Private OS**

Impact: **Strategy for mitigation proposed**

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

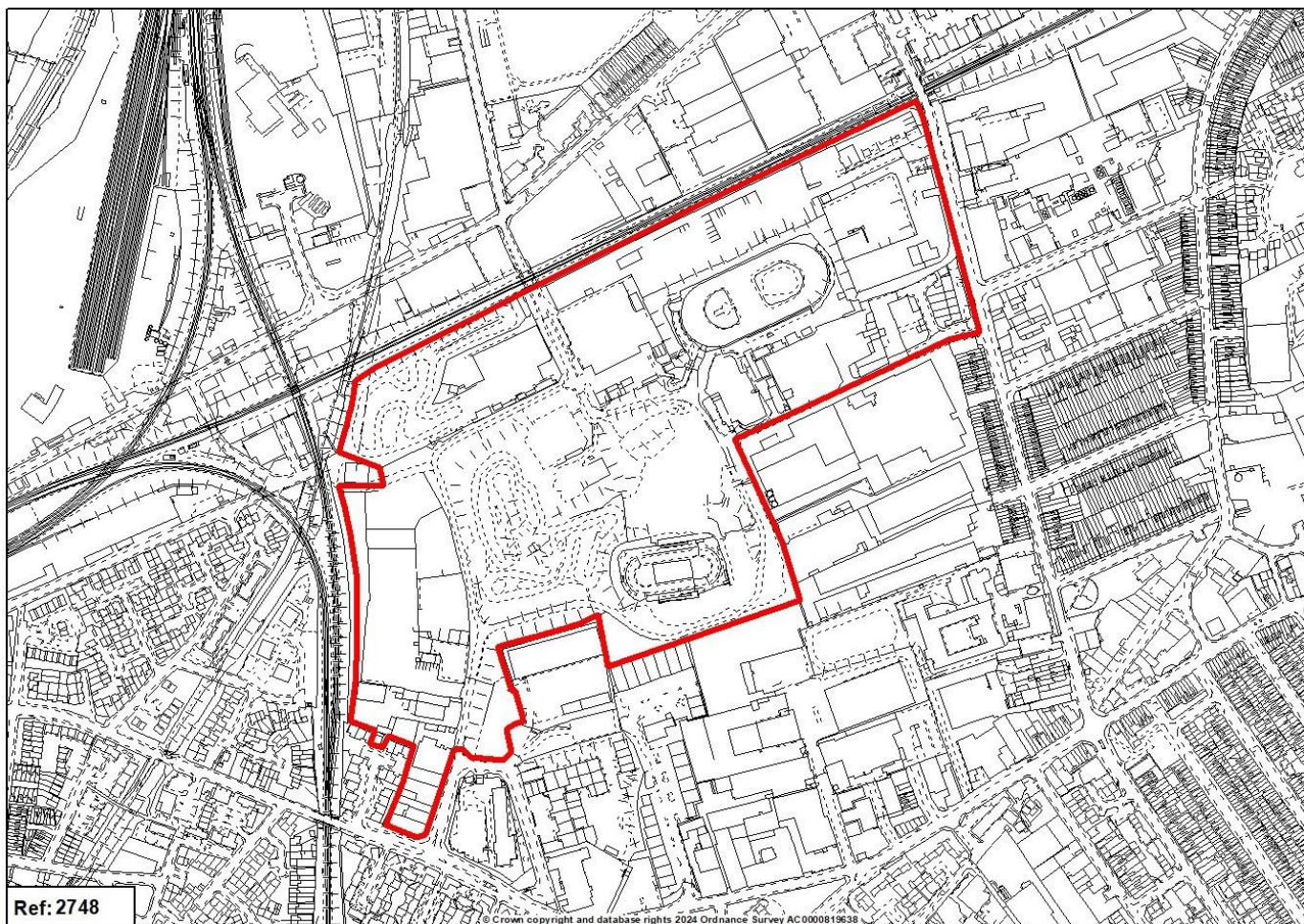
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - allocated in adopted plan**

Availability: **The site has a reasonable prospect of availability**

Achievable: **Yes**

Comments: **AAP allocation for employment development proposed to be taken forward in BLP Preferred Options**



# 2751 - Unit X Hamstead Industrial Estate, Austin Way, Handsworth Wood

Gross Size (Ha): 0      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspacesqm):  
Total Capacity: 156      0-5 years: 156      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Private Citizen

Planning Status: Under Construction - 2020/02984/PA

PP Expiry Date (If Applicable): 05/08/2023

Last known use: Unused Vacant Land

Year added to HELAA: 2022      Call for Sites: No

Greenbelt: No

Suitability: Suitable - planning permission

Accessibility by Public Transport: Zone B      Flood Risk: Flood Zone 2

Natural Environment Designation: None      Impact: None

Historic Environment Designation: None      Impact: None

Open Space Designation: None      Impact: None

Demolition: No Demolition Required

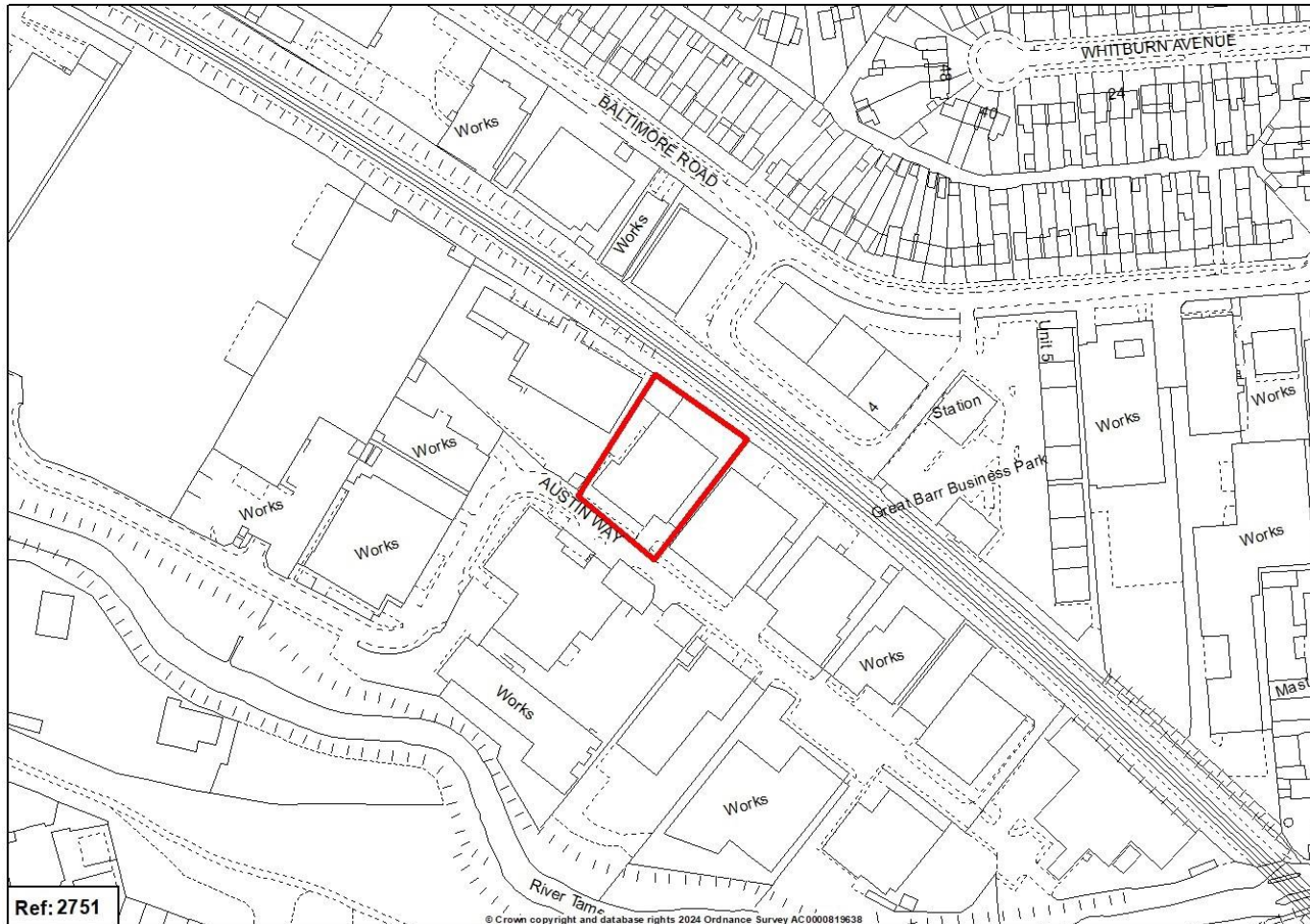
Vehicular Access: No access issues

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments: Site area zero as very small extensions to existing building



# 2753 - NSG Group Site, Eckersall Road, Kings Norton, Birmingham, King's Norton North

Gross Size (Ha): **10.51**      Net developable area (Ha): **10.51**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **37107**      0-5 years: **37107**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **St Francis Group Ltd/Rorton Ltd**

Planning Status: **Under Construction - 2020/08911/PA**

PP Expiry Date (If Applicable): **18/02/2024**

Last known use: **Industrial**

Year added to HELAA: **2022**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 2/3**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **Public OS, Private PF**

Impact: **Strategy for mitigation in place**

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

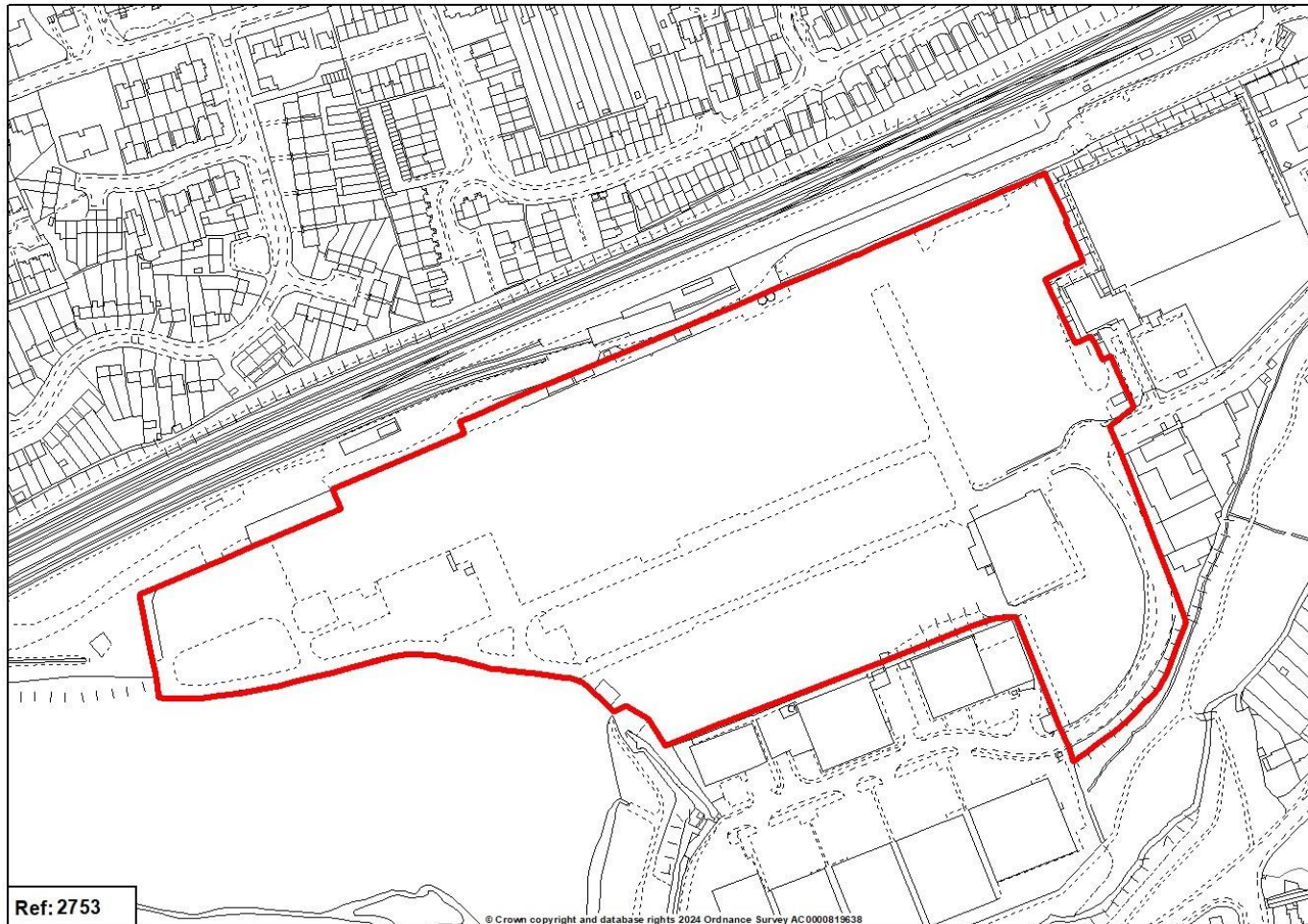
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2754 - SBP Building Products Ltd, 1510-1518 Pershore Road, Stirchley

Gross Size (Ha): **0.09**

Net developable area (Ha): **0.09**

Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **881**

0-5 years: **881**

6-10 years: **0**

11-15 years: **0**

16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **RF (UK) Ltd**

Planning Status: **Under Construction - 2020/10026/PA**

PP Expiry Date (If Applicable): **22/03/2024**

Last known use: **Warehouse**

Year added to HELAA: **2022**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

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

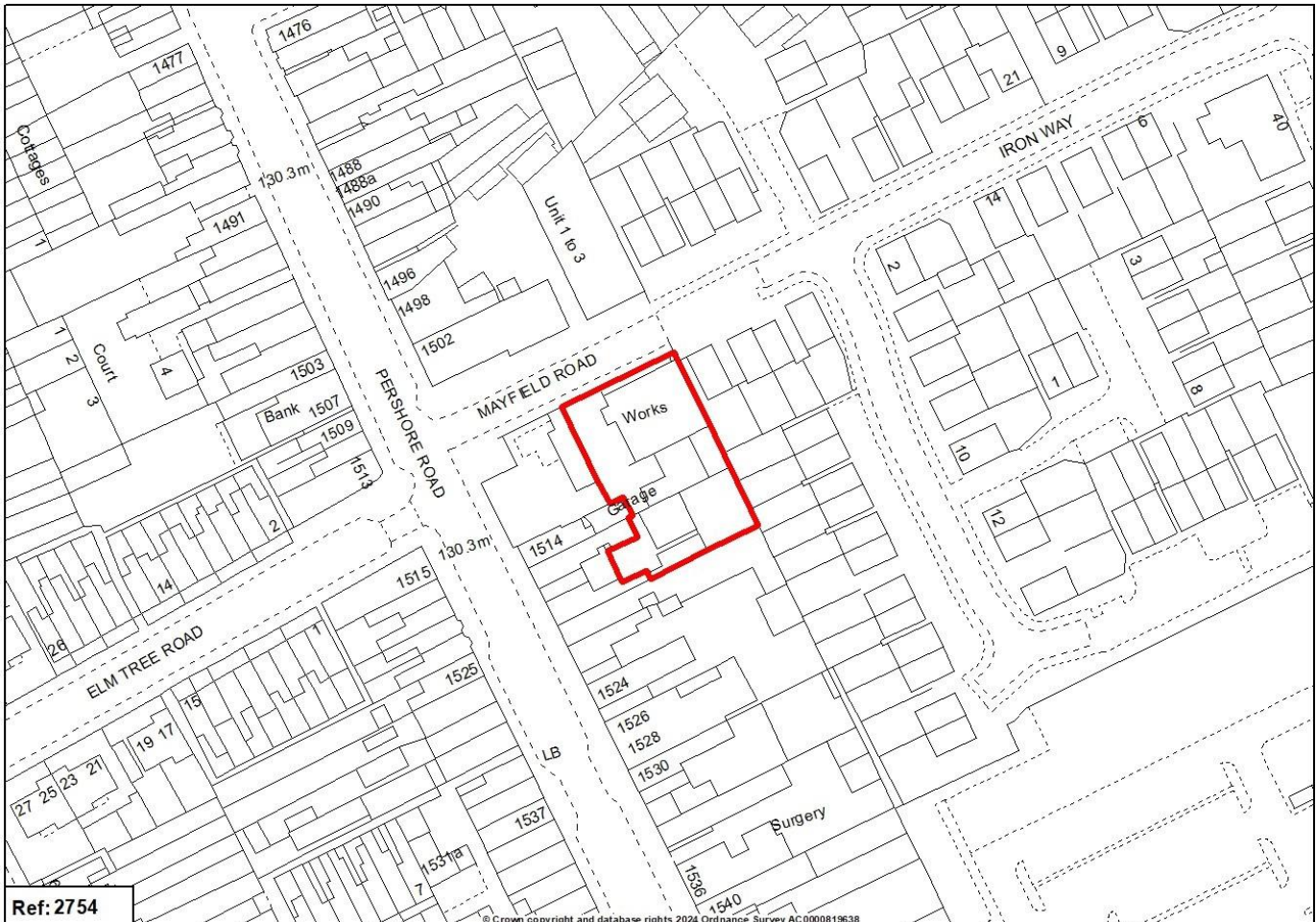
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments:



# 2801 - Unit 5 Weston Works, Tyseley, Sparkbrook and Balsall Heath East

Gross Size (Ha): **0.05**      Net developable area (Ha): **0.05**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **238**      0-5 years: **0**      6-10 years: **238**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **NULL**

Planning Status: **Other Opportunity - Call for sites submission 2023**

PP Expiry Date (If Applicable):

Last known use: **Industrial**

Year added to HELAA: **2023**

Call for Sites: **Yes**

Greenbelt: **No**

Suitability: **Suitable - no policy and/ or physical constraints**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

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

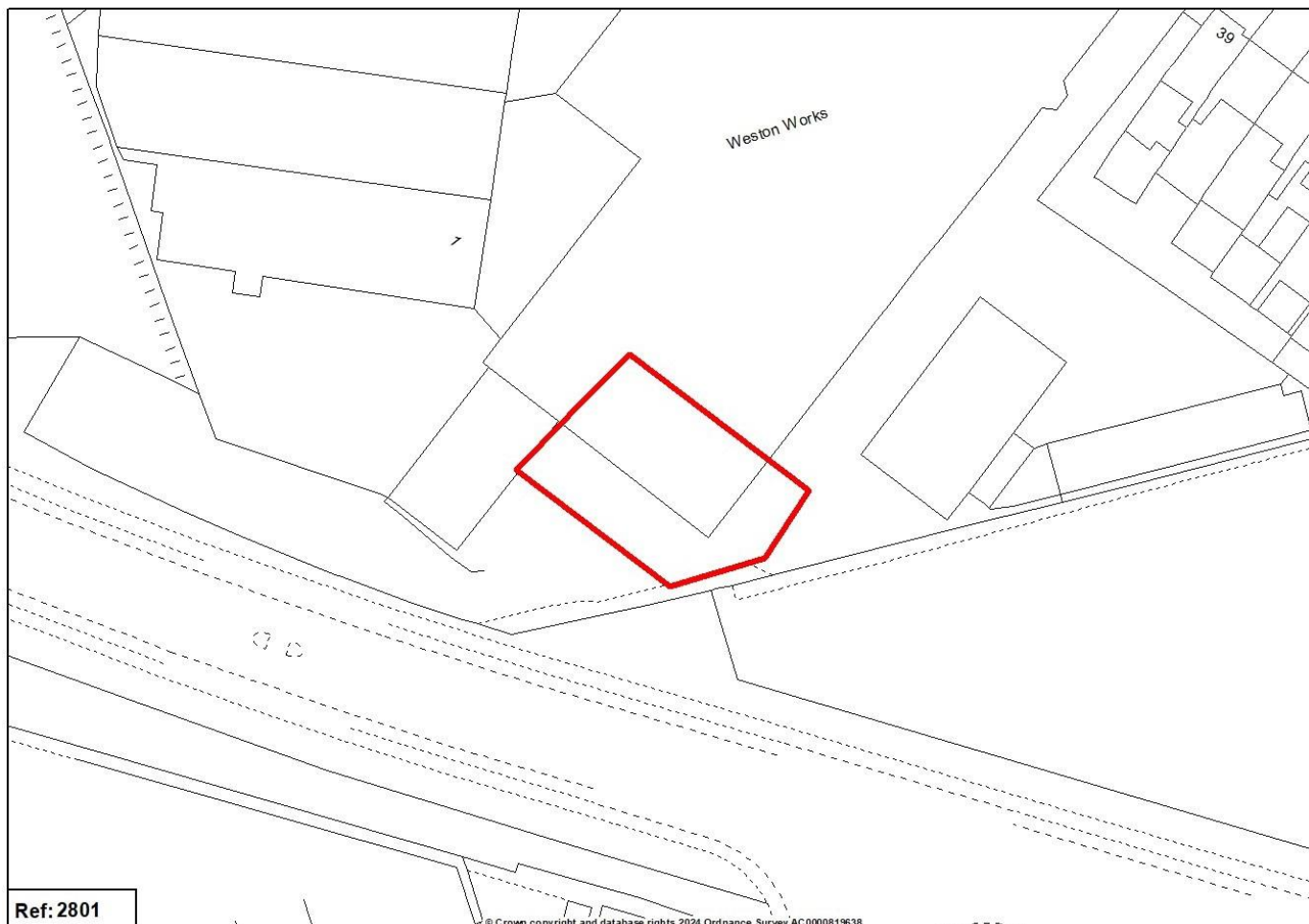
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - no policy and/ or physical constraints**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **Promoter has not specified a proposed use. As it is within an established industrial area it can currently only be considered as appropriate for employment development.**



# 2802 - Tyseley Energy Park, Tyseley and Hay Mills

Gross Size (Ha): **1**      Net developable area (Ha): **0.87**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**  
Timeframe for development (dwellings/floorspacesqm):  
Total Capacity: **4750**      0-5 years: **0**      6-10 years: **4750**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**      Developer Interest (If known): **NULL**

Planning Status: **Allocated in Draft Plan - BLP Preferred Options**

PP Expiry Date (If Applicable):

Last known use: **Industrial**

Year added to HELAA: **2023**      Call for Sites: **Yes**

Greenbelt: **No**

Suitability: **Potentially suitable - allocated in emerging plan**

Accessibility by Public Transport: **Zone C**      Flood Risk: **Flood Zone 2/3**

Natural Environment Designation: **None**      Impact: **None**

Historic Environment Designation: **None**      Impact: **None**

Open Space Designation: **None**      Impact: **None**

Demolition: **No Demolition Required**

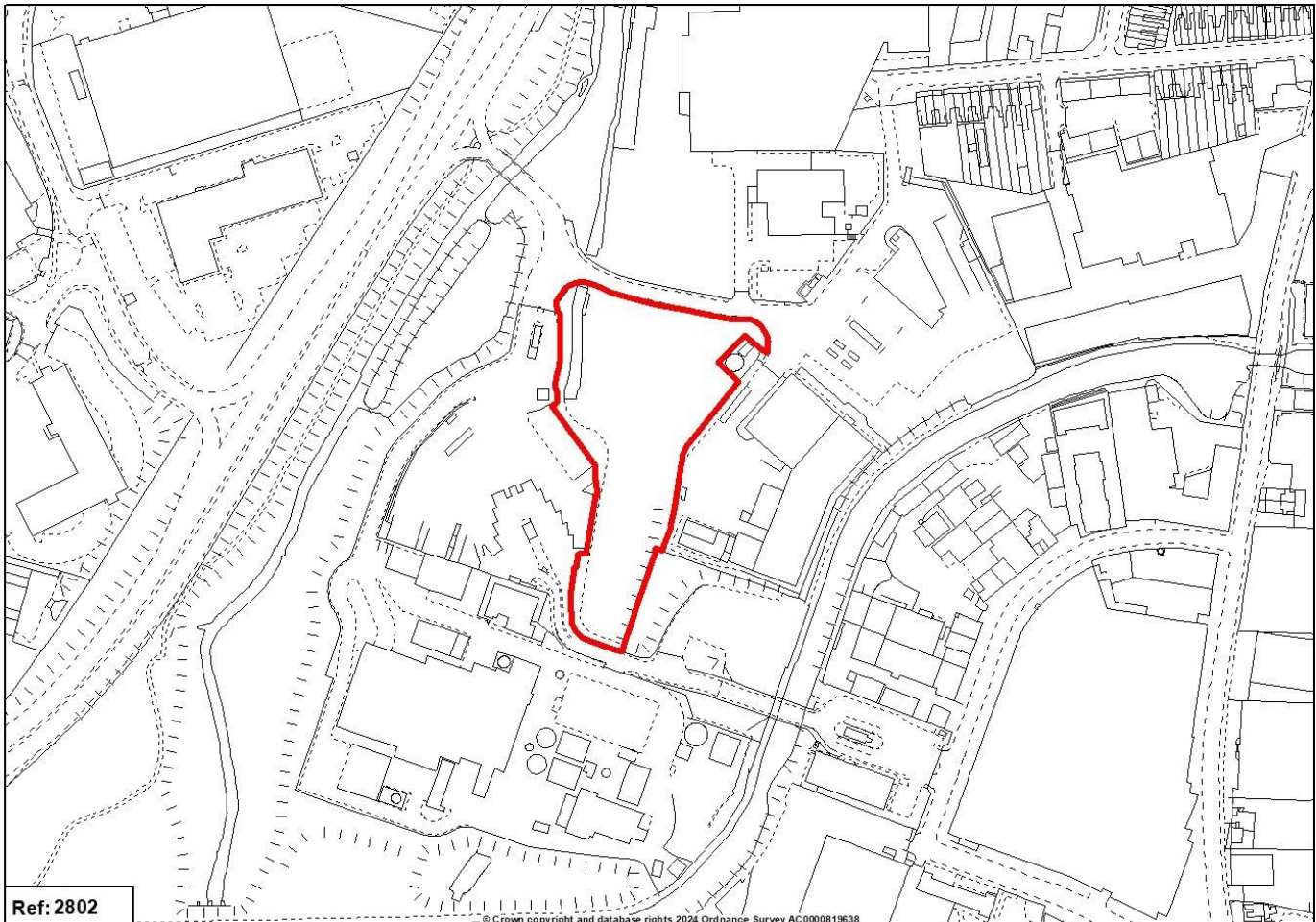
Vehicular Access: **No access issues**

Suitability Criteria: **Potentially suitable - allocated in emerging plan**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **Call for sites submission 2023**



# 2803 - Doris Road, Bordesley Green, Bordesley and Highgate

Gross Size (Ha): **0.03**      Net developable area (Ha): **0.03**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **232**      0-5 years: **0**      6-10 years: **232**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **NULL**

Planning Status: **Other Opportunity - Call for sites submission 2023**

PP Expiry Date (If Applicable):

Last known use: **Industrial**

Year added to HELAA: **2023**

Call for Sites: **Yes**

Greenbelt: **No**

Suitability: **Suitable - no policy and/ or physical constraints**

Accessibility by Public Transport: **Zone B**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

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

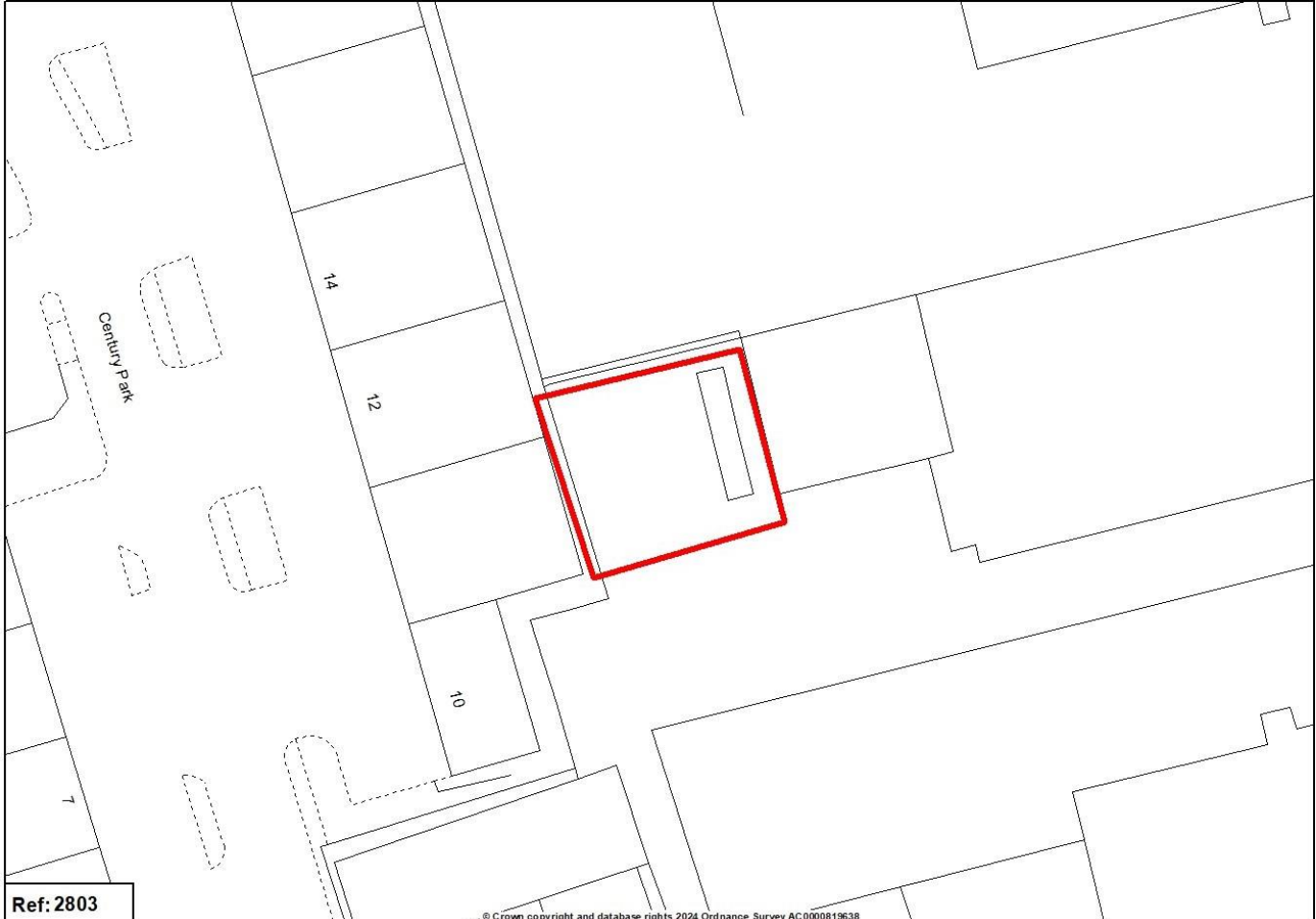
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - no policy and/ or physical constraints**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **Promoted for two 1,250 sq.ft. (116 sq.m.) industrial units**



# 2816 - Former Redfern Road Depot, Tyseley and Hay Mills

Gross Size (Ha): **1.43**      Net developable area (Ha): **1.43**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **6625**      0-5 years: **0**      6-10 years: **6625**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Homes England**

Planning Status: **Allocated in Draft Plan - BLP Preferred Options**

PP Expiry Date (If Applicable):

Last known use: **Other Land**

Year added to HELAA: **2023**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Potentially suitable - allocated in emerging plan**

Accessibility by Public Transport: **Zone B**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

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

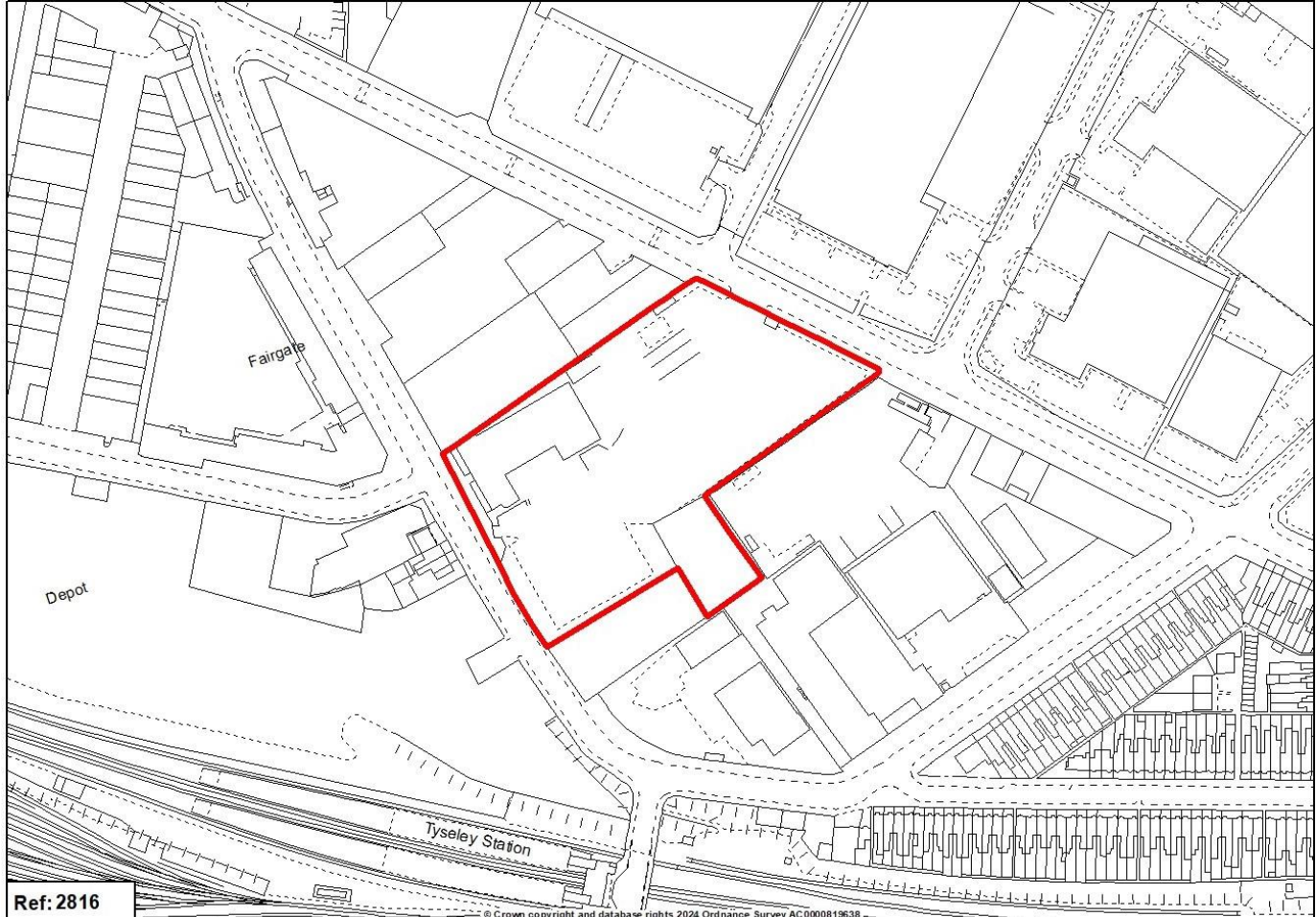
Vehicular Access: **No access issues**

Suitability Criteria: **Potentially suitable - allocated in emerging plan**

Availability: **The site has a reasonable prospect of availability**

Achievable: **Yes**

Comments: **Capacity reduced by 975sqm from 2023/02729/PA**





# 2849 - Rear of East End, Aston Cross, Nechells

Gross Size (Ha): **0.72**      Net developable area (Ha): **0.72**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**  
Timeframe for development (dwellings/floorspacesqm):  
Total Capacity: **3420**      0-5 years: **0**      6-10 years: **3420**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**      Developer Interest (If known): **Private**

Planning Status: **Other Opportunity - Call for sites submission 2023**

PP Expiry Date (If Applicable):

Last known use: **Other Land**

Year added to HELAA: **2023**      Call for Sites: **Yes**

Greenbelt: **No**

Suitability: **Suitable - no policy and/ or physical constraints**

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

Natural Environment Designation: **None**      Impact: **None**

Historic Environment Designation: **None**      Impact: **None**

Open Space Designation: **None**      Impact: **None**

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

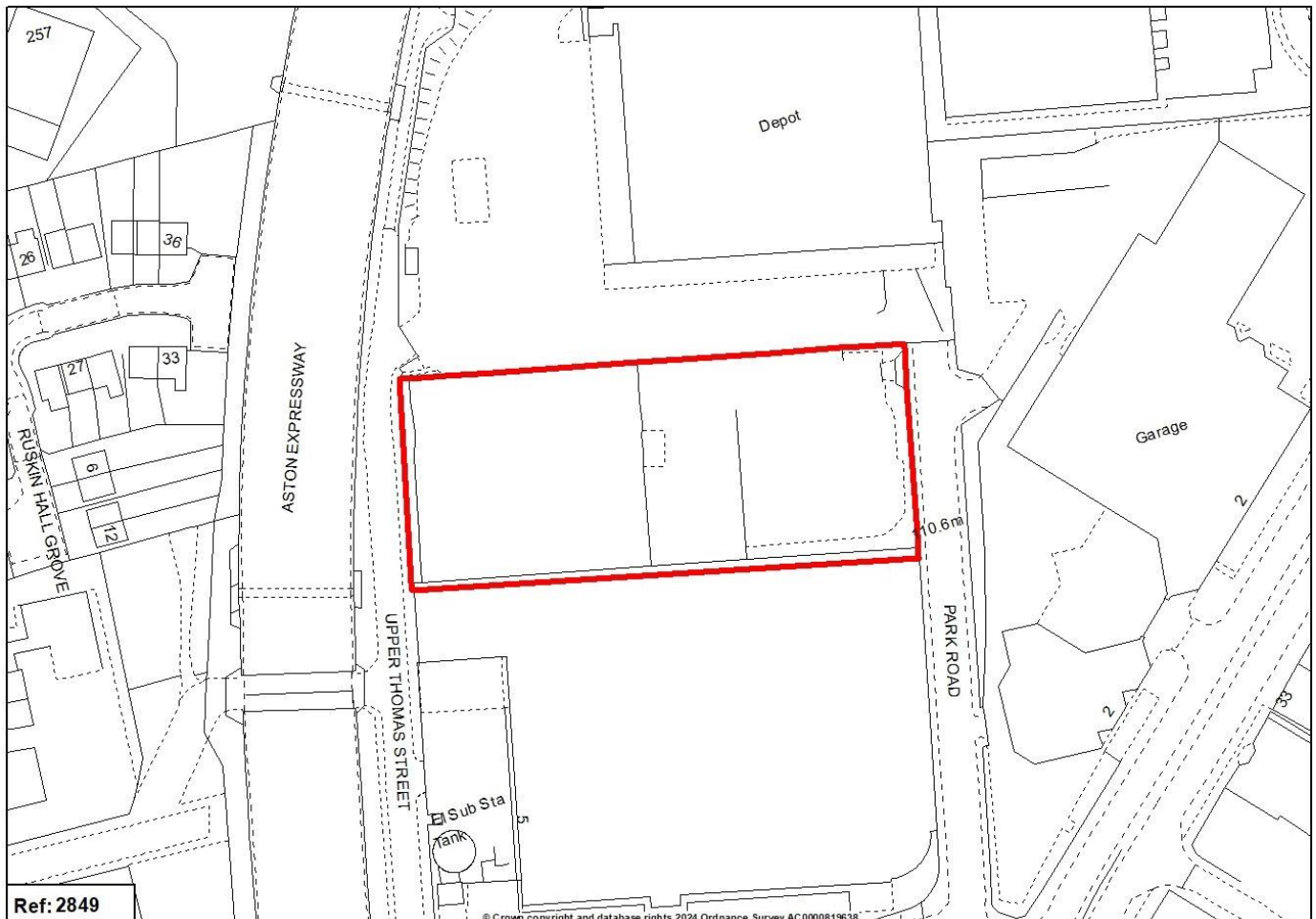
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - no policy and/ or physical constraints**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **Call for sites submission 2023 (ac3da9) - No use promoted, but considered to be appropriate for industrial development**



# 2859 - Altitude, 206 Deykin Avenue, Witton, Birmingham, B6 7BH, Aston

Gross Size (Ha): **0.02**      Net developable area (Ha): **0.02**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **225**      0-5 years: **225**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Design and Construction Midland Ltd**

Planning Status: **Detailed Planning Permission - 2023/03412/PA**

PP Expiry Date (If Applicable): **11/07/2026**

Last known use: **Other Land**

Year added to HELAA: **2024**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

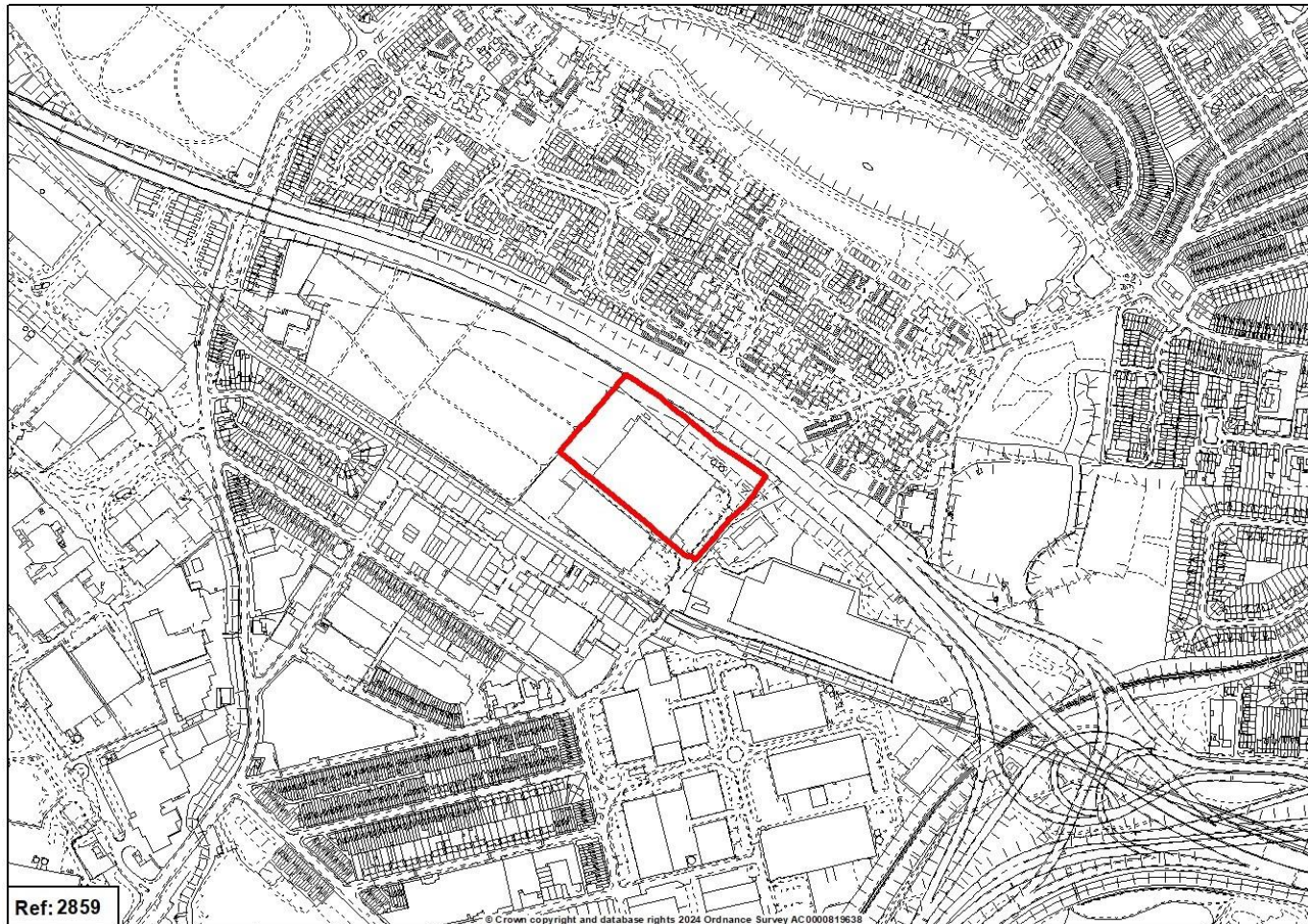
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2873 - M A Polishing, 84 Hatchett Street , Aston , Birmingham , B19 3NY, Newtown

Gross Size (Ha): 0

Net developable area (Ha): 0

Density rate applied (where applicable) (dph): N/A

Greenfield?: No

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: 495

0-5 years: 495

6-10 years: 0

11-15 years: 0

16+ years: 0

Ownership: Non-BCC

Developer Interest (If known): M A Polishing

Planning Status: Detailed Planning Permission - 2023/04436/PA

PP Expiry Date (If Applicable): 20/10/2026

Last known use: Warehouse

Year added to HELAA: 2024

Call for Sites: No

Greenbelt: No

Suitability: Suitable - planning permission

Accessibility by Public Transport: Zone A

Flood Risk: Flood Zone 1

Natural Environment Designation: None

Impact: None

Historic Environment Designation: None

Impact: None

Open Space Designation: None

Impact: None

Demolition: No Demolition Required

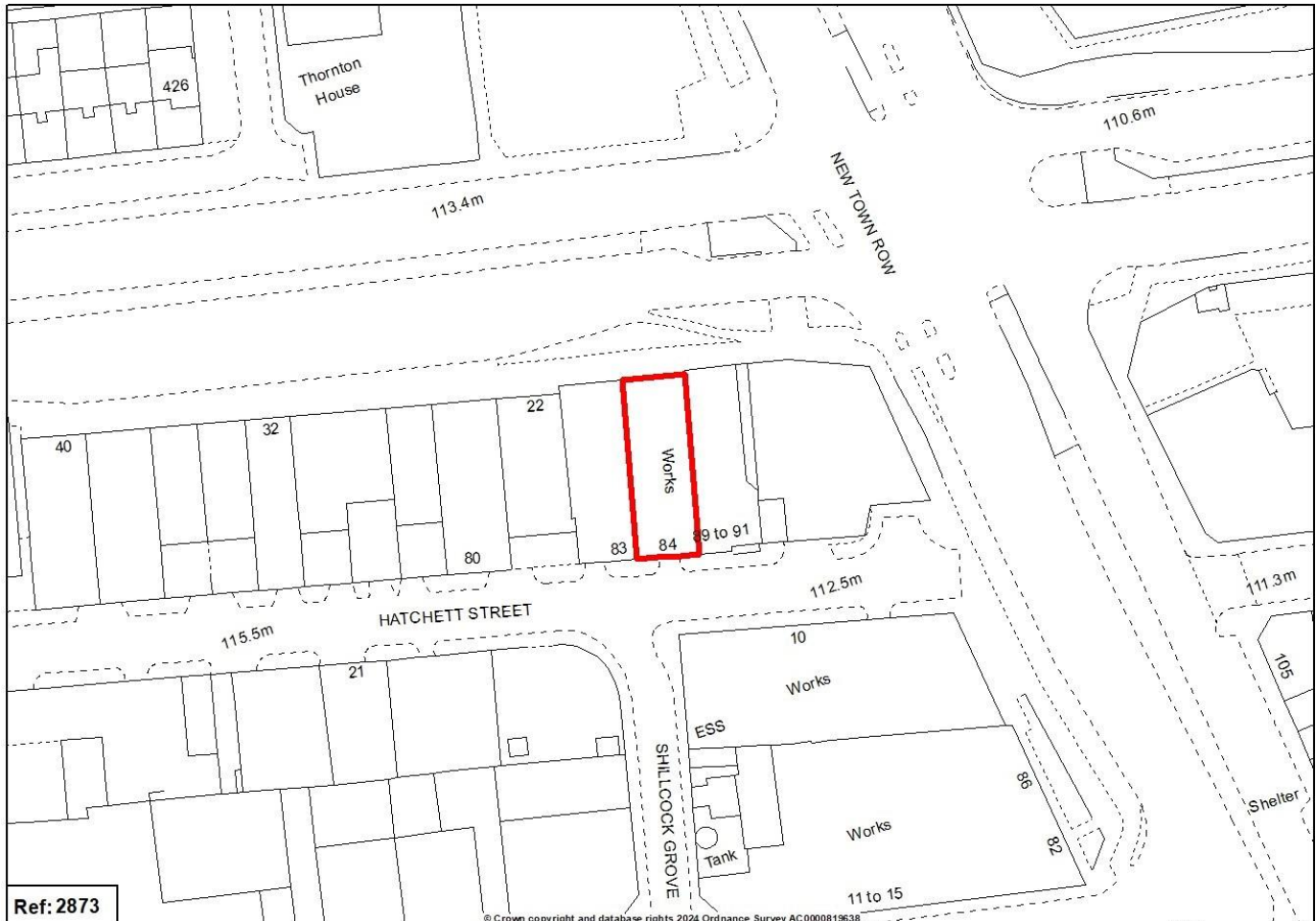
Vehicular Access: No access issues

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments: 0 site area as upwards extension



# 2937 - Monarch Trading Estate, 198 Kings Road, Hay Mills, Birmingham, B11 2AP, Tyseley and Hay Mills

Gross Size (Ha): **0.47**      Net developable area (Ha): **0.47**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **186**      0-5 years: **186**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Monarch Trading Estate**

Planning Status: **Detailed Planning Permission - 2023/03816/PA**

PP Expiry Date (If Applicable): **08/12/2026**

Last known use: **Transportation**

Year added to HELAA: **2024**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone B**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

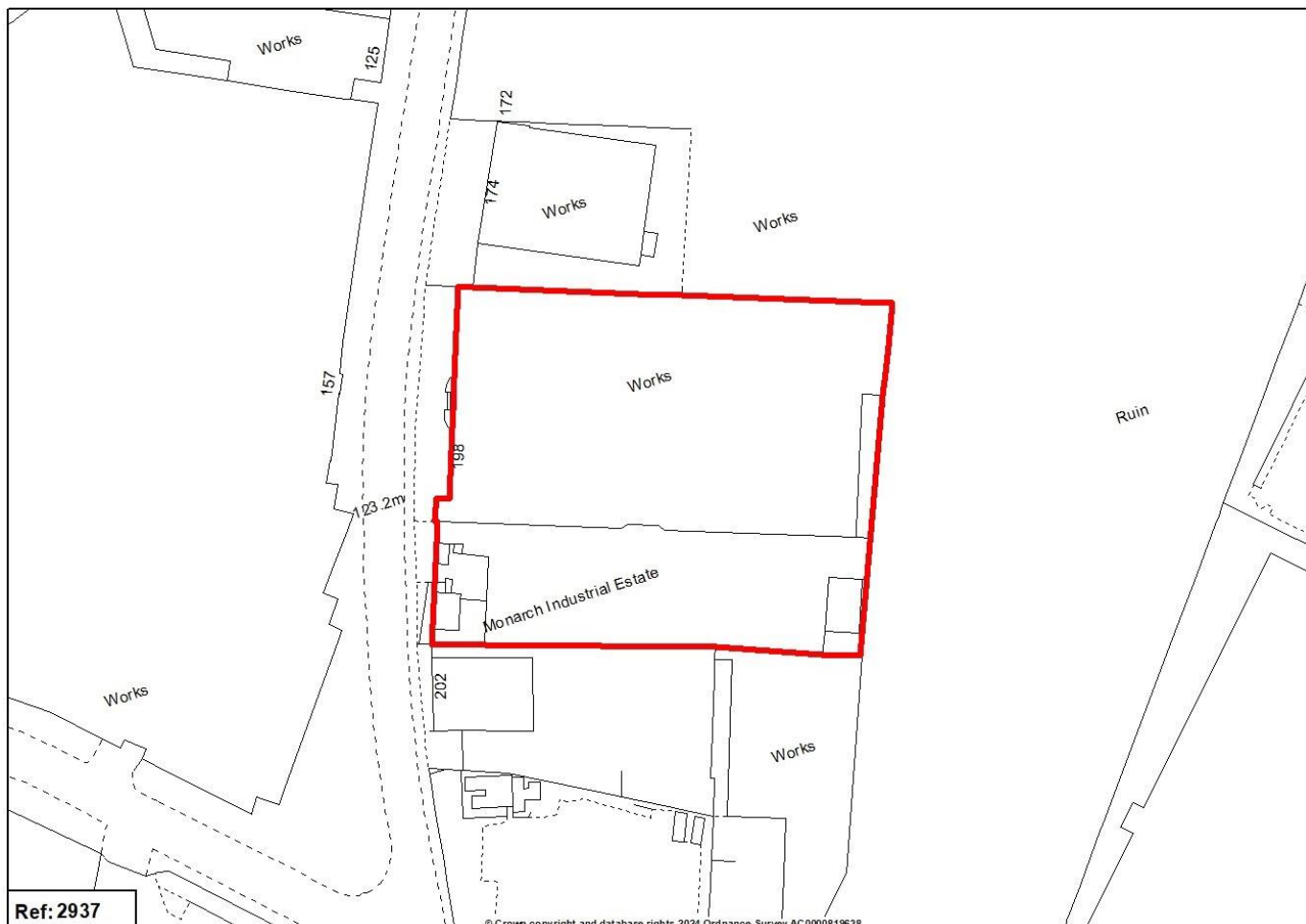
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2945 - 15 Dollman Street, Nechells, Birmingham, B7 4RP, Nechells

Gross Size (Ha): **0.32**      Net developable area (Ha): **0.32**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **138**      0-5 years: **138**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**      Developer Interest (If known): **Creative Architecture**

Planning Status: **Detailed Planning Permission - 2023/05094/PA**

PP Expiry Date (If Applicable): **20/12/2026**

Last known use: **Unused Vacant Land**

Year added to HELAA: **2024**      Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

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

Natural Environment Designation: **None**      Impact: **None**

Historic Environment Designation: **None**      Impact: **None**

Open Space Designation: **None**      Impact: **None**

Demolition: **No Demolition Required**

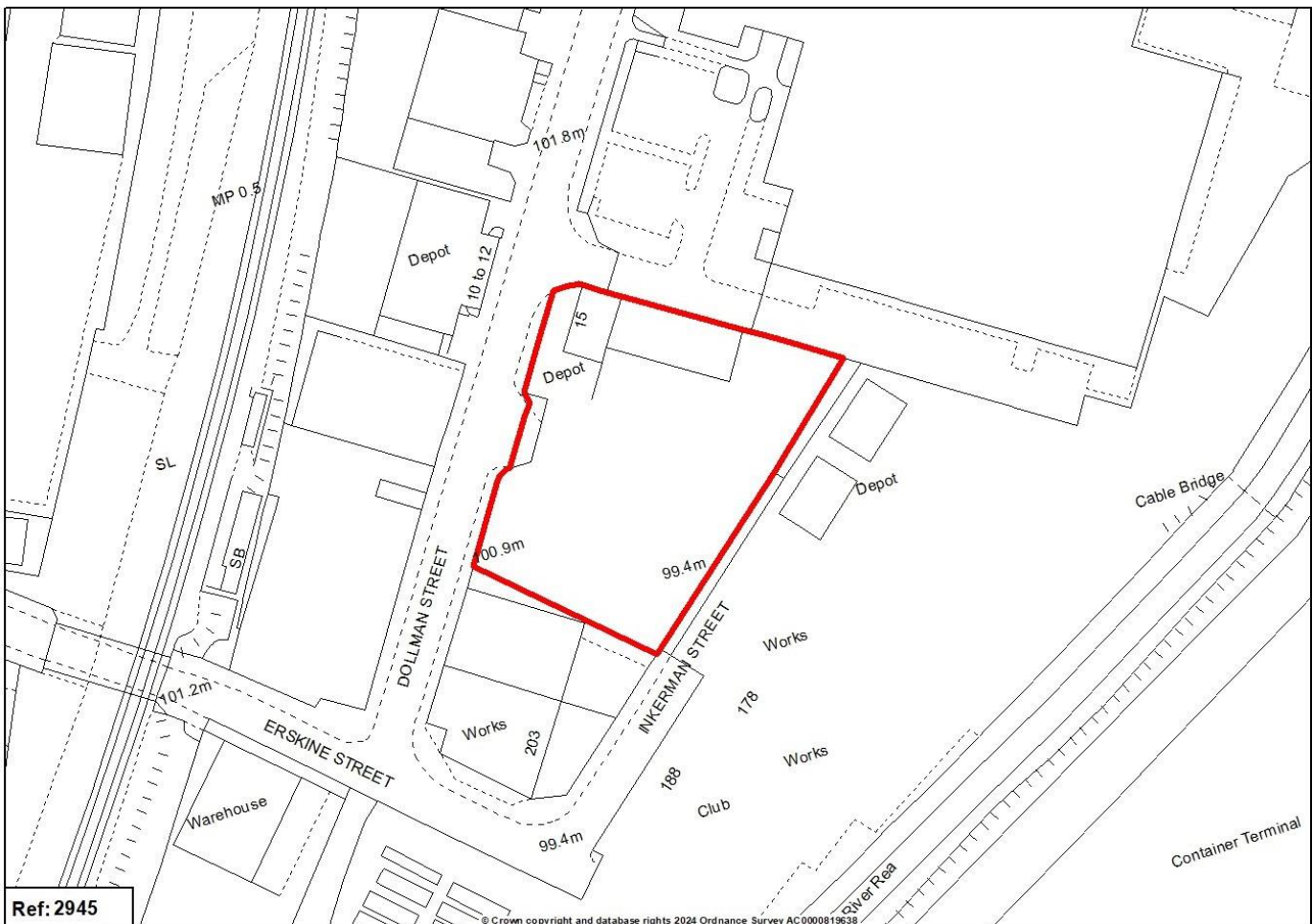
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2970 - Land Adjacent to, 210 Speedwell Road, Tyseley, Birmingham, B25 8HH, Tyseley and Hay Mills

Gross Size (Ha): **0.02**      Net developable area (Ha): **0.02**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: **460**      0-5 years: **460**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**      Developer Interest (If known): **ASBK Property Group Ltd**

Planning Status: **Detailed Planning Permission - 2023/02980/PA**

PP Expiry Date (If Applicable): **20/07/2026**

Last known use: **Unused Vacant Land**  
Year added to HELAA: **2024**      Call for Sites: **No**      Greenbelt: **No**

Suitability: **Suitable - planning permission**

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

Natural Environment Designation: **None**      Impact: **None**

Historic Environment Designation: **None**      Impact: **None**

Open Space Designation: **None**      Impact: **None**

Demolition: **No Demolition Required**

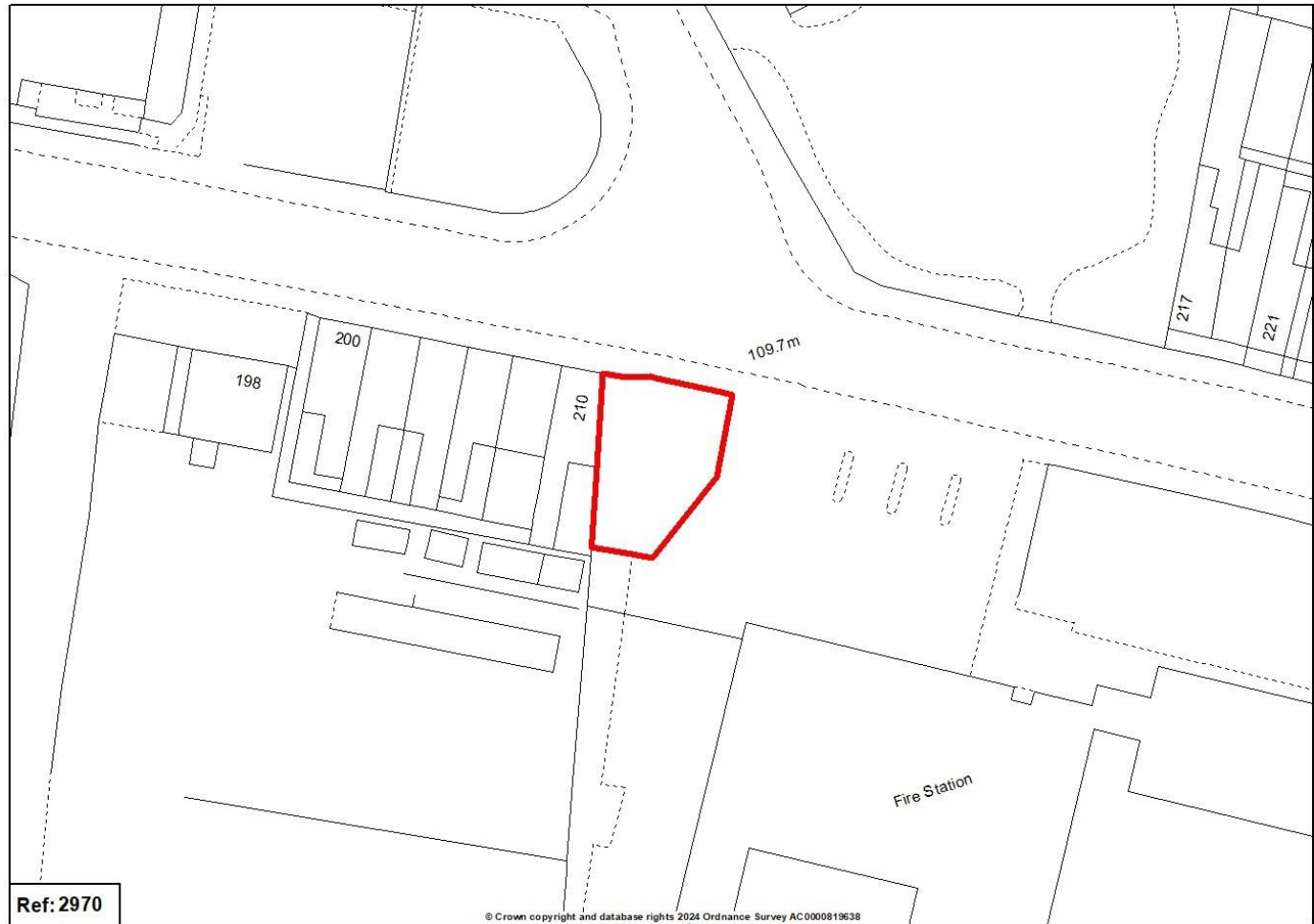
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2972 - 35 Factory Road, Hockley, Birmingham, B18 5JU, Soho And Jewellery Quarter

Gross Size (Ha): **0.01**

Net developable area (Ha): **0.01**

Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **14**

0-5 years: **14**

6-10 years: **0**

11-15 years: **0**

16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **G and D Steels Ltd**

Planning Status: **Detailed Planning Permission - 2022/08085/PA**

PP Expiry Date (If Applicable): **02/10/2026**

Last known use: **Industrial**

Year added to HELAA: **2024**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone B**

Flood Risk: **Flood Zone 2**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

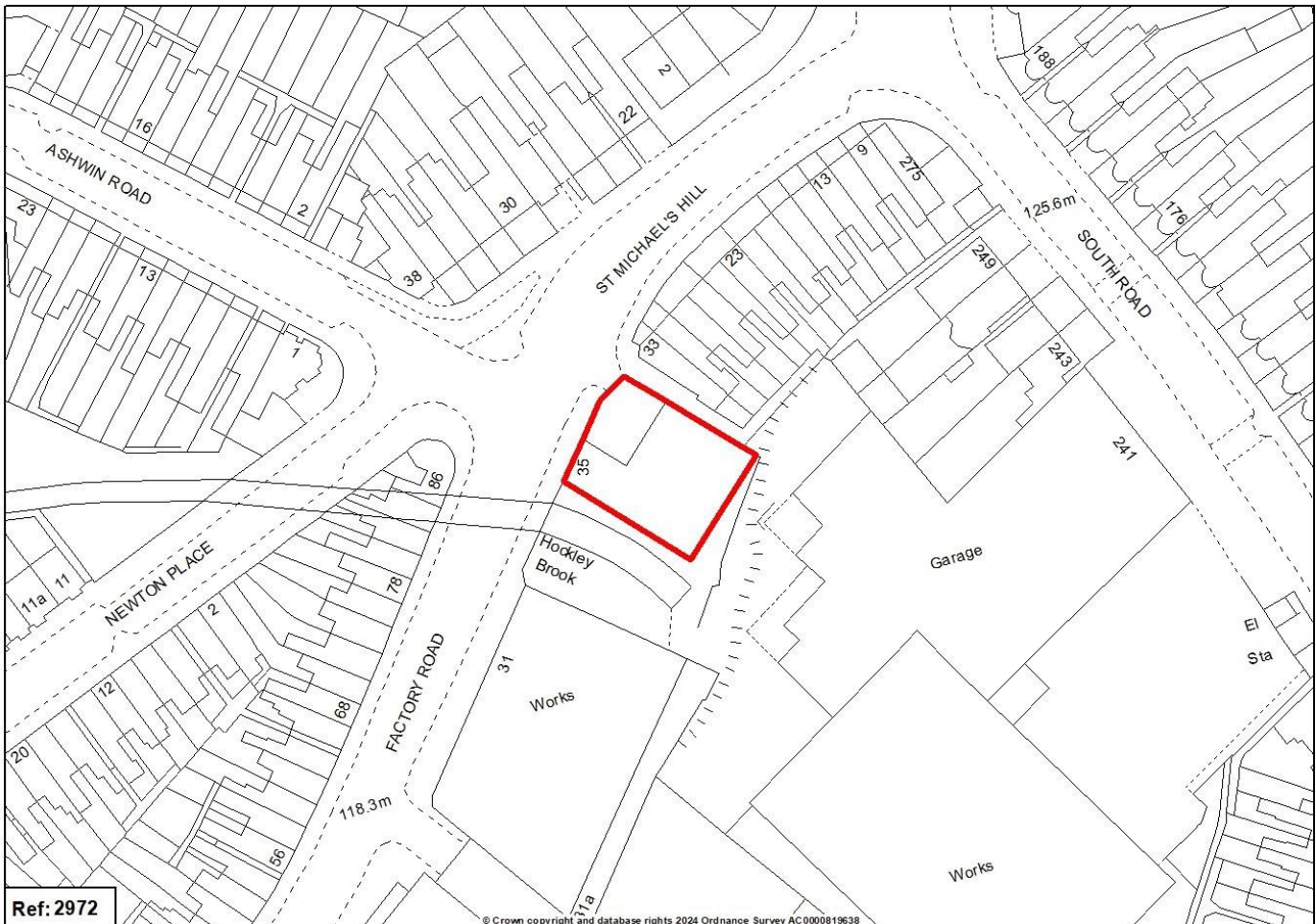
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **Site area 0, very small front extension**



# 2973 - Car Park to the rear of, 39 Melchett Road, Kings Norton Business Centre, Kings Norton, Birmingham, B30 3HP, King's Norton North

Gross Size (Ha): **0.26**      Net developable area (Ha): **0.26**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **557**      0-5 years: **557**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Royal London Mutual Insurance Society**

Planning Status: **Permitted Development Rights - 2023/06149/PA**

PP Expiry Date (If Applicable):

Last known use: **Other Land**

Year added to HELAA: **2024**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

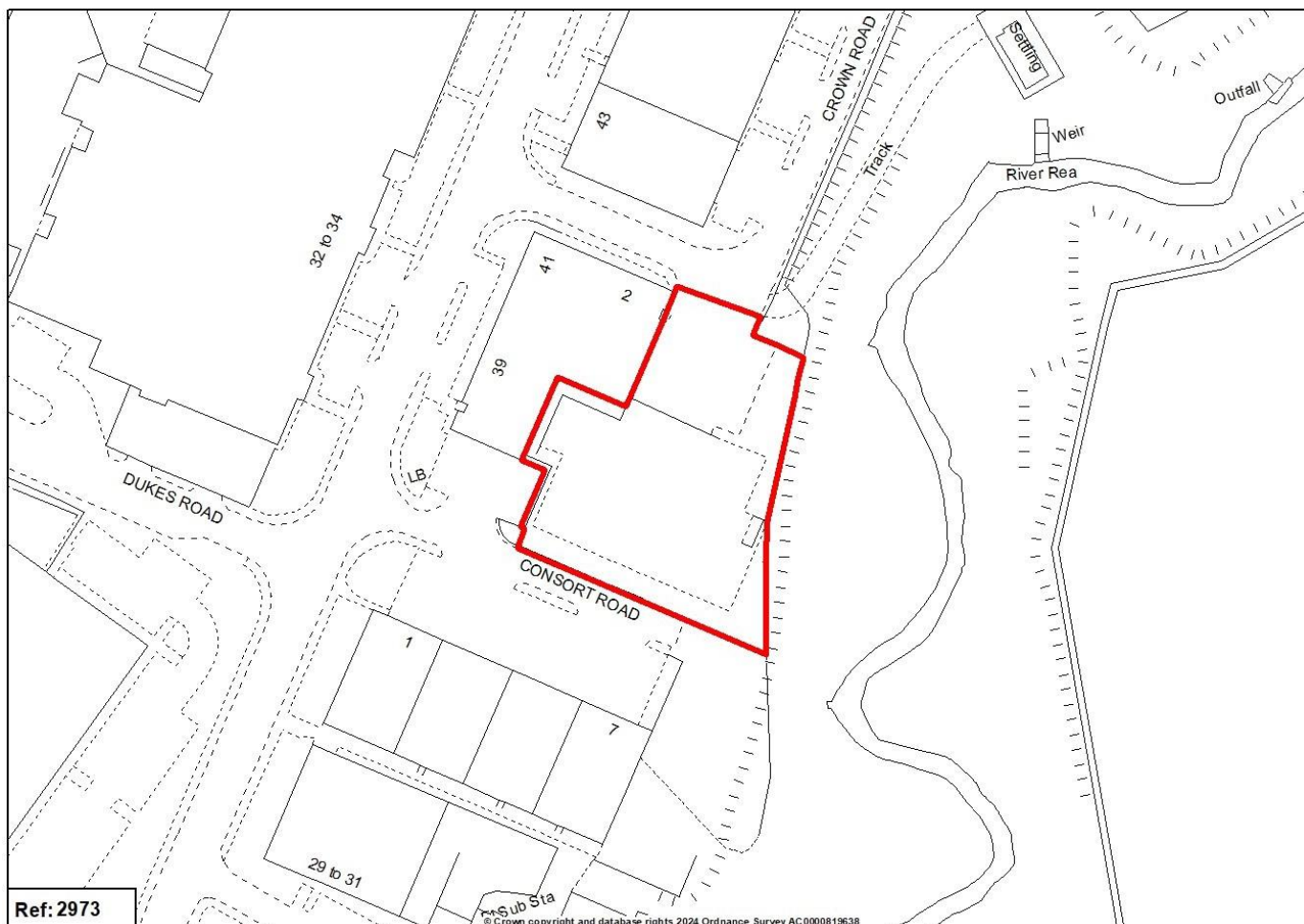
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**





# 2981 - Land within rear curtilage of 16-18 Holyhead Road, Handsworth, Birmingham, B21 0LT, Holyhead

Gross Size (Ha): **0.25**      Net developable area (Ha): **0.25**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **582**      0-5 years: **582**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Private Citizen**

Planning Status: **Detailed Planning Permission - 2022/05050/PA**

PP Expiry Date (If Applicable): **18/05/2026**

Last known use: **Other Land**

Year added to HELAA: **2024**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone B**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2985 - Parliament Business Centre, 10 Parliament Street, Small Heath, Birmingham, B10 0QJ, Bordesley Green

Gross Size (Ha): **0.1**      Net developable area (Ha): **0.1**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **533**      0-5 years: **533**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Private Citizen**

Planning Status: **Detailed Planning Permission - 2022/07360/PA**

PP Expiry Date (If Applicable): **26/07/2026**

Last known use: **Unknown**

Year added to HELAA: **2024**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone B**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

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

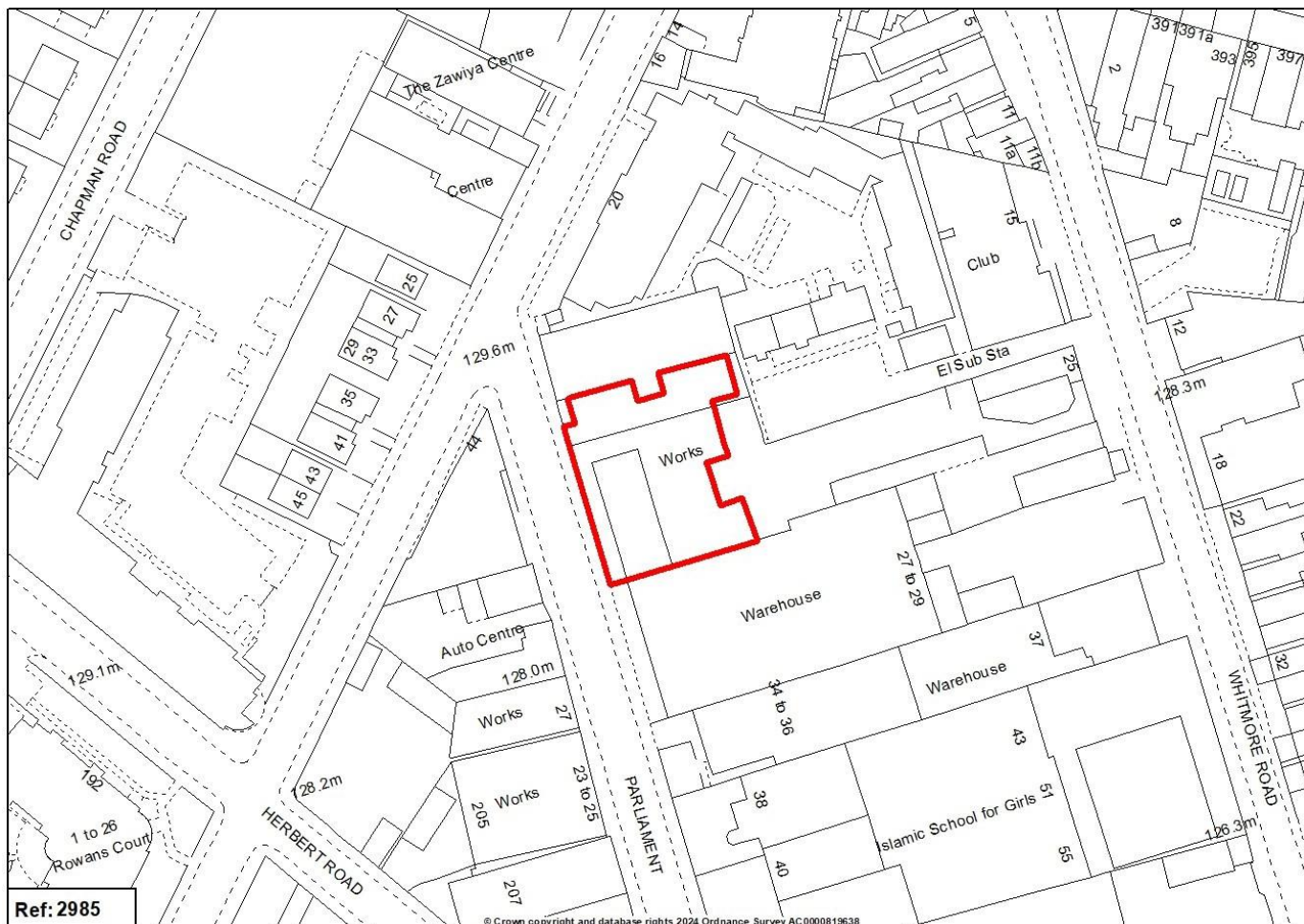
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 2998 - Dana Spicer Axle Europe Ltd, Birch Road, Witton, Birmingham, B6 7JR, Aston

Gross Size (Ha): **0.02**      Net developable area (Ha): **0.02**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **169**      0-5 years: **169**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**      Developer Interest (If known): **Dana UK Axel Limited**

Planning Status: **Detailed Planning Permission - 2023/08534/PA**

PP Expiry Date (If Applicable): **05/02/2027**

Last known use: **Industrial**

Year added to HELAA: **2024**      Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone B**      Flood Risk: **Flood Zone 2**

Natural Environment Designation: **None**      Impact: **None**

Historic Environment Designation: **None**      Impact: **None**

Open Space Designation: **None**      Impact: **None**

Demolition: **No Demolition Required**

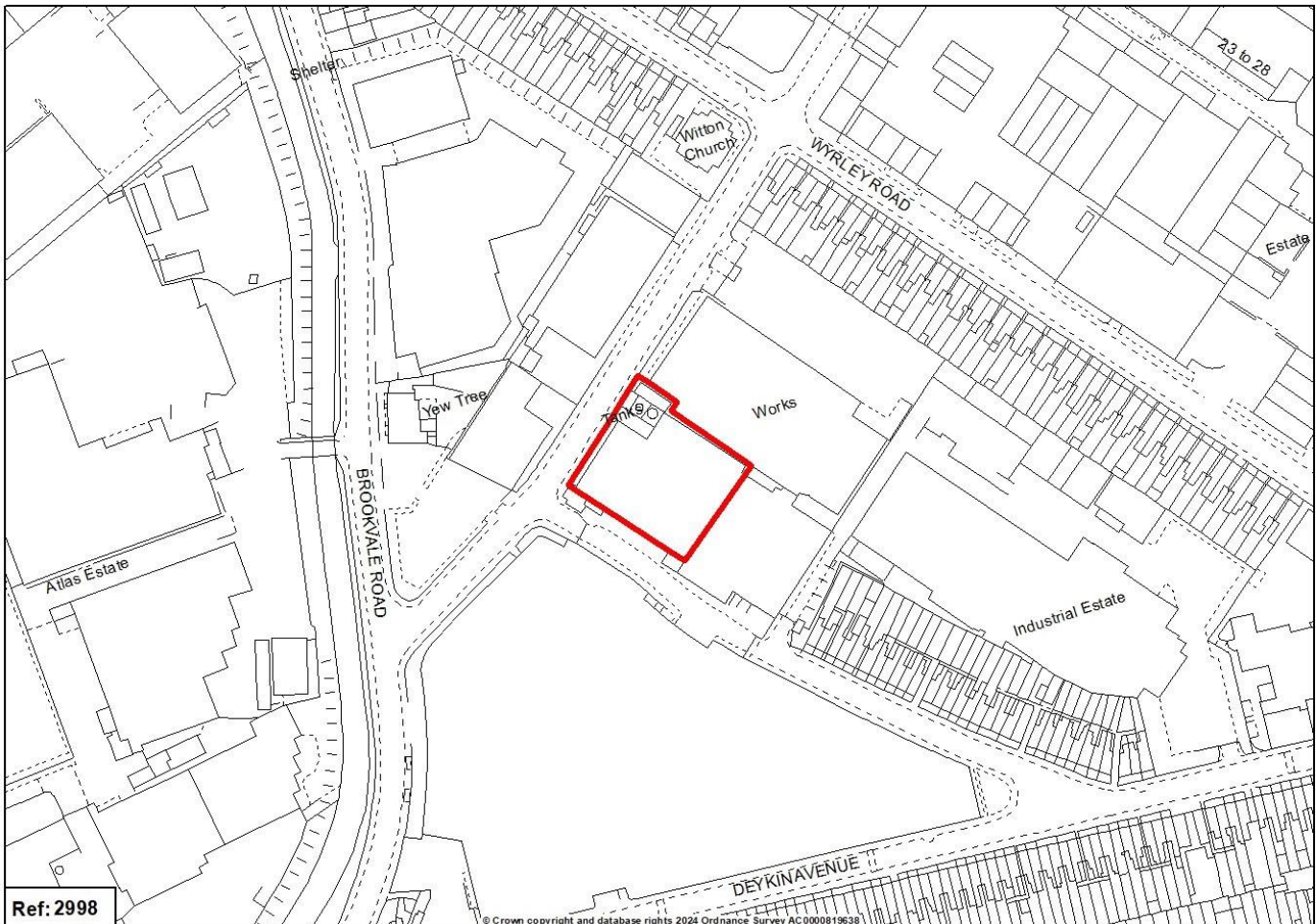
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **Site area changed to 0, very small infill extension**



# 2999 - Unit 7, Tyseley Park, Wharfdale Road, Tyseley, Birmingham, B11 2DF, Tyseley and Hay Mills

Gross Size (Ha): **1.72**      Net developable area (Ha): **1.72**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **6662**      0-5 years: **6662**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **F74 M Chateau SARL**

Planning Status: **Detailed Planning Permission - 2022/08094/PA**

PP Expiry Date (If Applicable): **15/06/2026**

Last known use: **Industrial**

Year added to HELAA: **2024**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone B**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

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

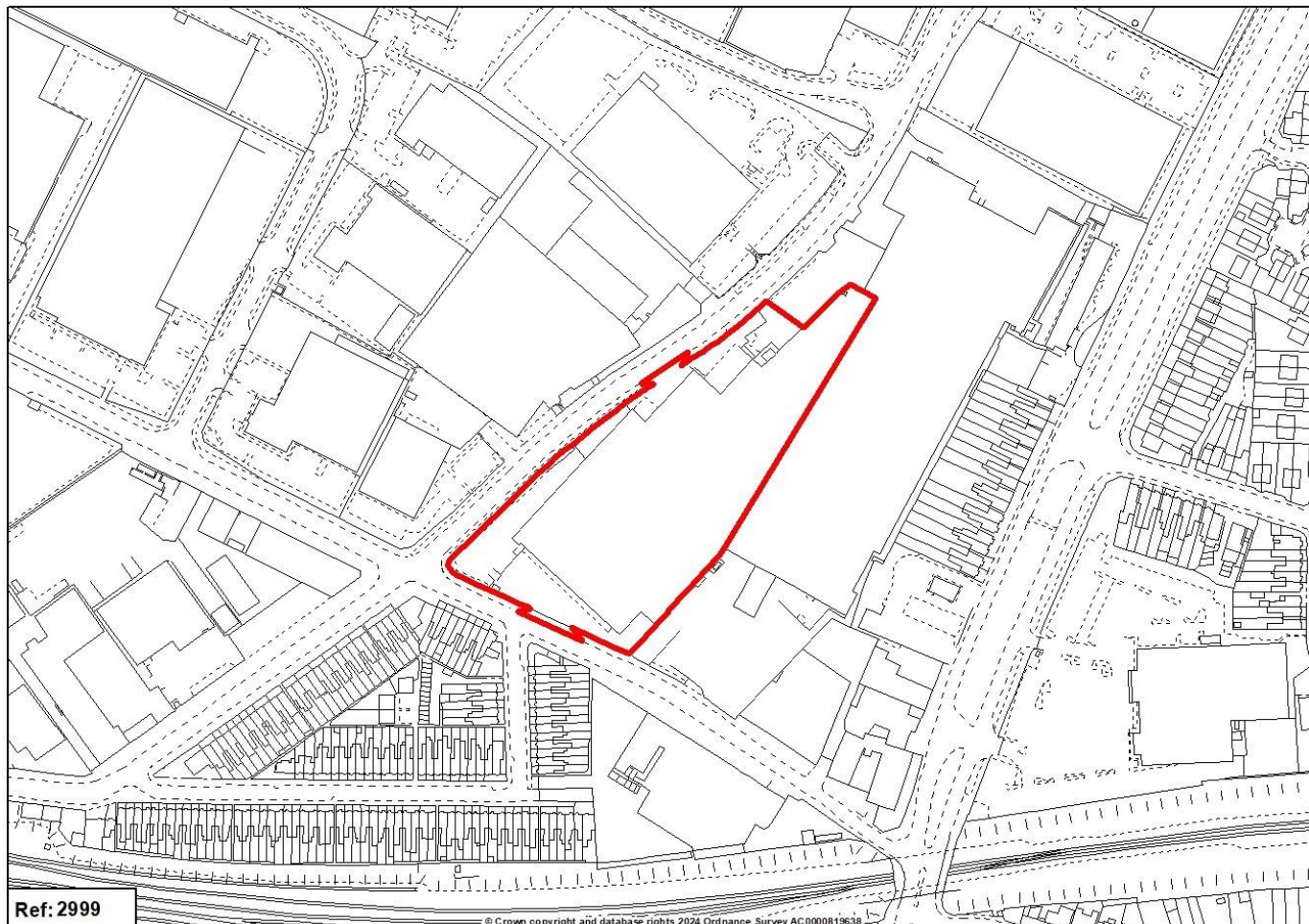
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 3009 - Brookside Works, Tyseley Industrial Estate, Seeleys Road, Tyseley, Birmingham, B11 2LQ, Sparkbrook and Balsall Heath East

Gross Size (Ha): **0.81**      Net developable area (Ha): **0.81**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **5600**      0-5 years: **5600**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Kalsi Group (UK) Ltd**

Planning Status: **Detailed Planning Permission - 2023/01939/PA**

PP Expiry Date (If Applicable): **11/01/2027**

Last known use: **Industrial**

Year added to HELAA: **2024**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 2/3**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

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

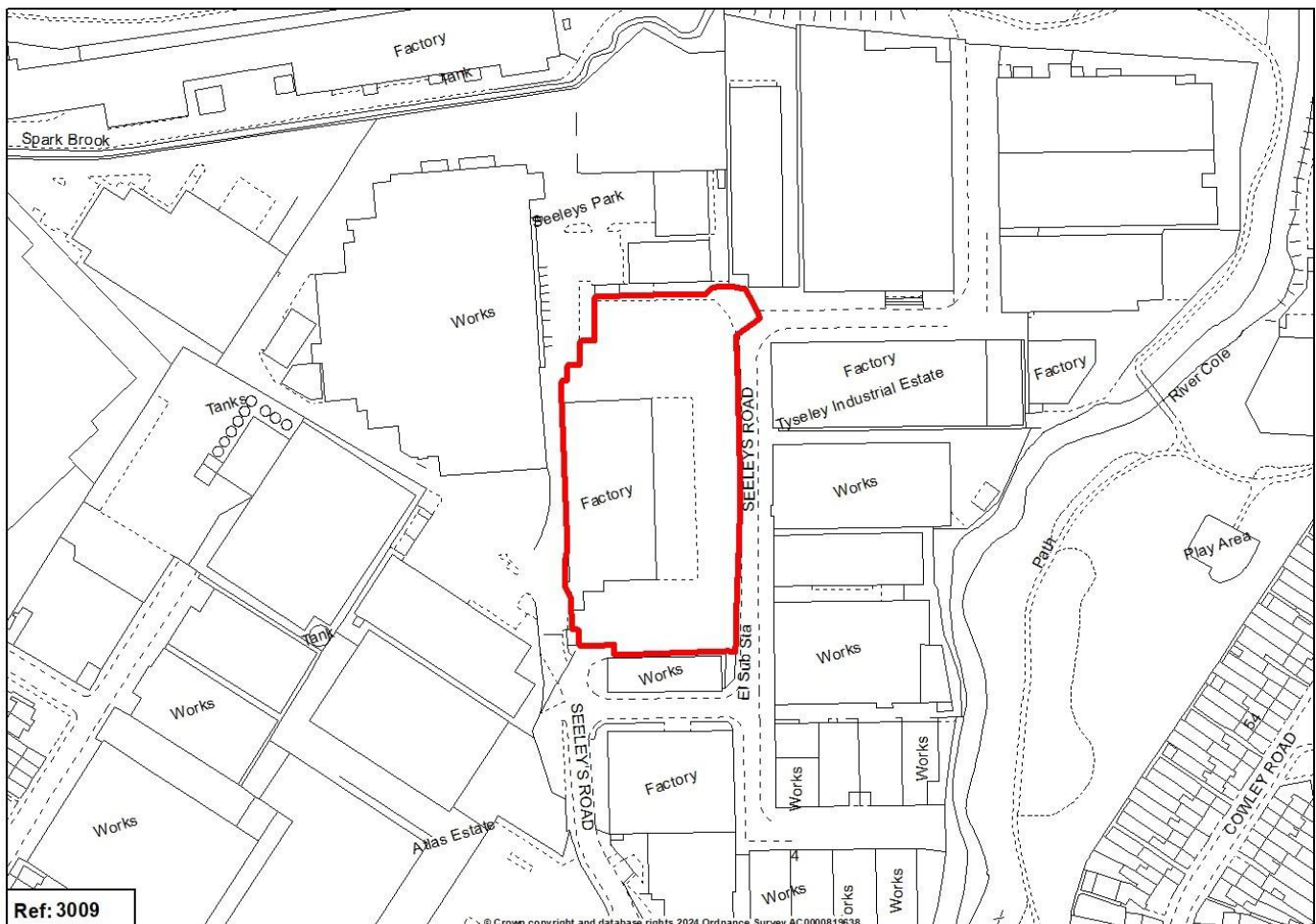
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 3010 - Units 6-14 Fort Industrial Park and land at Fort Parkway, Castle Vale, Birmingham, B35 7RA,, Pype Hayes

Gross Size (Ha): **6.45**      Net developable area (Ha): **6.45**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **30298**      0-5 years: **30298**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**      Developer Interest (If known): **Legal & General Property Partners (Industrial Fund) Ltd**

Planning Status: **Detailed Planning Permission - 2023/00883/PA**

PP Expiry Date (If Applicable): **27/07/2026**

Last known use: **Industrial**

Year added to HELAA: **2024**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 2/3**

Natural Environment Designation: **TPO**

Impact: **Strategy for mitigation in place**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

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

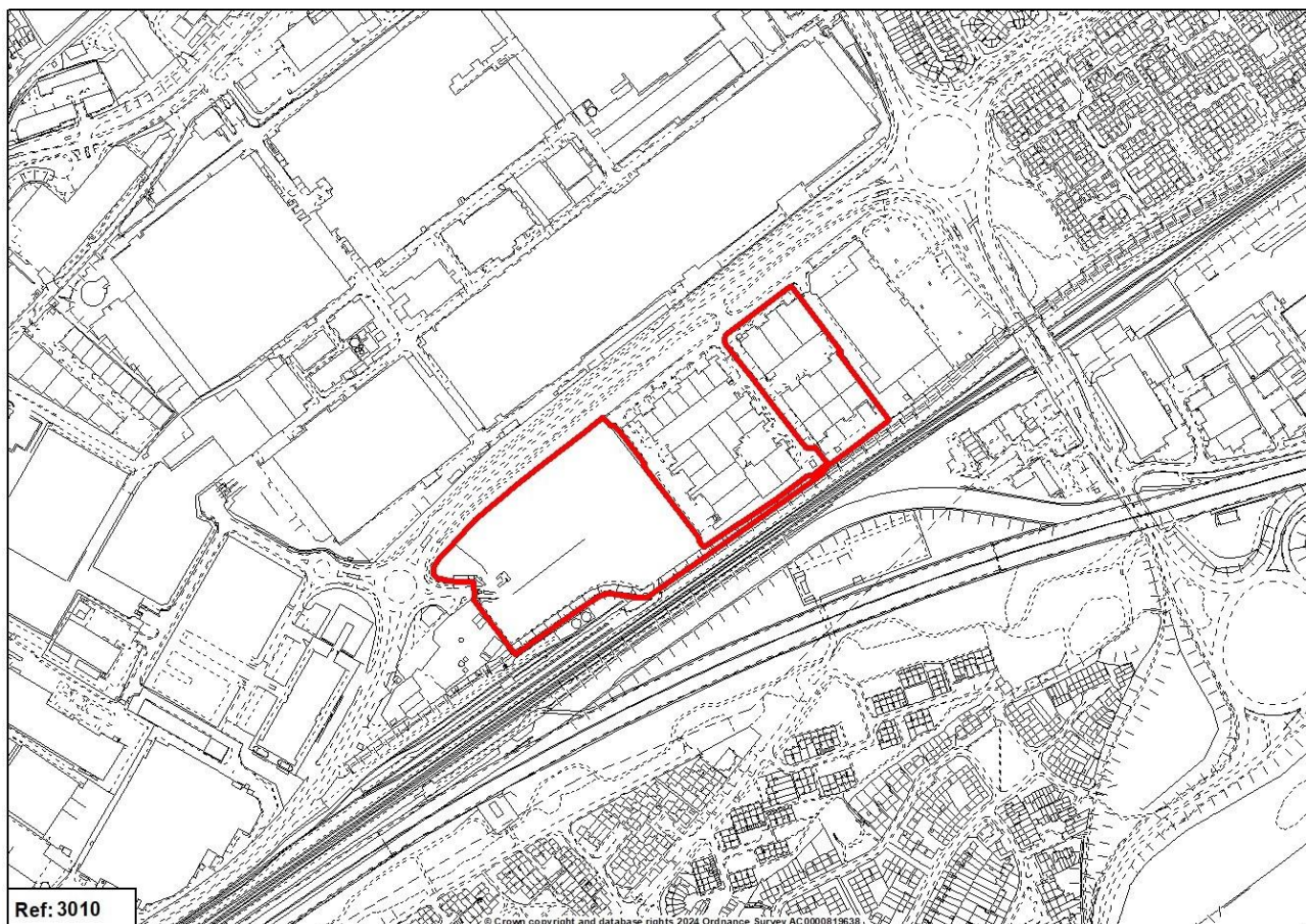
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 3015 - 1 Tyburn Road, Erdington, Birmingham, Gravelly Hill

Gross Size (Ha): **0.32**      Net developable area (Ha): **0.32**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: **800**      0-5 years: **800**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**      Developer Interest (If known): **R and C Williams Ltd**

Planning Status: **Detailed Planning Permission - 2023/02645/PA**

PP Expiry Date (If Applicable): **16/01/2027**

Last known use: **Office**

Year added to HELAA: **2024**      Call for Sites: **No**      Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone B**      Flood Risk: **Flood Zone 2/3**

Natural Environment Designation: **None**      Impact: **None**

Historic Environment Designation: **None**      Impact: **None**

Open Space Designation: **None**      Impact: **None**

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

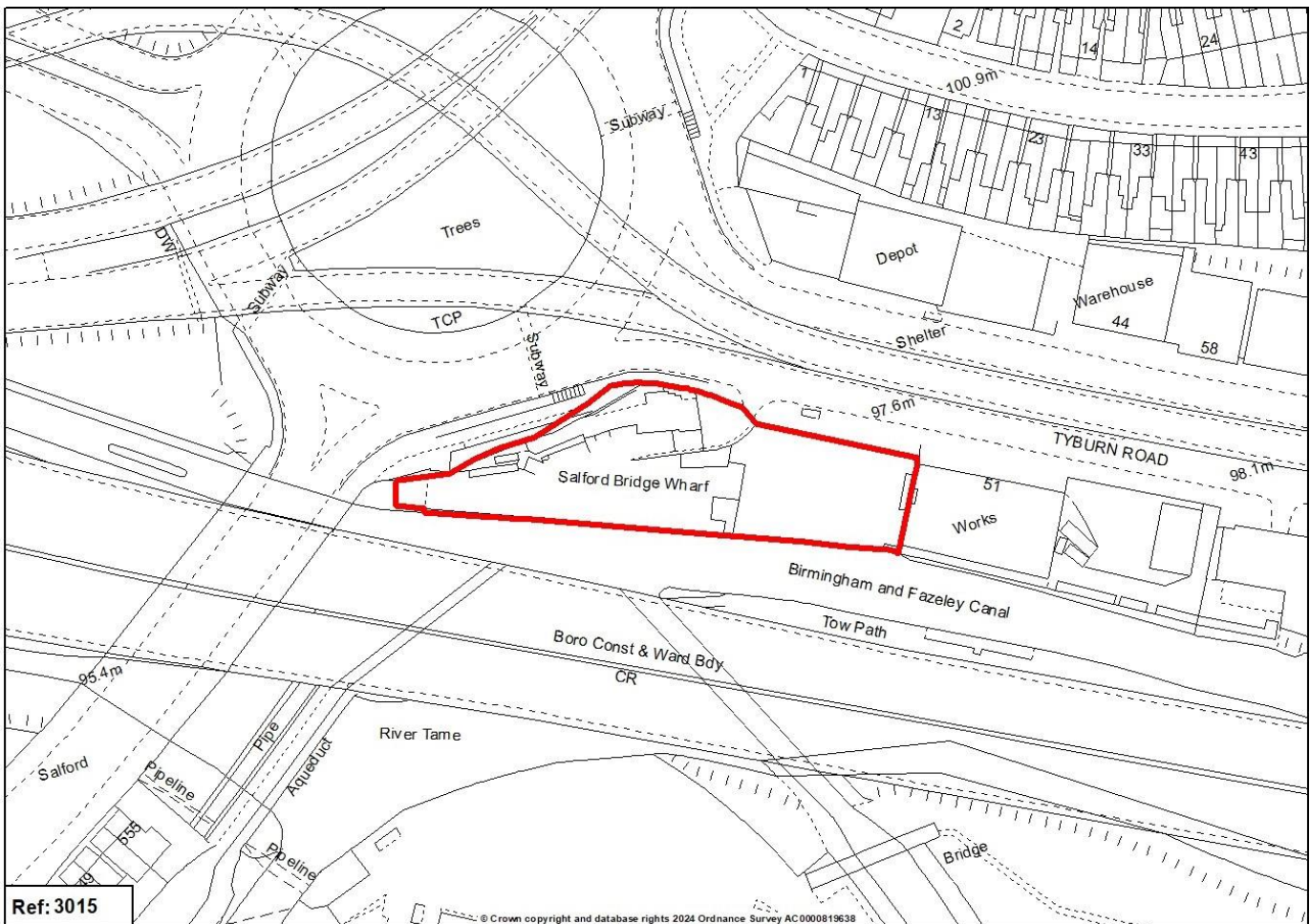
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 3023 - Concrete Developments (Great Barr) Ltd, Baltimore Road, Perry Barr, Birmingham, B42 1DD, Perry Barr

Gross Size (Ha): **0.02** Net developable area (Ha): **0.02** Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **408** 0-5 years: **408** 6-10 years: **0** 11-15 years: **0** 16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Concrete Developments**

Planning Status: **Detailed Planning Permission - 2023/06398/PA**

PP Expiry Date (If Applicable): **08/02/2027**

Last known use: **Other Land**

Year added to HELAA: **2024**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 2**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

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

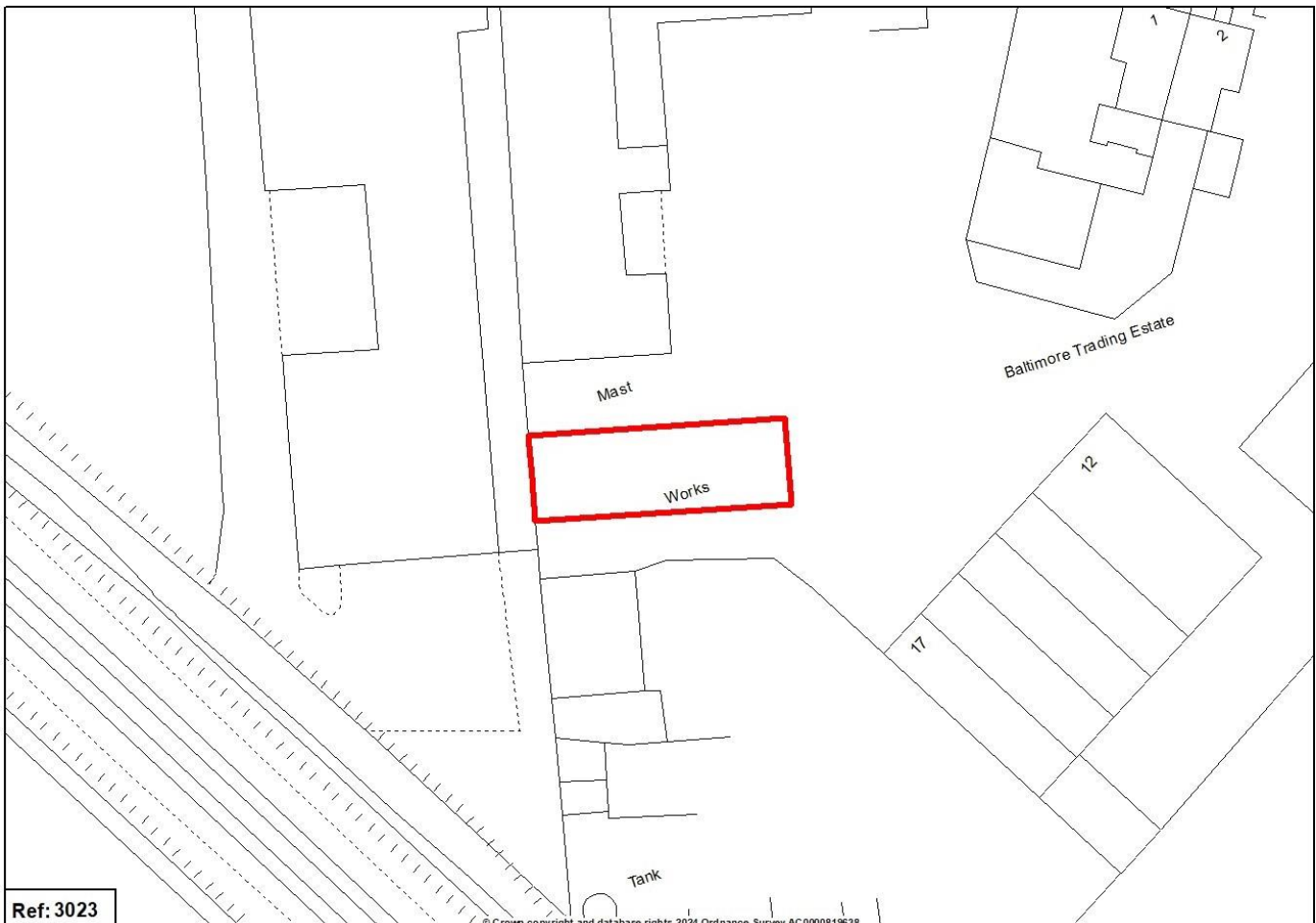
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**





# 3062 - B Mason and Sons Ltd, Wharf Street, Aston, Birmingham, B6 5SA, Nechells

Gross Size (Ha): **0.04**

Net developable area (Ha): **0.04**

Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **400**

0-5 years: **400**

6-10 years: **0**

11-15 years: **0**

16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Wieland Metals Ltd**

Planning Status: **Detailed Planning Permission - 2022/09620/PA**

PP Expiry Date (If Applicable): **04/04/2026**

Last known use: **Industrial**

Year added to HELAA: **2024**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone B**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

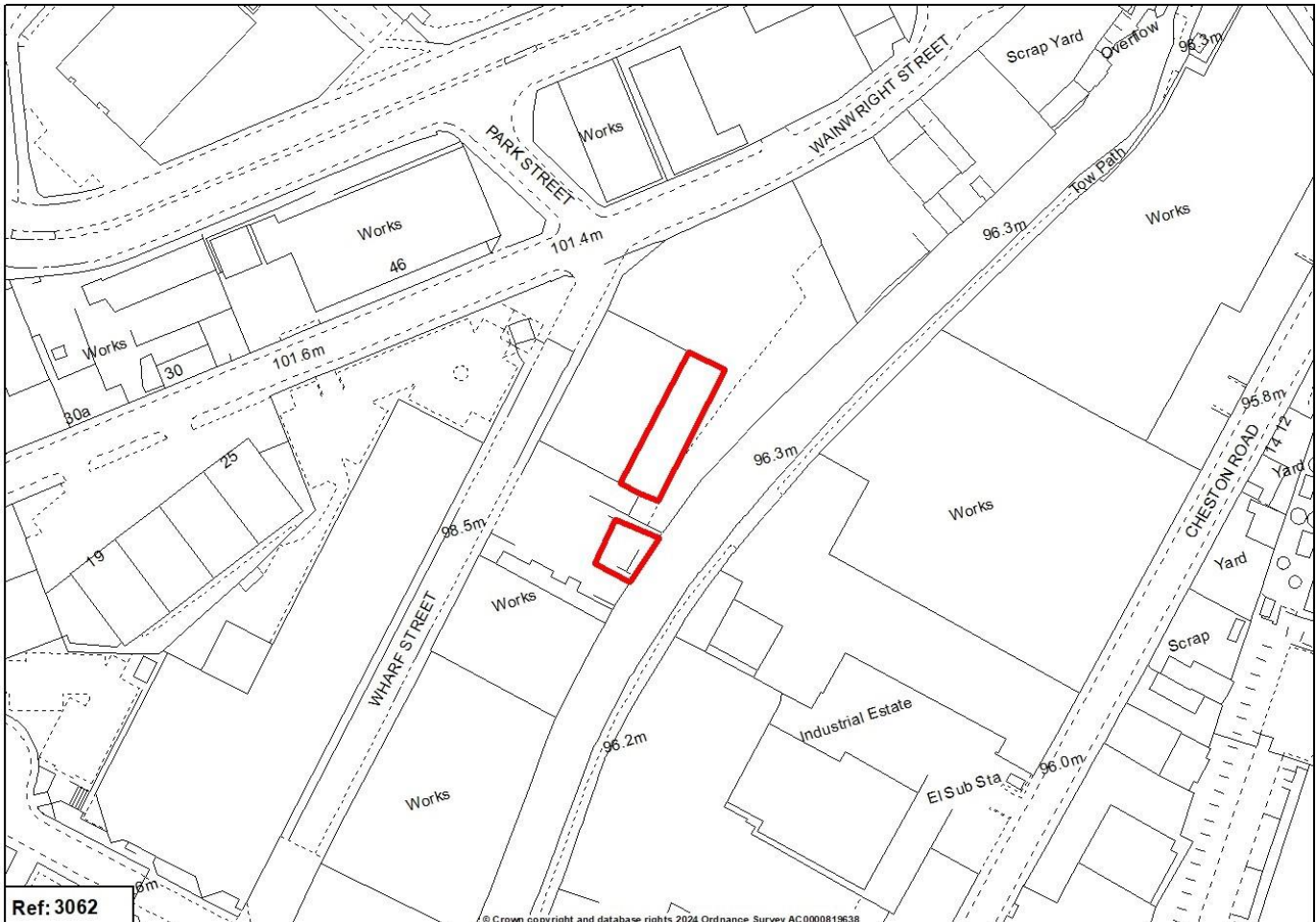
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 3072 - Star City, 32 Watson Road, Nechells, Birmingham, B7 5SA, Nechells

Gross Size (Ha): **2.58**      Net developable area (Ha): **2.58**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **9110**      0-5 years: **9110**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (if known): **Star City Trustee I Ltd and Star City Trustee II Ltd**

Planning Status: **Detailed Planning Permission - 2022/09003/PA**

PP Expiry Date (if applicable): **05/04/2026**

Last known use: **Retail Unknown**

Year added to HELAA: **2024**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 2**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

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

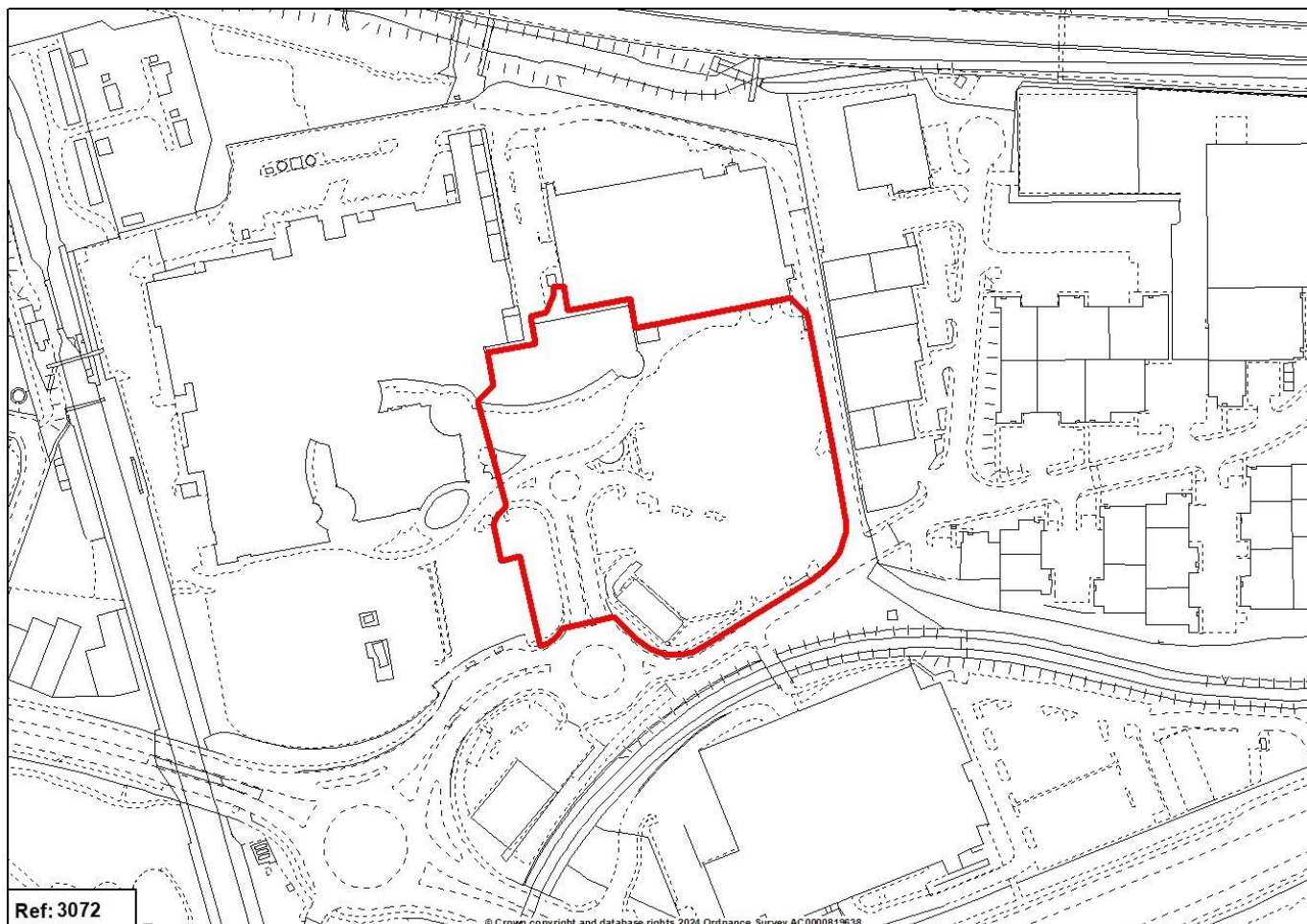
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **NULL**



# 3077 - 40 Brickfield Road, Hay Mills, Birmingham, B25 8HE, Tyseley and Hay Mills

Gross Size (Ha): **0.02**      Net developable area (Ha): **0.02**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspacesqm):

Total Capacity: **236**      0-5 years: **236**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Birmingham Raw Pet Food**

Planning Status: **Detailed Planning Permission - 2024/00664/PA**

PP Expiry Date (If Applicable): **26/03/2027**

Last known use: **Industrial**

Year added to HELAA: **2024**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

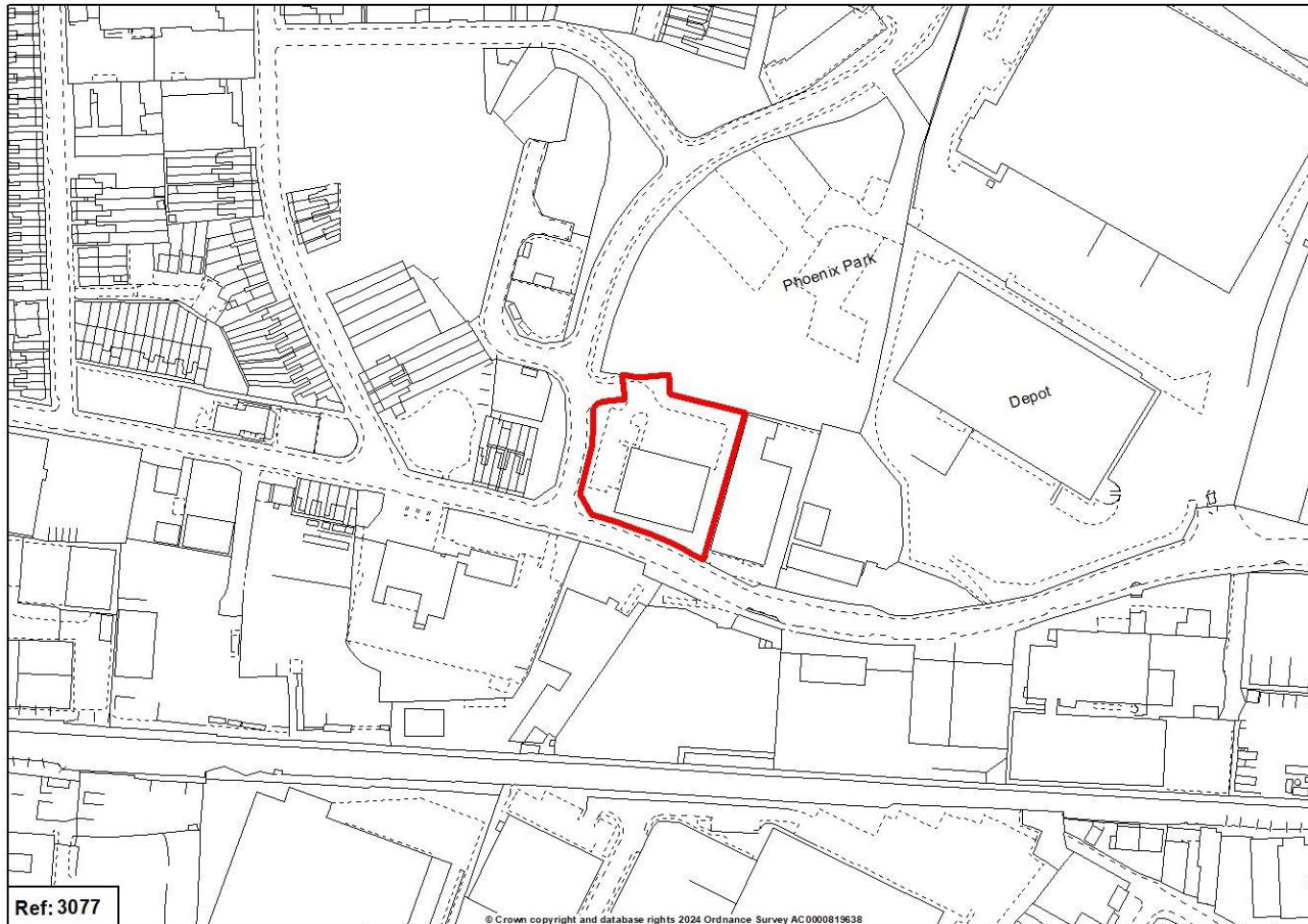
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **Site area zero as extensions to existing building**



# 3078 - Selco Site, Mainline Instruments Ltd, Lifford Lane, Kings Norton, Birmingham, B30 3DY, King's Norton North

Gross Size (Ha): **0.02**      Net developable area (Ha): **0.02**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **326**      0-5 years: **326**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Mainline Instruments Ltd**

Planning Status: **Detailed Planning Permission - 2024/00359/PA**

PP Expiry Date (If Applicable): **19/03/2027**

Last known use: **Warehouse**

Year added to HELAA: **2024**

Call for Sites: **No**

Greenbelt: **No**

Suitability: **Suitable - planning permission**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **None**

Impact: **None**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

Availability: **The site is considered available for development**

Achievable: **Yes**

Comments: **Site area zero as extensions to existing building**

