

# 2346 - 10 Pentos Drive, Sparkhill, Birmingham, B11 3TA, 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/floorspace sqm):

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**

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, B35 7, 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/floorspace sqm):

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): **Marlin Land**

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**

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**

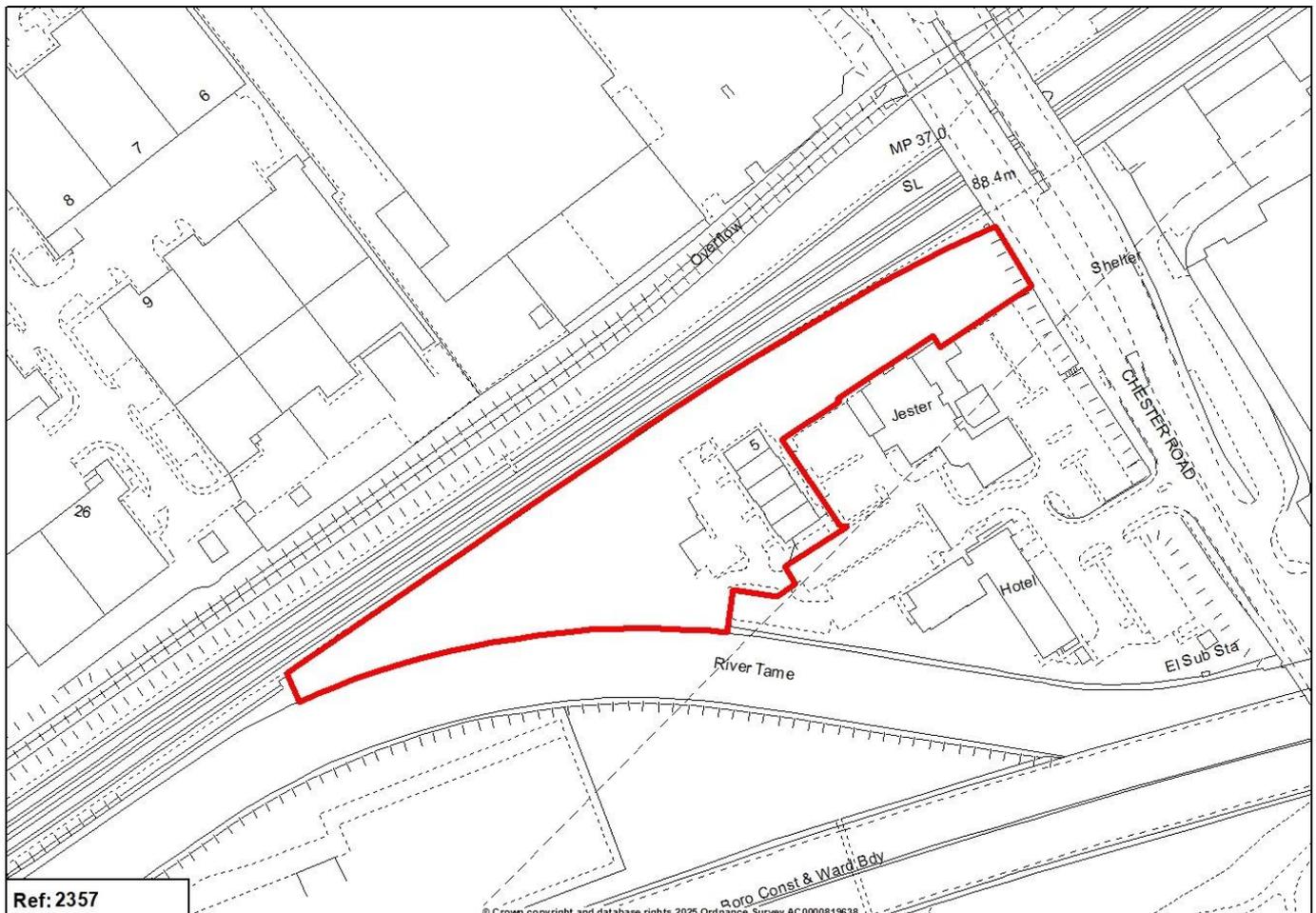
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

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

Achievable: **Yes**

Comments: **Part completed**



# 2403 - Unit 3 Granby Avenue, B33 0SU, Garretts Green

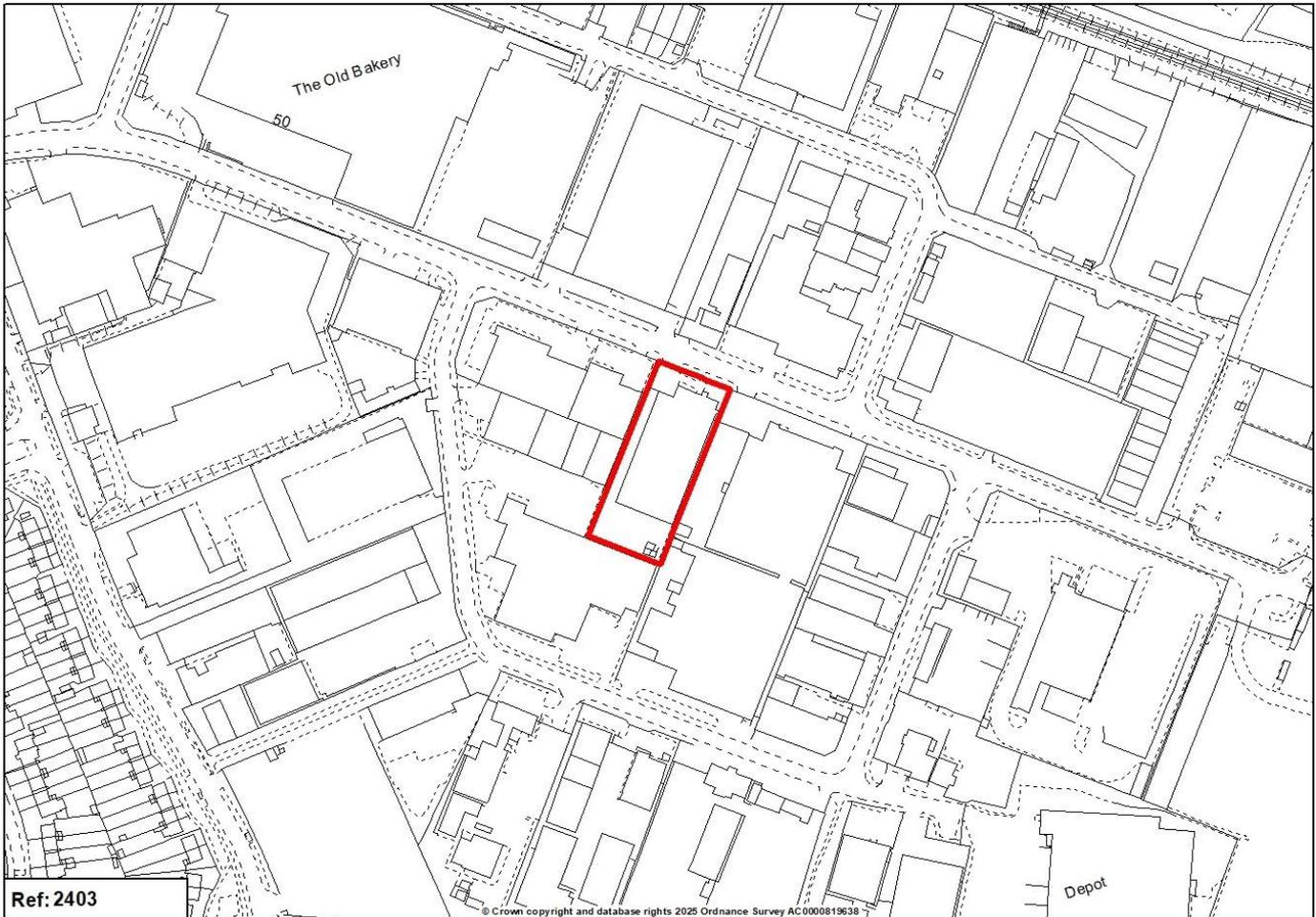
Gross Size (Ha): **0.01**      Net developable area (Ha): **0.01**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: **107**      0-5 years: **107**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**  
Ownership: **Non-BCC**      Developer Interest (If known): **Private Citizen**  
Planning Status: **Under Construction - 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**

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**



# 2406 - Hay Hall Business Park, Redfern Road, Tyseley, Birmingham, B11 2BE, 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/floorspace sqm):

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**

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**

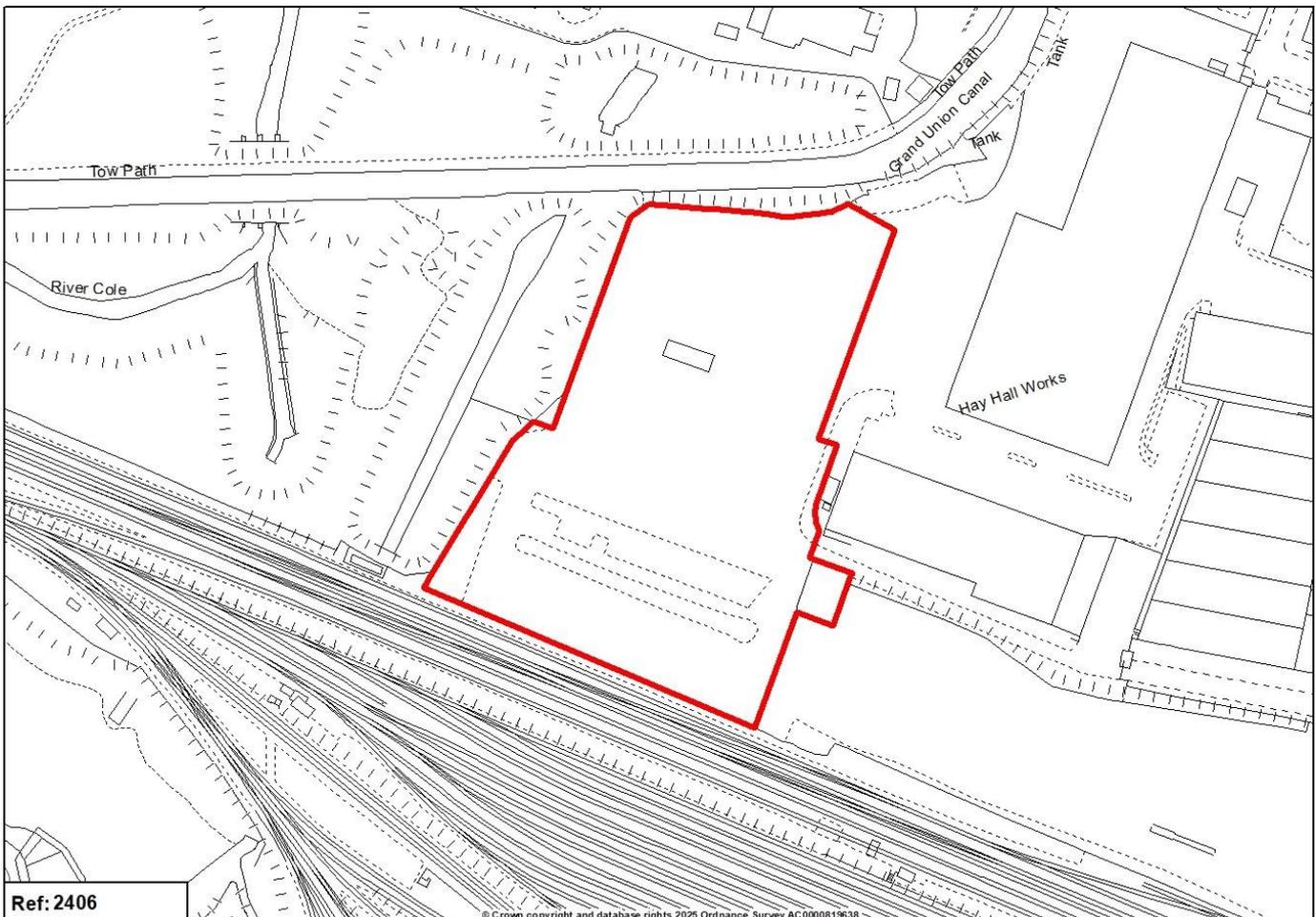
Vehicular Access: **No access issues**

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**



# 2478 - Elkington Street, Newtown

Gross Size (Ha): **0.67**      Net developable area (Ha): **0.67**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: **3183**      0-5 years: **0**      6-10 years: **3183**      11-15 years: **0**      16+ years: **0**

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

Planning Status: **Allocated in Draft Plan - Call for sites submission 2022**

PP Expiry Date (If Applicable): **NULL**

Last known use: **Transportation**

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

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**

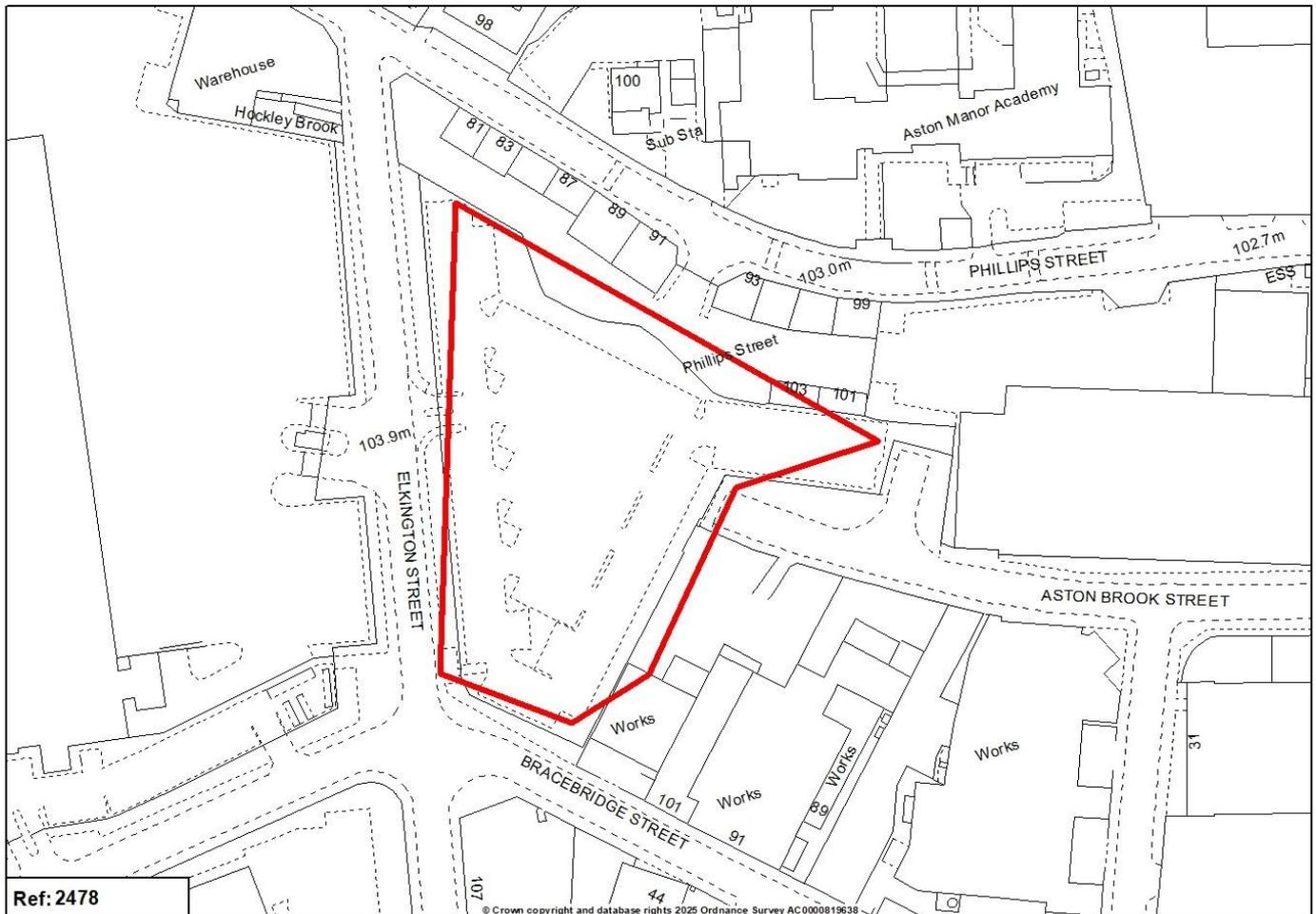
Vehicular Access: **No access issues**

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

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

Achievable: **Yes**

Comments: **NULL**



# 2479 - Watson Road E, 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/floorspace sqm):  
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): **Unknown**

Planning Status: **Allocated in Draft Plan - Call For Sites Submission 2022**

PP Expiry Date (If Applicable): **NULL**

Last known use: **Other Land**

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

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**

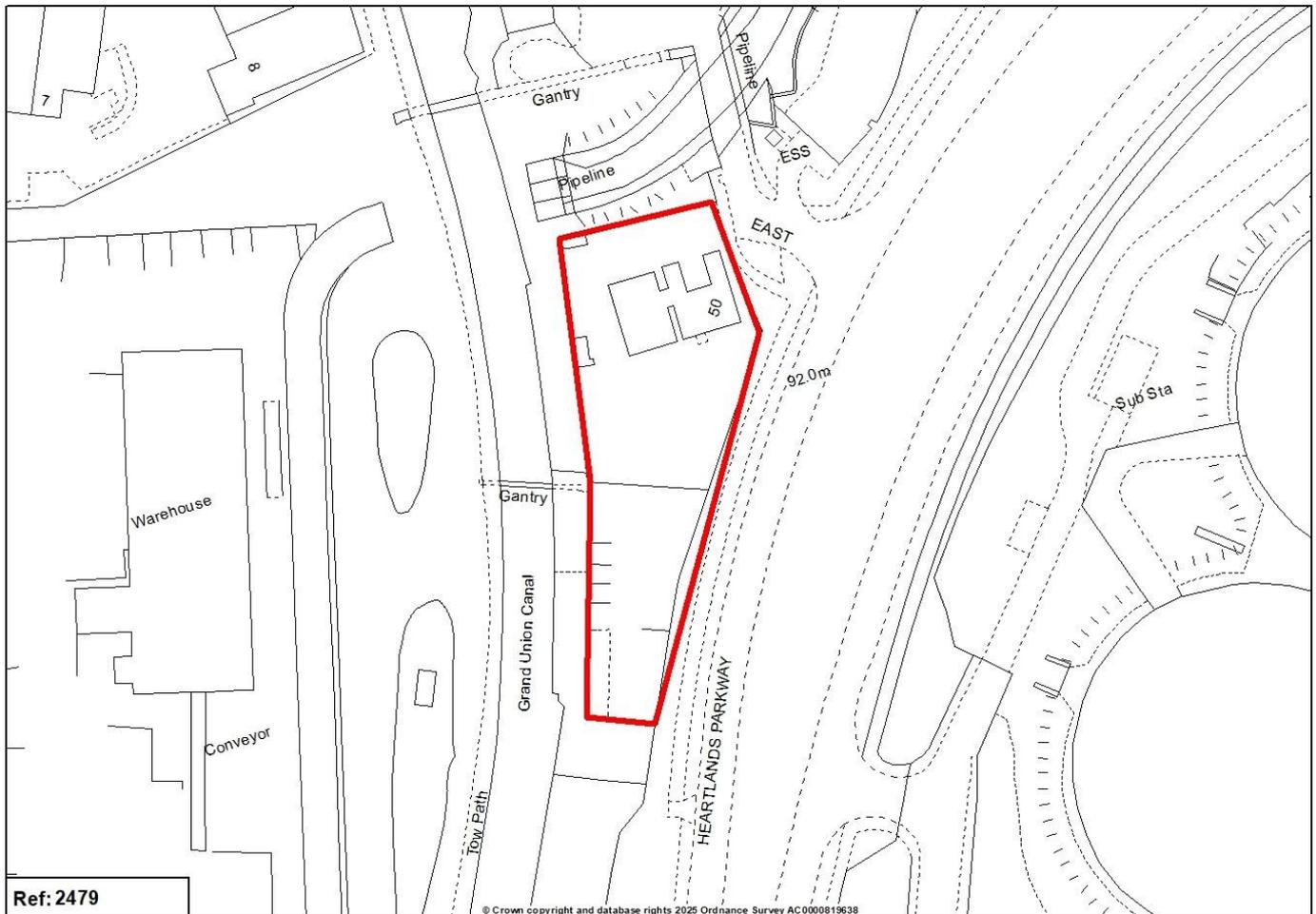
Vehicular Access: **No access issues**

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

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

Achievable: **Yes**

Comments: **Flood Zones updated March 2025**



# 2480 - Landor Street, 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/floorspace sqm):  
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): **Unknown**

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

PP Expiry Date (If Applicable): **NULL**

Last known use: **Other Land**

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

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**

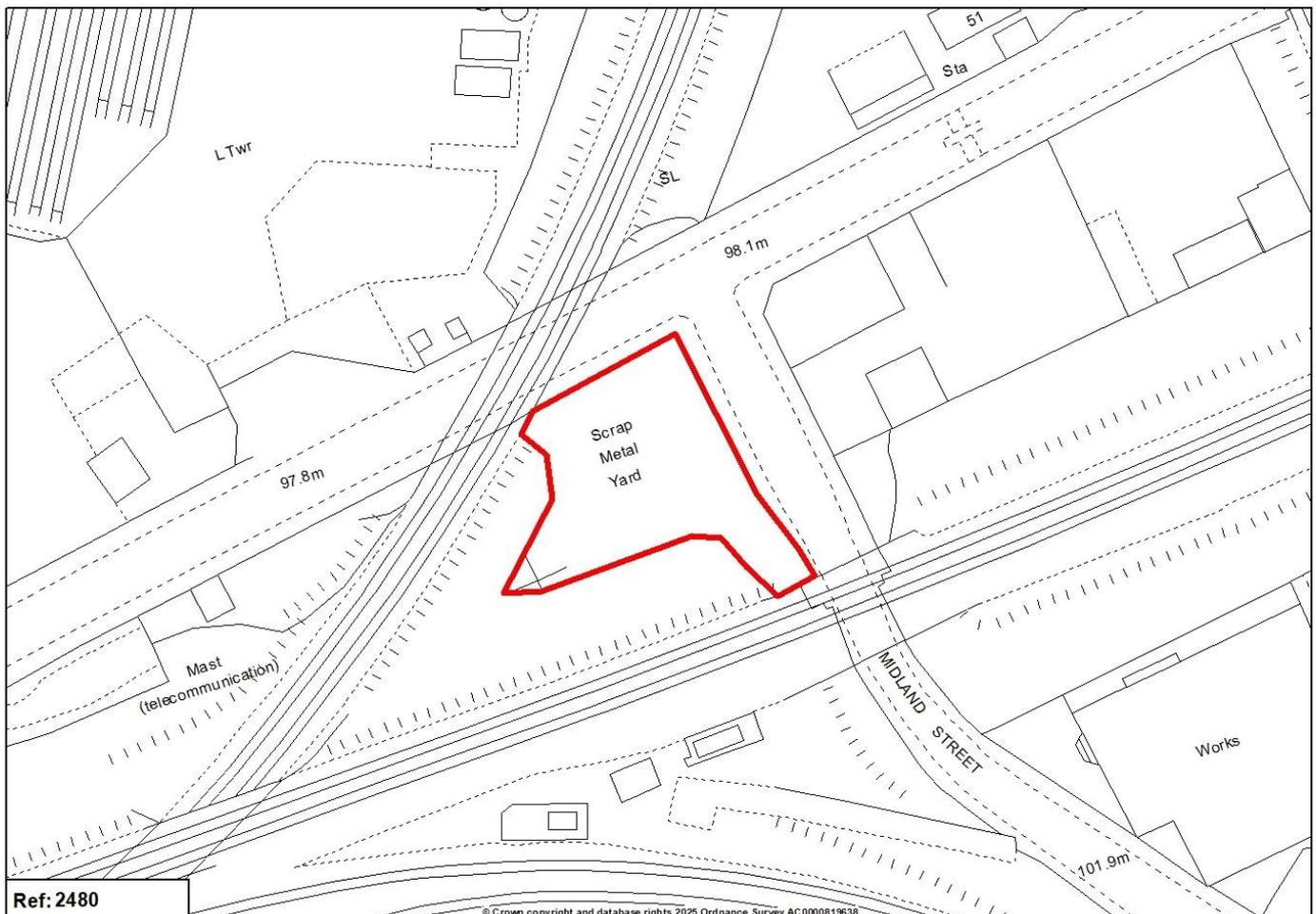
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - 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/floorspace sqm):  
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): **NULL**

Last known use: **Other Land**  
Year added to HELAA: **2022**      Call for Sites: **Yes**      Greenbelt: **No**

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**

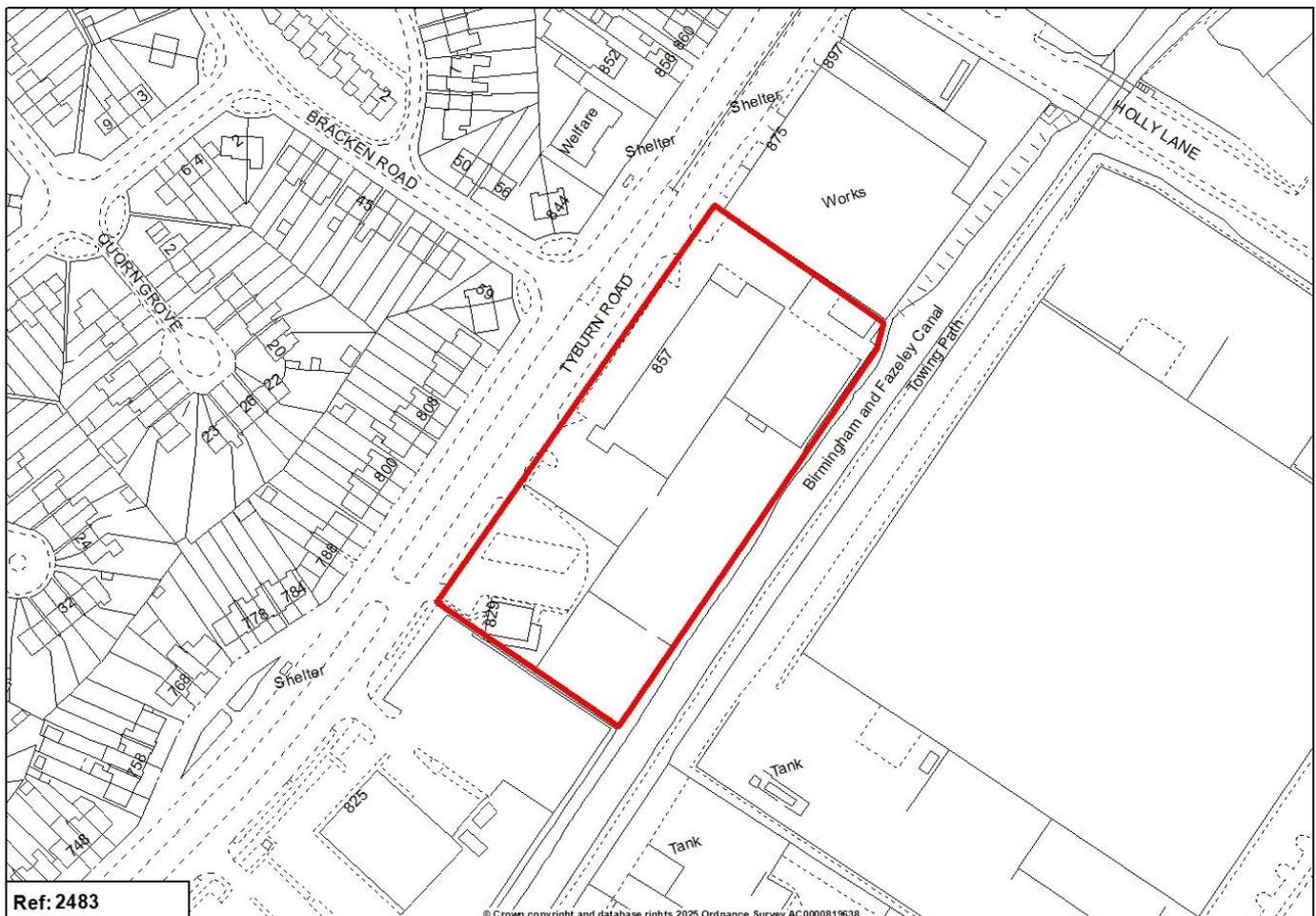
Vehicular Access: **No access issues**

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, NULL, 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/floorspace sqm):  
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): **NULL**

Last known use: **Industrial**  
Year added to HELAA: **2022**      Call for Sites: **Yes**      Greenbelt: **No**

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**

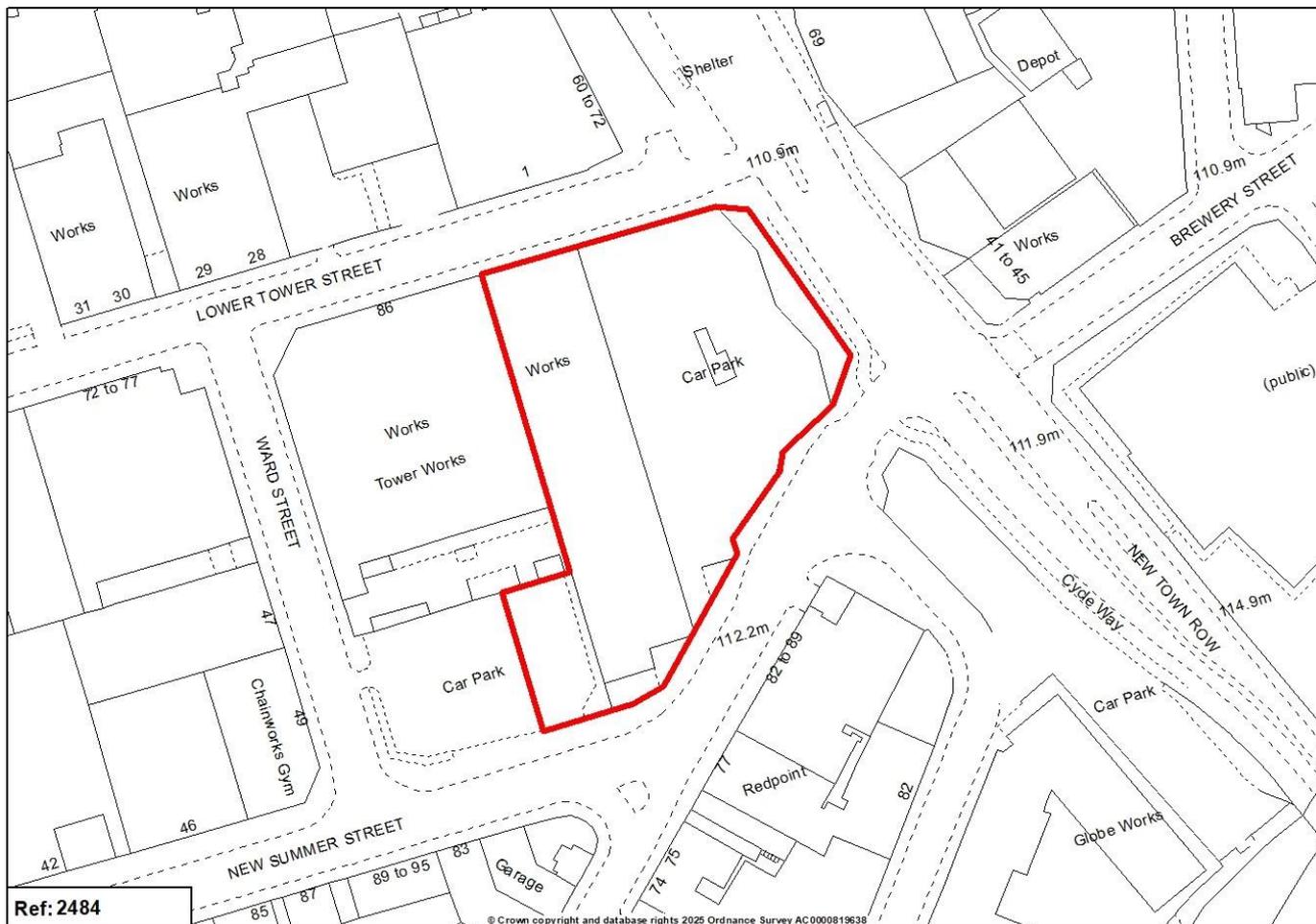
Vehicular Access: **No access issues**

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, NULL, 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/floorspace sqm):

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): **Unknown**

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

PP Expiry Date (If Applicable): **NULL**

Last known use: **Cleared Vacant Land**

Year added to HELAA: **2022**

Call for Sites: **Yes**

Greenbelt: **No**

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**

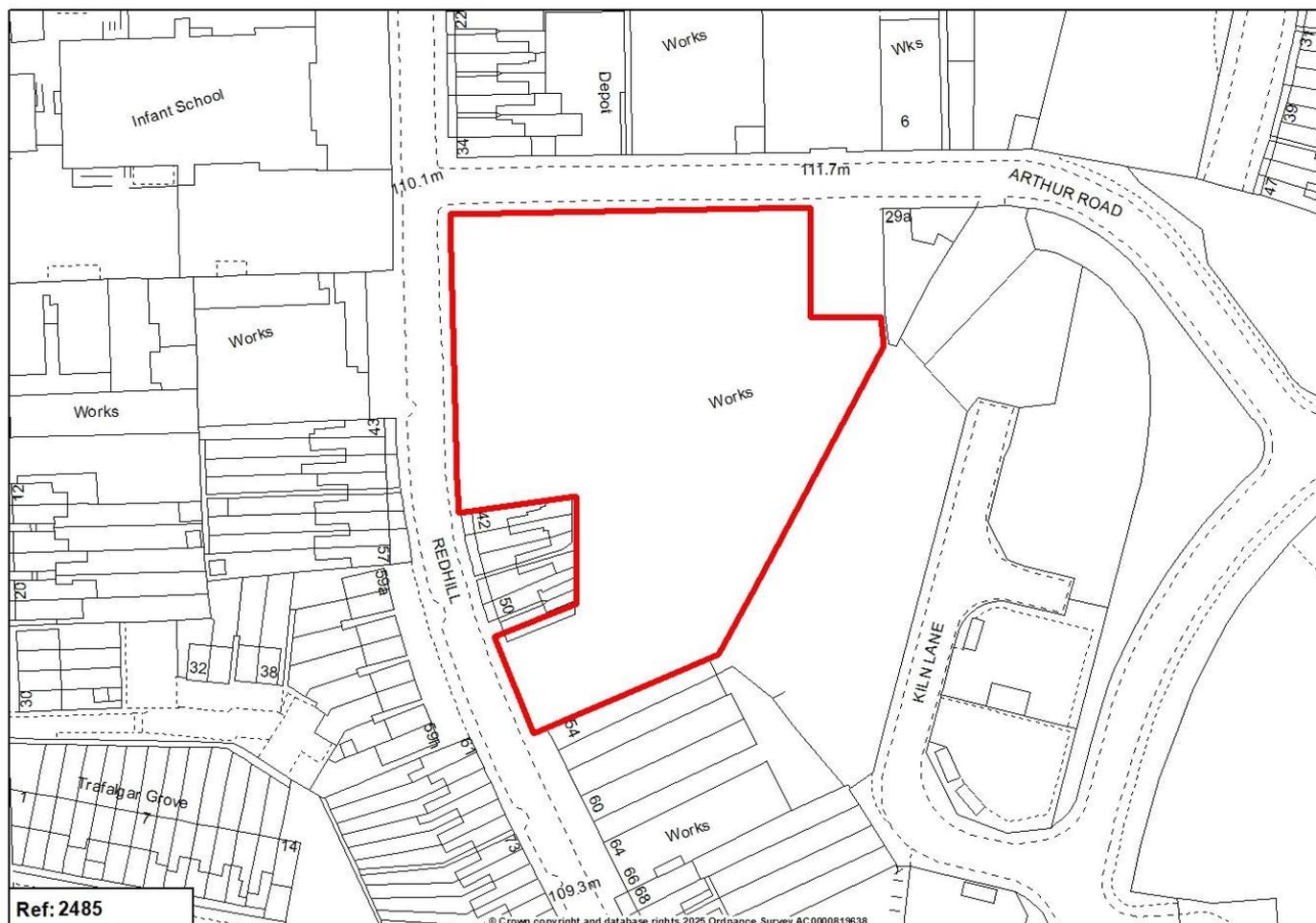
Vehicular Access: **No access issues**

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

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

Achievable: **Yes**

Comments: **NULL**



# 2498 - 118 Amington Road, B25 8JZ, Tyseley and Hay Mills

Gross Size (Ha): **0.23**

Net developable area (Ha): **0**

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

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

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**

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, NULL, 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/floorspace sqm):

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: **Under Construction - 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**

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**

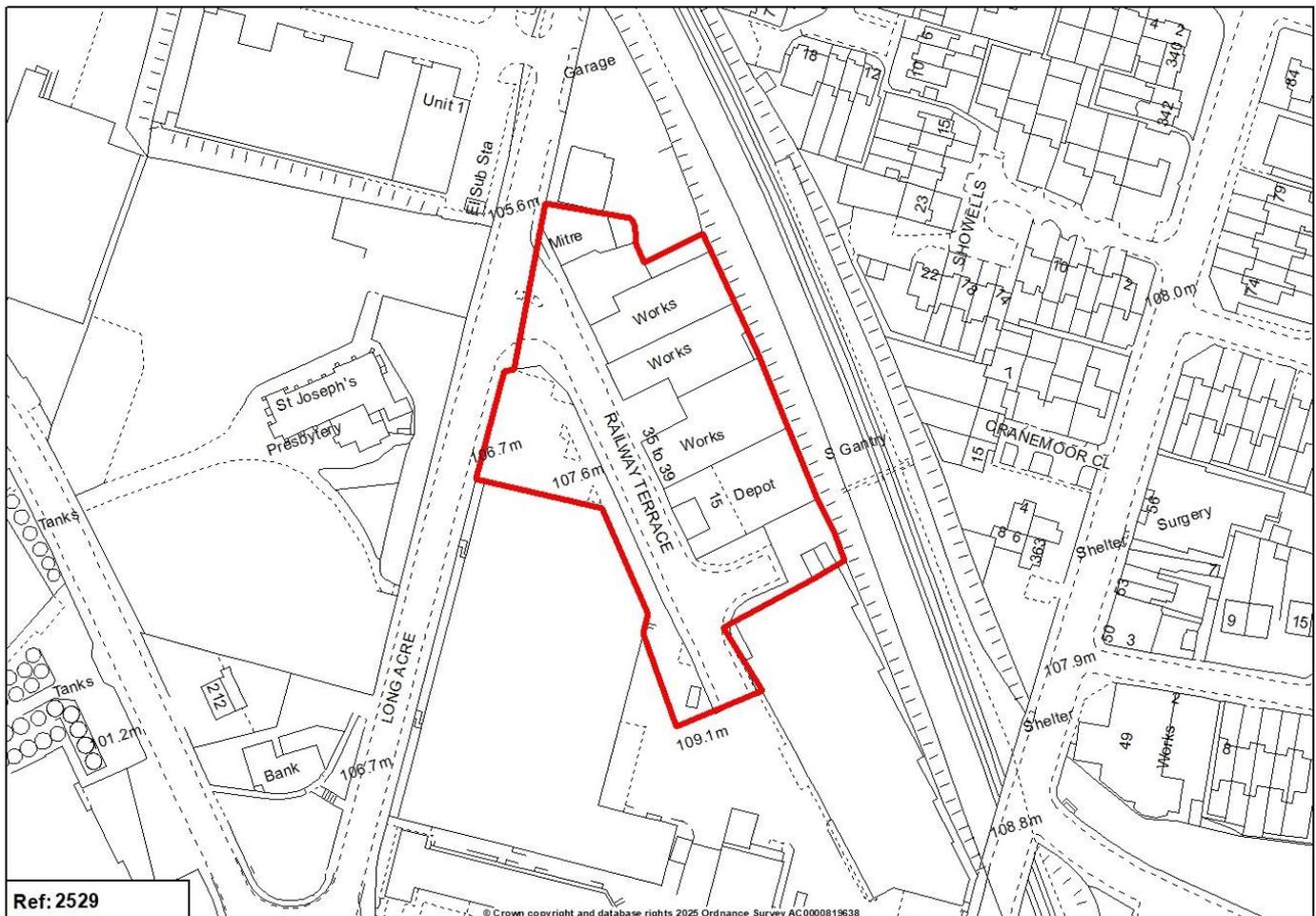
Vehicular Access: **Access issues with viable identified strategy to address**

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): **Your Floors**

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**

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**

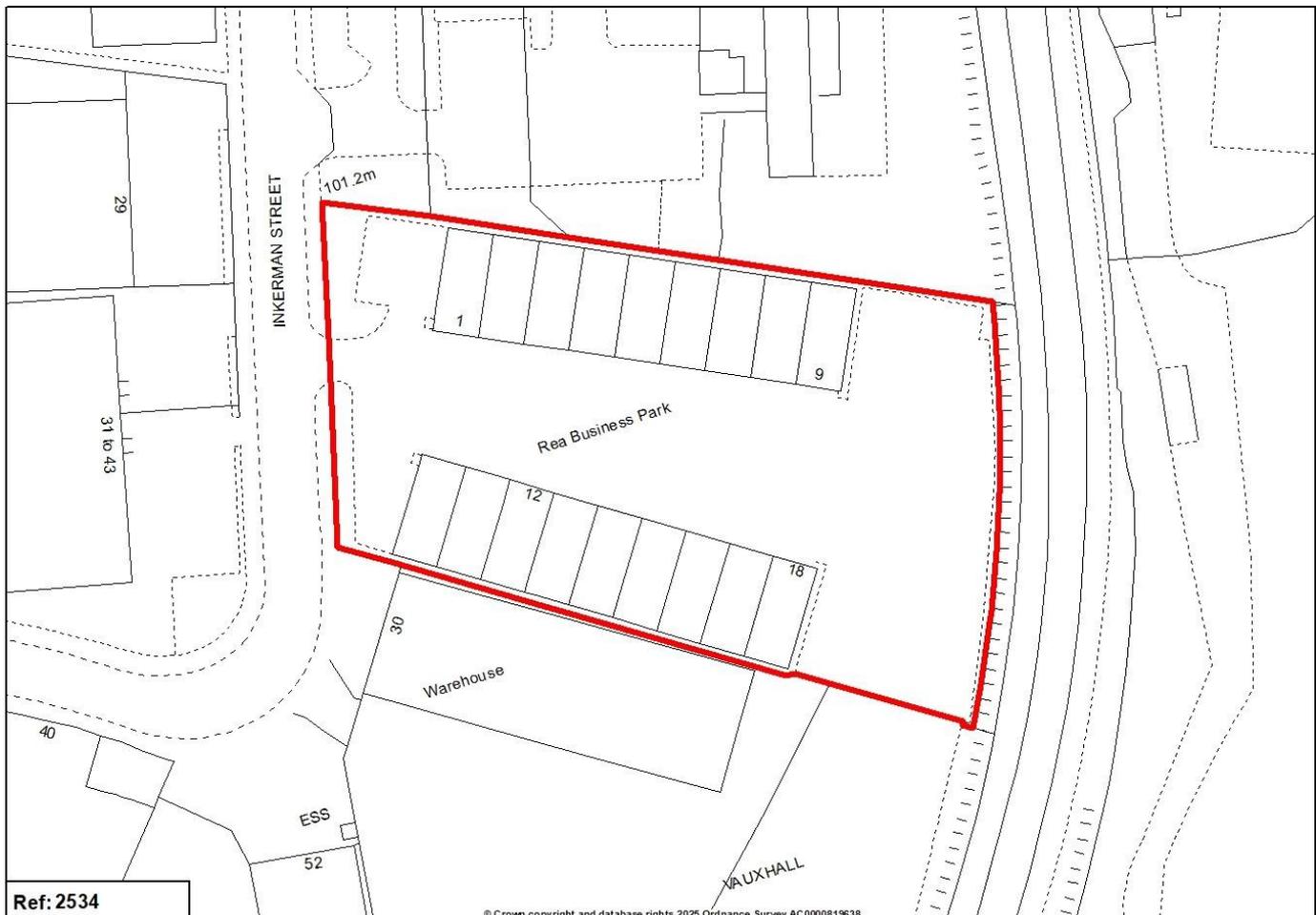
Vehicular Access: **No access issues**

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): **Storage 24**

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**

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**

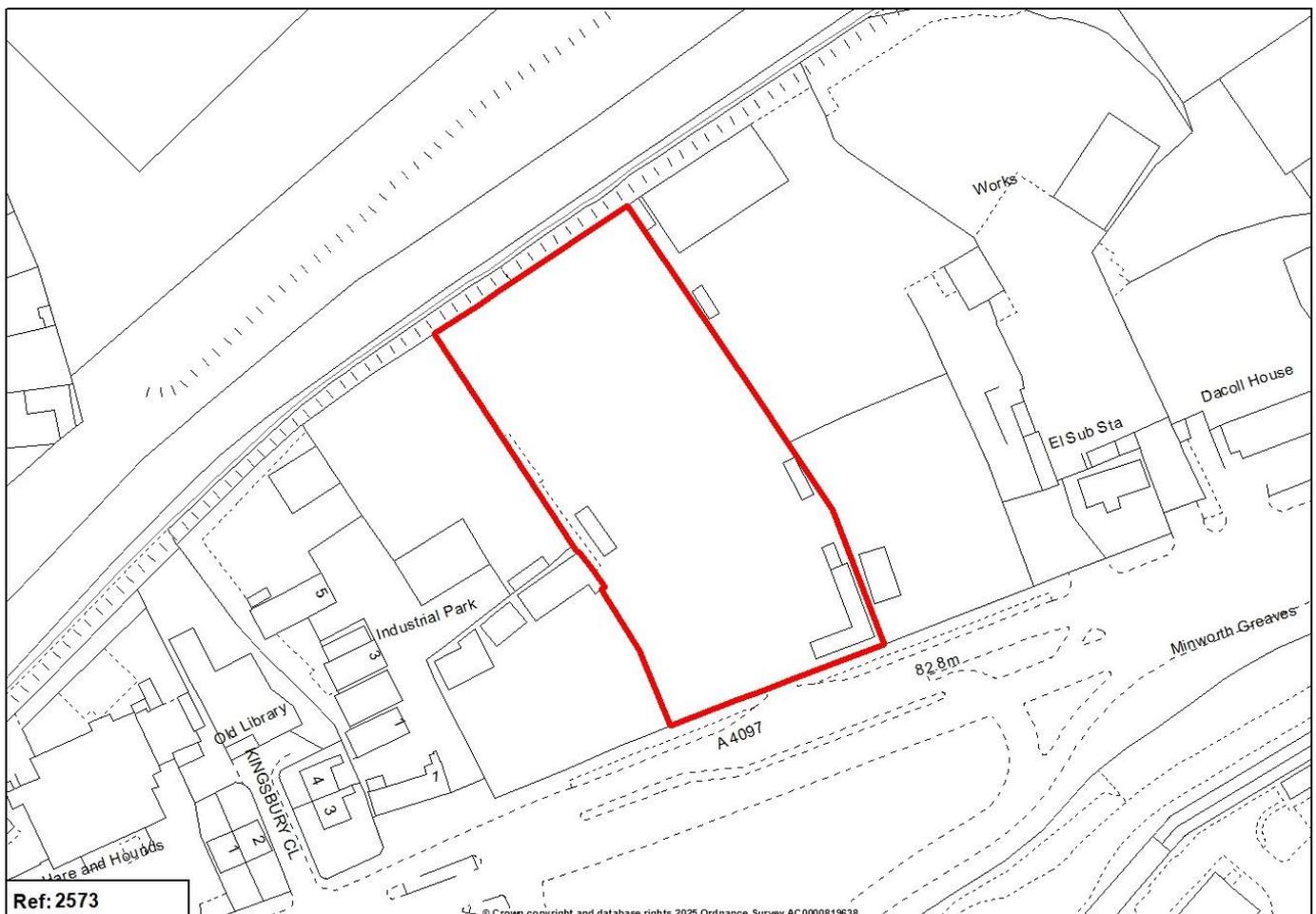
Vehicular Access: **Access issues with viable identified strategy to address**

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/floorspace sqm):

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: **Under Construction - 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**

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**

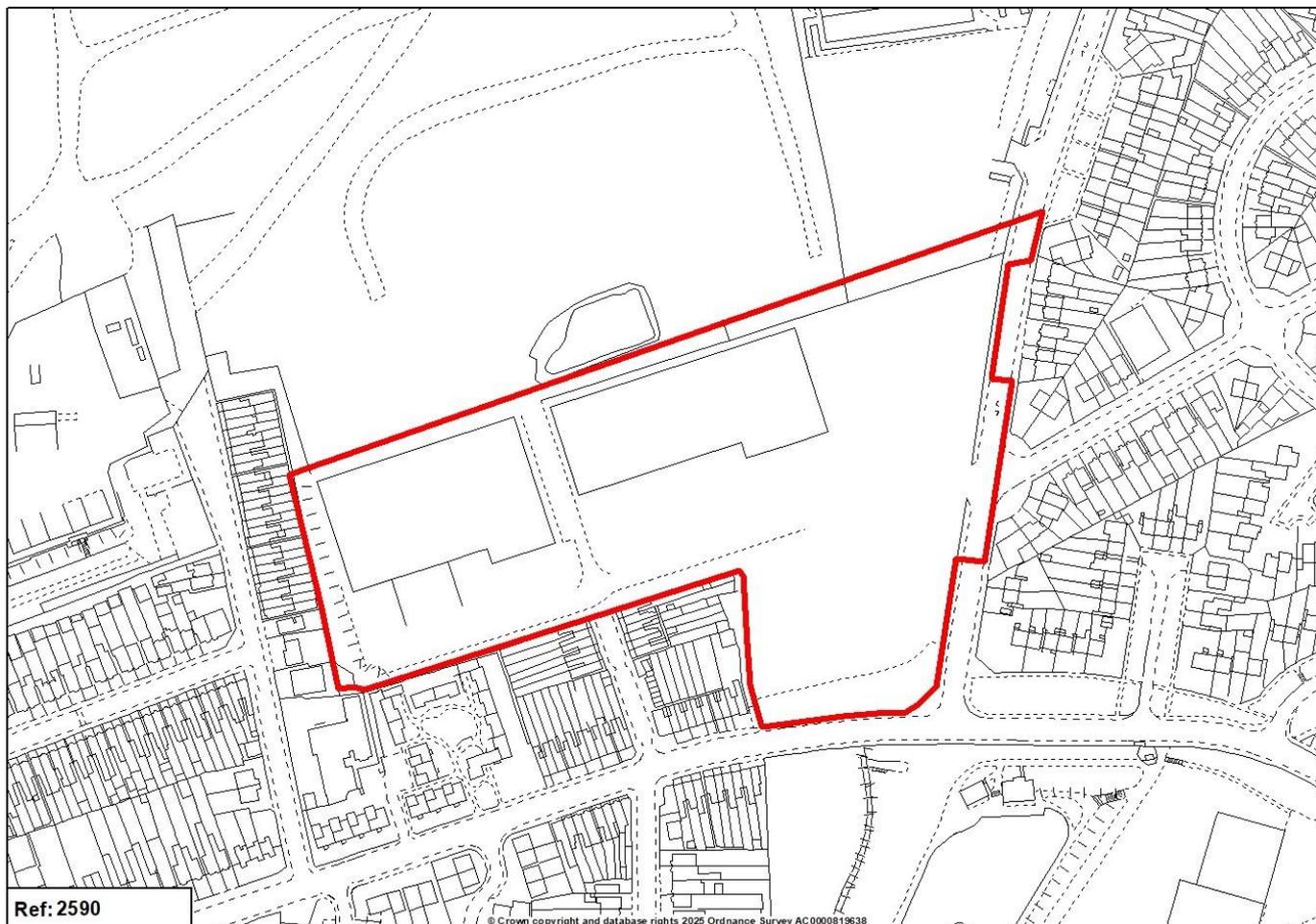
Vehicular Access: **No access issues**

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/floorspace sqm):

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: **Under Construction - 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**

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**

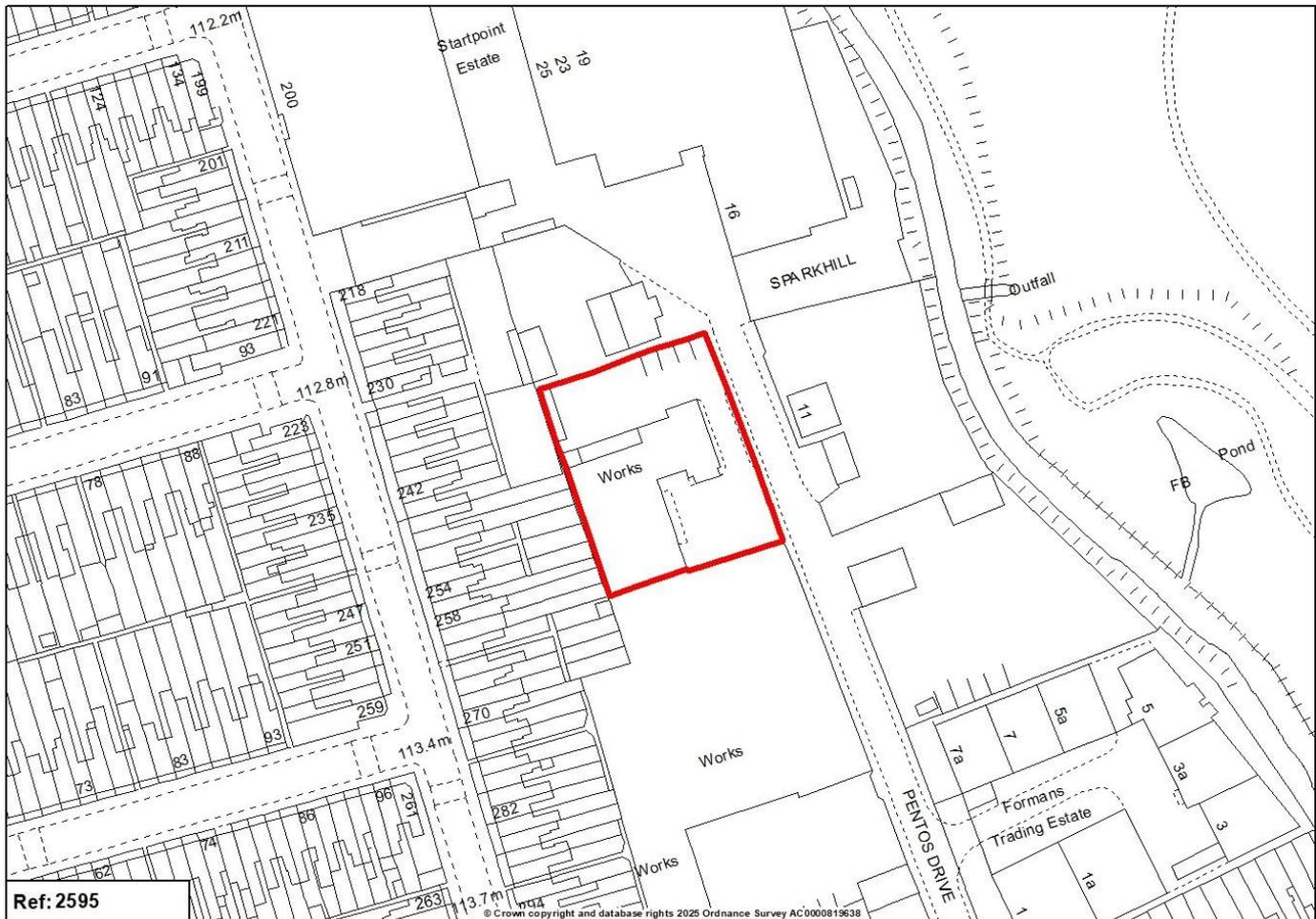
Vehicular Access: **No access issues**

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, NULL, 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: **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**

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**

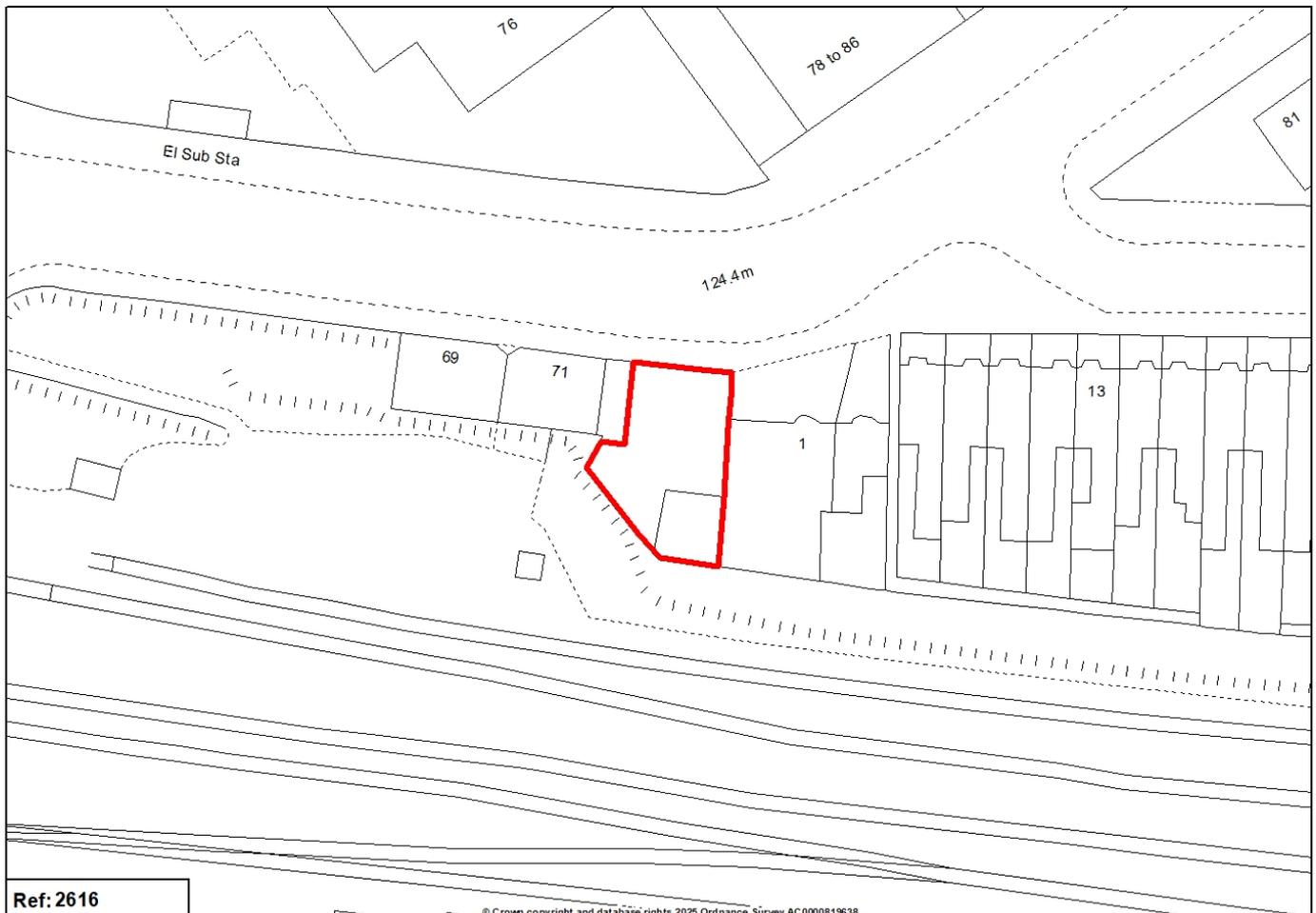
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

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

Achievable: **Yes**

Comments: **NULL**



Ref: 2616

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# 2618 - Peddimore (Unit A, Development Zone 1a) B76, NULL, 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/floorspace sqm):  
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): **NULL**

Last known use: **Open Space**

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

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**

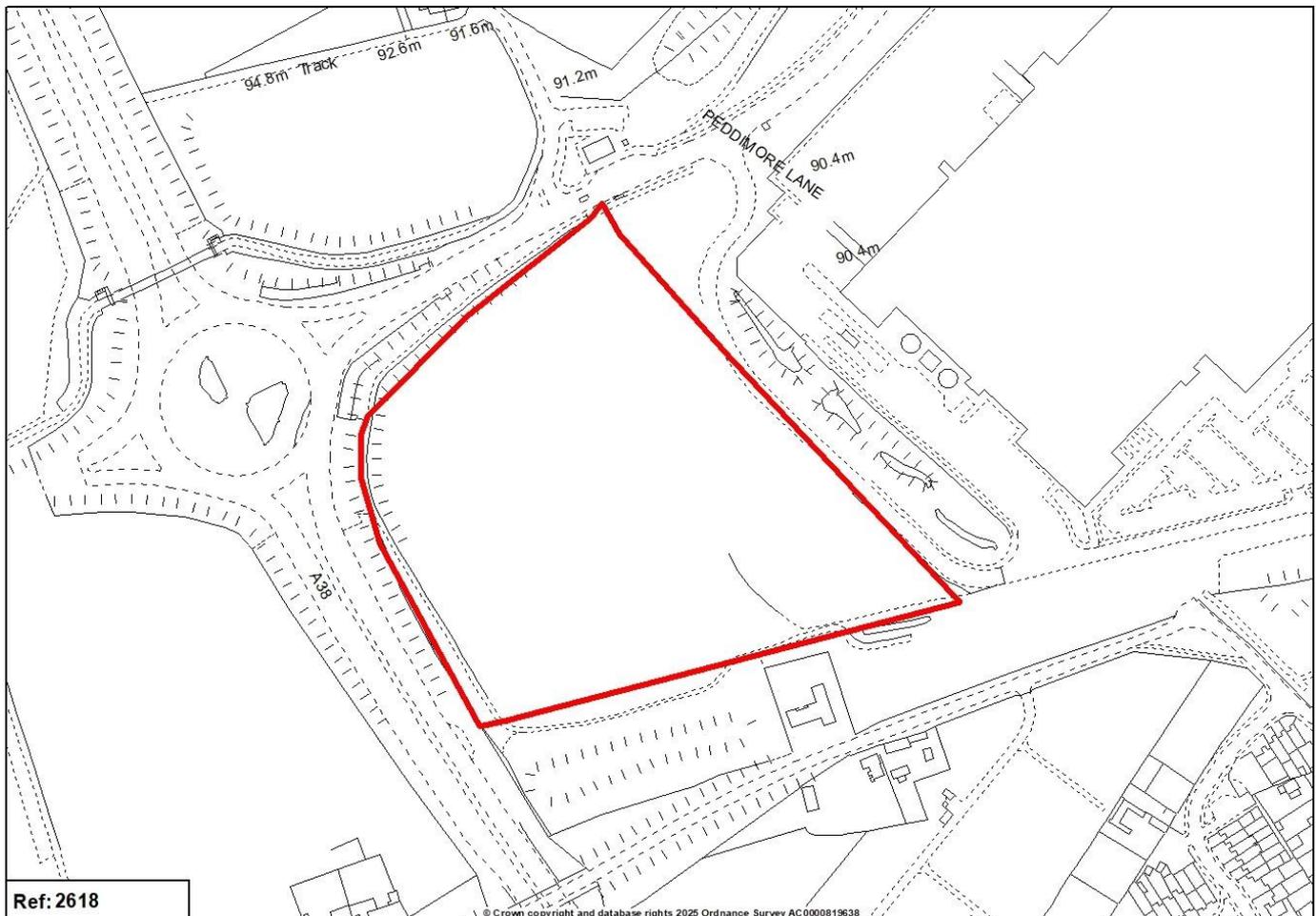
Vehicular Access: **No access issues**

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, NULL, 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**

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, B31 2SJ, Northfield

Gross Size (Ha): **3.4**      Net developable area (Ha): **3.4**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: **16150**    0-5 years: **0**    6-10 years: **16150**    11-15 years: **0**    16+ years: **0**

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

Planning Status: **Allocated in Draft Plan - Call for Sites Submission**

PP Expiry Date (If Applicable): **NULL**

Last known use: **Cleared Vacant Land**

Year added to HELAA: **2022**

Call for Sites: **Yes**

Greenbelt: **No**

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**

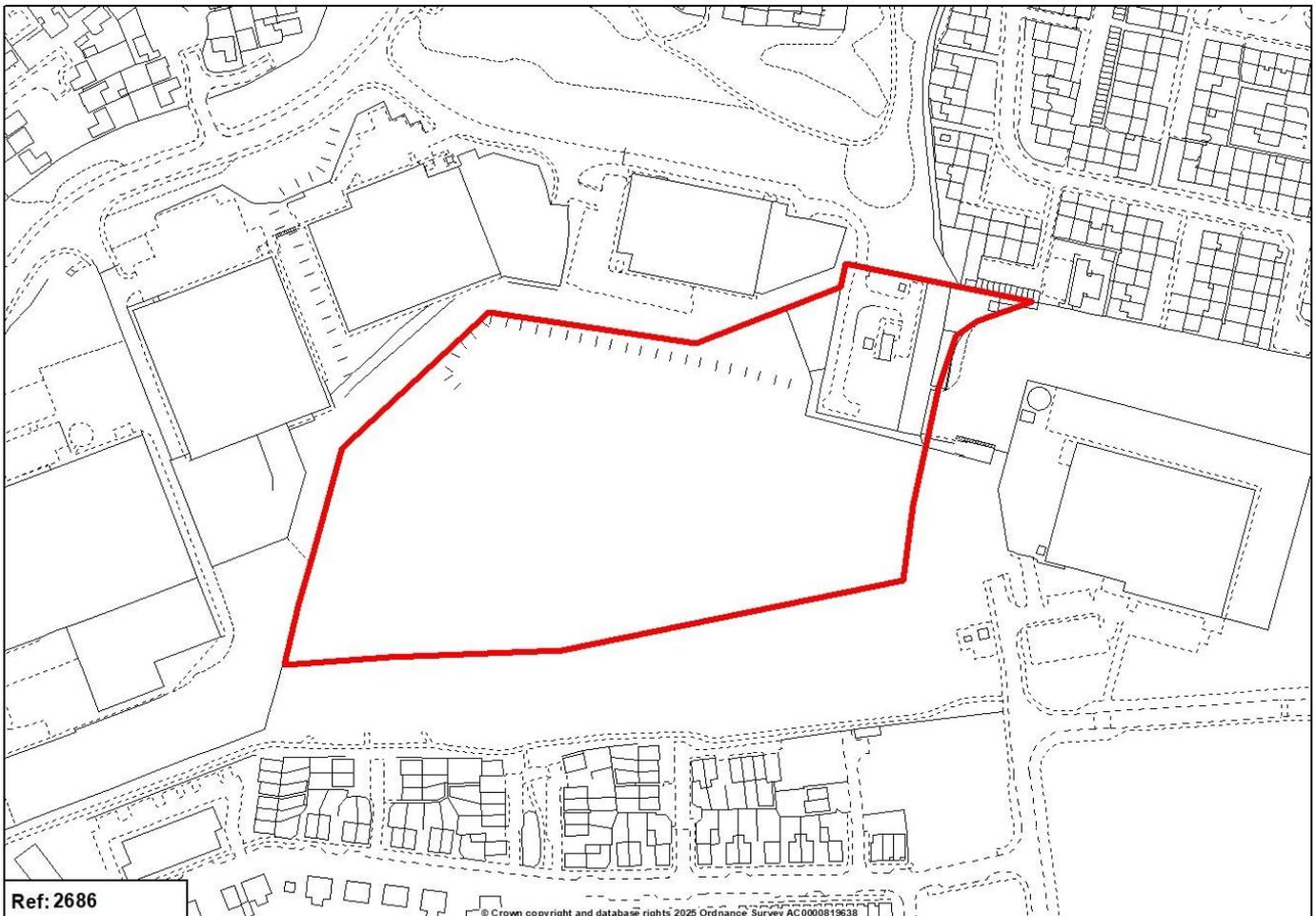
Vehicular Access: **No access issues**

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

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

Achievable: **Yes**

Comments: **NULL**



# 2687 - MG ROVER GROUP SITE OF WEST WORKS BRISTOL ROAD SOUTH, B31 2SJ, Northfield

Gross Size (Ha): **7.65**      Net developable area (Ha): **7.65**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: **8703**      0-5 years: **8703**      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**

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**

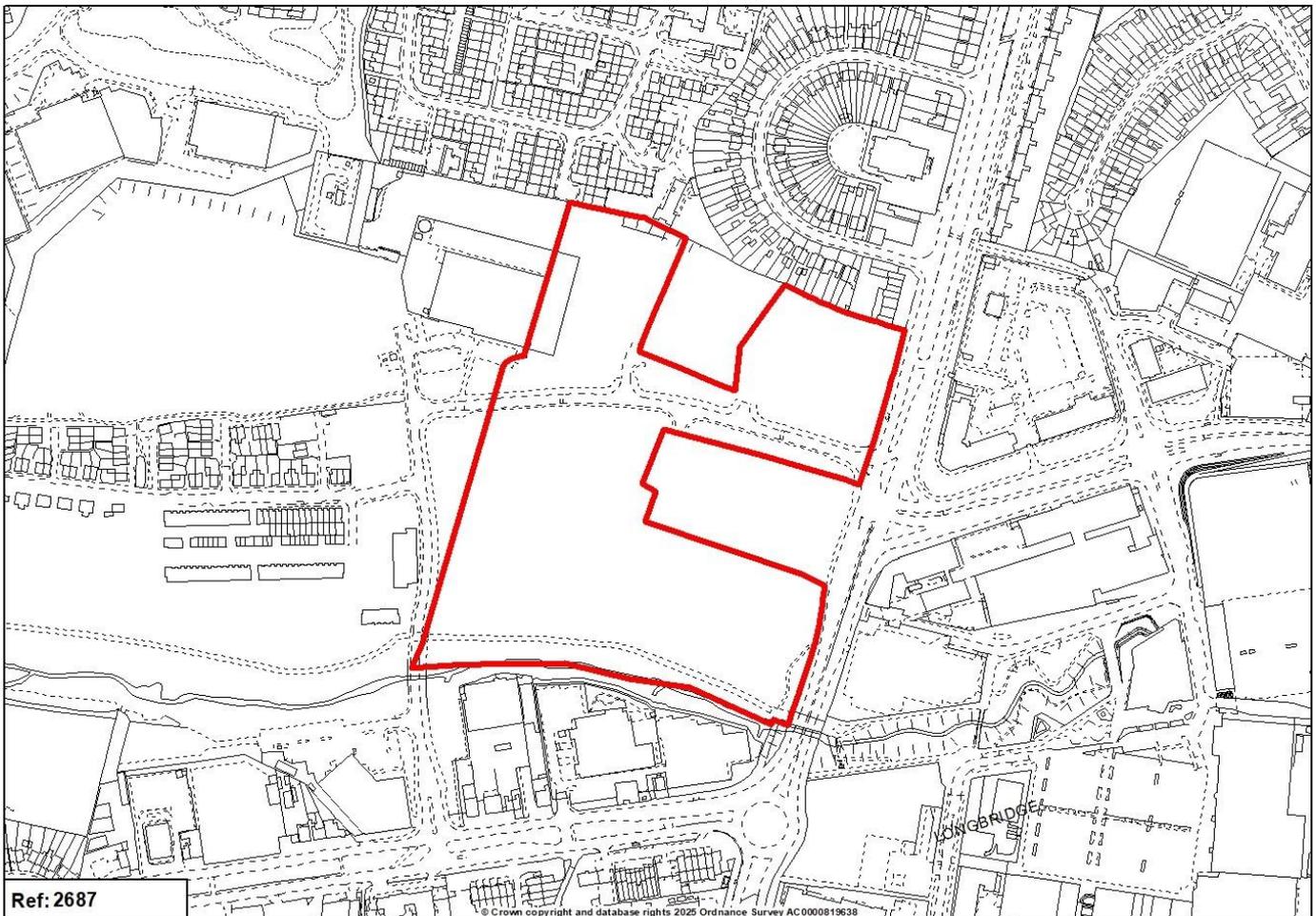
Vehicular Access: **No access issues**

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, B29 6DU, 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 - 2020/09978/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**

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**

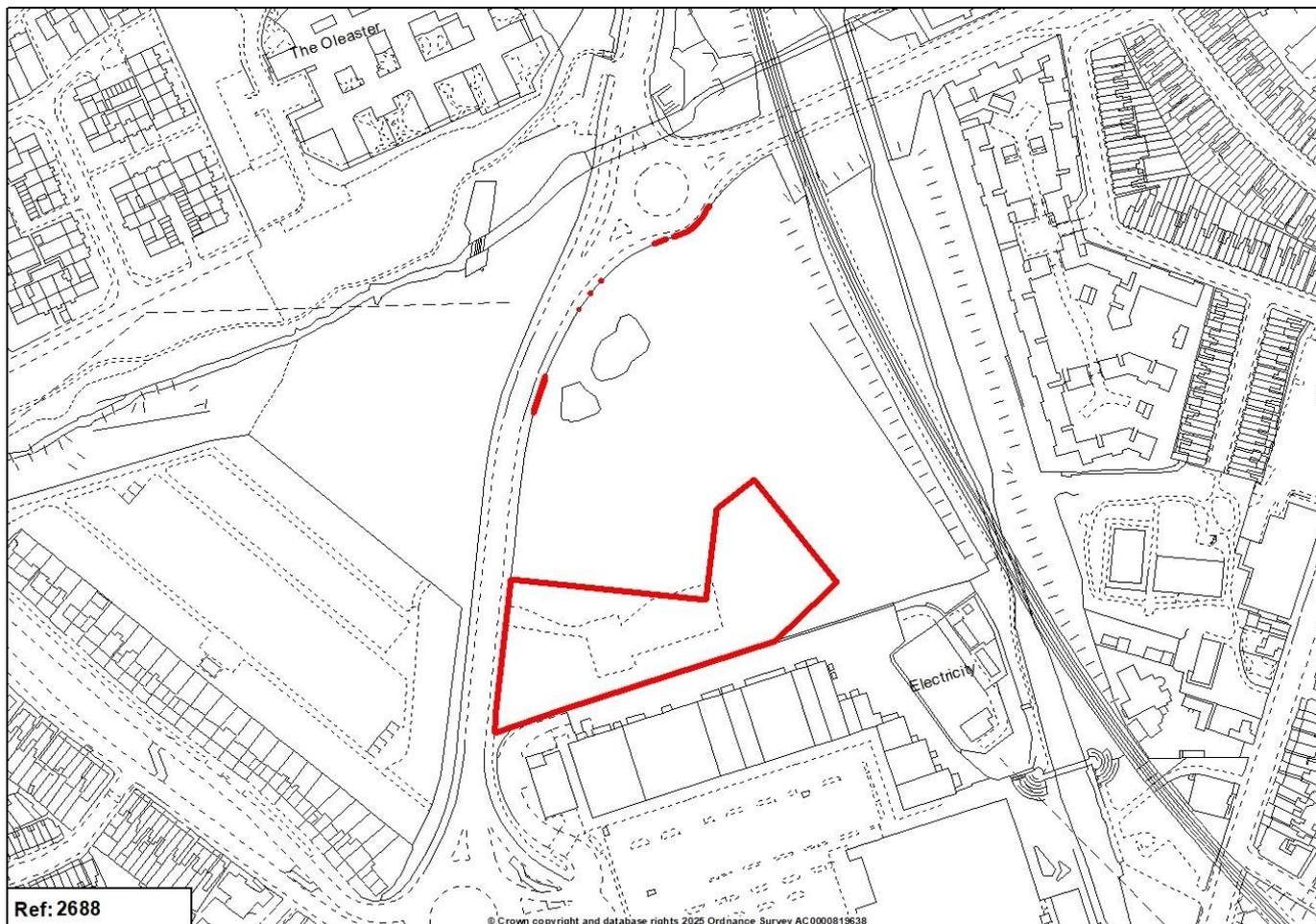
Vehicular Access: **Access issues with viable identified strategy to address**

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, B6 7, 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/floorspace sqm):  
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): **Unknown**

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

PP Expiry Date (If Applicable): **NULL**

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

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

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**

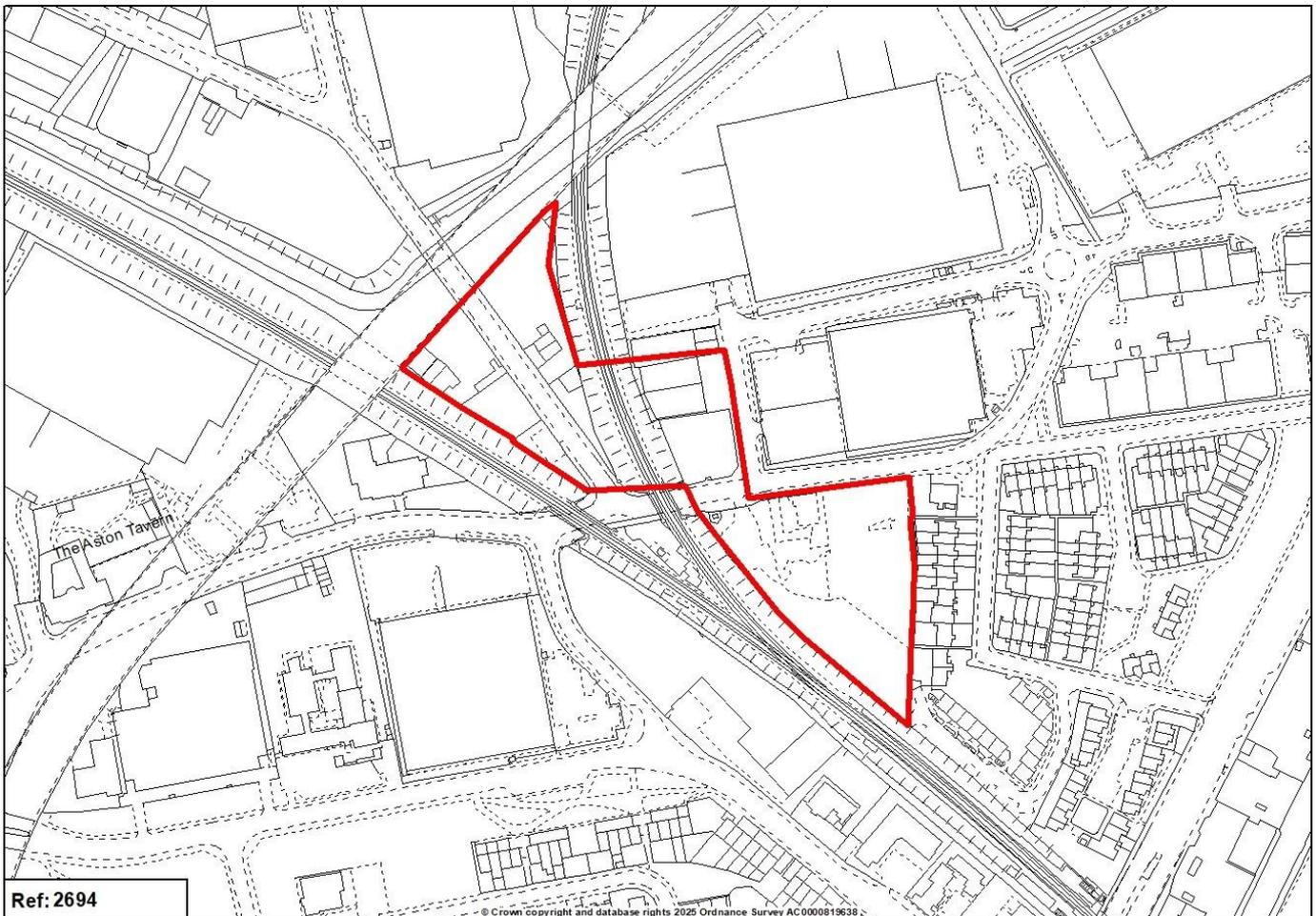
Vehicular Access: **No access issues**

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, B33 OLD, 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/floorspace sqm):  
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): **Unknown**

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: **2009**      Call for Sites: **No**      Greenbelt: **No**

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**



# 2714 - Washwood Heath HS2 RSMD, B8 2QE, Ward End

Gross Size (Ha): **24**      Net developable area (Ha): **24**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **114000**      0-5 years: **0**      6-10 years: **114000**      11-15 years: **0**      16+ years: **0**

Ownership: **Part BCC Owned**

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

Planning Status: **Allocated in Draft Plan - NULL**

PP Expiry Date (If Applicable): **NULL**

Last known use: **Cleared Vacant Land**

Year added to HELAA: **2022**

Call for Sites: **No**

Greenbelt: **No**

Accessibility by Public Transport: **Zone B**

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

Natural Environment Designation: **SLINC**

Impact: **Unknown**

Historic Environment Designation: **LLB**

Impact: **Unknown**

Open Space Designation: **None**

Impact: **None**

Demolition: **No Demolition Required**

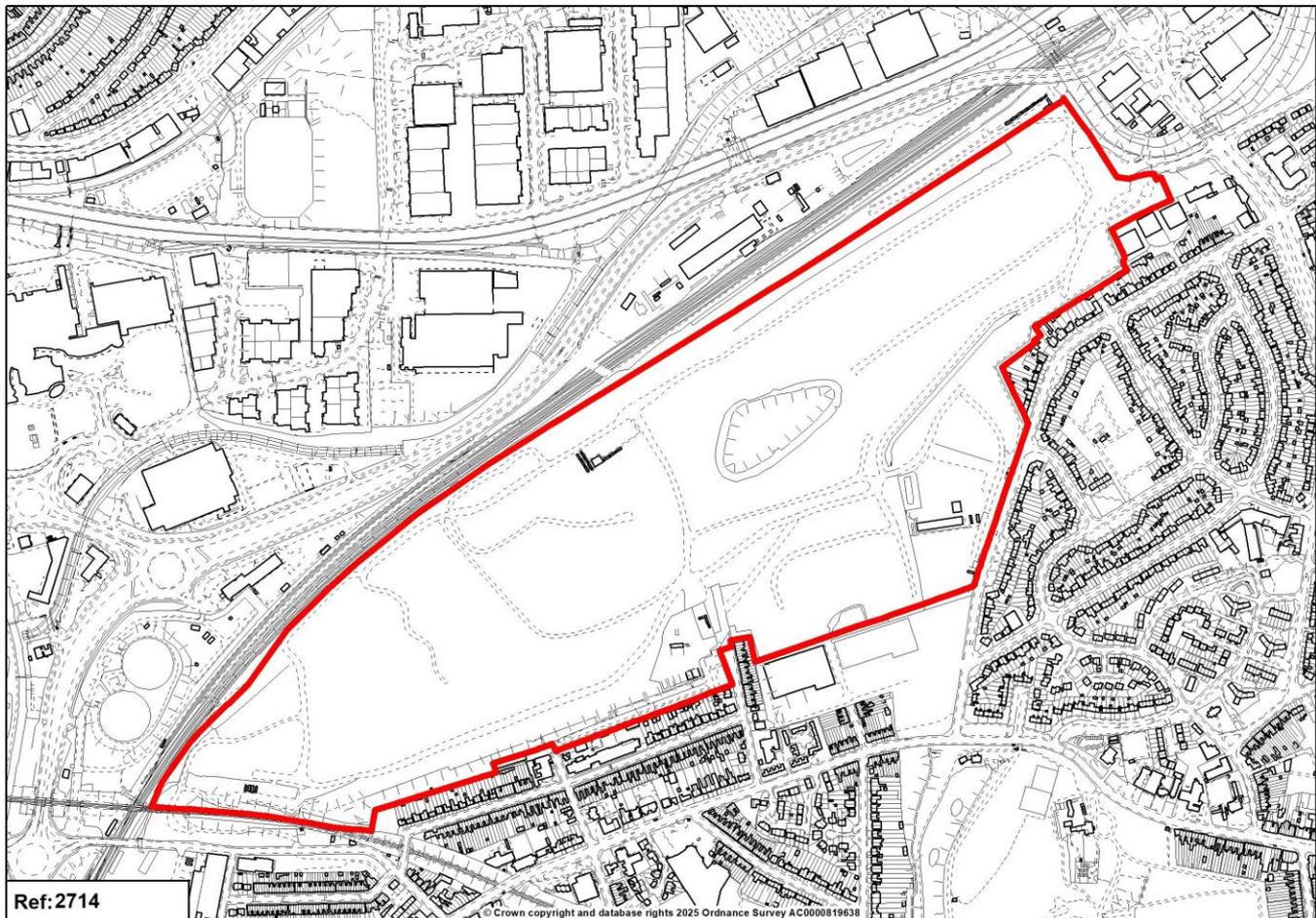
Vehicular Access: **No access issues**

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, B25 8HF, 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/floorspace sqm):

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**

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**

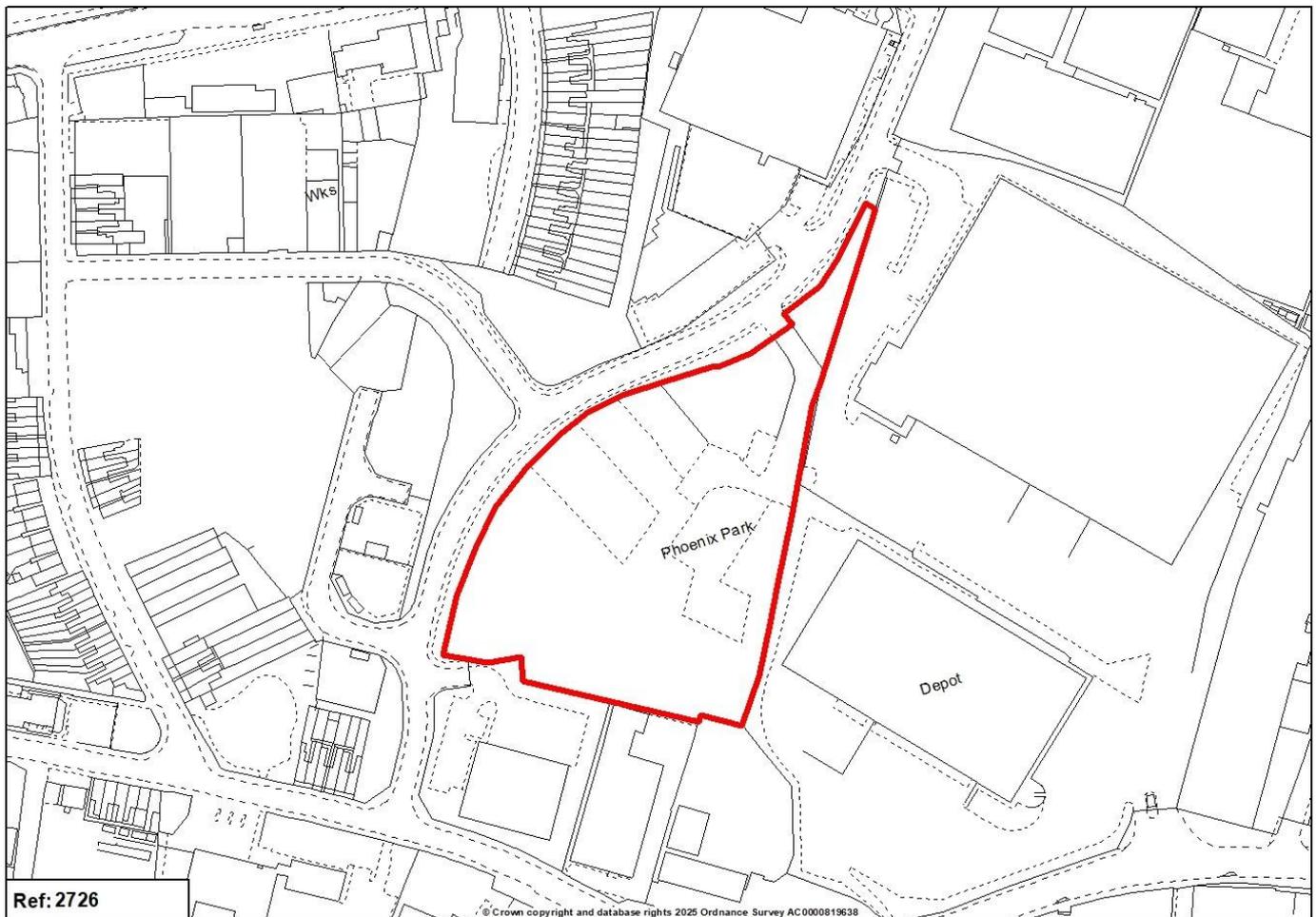
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

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

Achievable: **Yes**

Comments: **NULL**



# 2728 - PEDDIMORE WISHAW LANE, B76, 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/floorspace sqm):

Total Capacity: **140318**    0-5 years: **0**    6-10 years: **140318**    11-15 years: **0**    16+ years: **0**

Ownership: **Part BCC Owned**

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

Planning Status: **Outline Planning Permission - 2021/02972/PA**

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

Last known use: **Agriculture**

Year added to HELAA: **2022**

Call for Sites: **No**

Greenbelt: **No**

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**

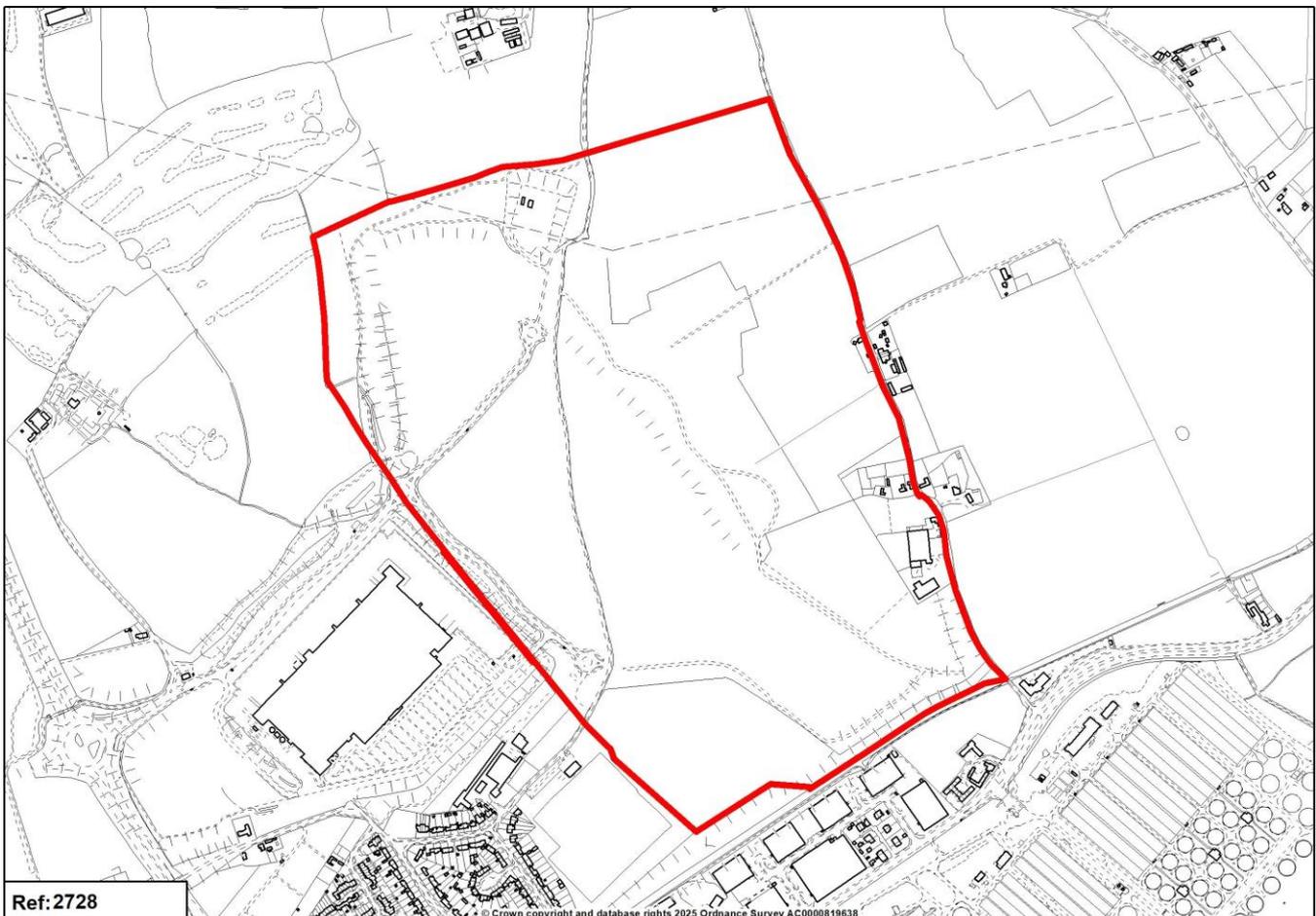
Vehicular Access: **Access issues with viable identified strategy to address**

Suitability Criteria: **Suitable - planning permission**

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

Achievable: **Yes**

Comments: **NULL**



# 2738 - FORMER DEPOT ALDRIDGE ROAD, B44 8, 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/floorspace sqm):

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): **Unknown**

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: **2009**

Call for Sites: **No**

Greenbelt: **No**

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**

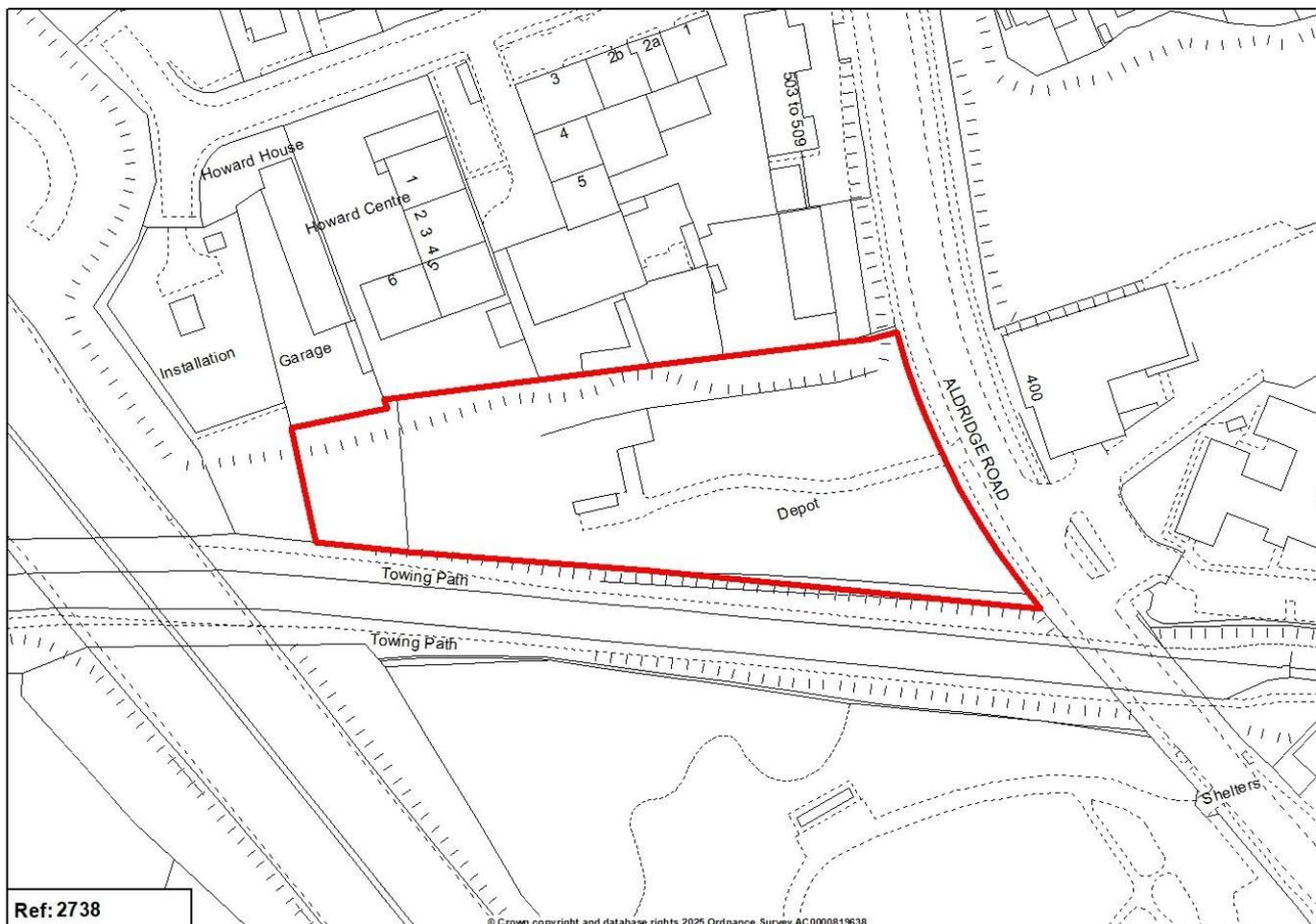
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

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

Achievable: **Yes**

Comments: **NULL**



# 2740 - 18 Wainwright Street, B6 5TJ, 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/floorspace sqm):

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**

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**

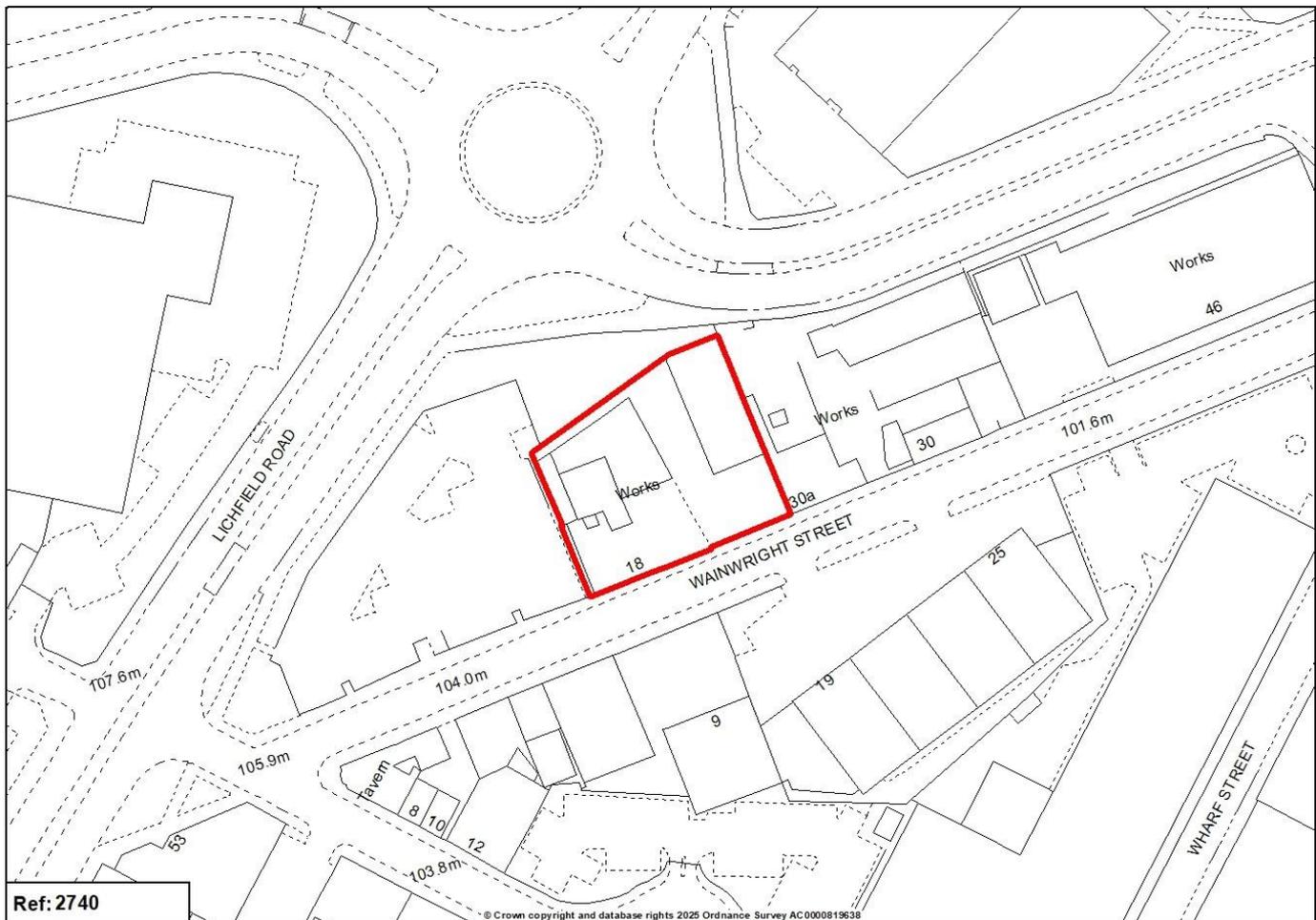
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

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

Achievable: **Yes**

Comments: **NULL**



# 2742 - 58-62 Aston Church Road, B7 5RX, 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/floorspace sqm):

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**

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**

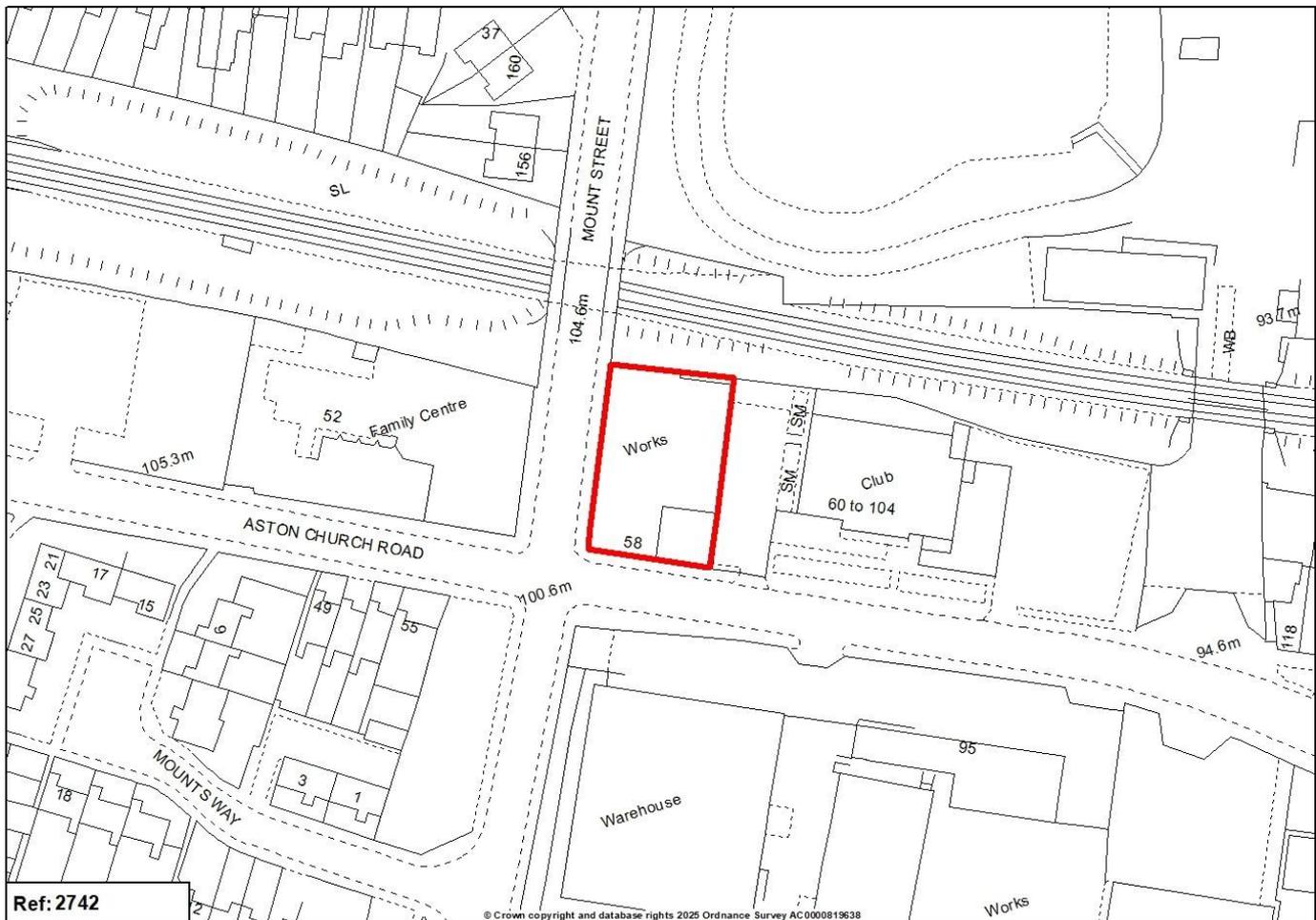
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

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

Achievable: **Yes**

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



# 2747 - Queens Road land bounded by Aston Hall Road, B6 7, 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/floorspace sqm):

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): **Unknown**

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

PP Expiry Date (If Applicable): **NULL**

Last known use: **Industrial**

Year added to HELAA: **2022**

Call for Sites: **No**

Greenbelt: **No**

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**

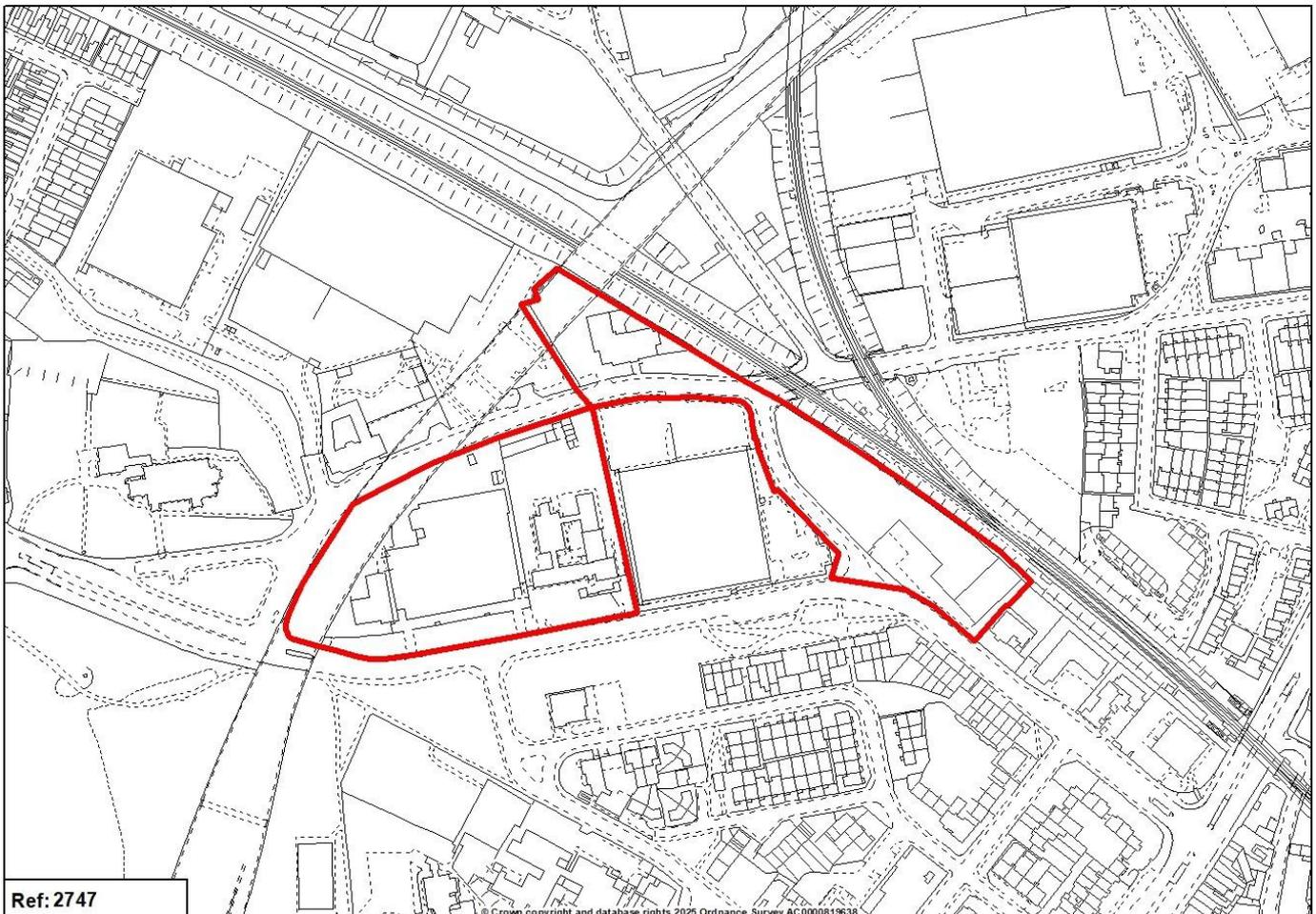
Vehicular Access: **No access issues**

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

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

Achievable: **Yes**

Comments: **NULL**



# 2754 - SBP Building Products Ltd, 1510-1518 Pershore Road, B30 2NW, 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/floorspace sqm):

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**

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**



# 2801 - Unit 5 Weston Works, Tyseley, NULL, 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/floorspace sqm):

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): **Unknown**

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

PP Expiry Date (If Applicable): **NULL**

Last known use: **Industrial**

Year added to HELAA: **2023**

Call for Sites: **Yes**

Greenbelt: **No**

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**

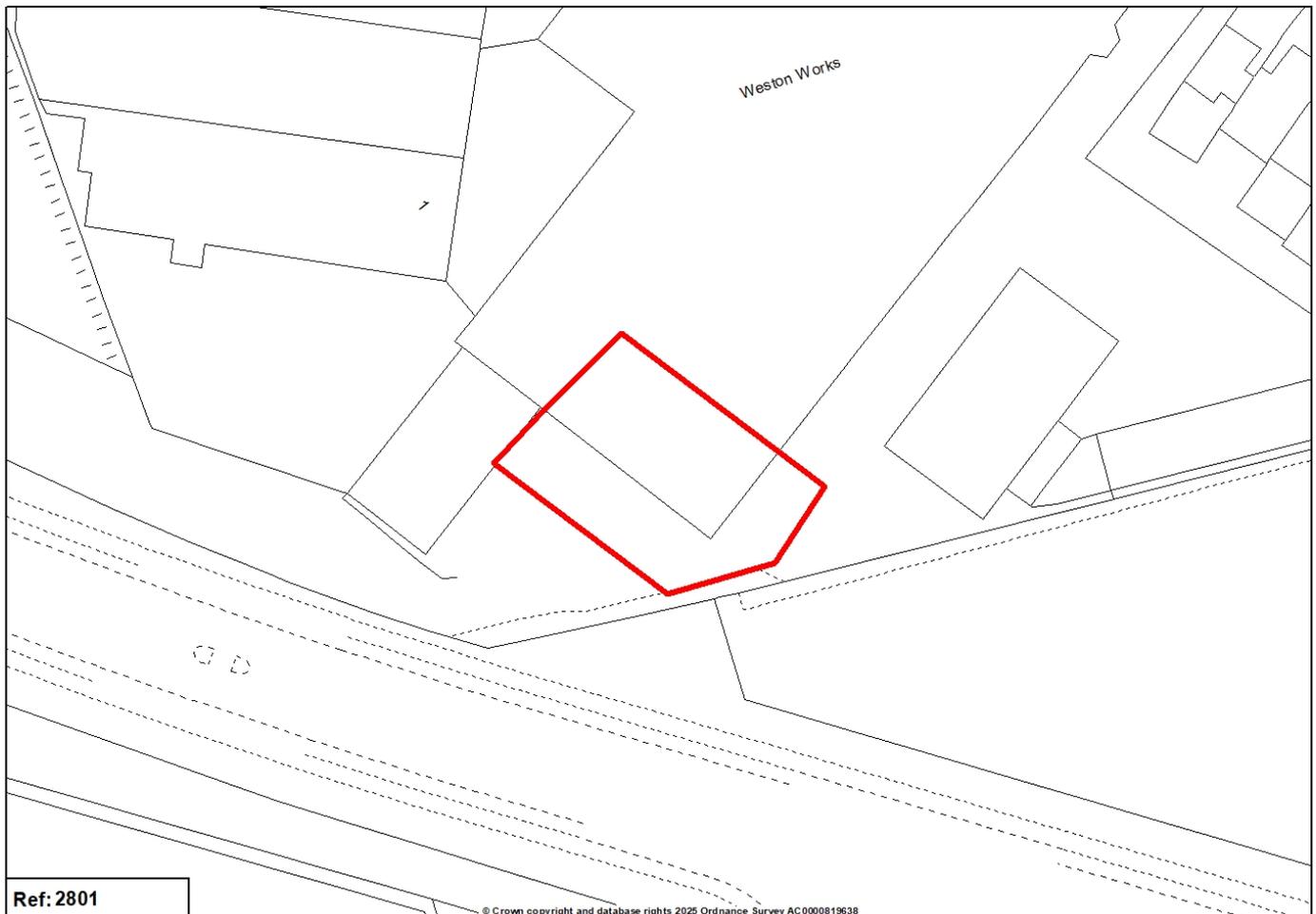
Vehicular Access: **No access issues**

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, NULL, 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/floorspace sqm):  
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): **Unknown**

Planning Status: **Allocated in Draft Plan - Call for sites submission**

PP Expiry Date (If Applicable): **NULL**

Last known use: **Industrial**

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

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**

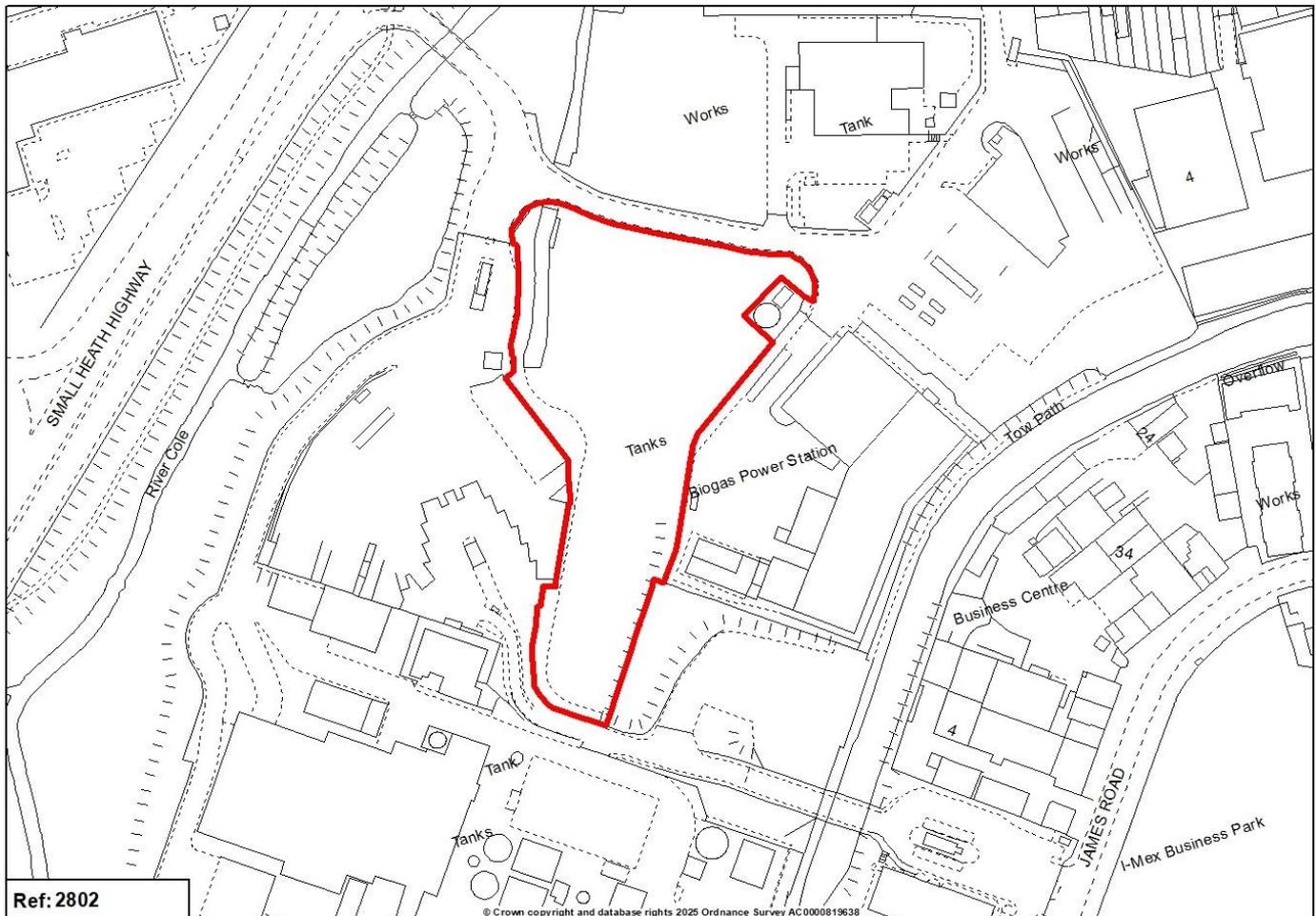
Vehicular Access: **No access issues**

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

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

Achievable: **Yes**

Comments: **Call for sites submission 2023**



# 2803 - Doris Road, Bordesley Green, NULL, 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/floorspace sqm):

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): **Unknown**

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

PP Expiry Date (If Applicable): **NULL**

Last known use: **Industrial**

Year added to HELAA: **2023**

Call for Sites: **Yes**

Greenbelt: **No**

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**



# 2849 - Rear of East End, Aston Cross, NULL, 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/floorspace sqm):  
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): **Unknown**

Planning Status: **Allocated in Draft Plan - Call for sites submission 2023**

PP Expiry Date (If Applicable): **NULL**

Last known use: **Other Land**

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

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**

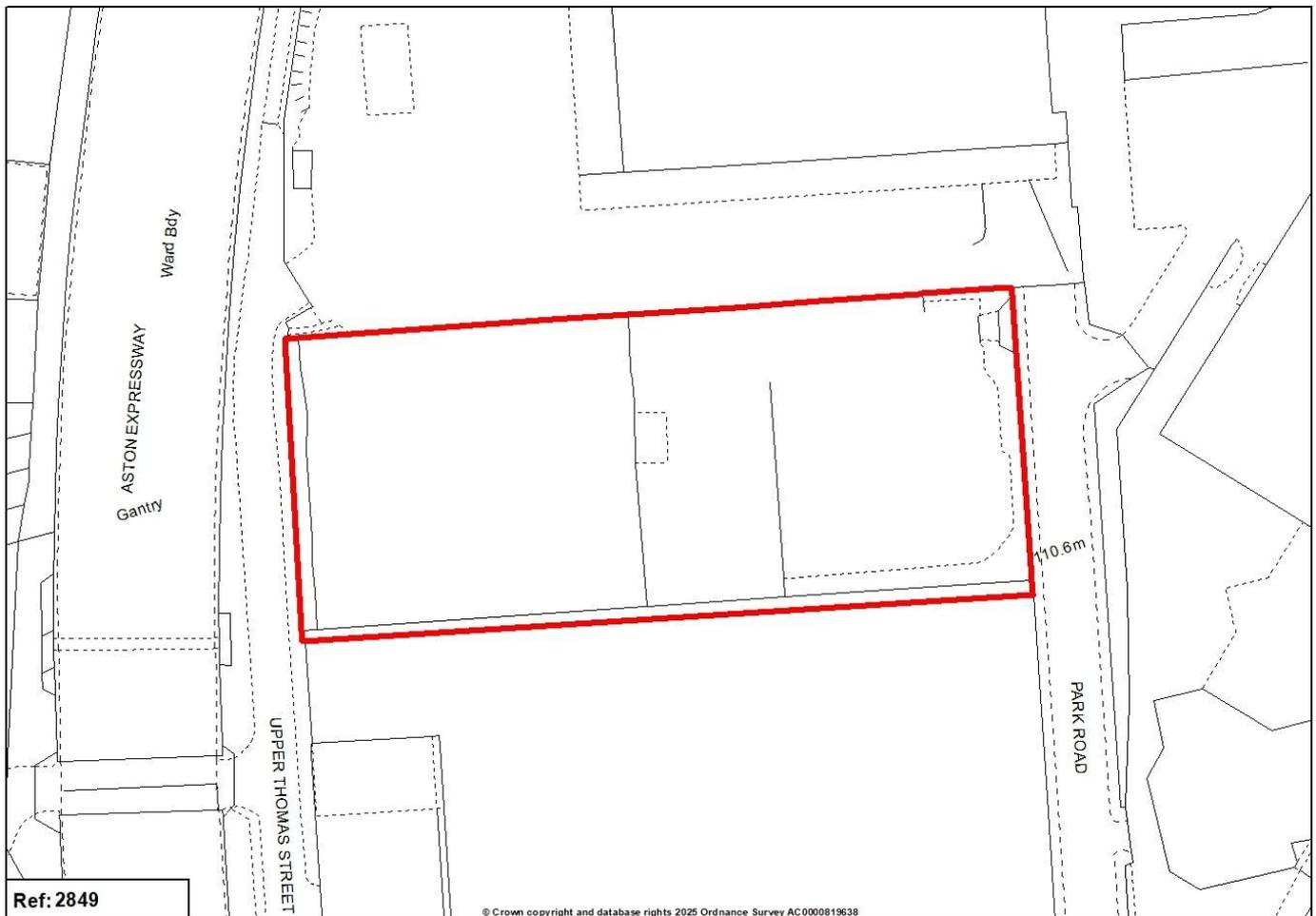
Vehicular Access: **No access issues**

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

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

Achievable: **Yes**

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



# 2851 - Spring Hill, Ladywood

Gross Size (Ha): **0.29**      Net developable area (Ha): **0.29**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: **1377**      0-5 years: **0**      6-10 years: **1377**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**      Developer Interest (If known): **PJK Holdings Limited**

Planning Status: **Other Opportunity - Call for Sites Submission**

PP Expiry Date (If Applicable): **NULL**

Last known use: **Industrial**

Year added to HELAA: **2025**      Call for Sites: **Yes**      Greenbelt: **No**

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

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**

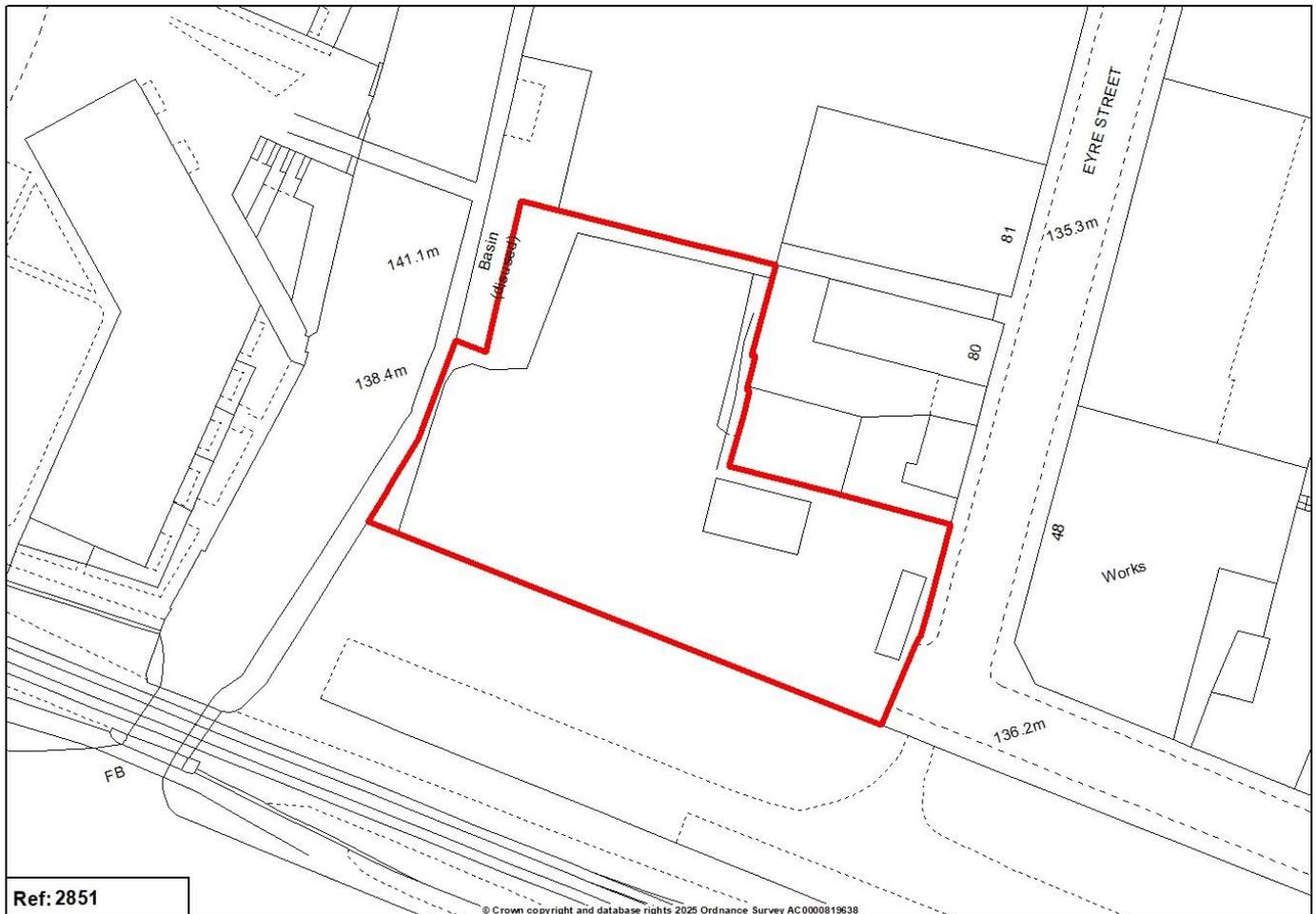
Vehicular Access: **No access issues**

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

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

Achievable: **Yes**

Comments: **NULL**



# 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/floorspace sqm):

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**

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**

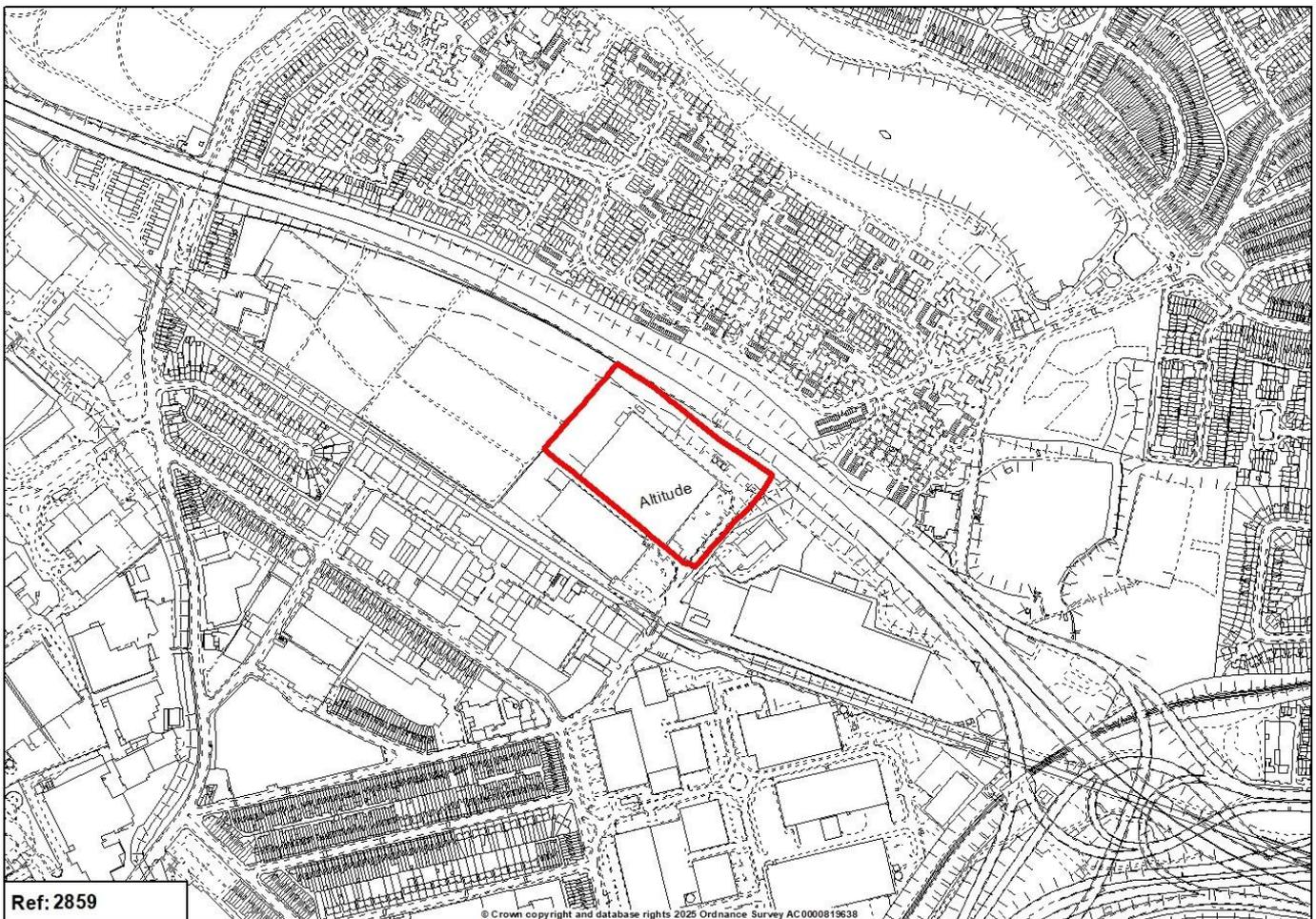
Vehicular Access: **No access issues**

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/floorspace sqm):

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

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

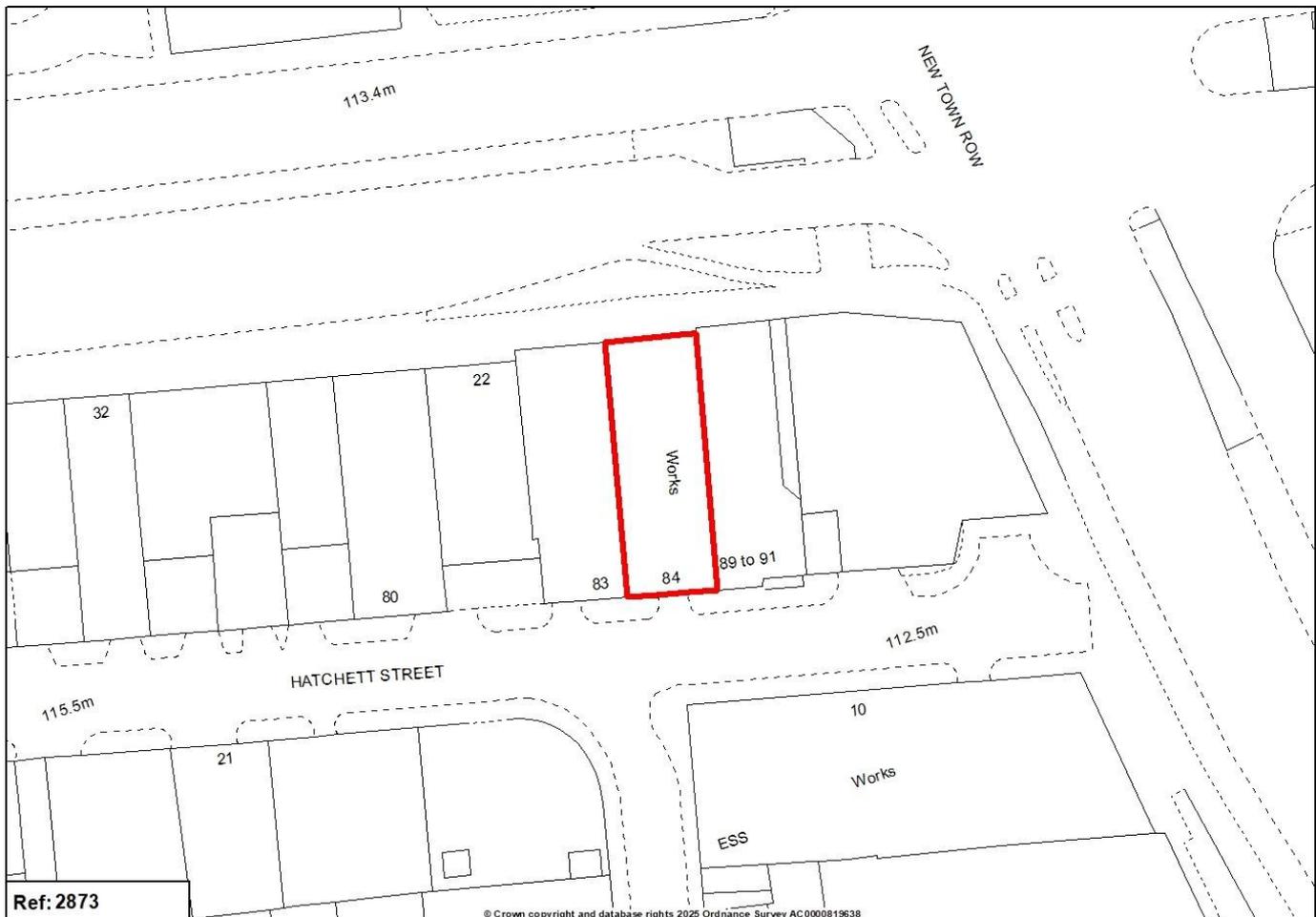
Vehicular Access: No access issues

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**

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**

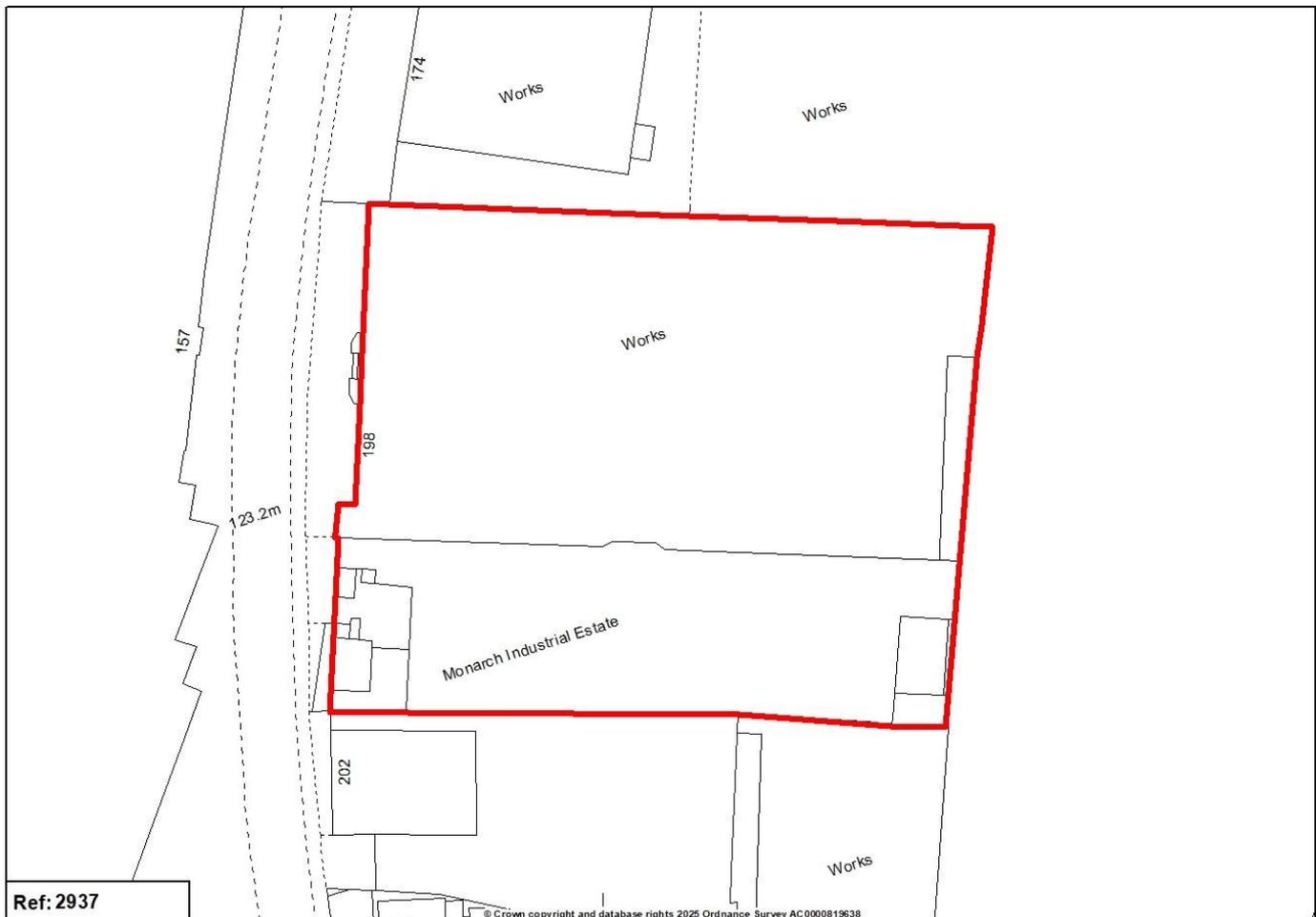
Vehicular Access: **No access issues**

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, NULL, 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**

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**

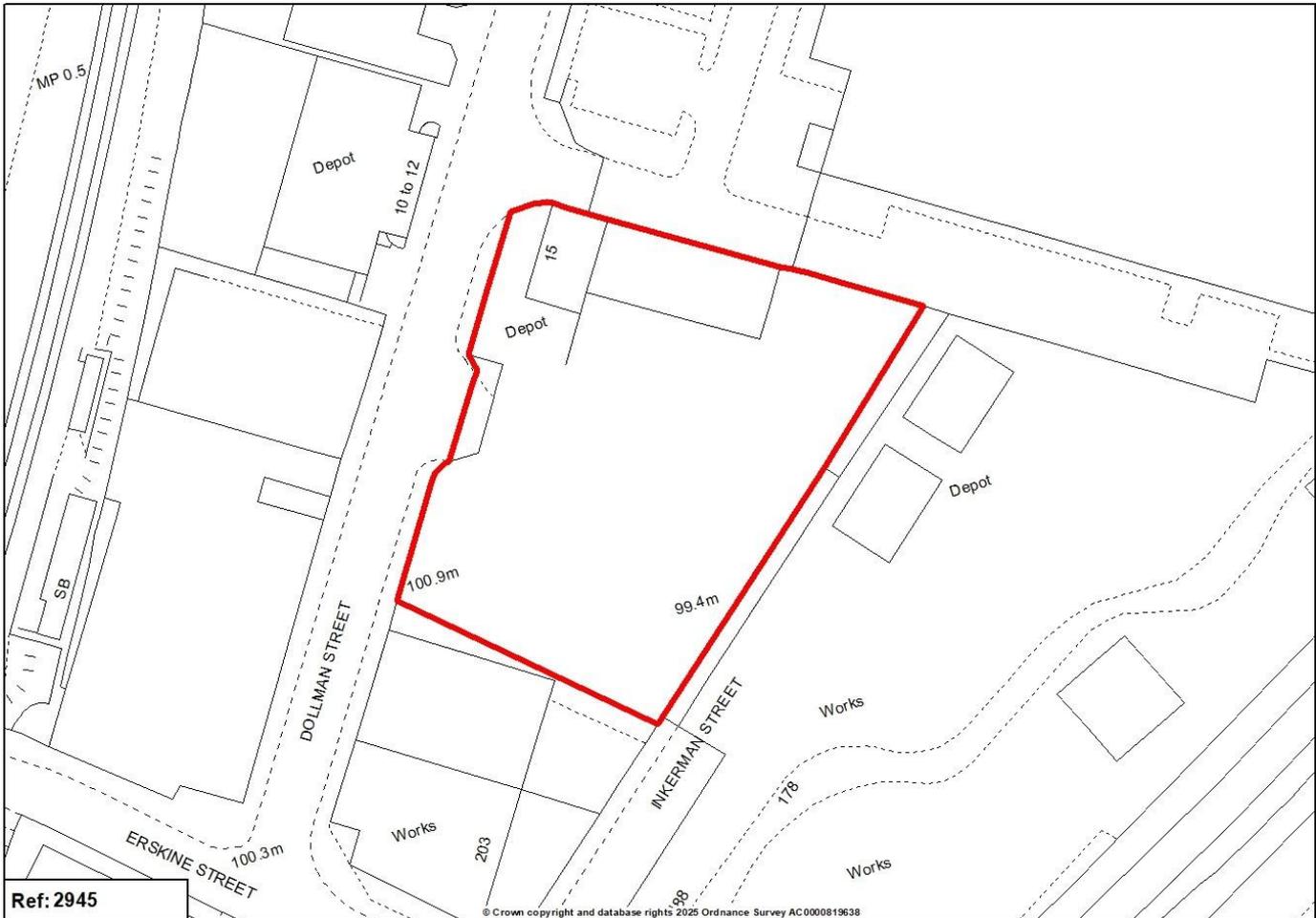
Vehicular Access: **No access issues**

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, NULL, 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**

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**

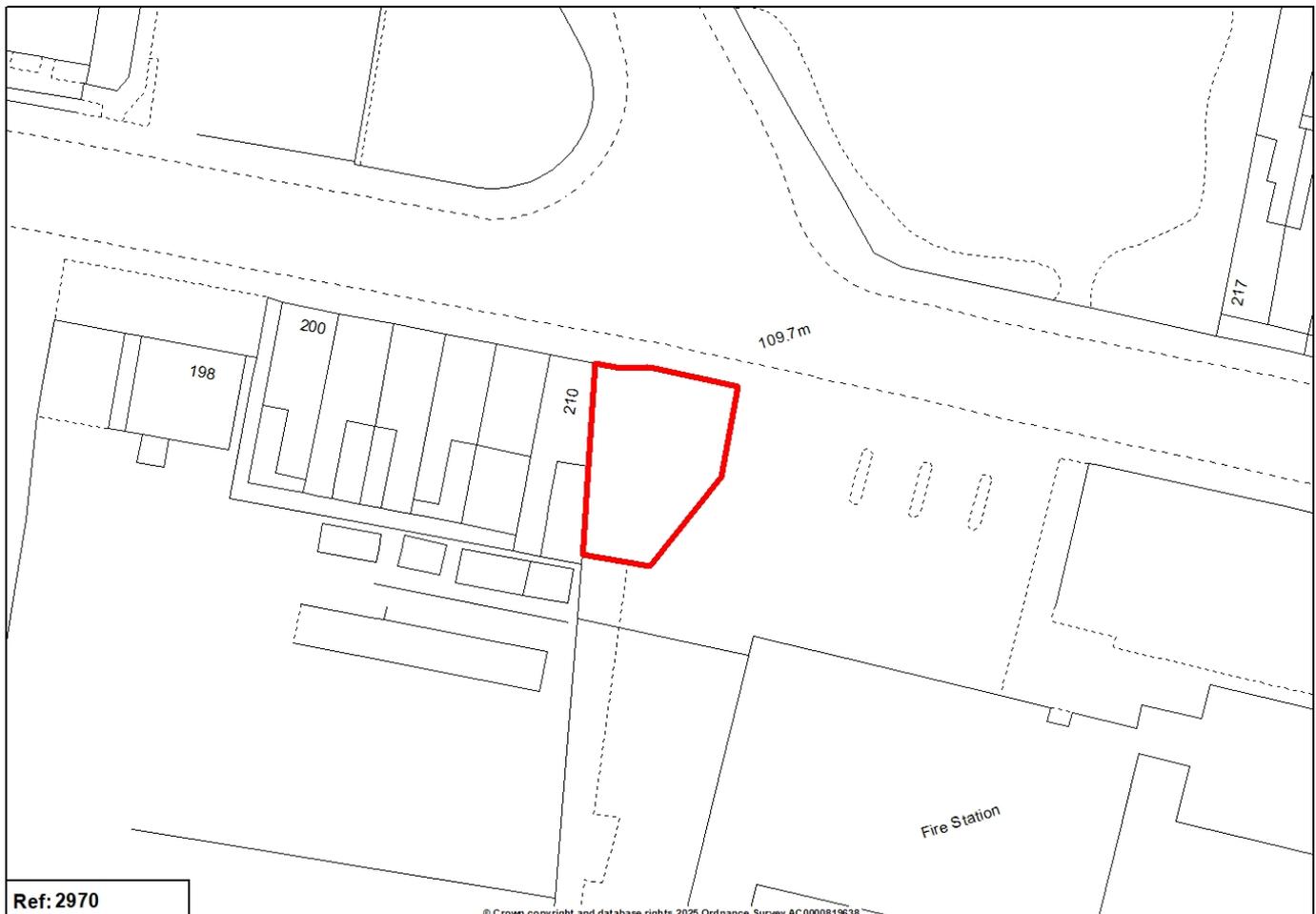
Vehicular Access: **No access issues**

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**      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**

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**

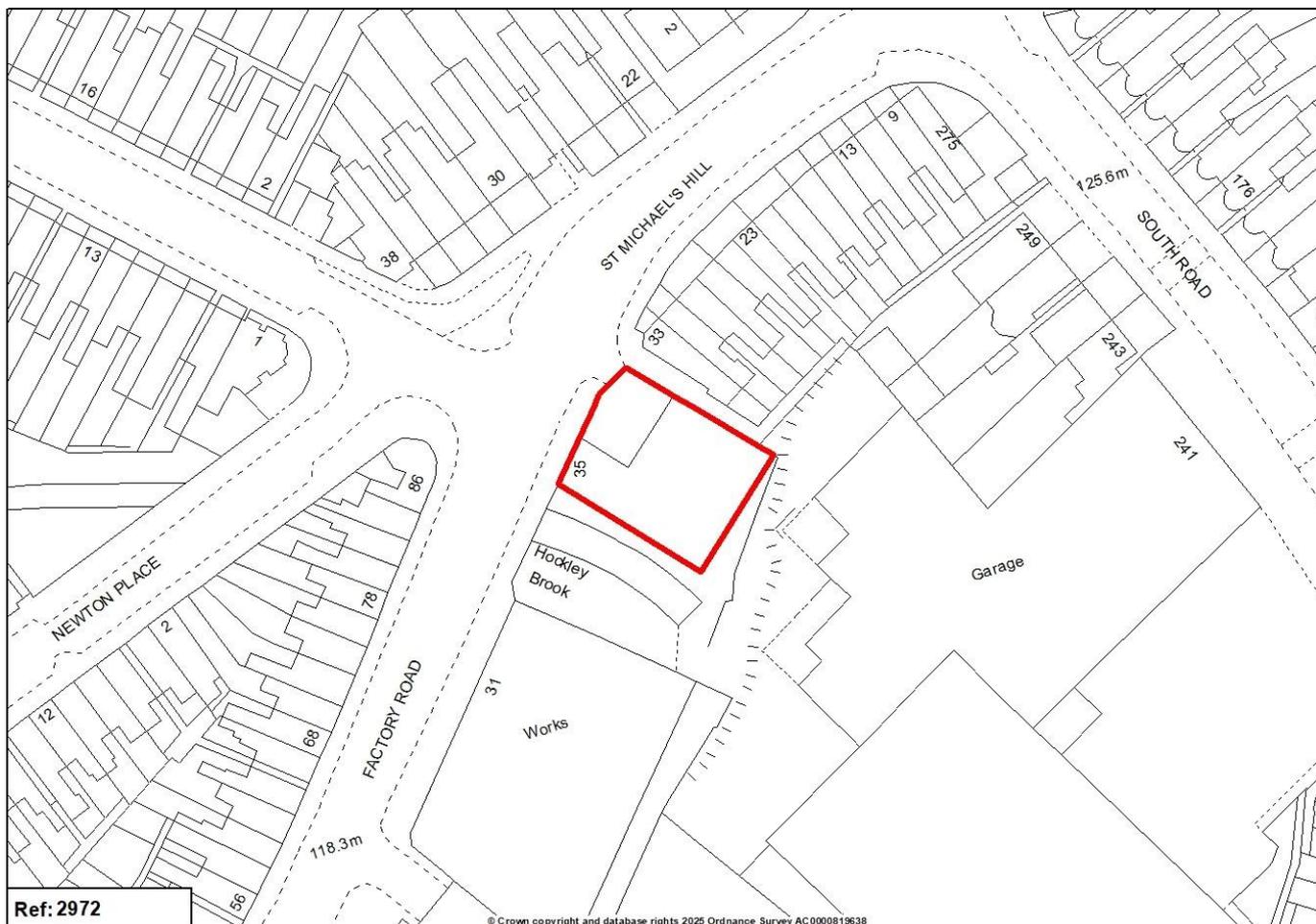
Vehicular Access: **No access issues**

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): **NULL**

Last known use: **Other Land**

Year added to HELAA: **2024**

Call for Sites: **No**

Greenbelt: **No**

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**

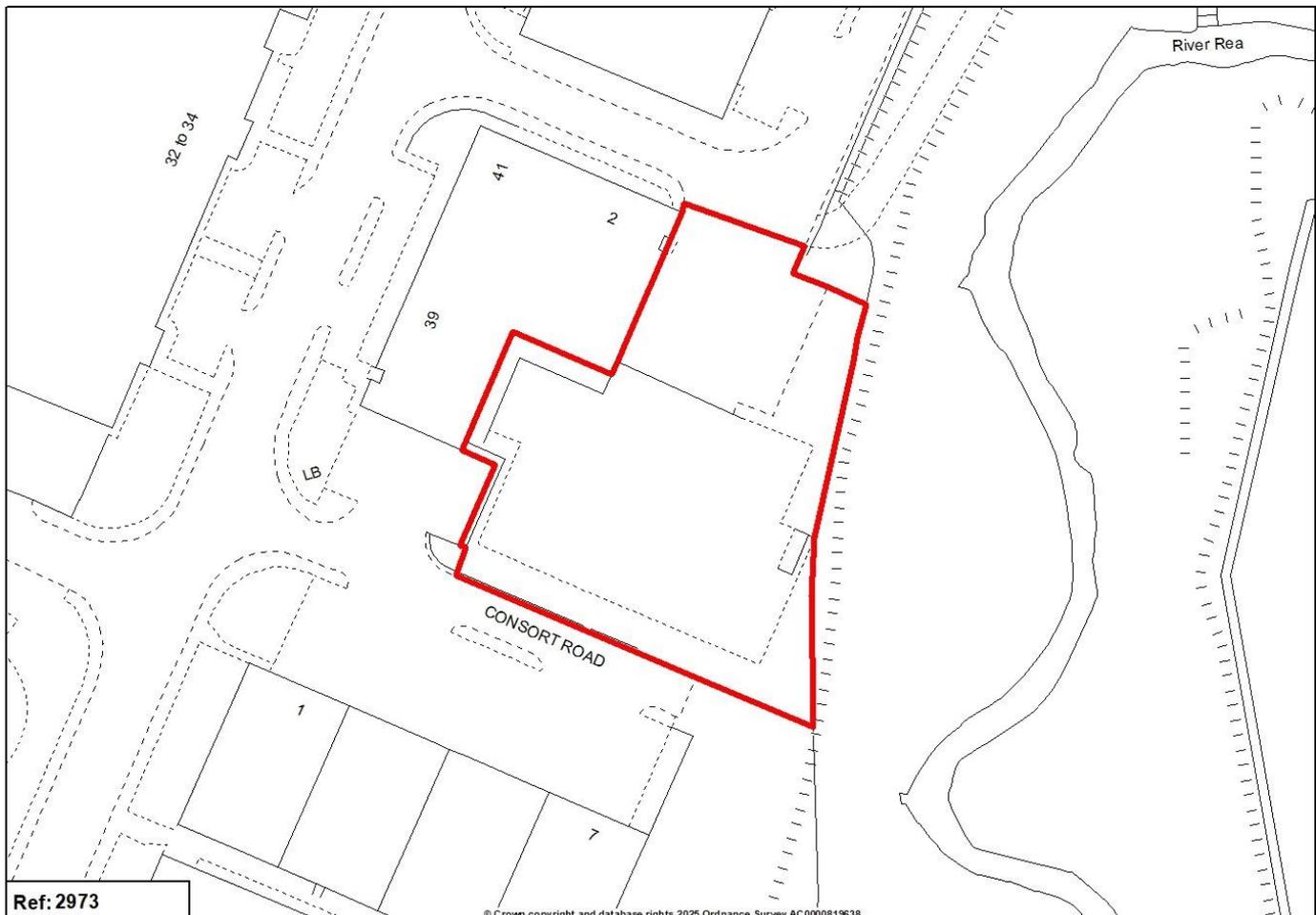
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

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

Achievable: **Yes**

Comments: **NULL**



Ref: 2973

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# 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**

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: **NULL**

Year added to HELAA: **2024**

Call for Sites: **No**

Greenbelt: **No**

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**

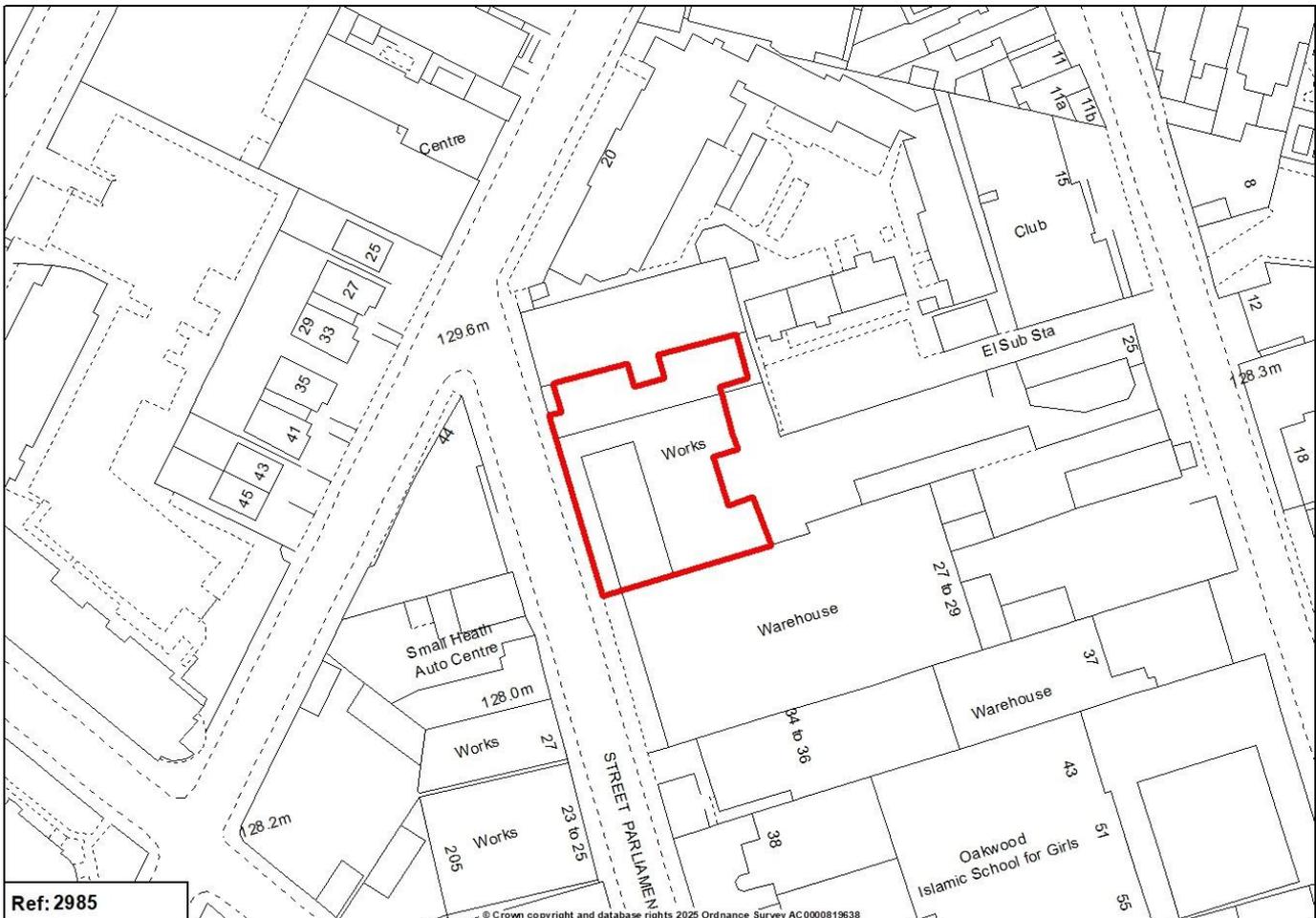
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

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

Achievable: **Yes**

Comments: **NULL**



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

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**

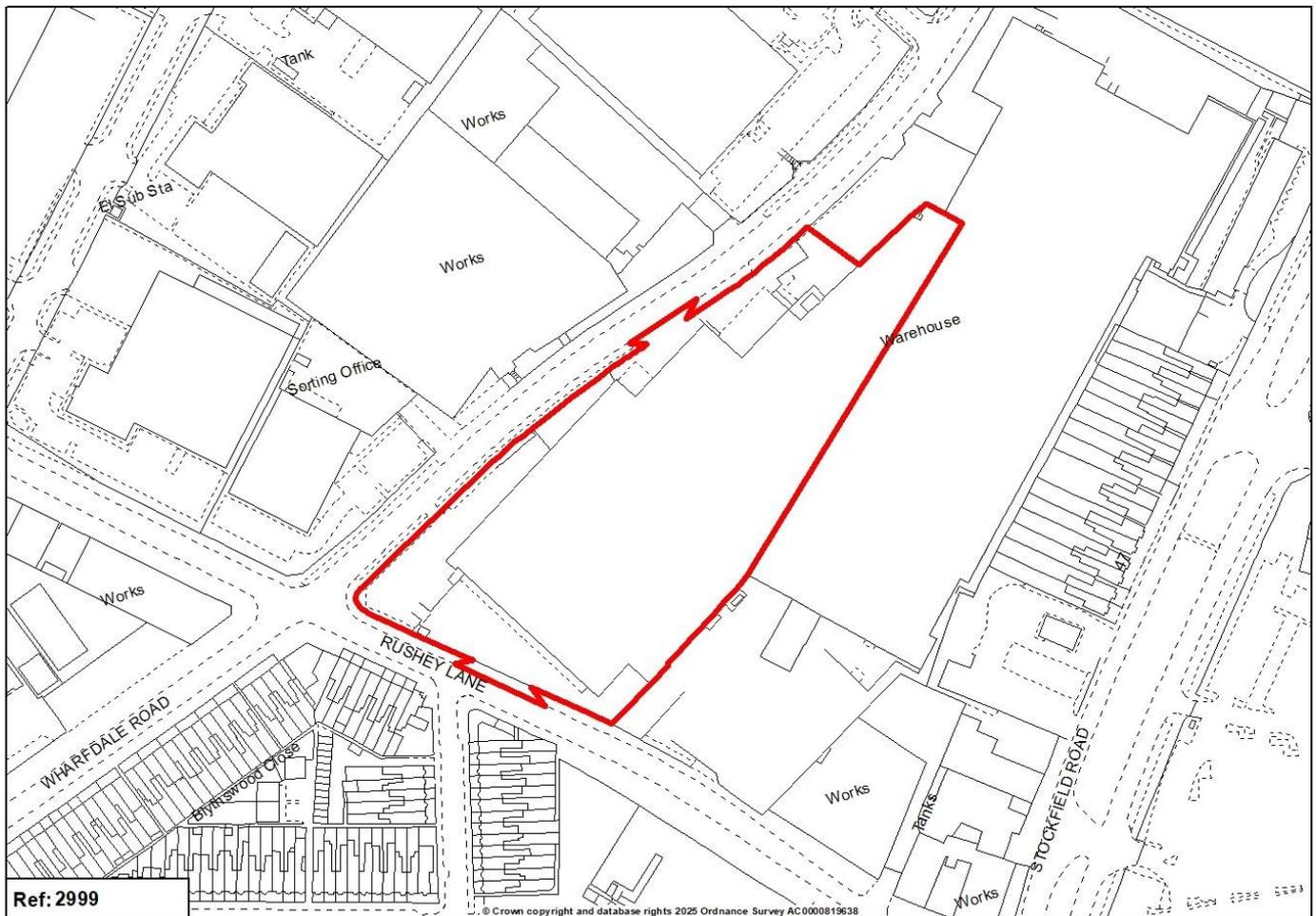
Vehicular Access: **No access issues**

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**

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**

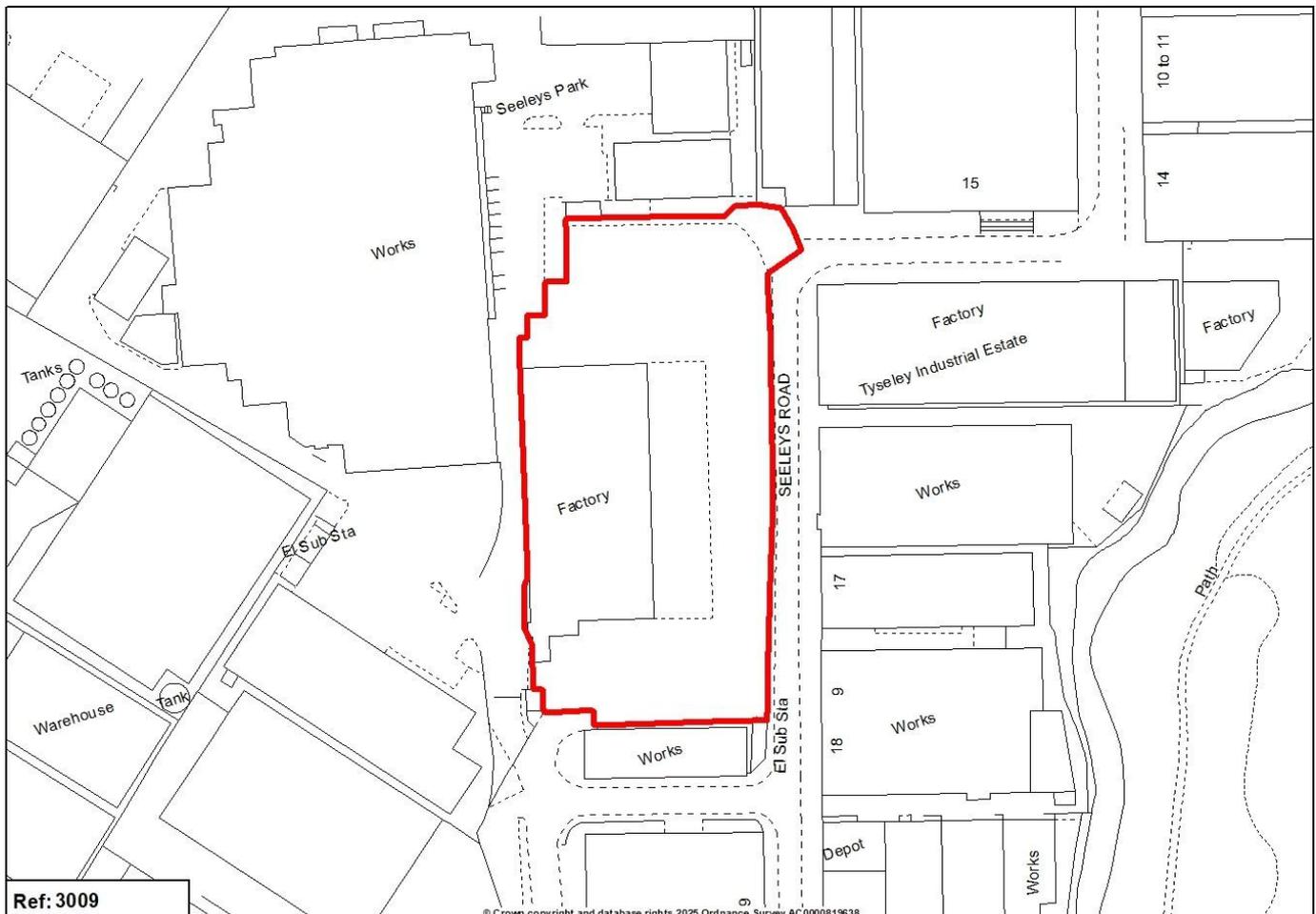
Vehicular Access: **No access issues**

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: **Under Construction - 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**

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**

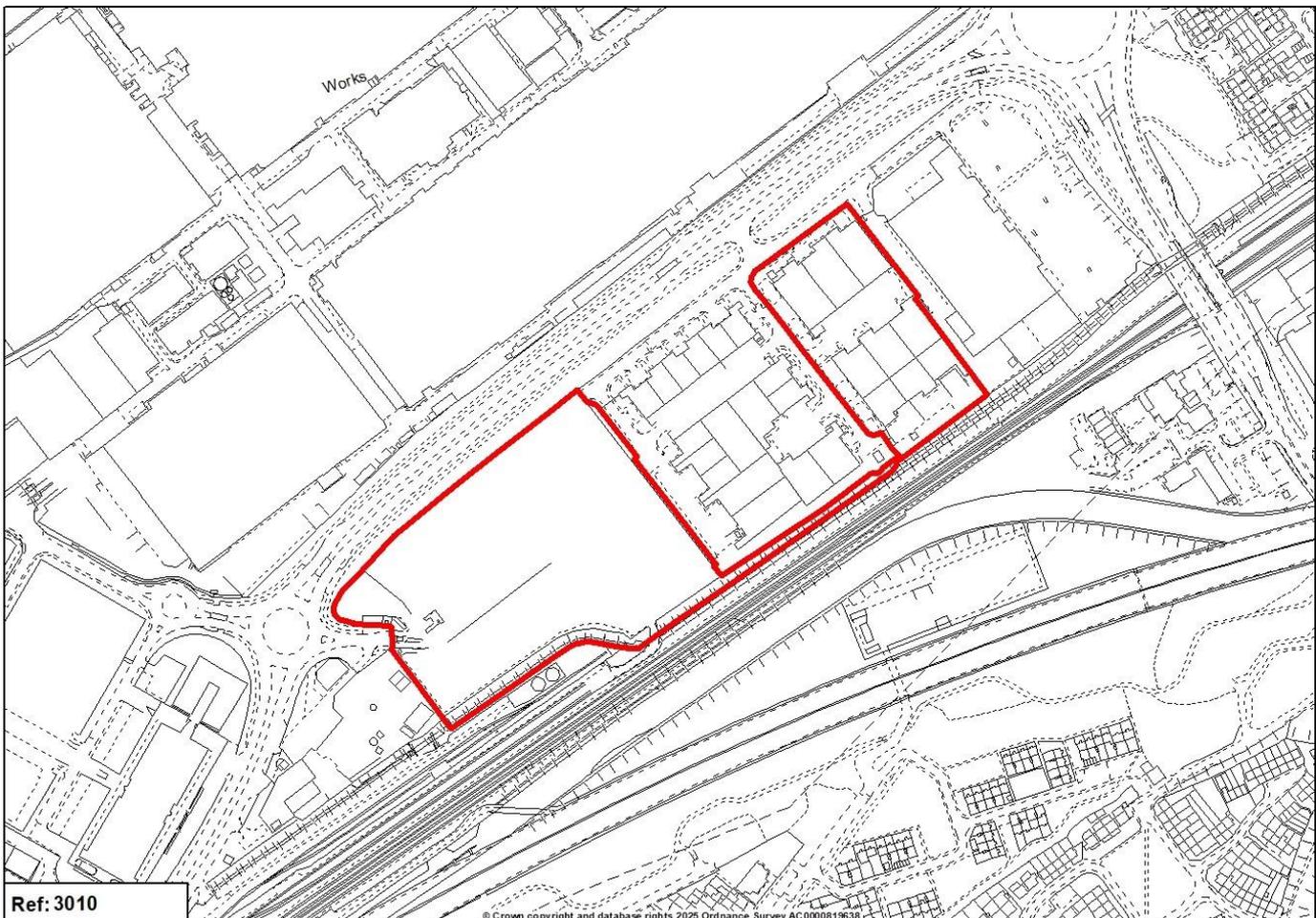
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

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

Achievable: **Yes**

Comments: **NULL**



# 3015 - 1 Tyburn Road, Erdington, Birmingham, B24 8NP, 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: **993**      0-5 years: **993**      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**

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**

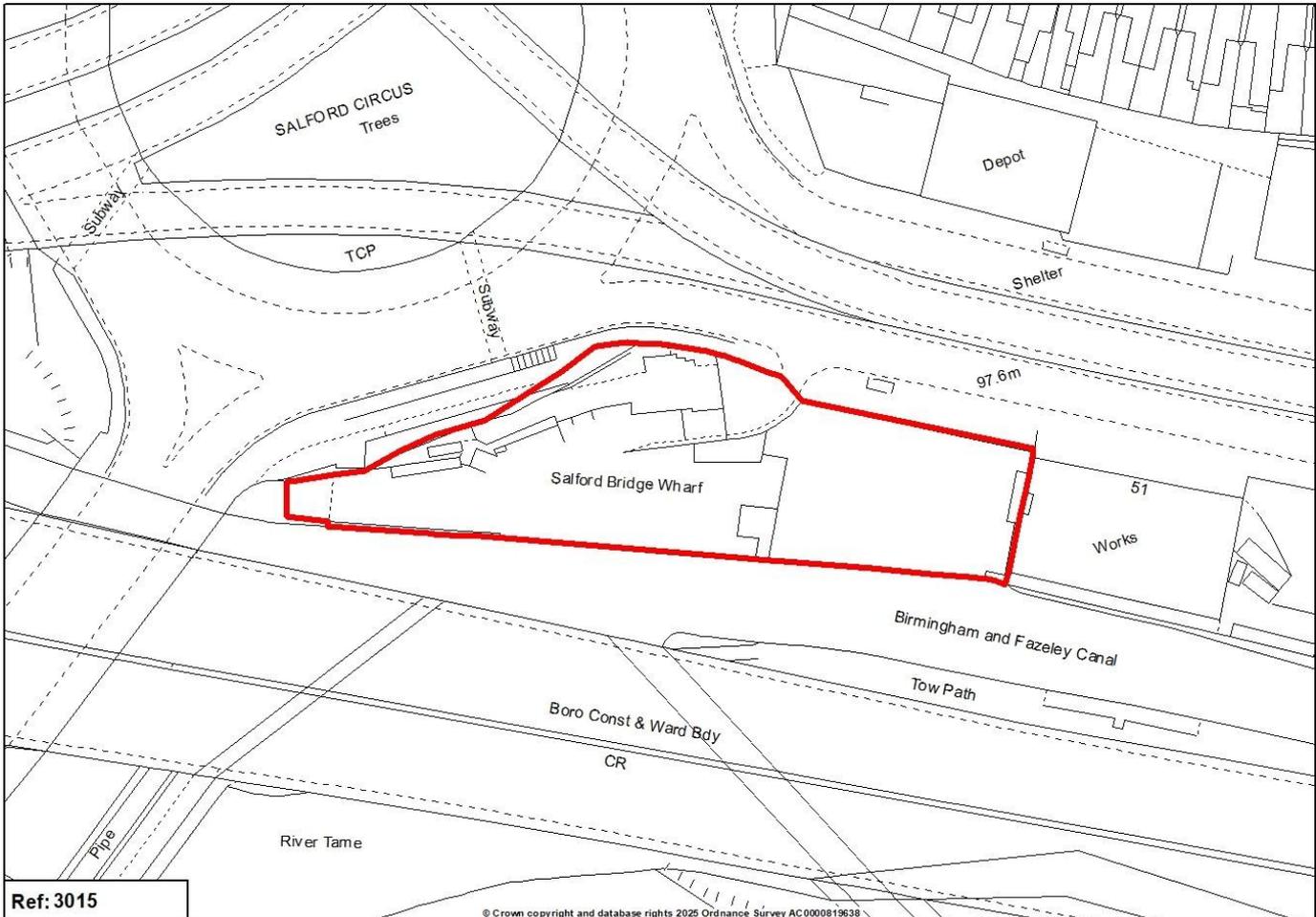
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

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

Achievable: **Yes**

Comments: **VOC reduces total capacity**



# 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: **Under Construction - 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**

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**

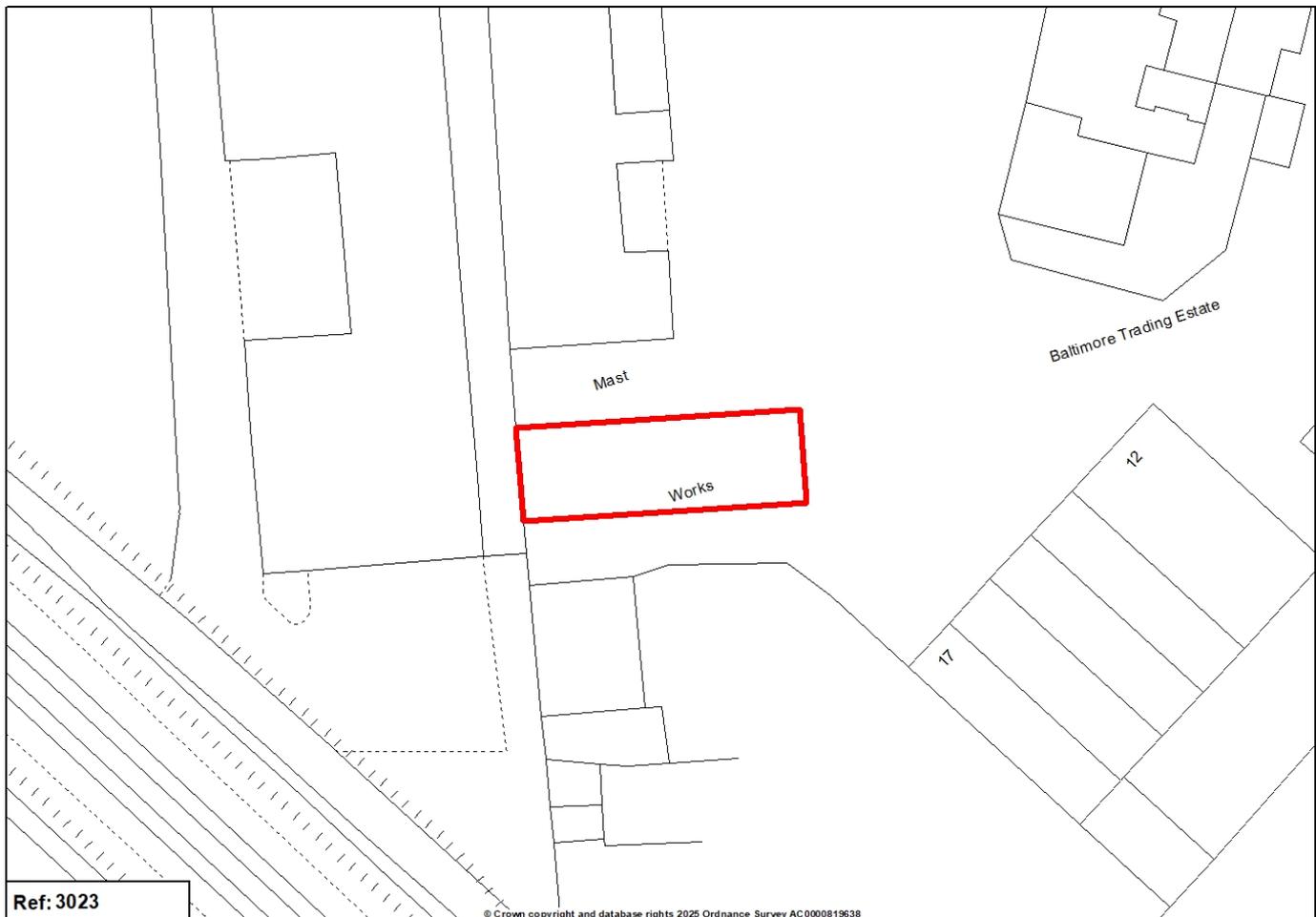
Vehicular Access: **No access issues**

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, NULL, 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/floorspace sqm):

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: **Under Construction - 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**

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**

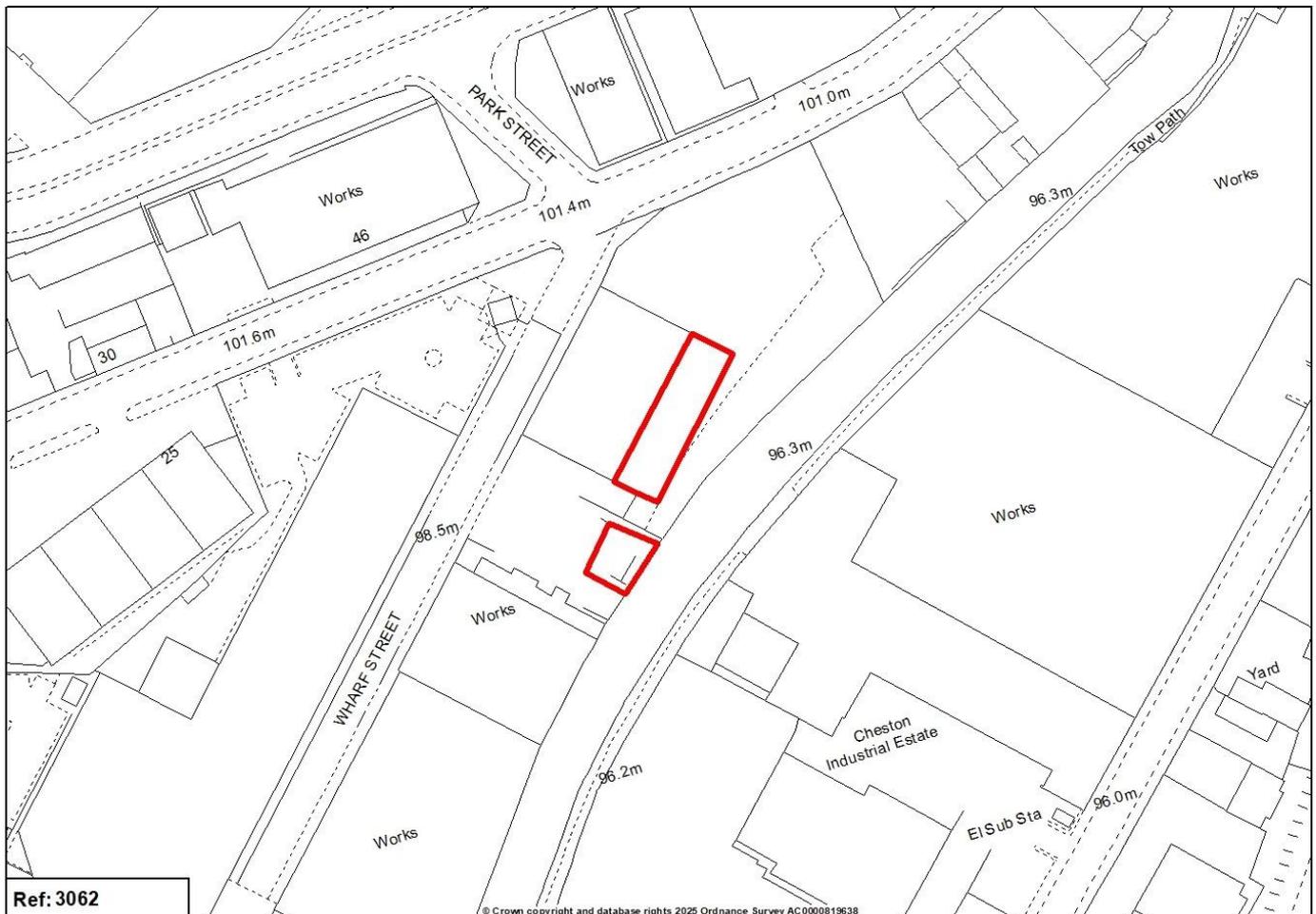
Vehicular Access: **No access issues**

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, NULL, 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/floorspace sqm):

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**

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**

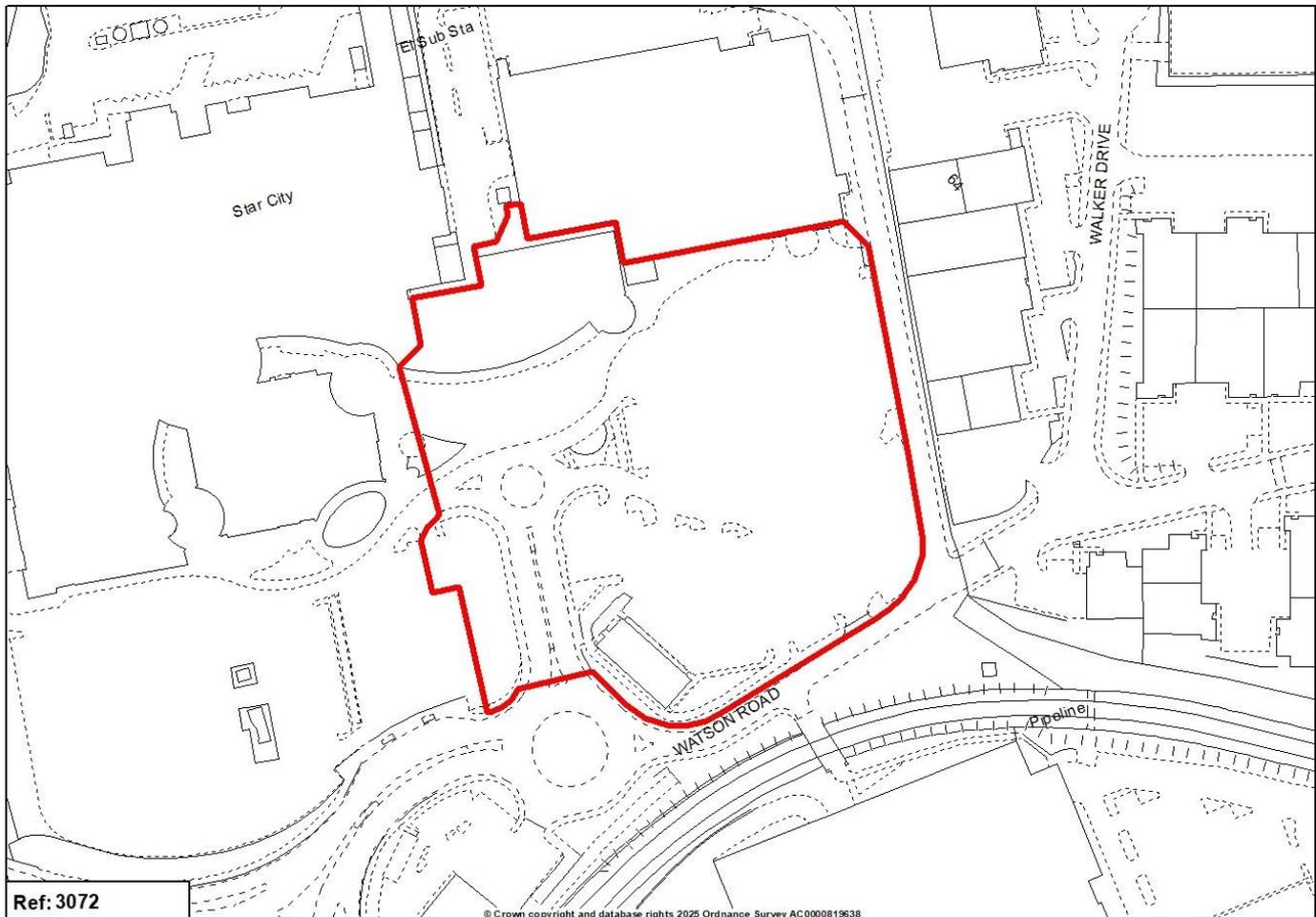
Vehicular Access: **No access issues**

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, NULL, Tyseley and Hay Mills,

Gross Size (Ha): **0.02**      Net developable area (Ha): **0**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

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**

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**

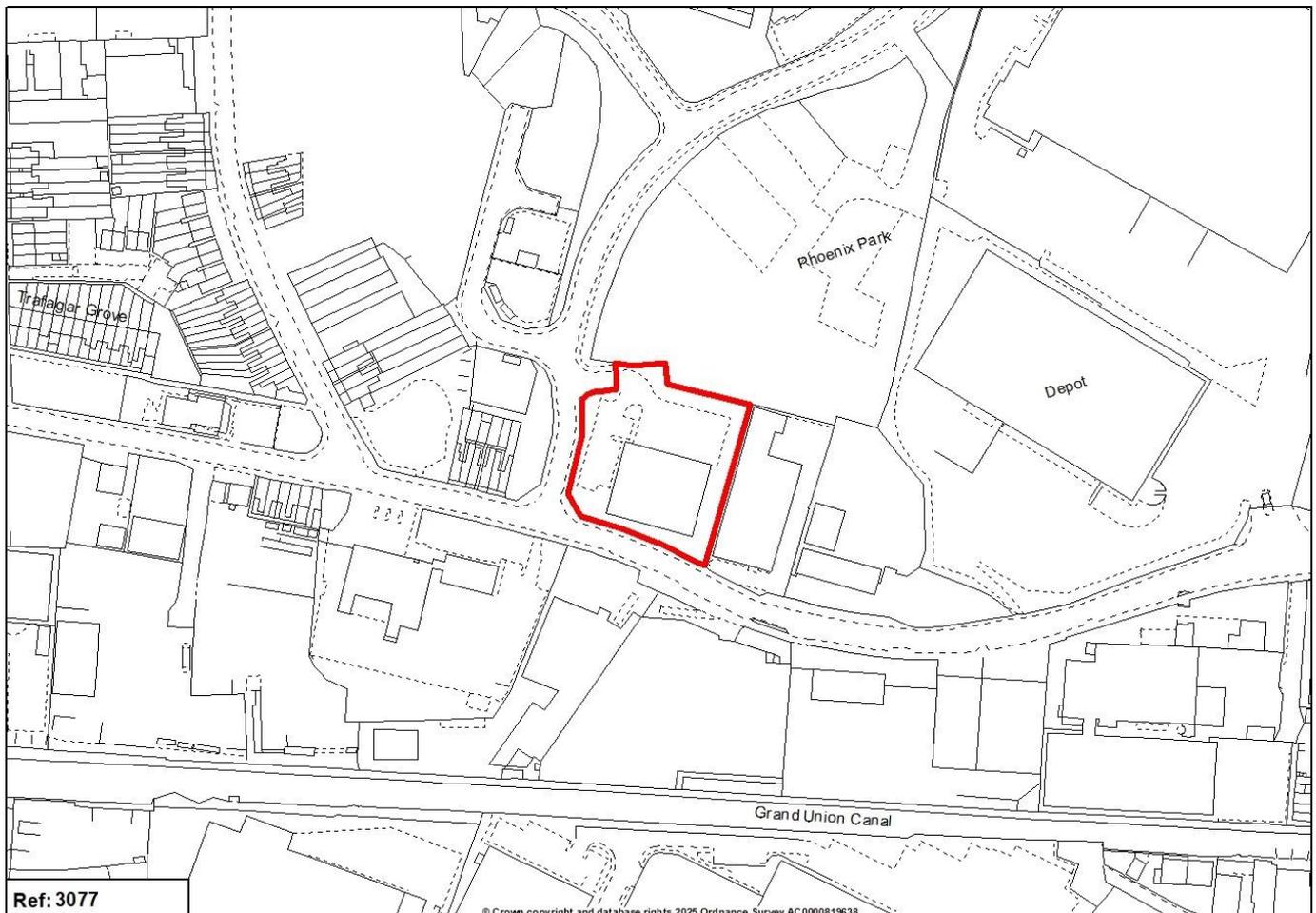
Vehicular Access: **No access issues**

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**      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: **Under Construction - 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**

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**

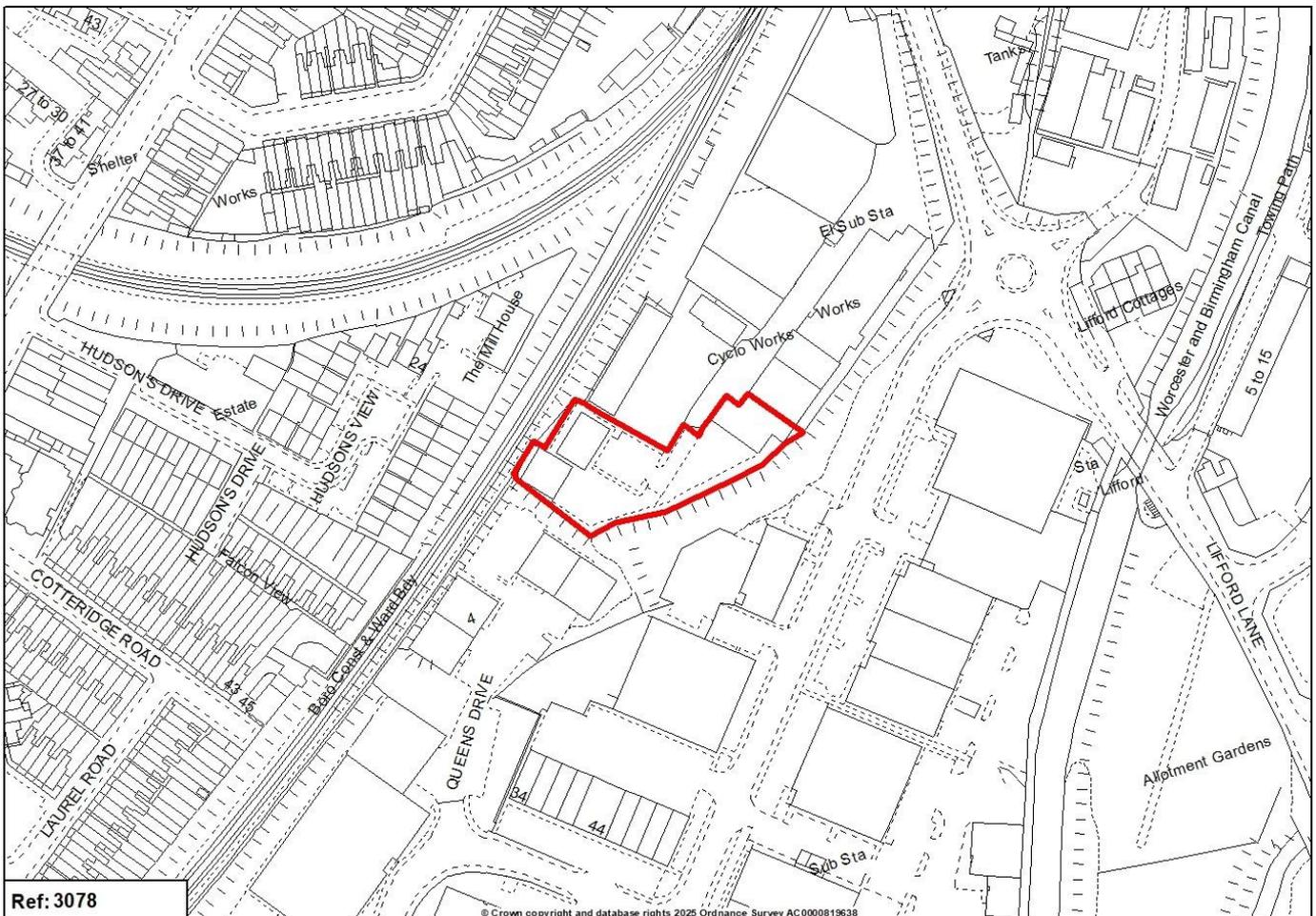
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

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

Achievable: **Yes**

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



Ref: 3078

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# 3154 - Unit 2 Minworth Trade Park, Stockton Close, Minworth, Sutton Coldfield, Birmingham, B76 1DH, Sutton Walmley & Minworth

Gross Size (Ha): **0.48**      Net developable area (Ha): **0.48**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **1376**      0-5 years: **1376**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Berkeley Square Common Investment Fund**

Planning Status: **Detailed Planning Permission - 2023/08698/PA**

PP Expiry Date (If Applicable): **03/07/2027**

Last known use: **Unused Vacant Land**

Year added to HELAA: **2025**

Call for Sites: **No**

Greenbelt: **No**

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**

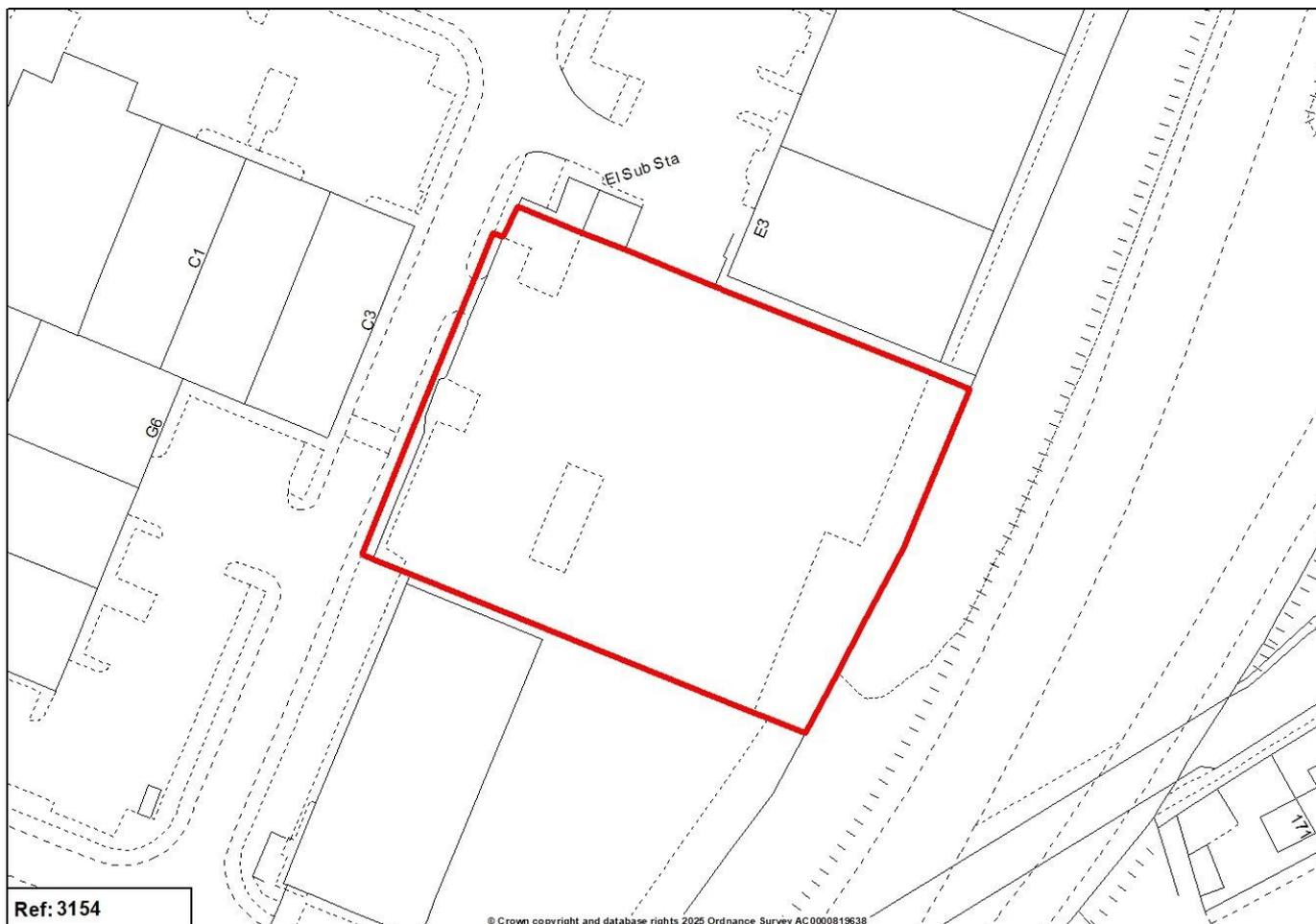
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

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

Achievable: **Yes**

Comments: **NULL**



# 3158 - 373 Garretts Green Lane, Garretts Green, Birmingham, B33 0UD, Garretts Green

Gross Size (Ha): **0.78**      Net developable area (Ha): **0.78**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: **3000**      0-5 years: **3000**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

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

Planning Status: **Detailed Planning Permission - 2023/03006/PA**

PP Expiry Date (If Applicable): **14/06/2027**

Last known use: **Industrial**

Year added to HELAA: **2025**      Call for Sites: **No**      Greenbelt: **No**

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**

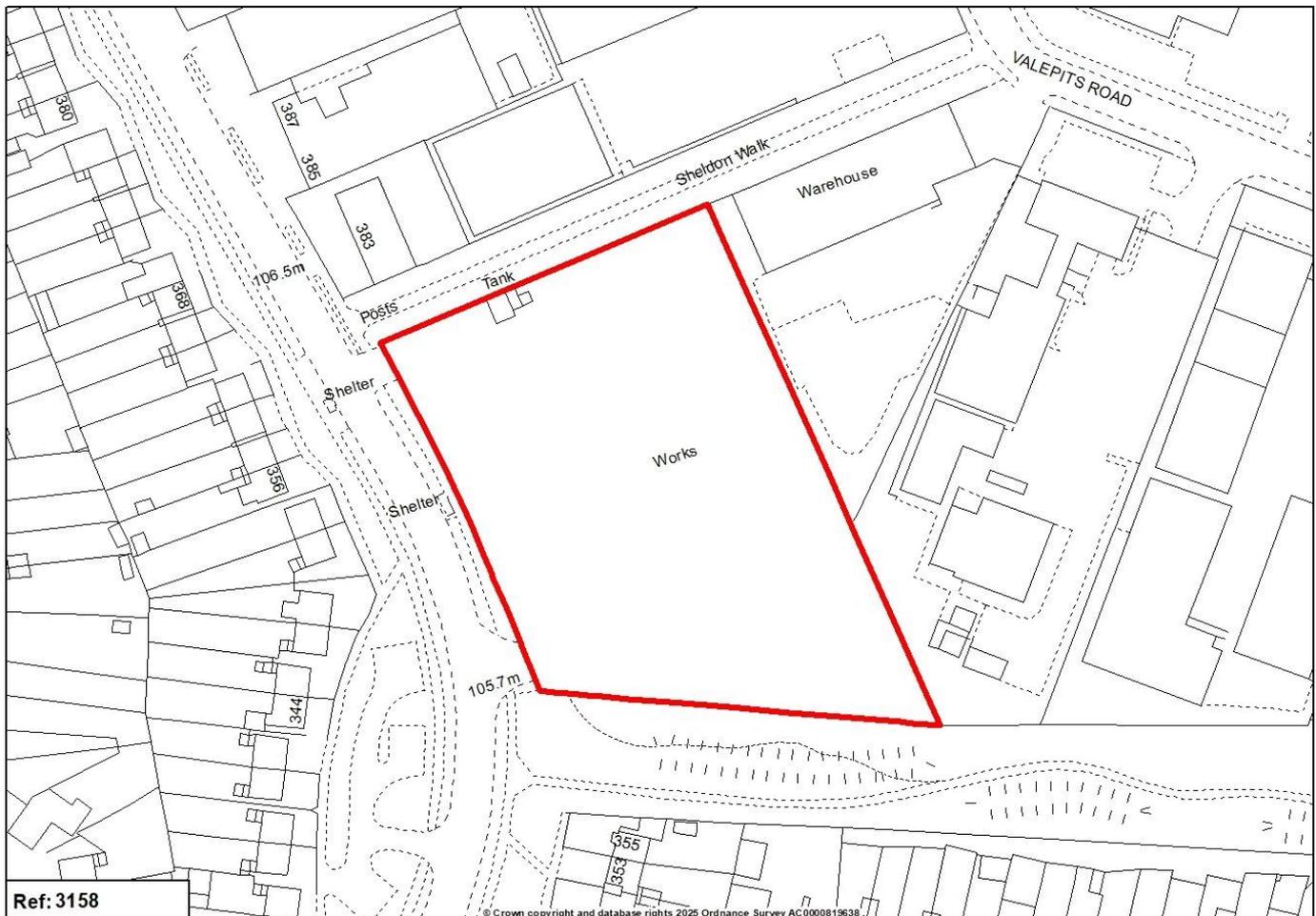
Vehicular Access: **Access issues with viable identified strategy to address**

Suitability Criteria: **Suitable - planning permission**

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

Achievable: **Yes**

Comments: **NULL**



# 3164 - Prologis Park Midpoint, Midpoint Way, Sutton Coldfield, Birmingham, B76 9EH, Sutton Walmley & Minworth

Gross Size (Ha): **0.05**      Net developable area (Ha): **0**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **248**      0-5 years: **248**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

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

Planning Status: **Detailed Planning Permission - 2023/04373/PA**

PP Expiry Date (If Applicable): **13/05/2027**

Last known use: **Unused Vacant Land**

Year added to HELAA: **2025**

Call for Sites: **No**

Greenbelt: **No**

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**

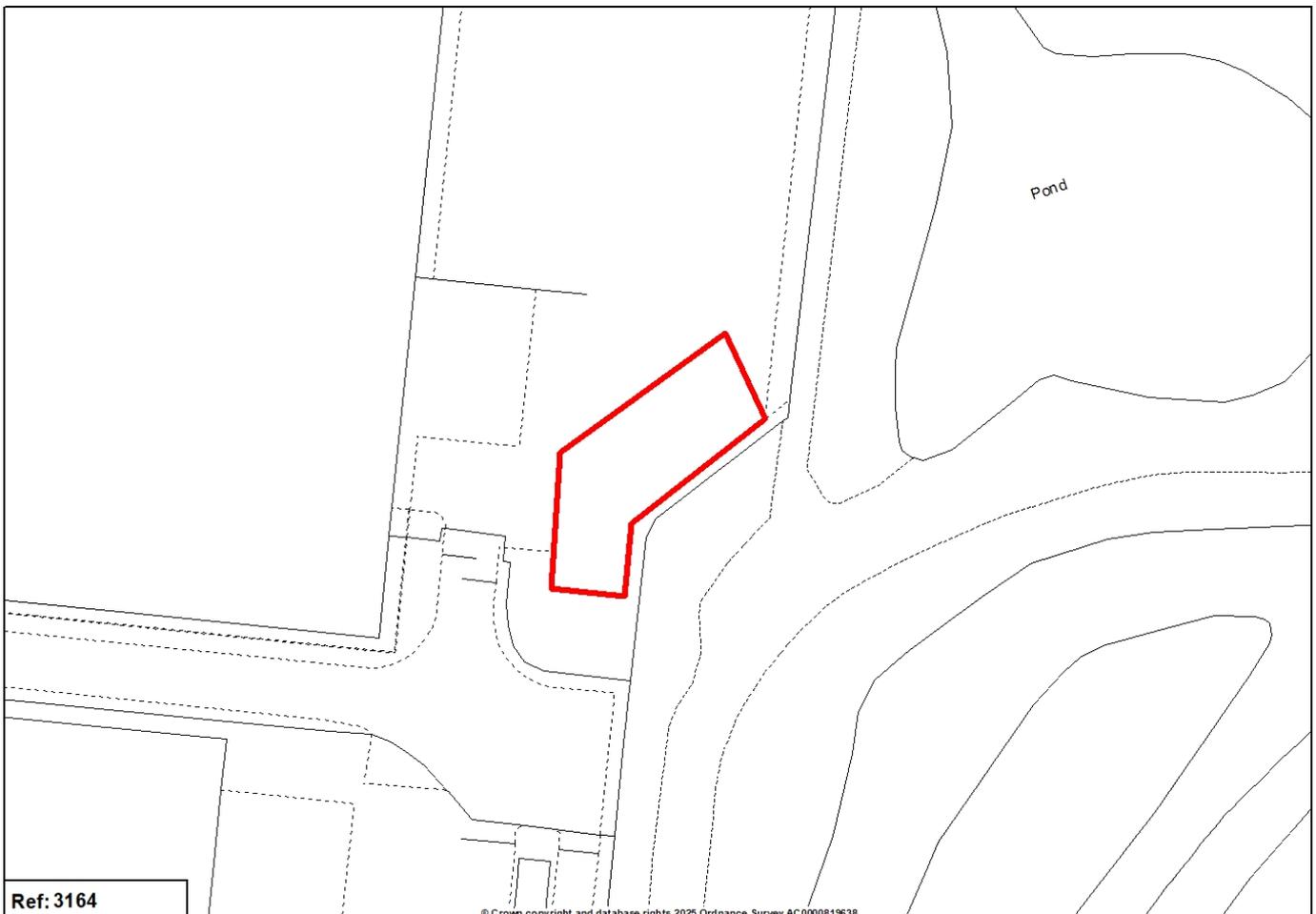
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

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

Achievable: **Yes**

Comments: **NULL**



# 3226 - 180-186 Trittiford Road, Land to the rear of, Billesley, Birmingham, B13 0HD, Billesley

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/floorspace sqm):

Total Capacity: **66**      0-5 years: **66**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

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

Planning Status: **Under Construction - 2023/07480/PA**

PP Expiry Date (If Applicable): **19/02/2028**

Last known use: **NULL**

Year added to HELAA: **2025**

Call for Sites: **No**

Greenbelt: **No**

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**



# 3232 - Plot 8 West Longbridge, Land off Bristol Road South, Longbridge, Birmingham, B31 2TQ, Longbridge and West Heath

Gross Size (Ha): **1.33**      Net developable area (Ha): **1.33**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **5881**      0-5 years: **5881**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Allsee Technologies Ltd**

Planning Status: **Under Construction - 2024/00874/PA**

PP Expiry Date (If Applicable): **16/05/2027**

Last known use: **Industrial**

Year added to HELAA: **2025**

Call for Sites: **No**

Greenbelt: **No**

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**

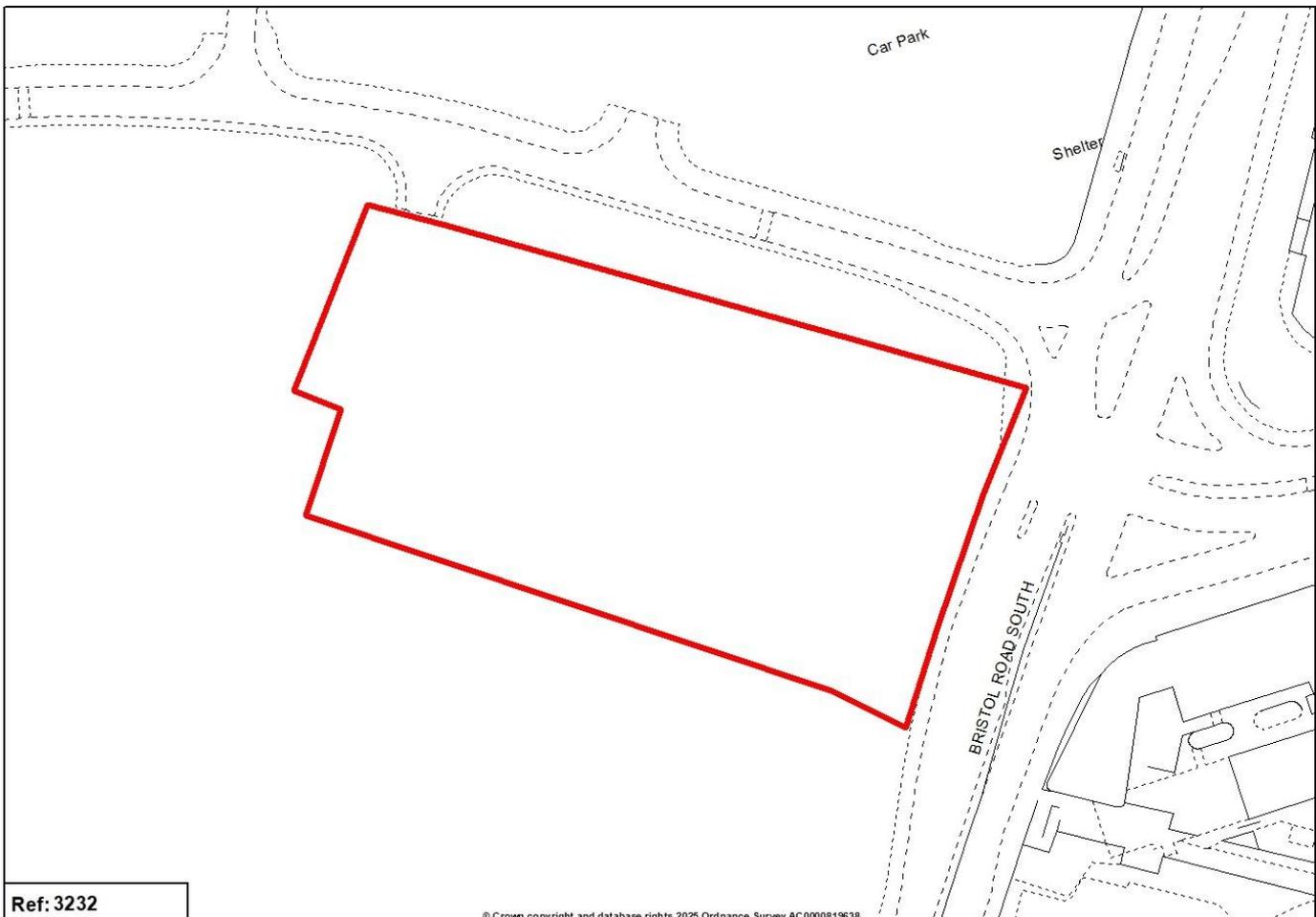
Vehicular Access: **Access issues with viable identified strategy to address**

Suitability Criteria: **Suitable - planning permission**

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

Achievable: **Yes**

Comments: **NULL**



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# 3233 - Plot 4B West Longbridge, Land off Bristol Road South, Longbridge, Birmingham, B31 2TQ, Northfield

Gross Size (Ha): **1.13**      Net developable area (Ha): **1.13**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **2182**      0-5 years: **2182**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Metalor Technologies UK Ltd**

Planning Status: **Under Construction - 2024/02528/PA**

PP Expiry Date (If Applicable): **20/12/2027**

Last known use: **Industrial**

Year added to HELAA: **2025**

Call for Sites: **No**

Greenbelt: **No**

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**

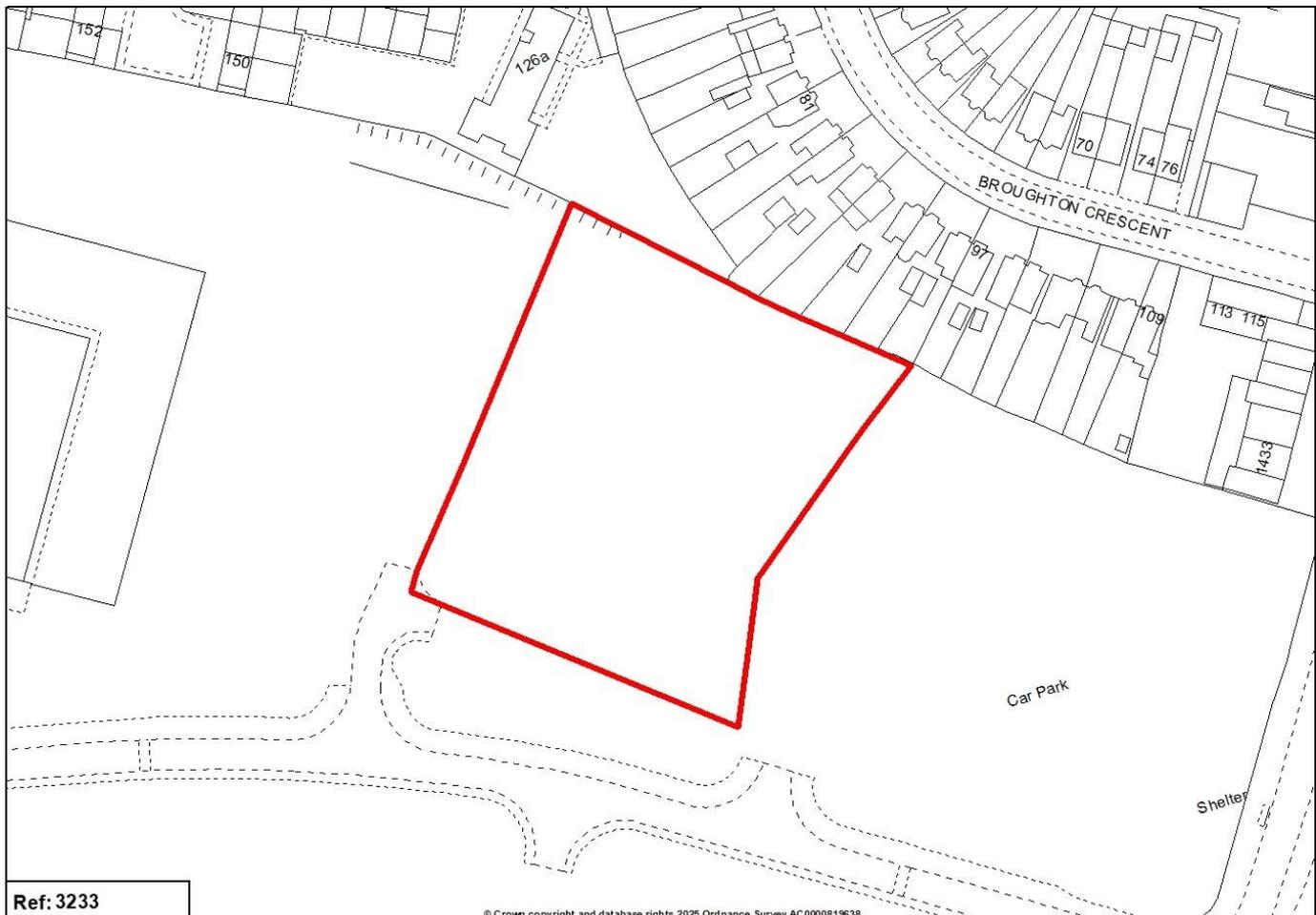
Vehicular Access: **Access issues with viable identified strategy to address**

Suitability Criteria: **Suitable - planning permission**

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

Achievable: **Yes**

Comments: **NULL**



# 3234 - Former GKN Driveline Factory, Chester Road, Erdington, Birmingham, B24 0QY Pype Hayes

Gross Size (Ha): **4.86**      Net developable area (Ha): **4.86**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **25987**    0-5 years: **25987**    6-10 years: **0**    11-15 years: **0**    16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **CB Erdington Investment LLP**

Planning Status: **Under Construction - Allocated in Draft Plan - 2024/04490/PA**

PP Expiry Date (If Applicable): **31/01/2028**

Last known use: **NULL**

Year added to HELAA: **2025**

Call for Sites: **No**

Greenbelt: **No**

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**

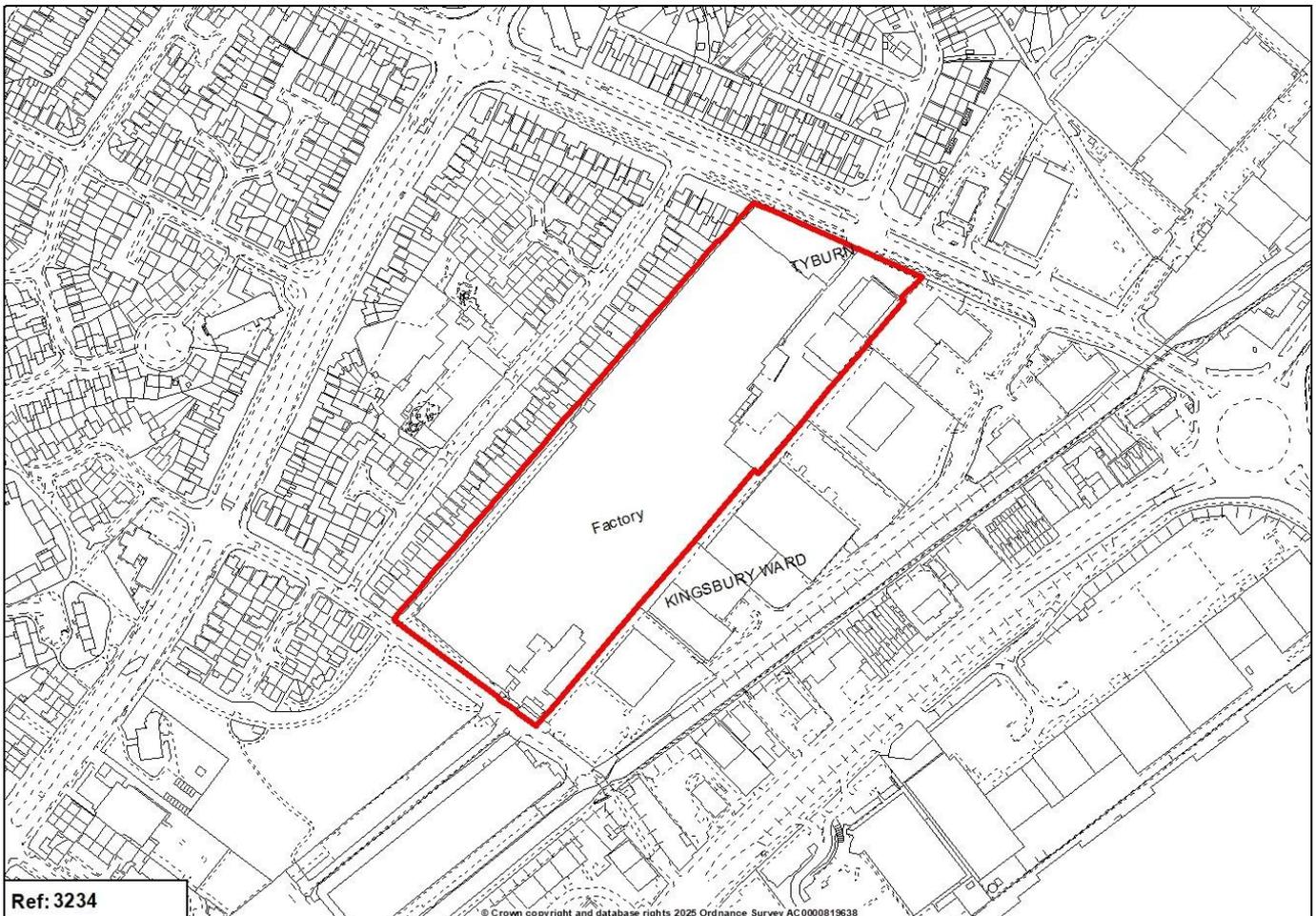
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

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

Achievable: **Yes**

Comments: **NULL**



# 3249 - Land at the rear of, 3 Palmerston Road, Birmingham, B11 1LH, Weoley and Selly Oak

Gross Size (Ha): **0.01**      Net developable area (Ha): **0**      Density rate applied (where applicable) (dph): **N/A**

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **38**      0-5 years: **38**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Masaka Food Stores**

Planning Status: **Detailed Planning Permission - 2023/08463/PA**

PP Expiry Date (If Applicable): **27/09/2027**

Last known use: **NULL**

Year added to HELAA: **2025**

Call for Sites: **No**

Greenbelt: **No**

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**



# 3250 - 91 Lincoln Road North, Acocks Green, Birmingham, B27 6RT, Acocks Green,

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

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **265**      0-5 years: **265**      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 - 2024/00113/PA**

PP Expiry Date (If Applicable): **17/09/2027**

Last known use: **Warehouse**

Year added to HELAA: **2025**

Call for Sites: **No**

Greenbelt: **No**

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**

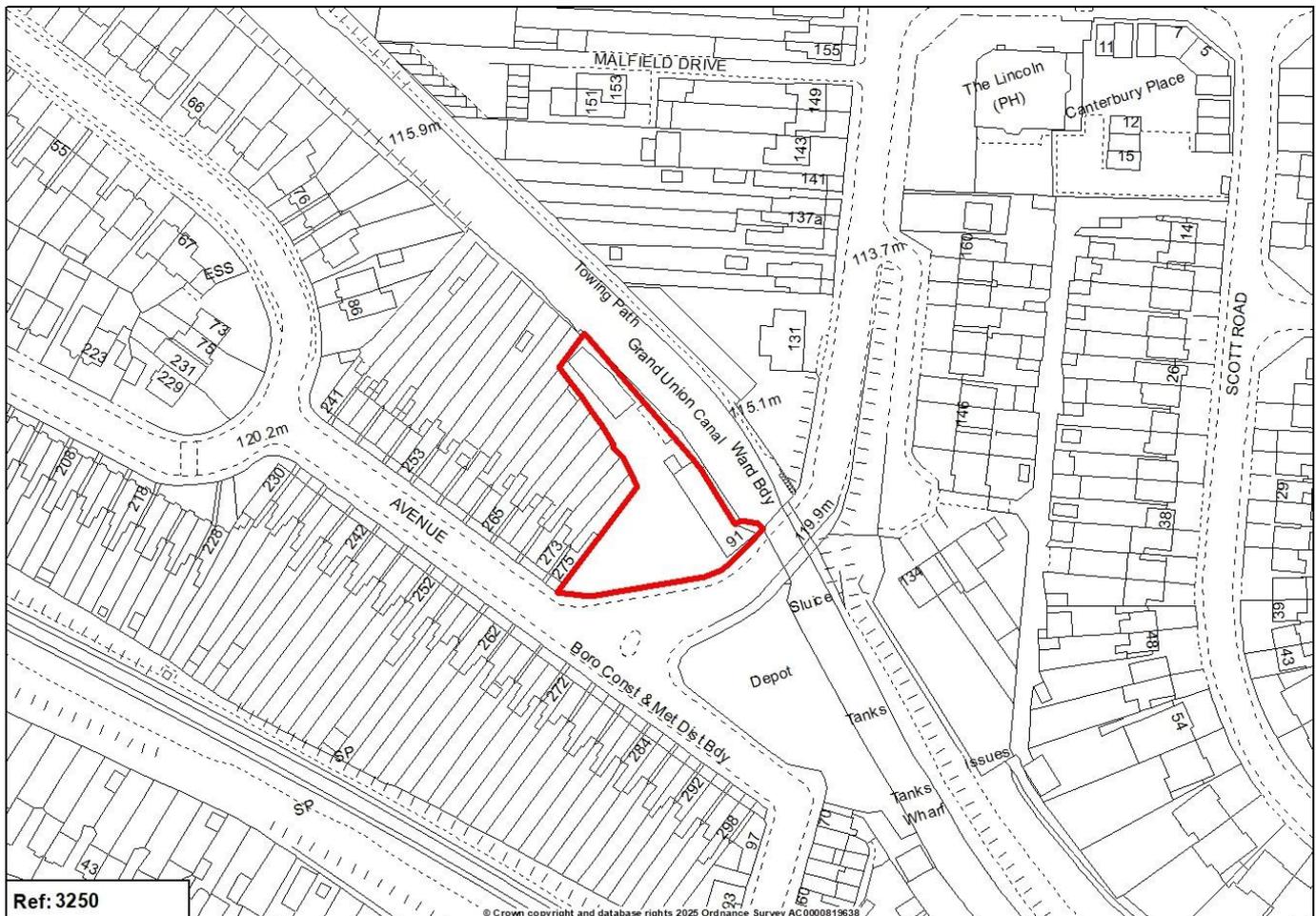
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

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

Achievable: **Yes**

Comments: **NULL**



# 3273 - Land at Regina Drive, Perry Barr

Gross Size (Ha): **1.49**      Net developable area (Ha): **1.49**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: **7078**      0-5 years: **0**      6-10 years: **7078**      11-15 years: **0**      16+ years: **0**

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

Planning Status: **Allocated in Draft Plan - Call for Sites Submission**

PP Expiry Date (If Applicable): **NULL**

Last known use: **Industrial**

Year added to HELAA: **2025**      Call for Sites: **Yes**      Greenbelt: **No**

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: **Public PF**      Impact: **Unknown**

Demolition: **No Demolition Required**

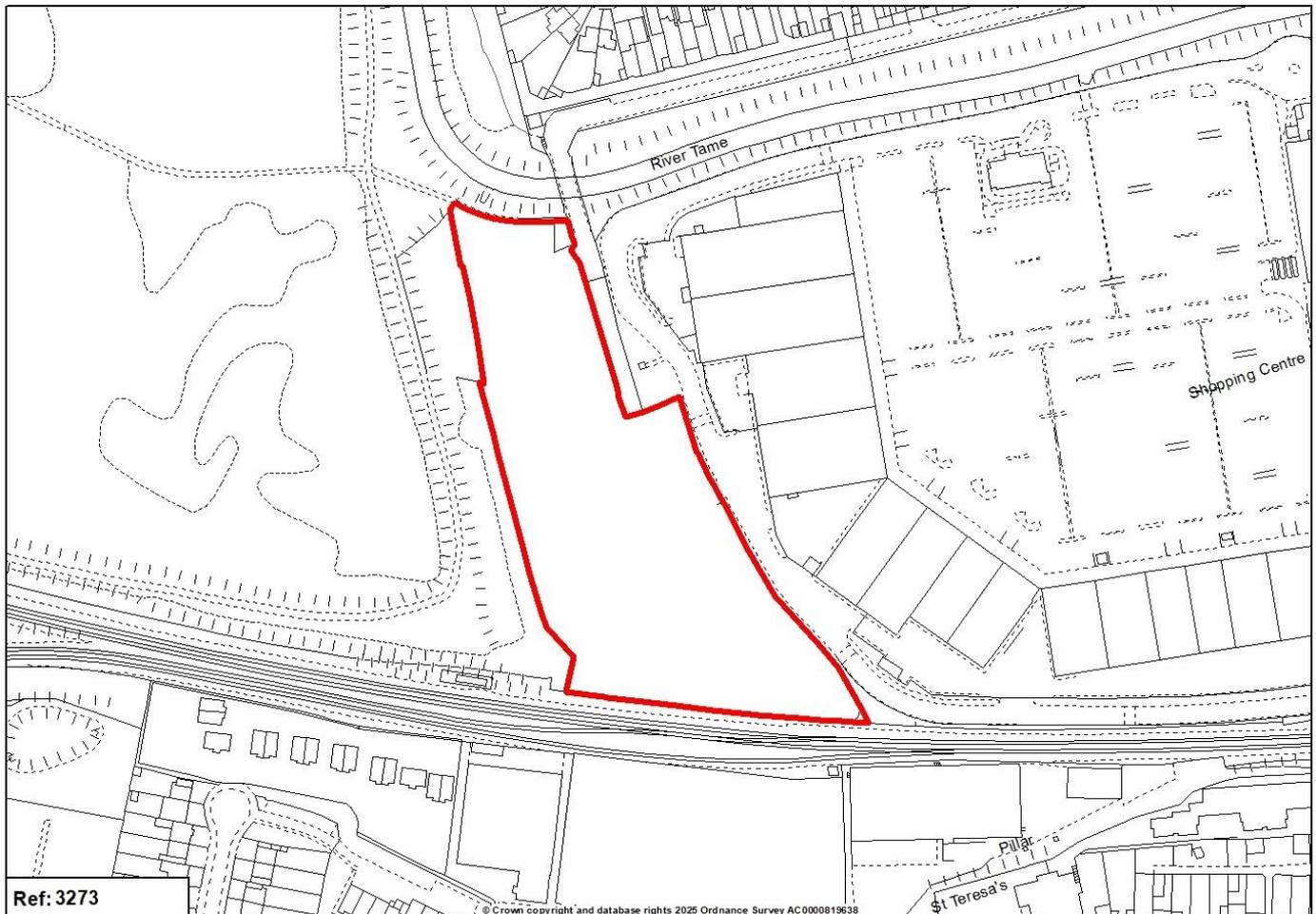
Vehicular Access: **No access issues**

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

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

Achievable: **Yes**

Comments: **NULL**



# 3286 - Langley Drive, Bromford, Castle Vale

Gross Size (Ha): **3.59**

Net developable area (Ha): **0**

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

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **17053**

0-5 years: **0**

6-10 years: **0**

11-15 years: **17053**

16+ years: **0**

Ownership: **Non-BCC**

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

Planning Status: **Allocated in Draft Plan - Call for Sites Submission**

PP Expiry Date (If Applicable): **NULL**

Last known use: **Industrial**

Year added to HELAA: **2025**

Call for Sites: **Yes**

Greenbelt: **No**

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

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

Achievable: **Yes**

Comments: **NULL**

