

2039 - 345 Hagley Road, North Edgbaston

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: 2      0-5 years: 2      6-10 years: 0      11-15 years: 0      16+ years: 0

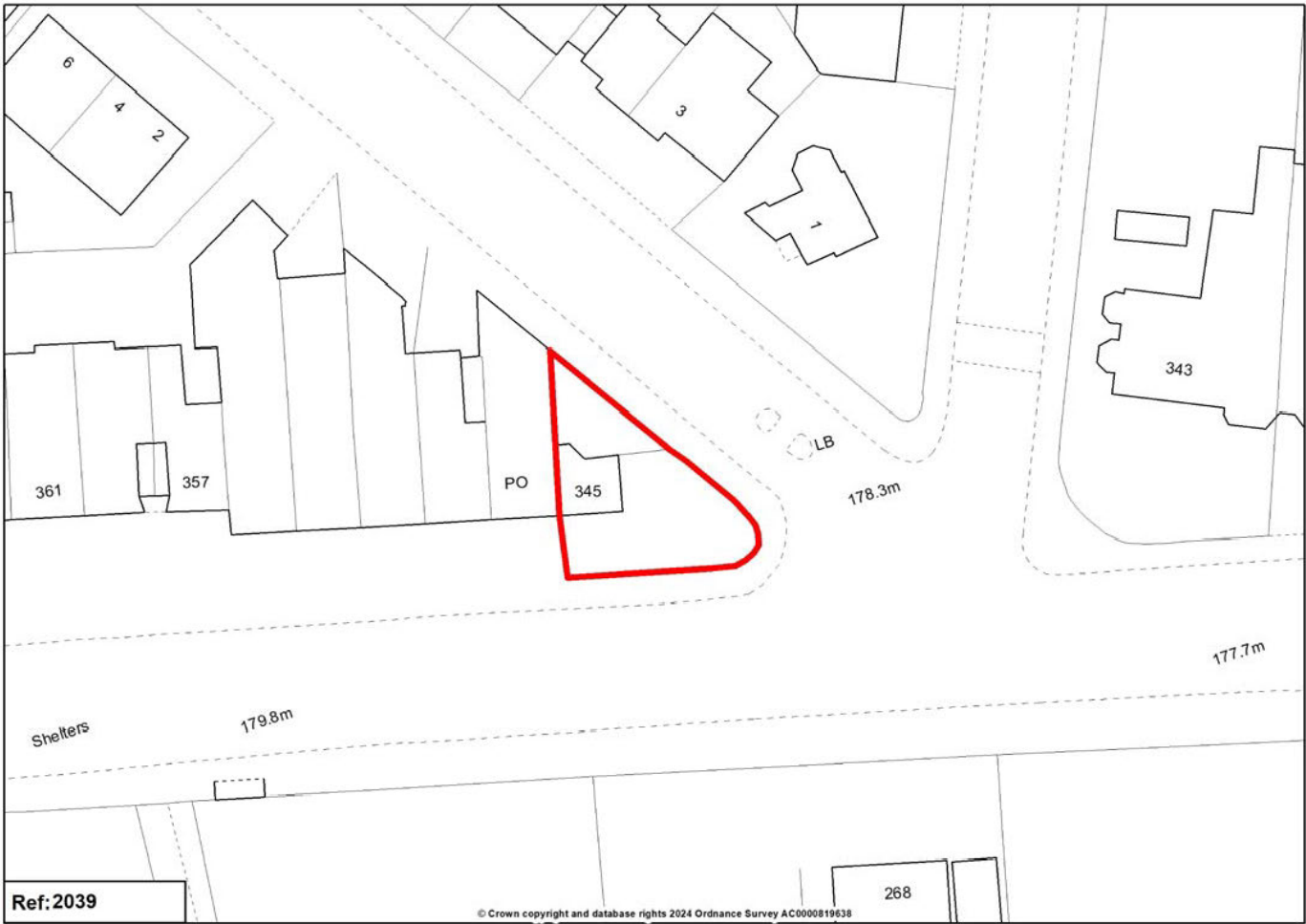
Ownership: Non-BCC      Developer Interest (If known): Private Citizen  
Planning Status: Detailed Planning Permission - 2020/02782/PA  
PP Expiry Date (If Applicable): 06/11/2023

Last known use: Retail Unknown  
Year added to HELAA: 2021      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

Contamination: No contamination issues  
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:



2042 - Fountain Nursing Home, 11-17 Fountain Road, North Edgbaston

Gross Size (Ha): 0.14      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: -7      0-5 years: -7      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 - 2020/01054/PA  
PP Expiry Date (If Applicable): 12/06/2023

Last known use: Communal Residential  
Year added to HELAA: 2021      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

Contamination: No contamination issues  
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:



2127 - 34 Sandon Road, Birmingham, North Edgbaston

Gross Size (Ha): 0.12      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 5      0-5 years: 5      6-10 years: 0      11-15 years: 0      16+ years: 0

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

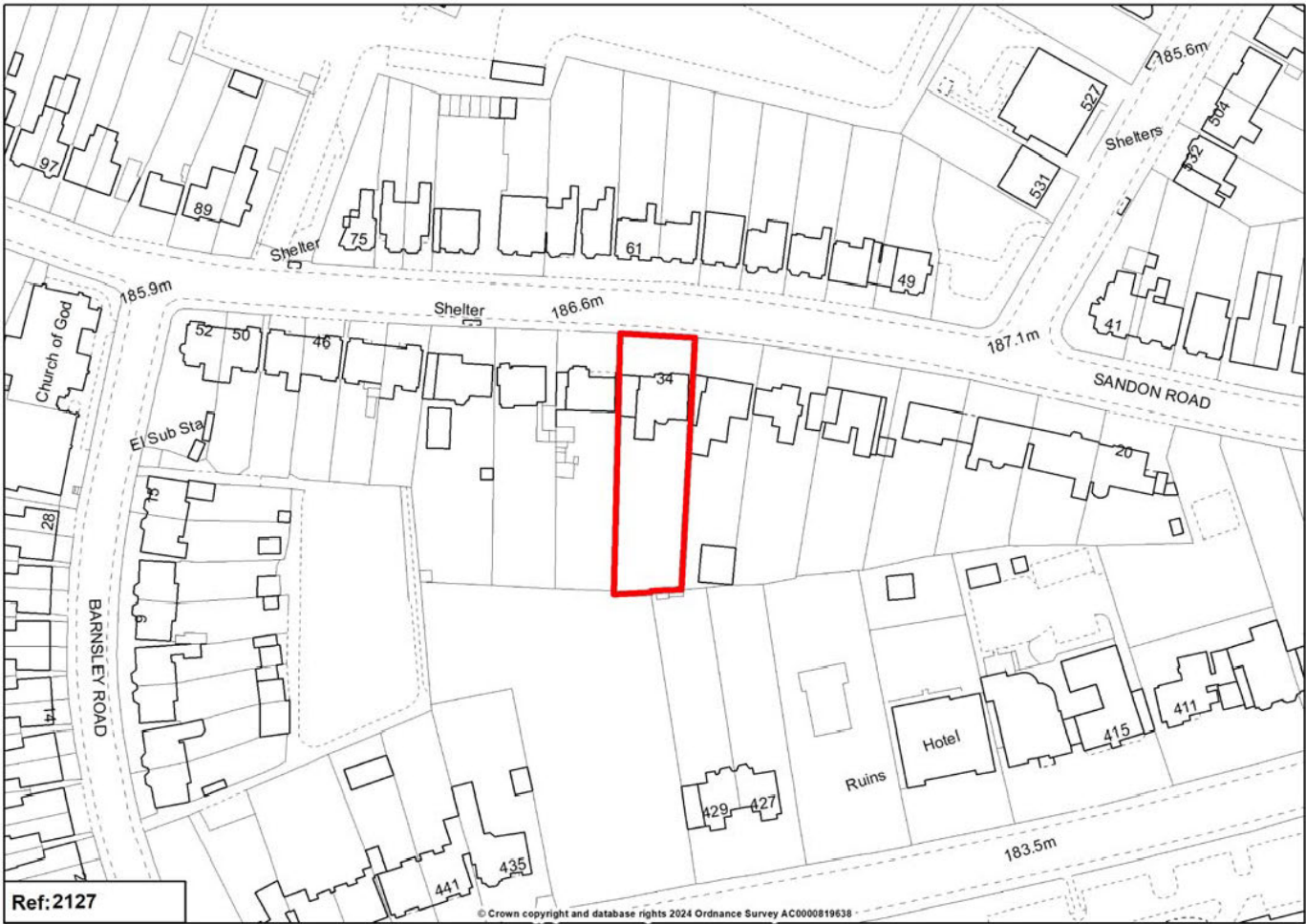
Planning Status: Detailed Planning Permission - 2019/08813/PA  
PP Expiry Date (If Applicable): 08/09/2023

Last known use: Residential  
Year added to HELAA: 2021      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: Cons Area      Impact: Strategy for mitigation in place  
Open Space Designation: None      Impact: None

Contamination: No contamination issues  
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:





2132 - Land bounded by Dudley Road to the North, Railway Line to South, North Edgbaston

Gross Size (Ha): 4.74      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A      Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: 610      0-5 years: 350      6-10 years: 260      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Soho Loop Ltd

Planning Status: Under Construction - 2018/10294/PA

PP Expiry Date (If Applicable): 03/09/2023

Last known use: Industrial      Call for Sites: No      Greenbelt: No

Year added to HELAA: 2021

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

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

Demolition: No Demolition Required

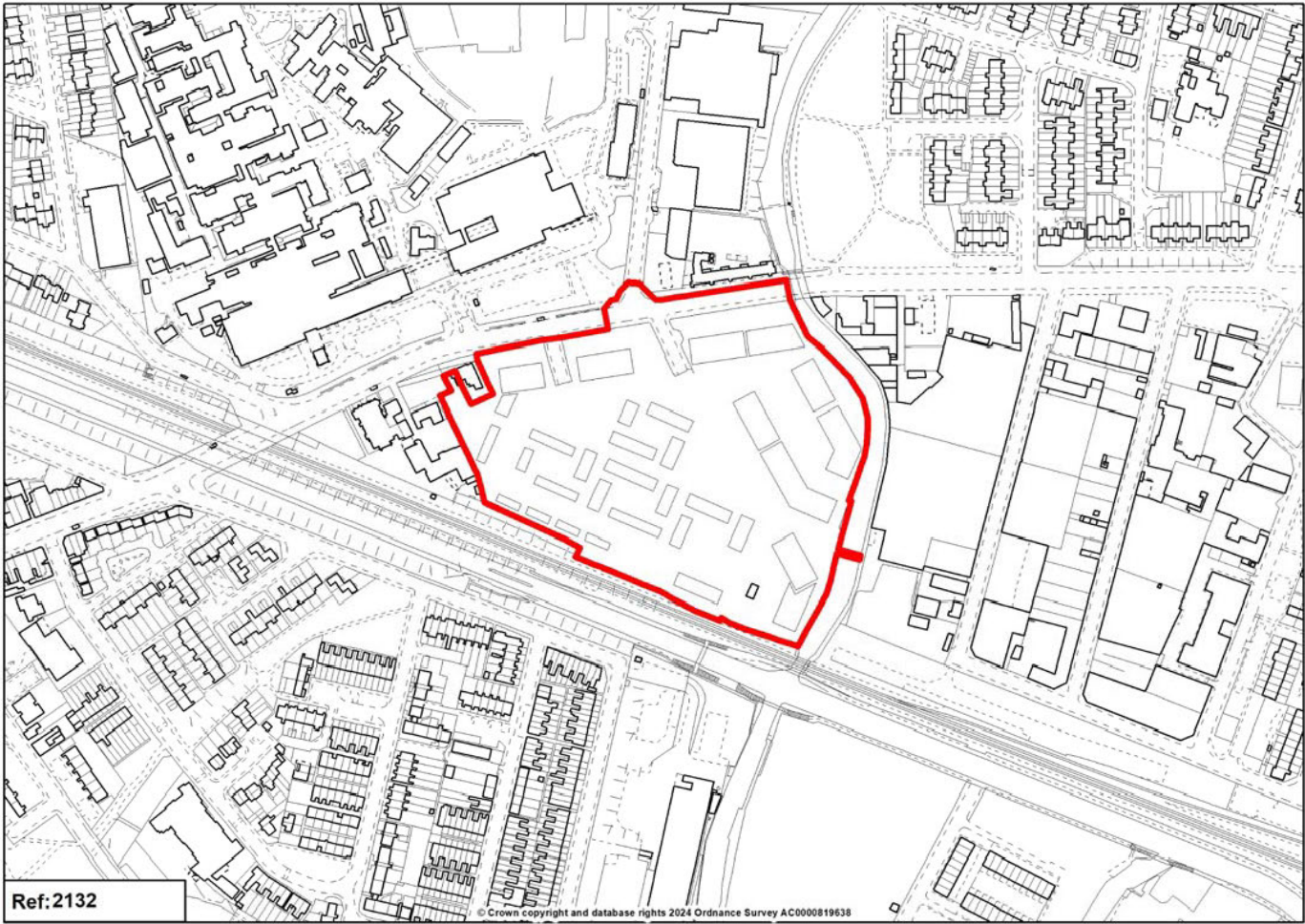
Vehicular Access: Access issues with viable identified strategy to address

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments: Historic Environment Impact changed to match HER impact for HELAA methodology



Ref:2132

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2154 - 65 Rotton Park Road, Edgbaston, North Edgbaston

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: 4      0-5 years: 4      6-10 years: 0      11-15 years: 0      16+ years: 0

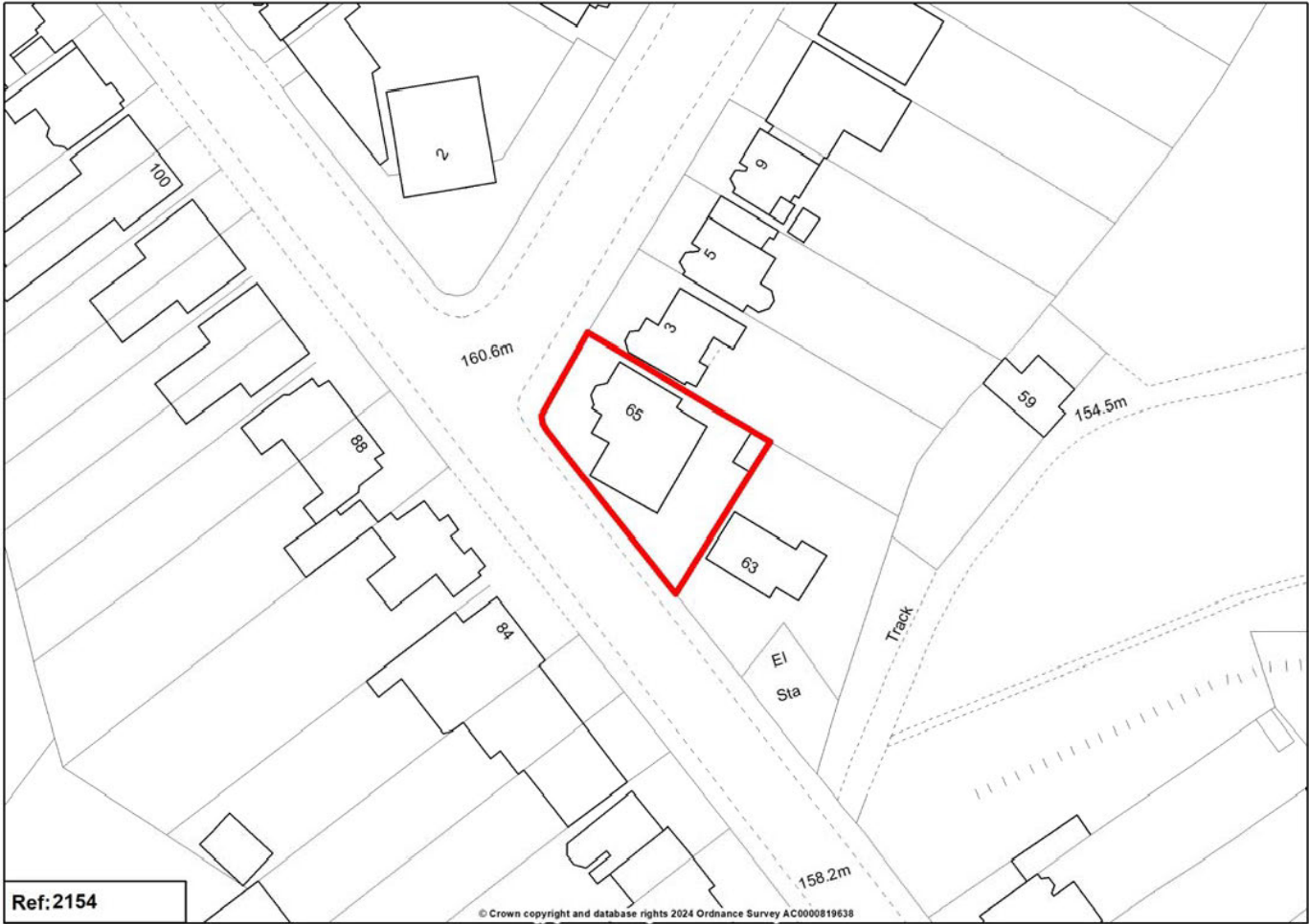
Ownership: Non-BCC      Developer Interest (If known): Private Citizen  
Planning Status: Detailed Planning Permission - 2021/00083/PA  
PP Expiry Date (If Applicable): 08/03/2024

Last known use: Health & Care  
Year added to HELAA: 2021      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

Contamination: No contamination issues  
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:



2183 - 379-381 Rotton Park Road, Edgbaston, Birmingham,, North Edgbaston

Gross Size (Ha): 0.11      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A      Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: 3      0-5 years: 3      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): P & O Properties (Midlands) Ltd

Planning Status: Detailed Planning Permission - 2020/09899/PA

PP Expiry Date (If Applicable): 04/03/2024

Last known use: Retail Unknown

Year added to HELAA: 2021      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

Contamination: No contamination issues

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

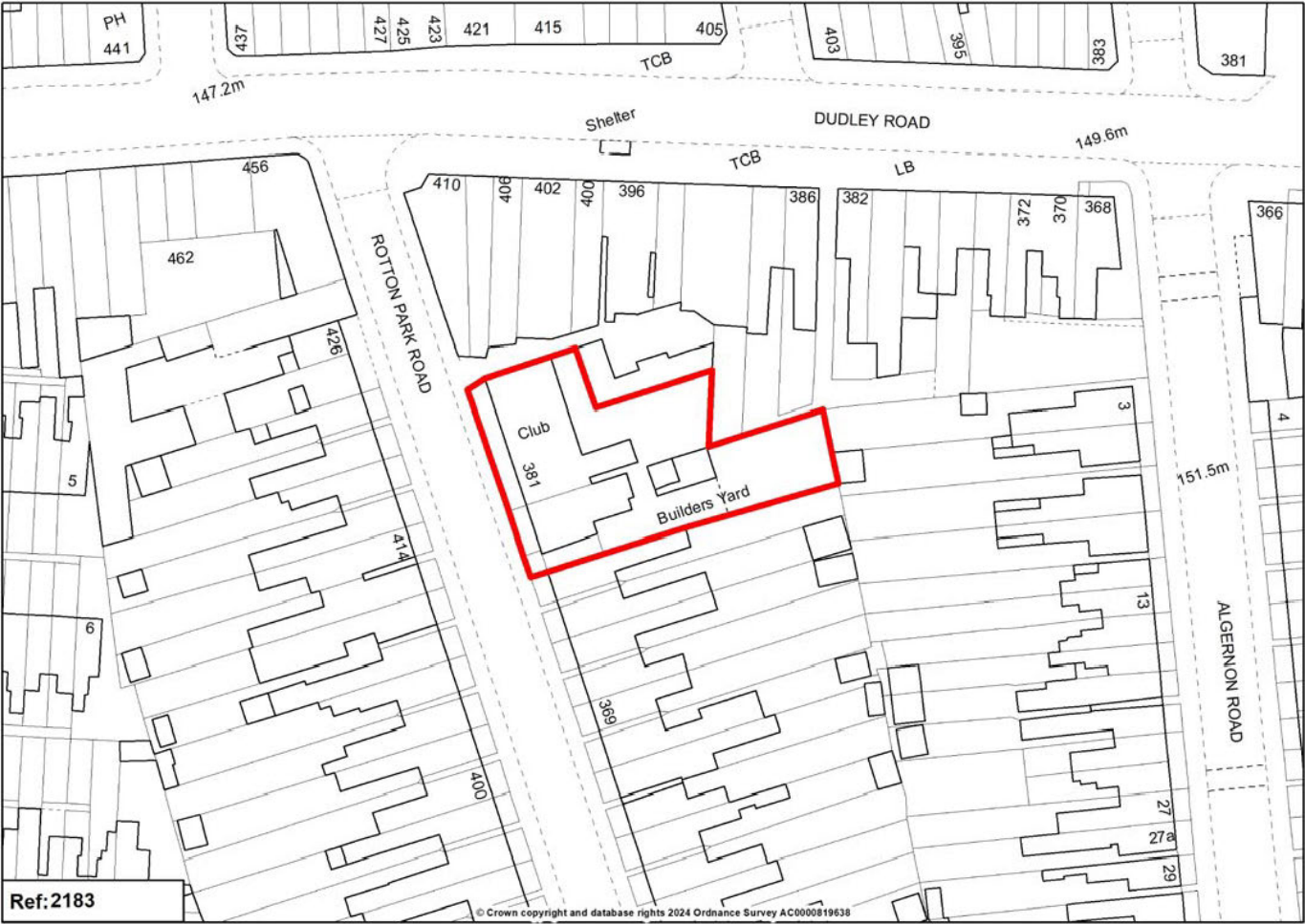
Vehicular Access: No access issues

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments:



2189 - 299 Rotton Park Road, North Edgbaston

Gross Size (Ha): 0.04      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 7      0-5 years: 7      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Madumere Ltd

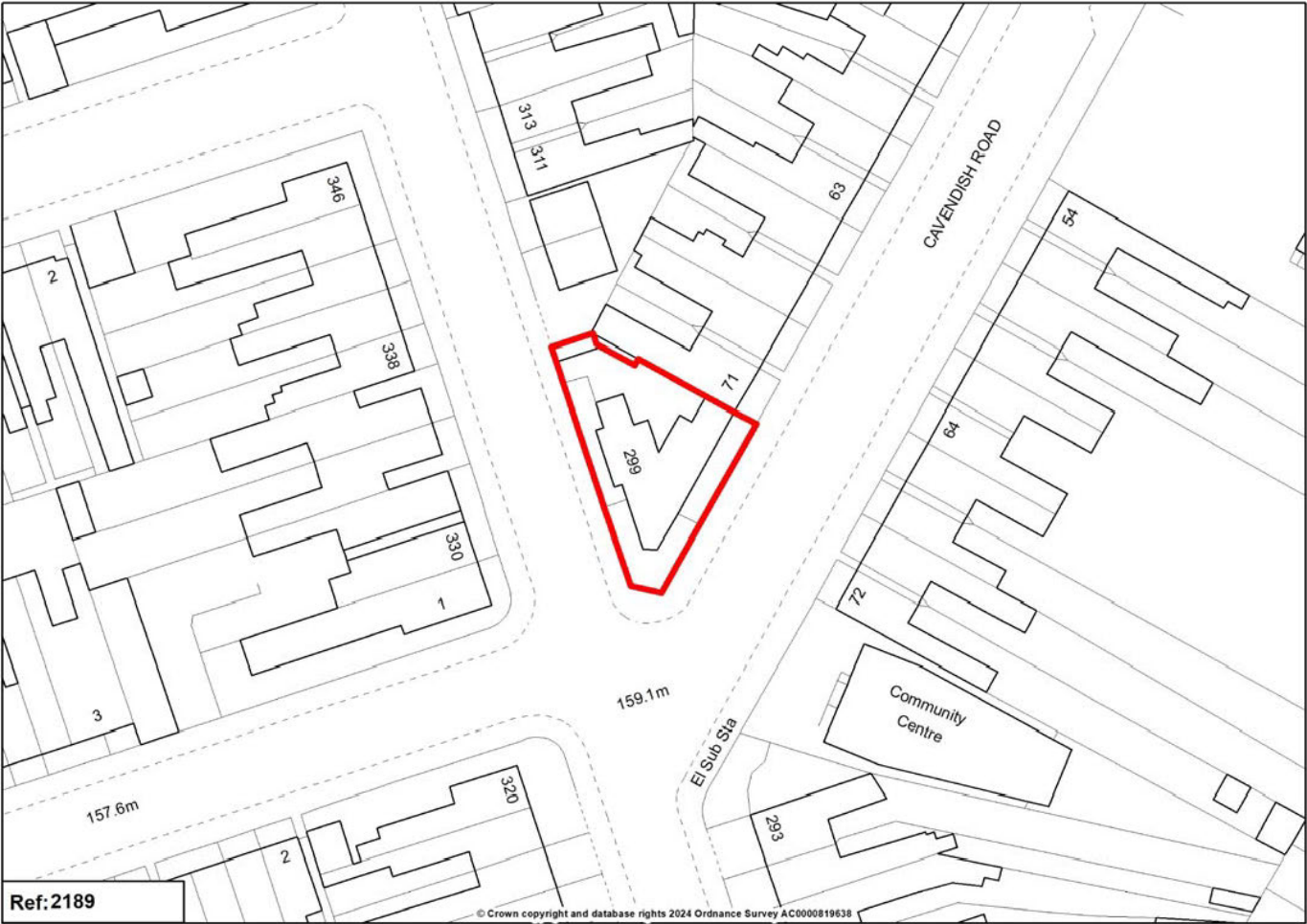
Planning Status: Detailed Planning Permission - 2020/05694/PA  
PP Expiry Date (If Applicable): 25/02/2024

Last known use: Residential  
Year added to HELAA: 2021      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

Contamination: No contamination issues  
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:





2195 - 36 Fountain Road, Birmingham, North Edgbaston

Gross Size (Ha): 0.03      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: -1      0-5 years: -1      6-10 years: 0      11-15 years: 0      16+ years: 0

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

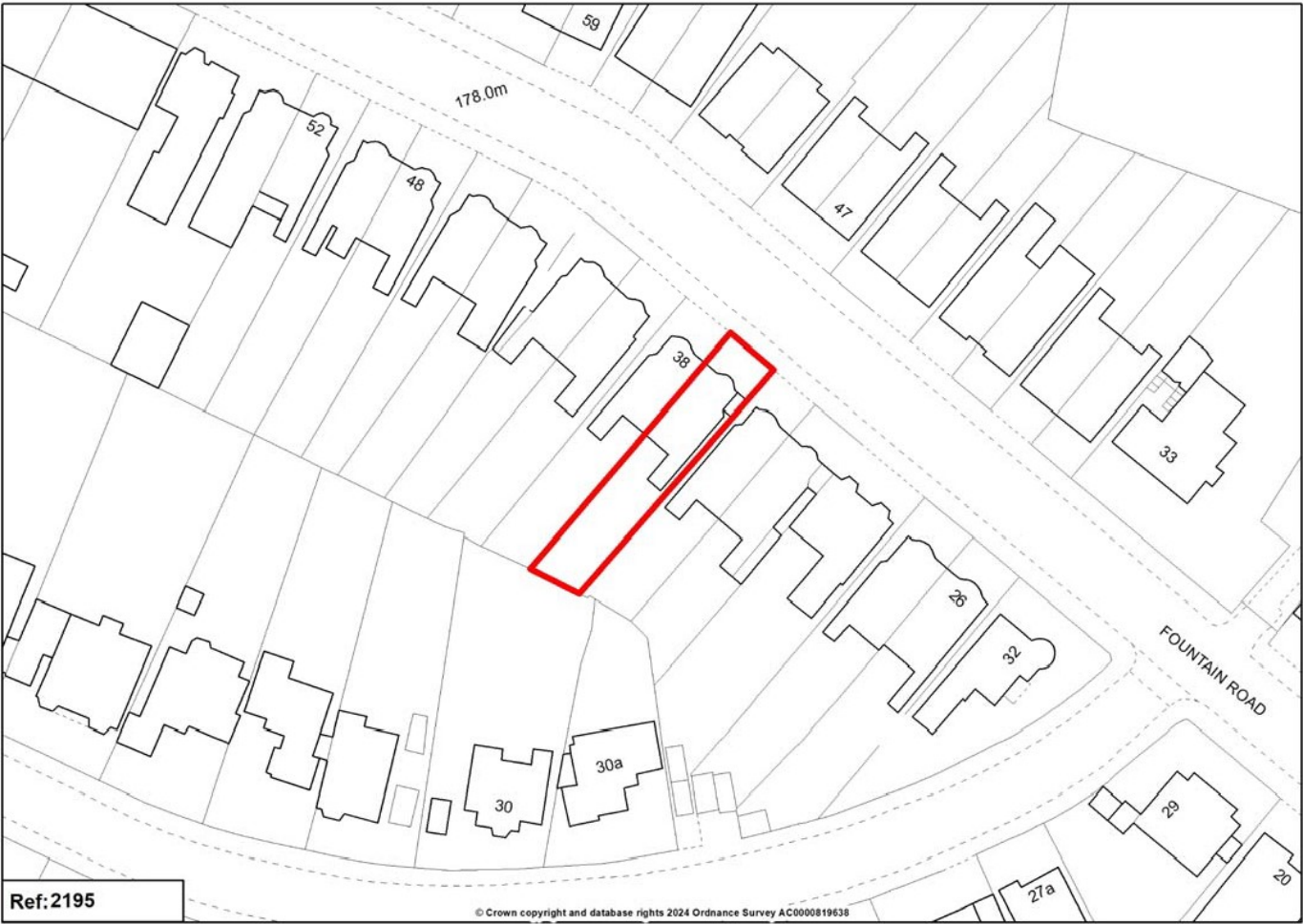
Planning Status: Detailed Planning Permission - 2020/05634/PA  
PP Expiry Date (If Applicable): 15/10/2023

Last known use: Residential  
Year added to HELAA: 2021      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

Contamination: No contamination issues  
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:



2228 - 270 Icknield Port Road, Birmingham, North Edgbaston

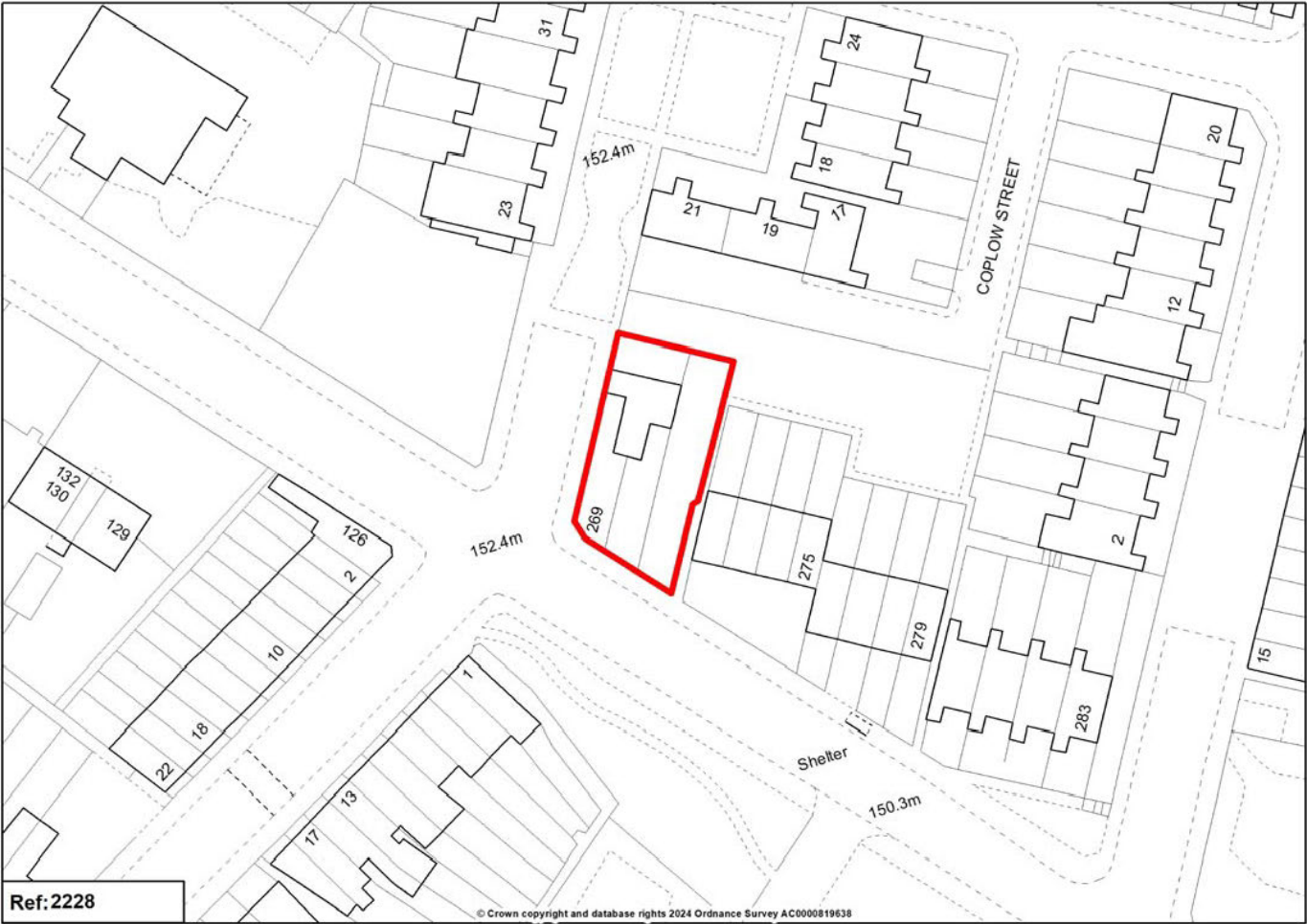
Gross Size (Ha): 0.04      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Private Citizen  
Planning Status: Under Construction - 2021/02504/PA  
PP Expiry Date (If Applicable): 13/05/2024  
Last known use: Retail

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

Contamination: No contamination issues  
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:



2265 - 269 Icknield Port Road, Edgbaston, Birmingham, North Edgbaston

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: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

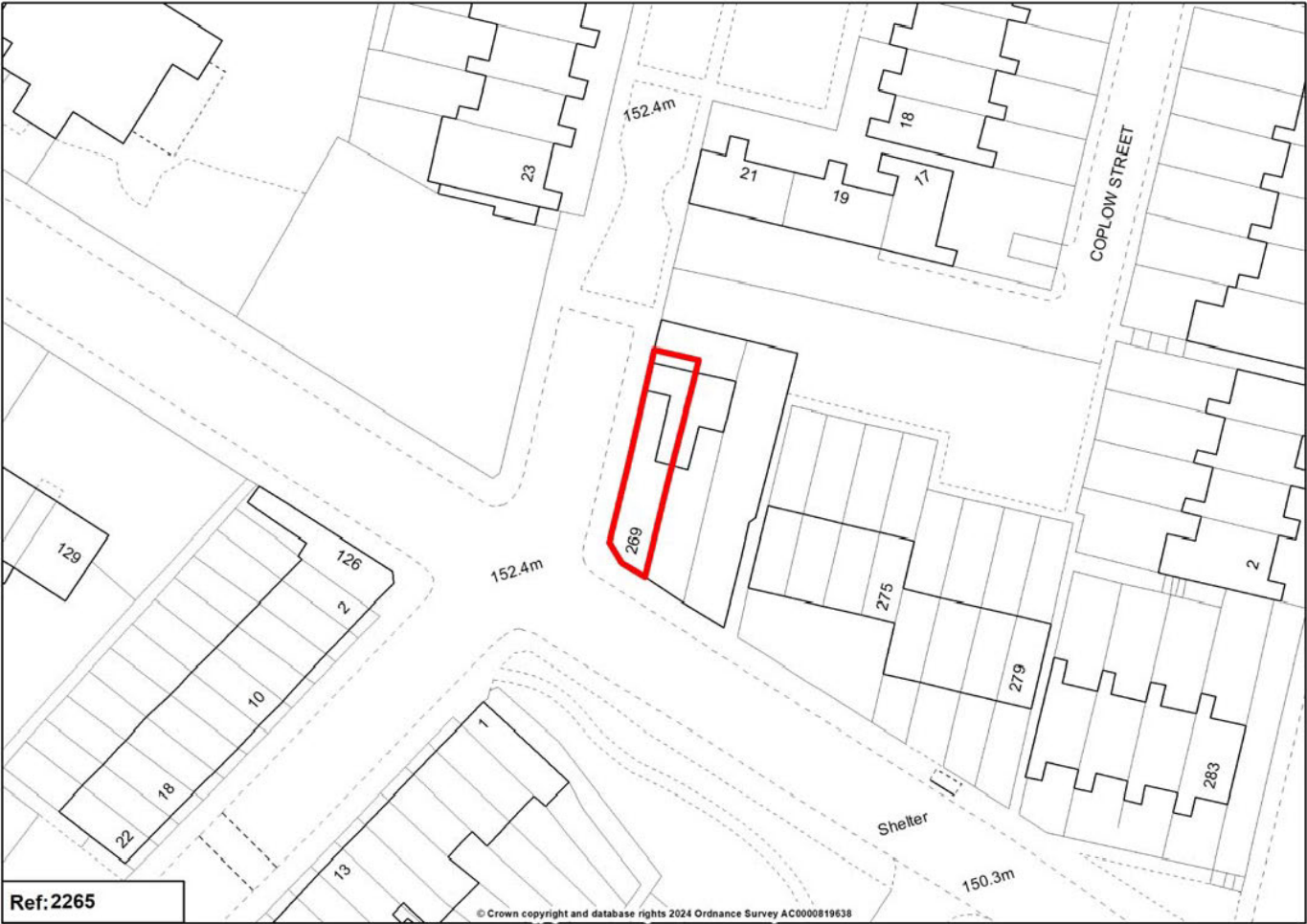
Ownership: Non-BCC      Developer Interest (If known): Private Citizen  
Planning Status: Under Construction - 2021/03037/PA  
PP Expiry Date (If Applicable): 02/06/2024  
Last known use: Retail

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

Contamination: No contamination issues  
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:





2271 - 270 Icknield Port Road, Edgbaston, Birmingham,, North Edgbaston

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: 2      0-5 years: 2      6-10 years: 0      11-15 years: 0      16+ years: 0

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

Planning Status: Under Construction - 2021/03036/PA

PP Expiry Date (If Applicable): 02/06/2024

Last known use: Retail

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

Contamination: No contamination issues

Demolition: No Demolition Required

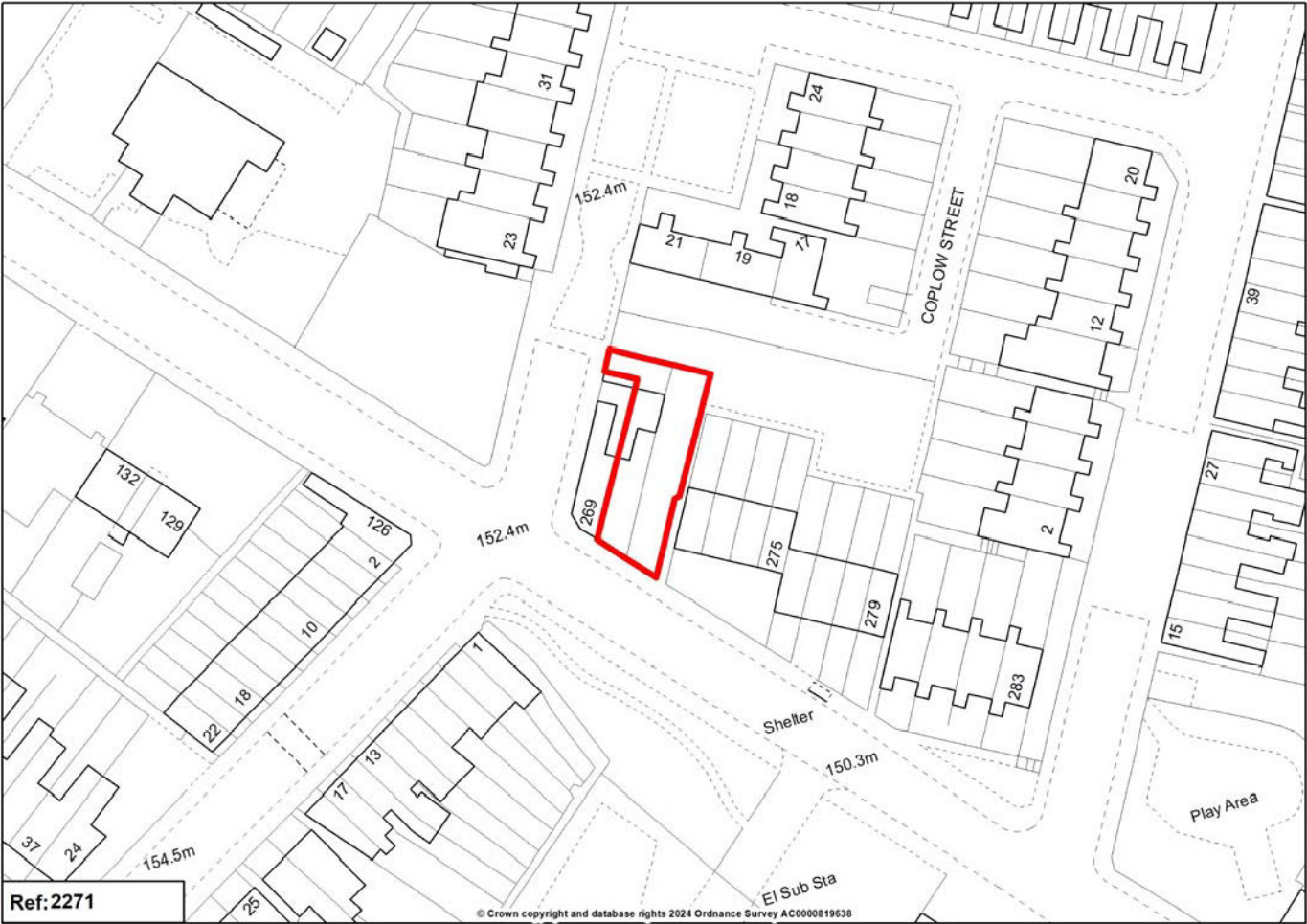
Vehicular Access: No access issues

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments:



2348 - 257-259 Dudley Road, Winson Green, Birmingham, North Edgbaston

Gross Size (Ha): 0.07      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A      Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: 13      0-5 years: 13      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): MADE Architecture Limited

Planning Status: Detailed Planning Permission - 2021/06457/PA

PP Expiry Date (If Applicable): 18/02/2025

Last known use: Unused Vacant Land      Call for Sites: No      Greenbelt: No

Year added to HELAA: 2022

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

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

Demolition: No Demolition Required

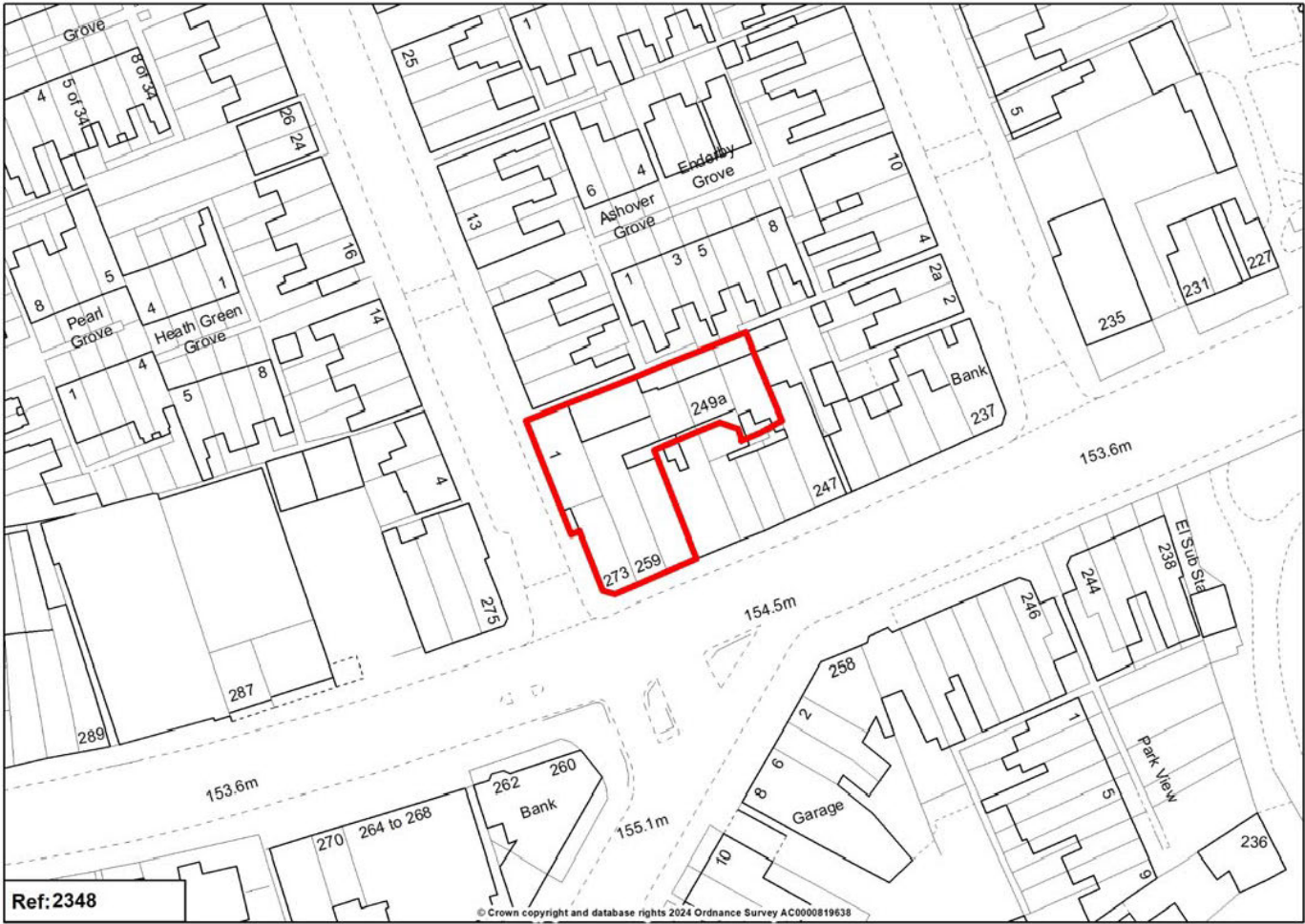
Vehicular Access: No access issues

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments:



2449 - Sandon Road, North Edgbaston

Gross Size (Ha): 0.02      Net developable area (Ha): 0.02      Density rate applied (where applicable) (dph): 40  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 2      0-5 years: 0      6-10 years: 2      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):

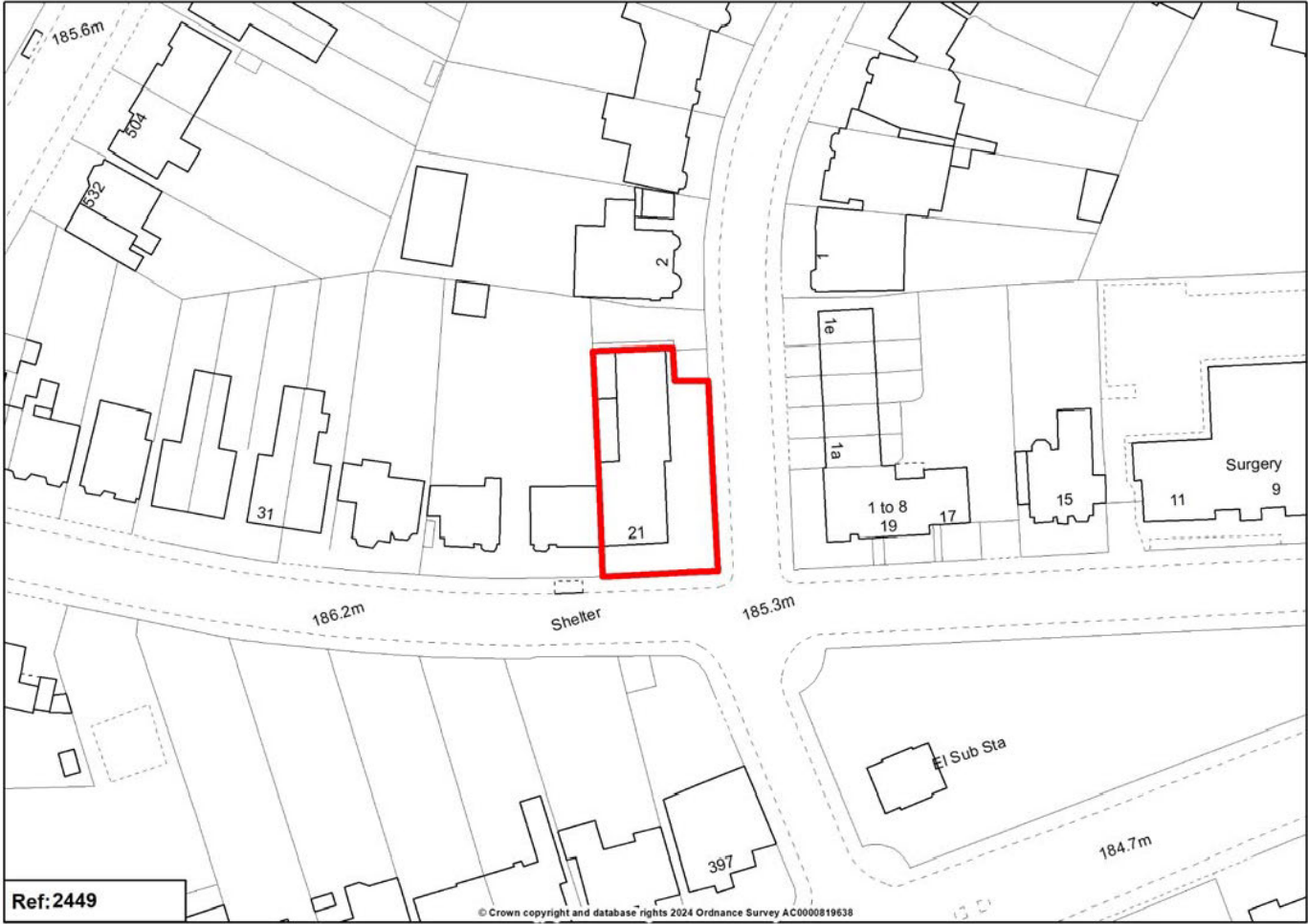
Last known use: Leisure  
Year added to HELAA: 2022      Call for Sites: Yes      Greenbelt: No

Accessibility by Public Transport: Zone B      Flood Risk: Flood Zone 1  
Natural Environment Designation: None      Impact: None

Historic Environment Designation: Cons Area      Impact: Unknown  
Open Space Designation: None      Impact: None

Contamination: Unknown

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: Capacity based on density assumption calculation





2464 - Moilliett Street Park, North Edgbaston

Gross Size (Ha): 3.65      Net developable area (Ha): 3.65      Density rate applied (where applicable) (dph): N/A

Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: 93      0-5 years: 0      6-10 years: 0      11-15 years: 0      16+ years: 93

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

Planning Status: Allocated in Draft Plan - BLP Preferred Options

PP Expiry Date (If Applicable):

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: None      Impact: None

Historic Environment Designation: None      Impact: None

Open Space Designation: None      Impact: None

Contamination Unknown

Demolition: No Demolition Required

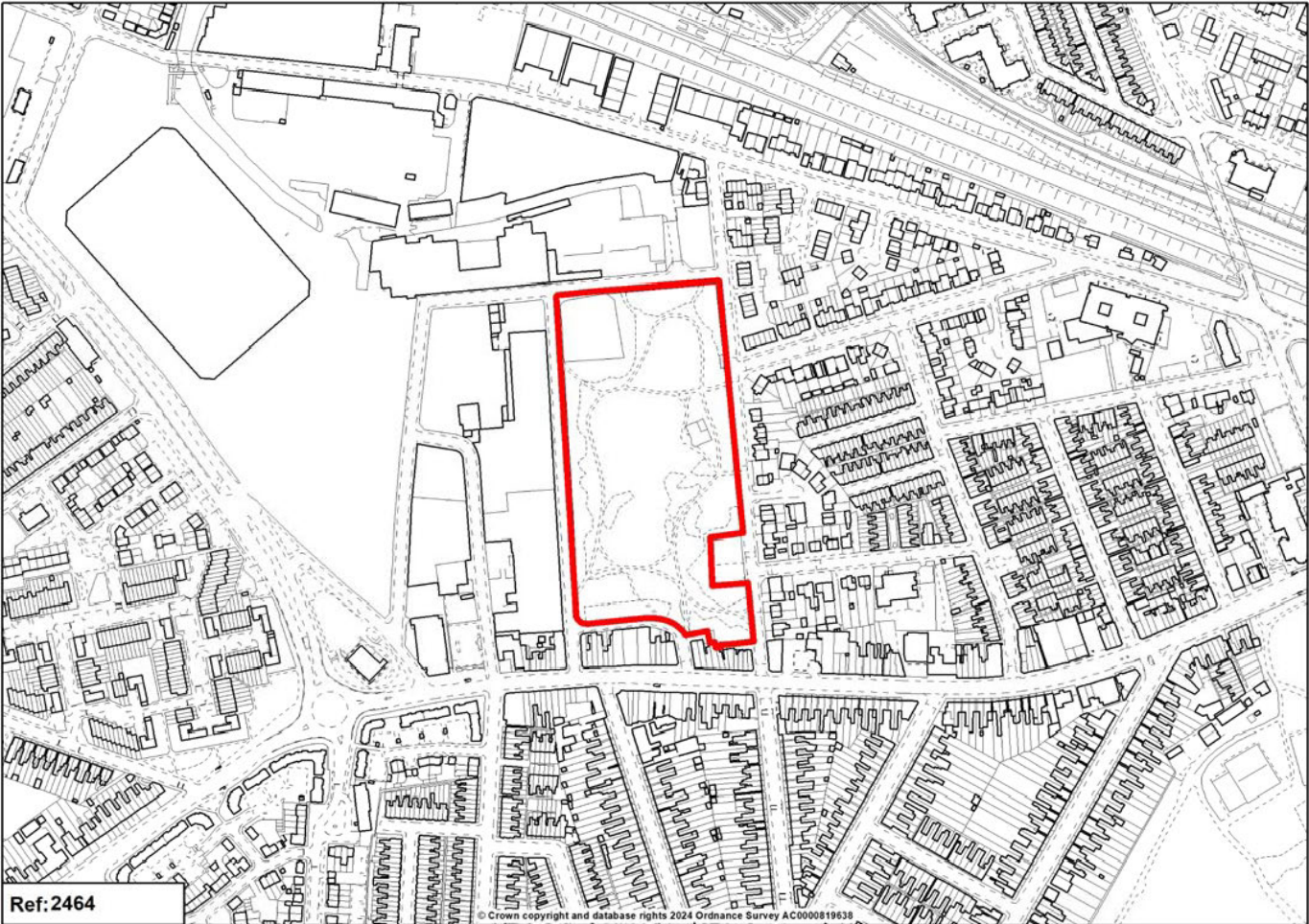
Vehicular Access: No access issues

Suitability Criteria Potentially suitable - allocated in emerging plan

Availability: The site has a reasonable prospect of availability

Achievable: Yes

Comments: Contains call for site submission 337dfc. Allocation area also covers HELAA site N275 which currently has planning approval for a further 20 dwellings.



2510 - 83 Stanmore Road, Birmingham, North Edgbaston

Gross Size (Ha): 0.09      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 7      0-5 years: 7      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Private Citizen  
Planning Status: Permitted Development Rights - 2022/01244/PA  
PP Expiry Date (If Applicable): 20/06/2025

Last known use: Education      Call for Sites: No      Greenbelt: No  
Year added to HELAA: 2023

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

Contamination: No contamination issues  
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:





2548 - 3, 5 and 7 St Augustines Road, Edgbaston, Birmingham, B16 9JU, North Edgbaston

Gross Size (Ha): 0.19      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A      Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: -9      0-5 years: -9      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): St Augustine's Management Company

Planning Status: Under Construction - 2021/09798/PA

PP Expiry Date (If Applicable): 16/06/2025

Last known use: Residential

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: No adverse impact

Historic Environment Designation: Cons Area      Impact: No adverse impact

Open Space Designation: None      Impact: None

Contamination: No contamination issues

Demolition: No Demolition Required

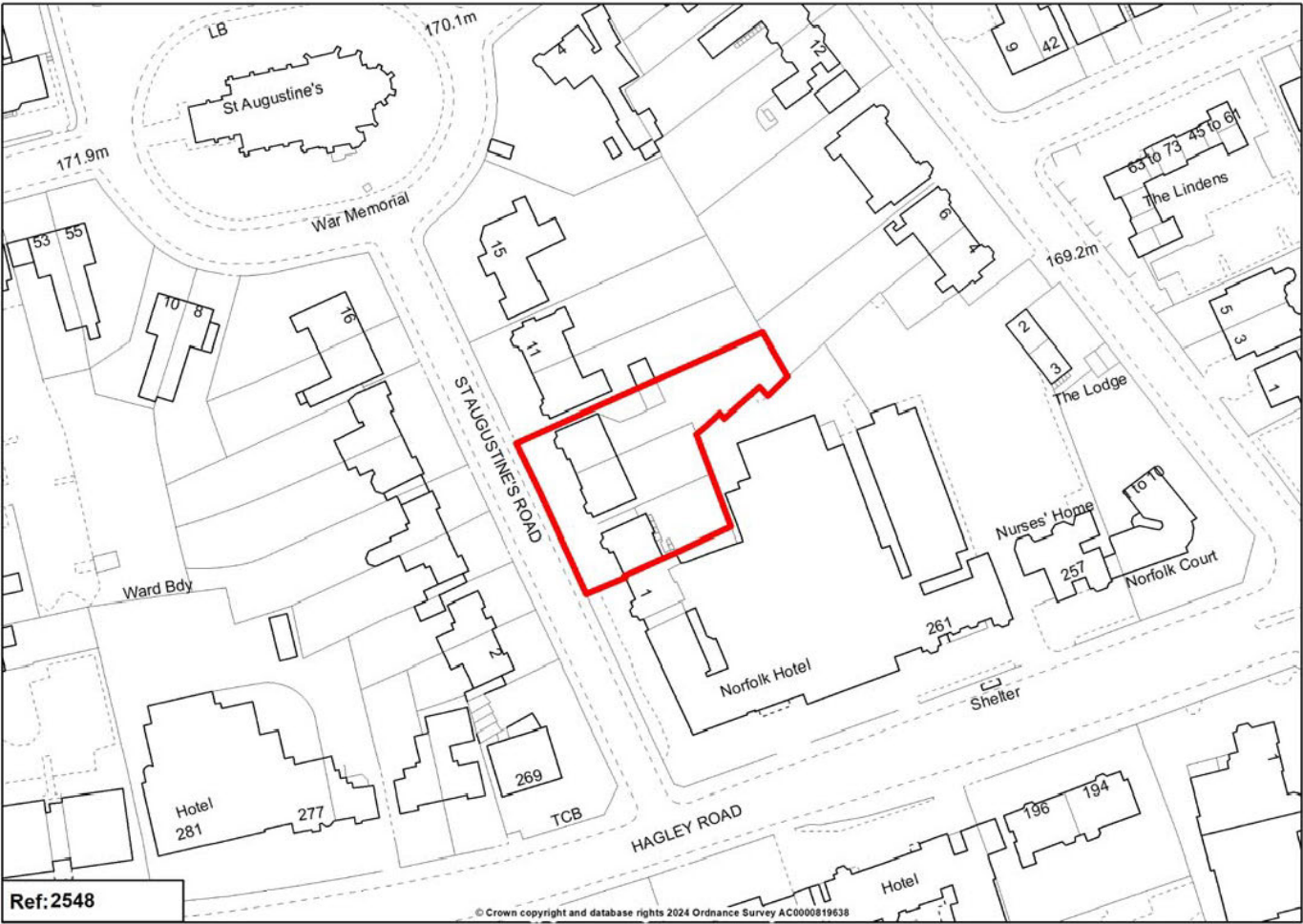
Vehicular Access: No access issues

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments:





2558 - 276 Dudley Road, Winson Green, Birmingham, B18 4HL, North Edgbaston

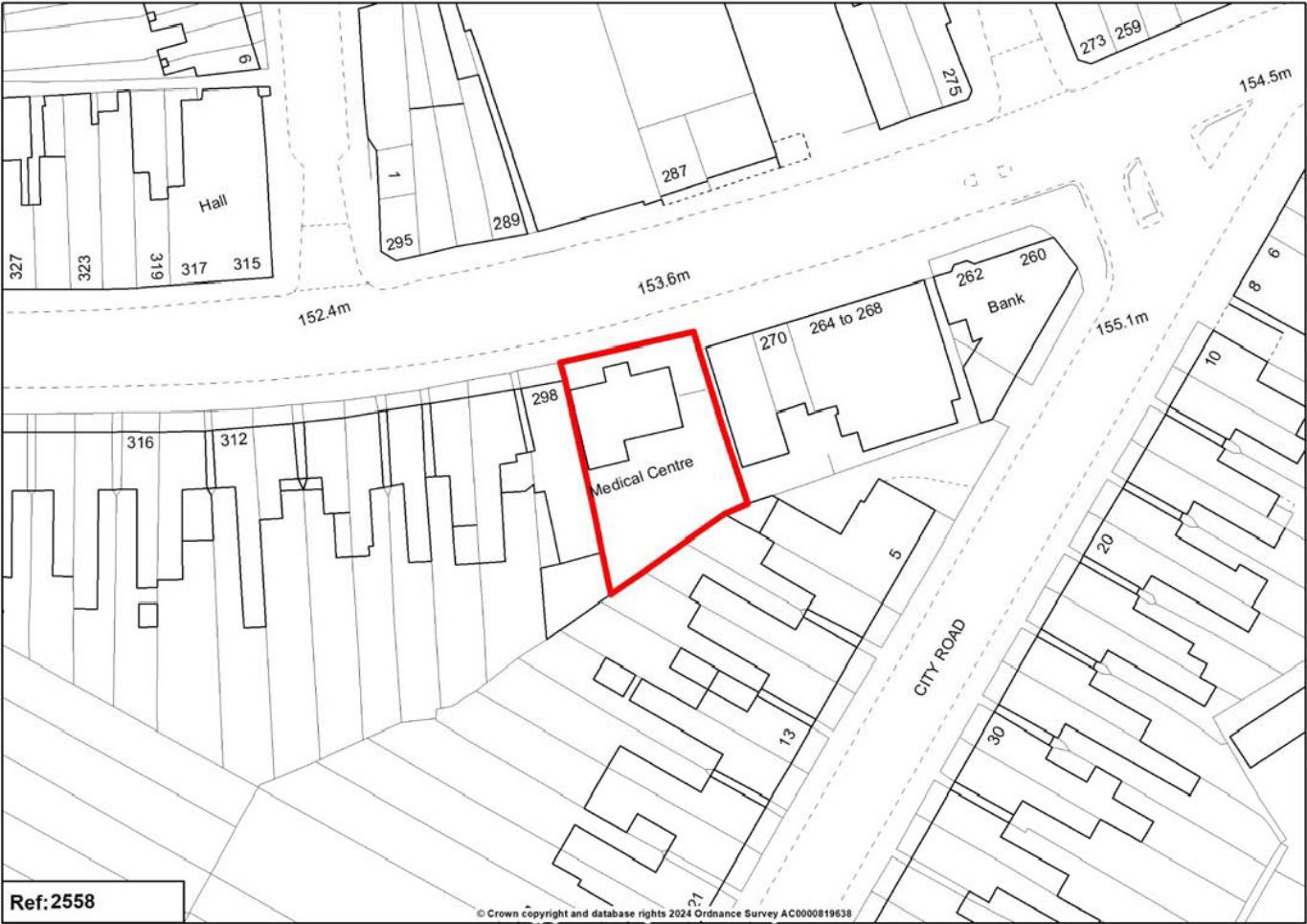
Gross Size (Ha): 0.06      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Private Citizen  
Planning Status: Detailed Planning Permission - 2022/04184/PA  
PP Expiry Date (If Applicable): 05/09/2025  
Last known use: Retail

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

Contamination: No contamination issues  
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:



2561 - Over Big Bear Music, 195 Hagley Road, Edgbaston, Birmingham, B16 9RD, North Edgbaston

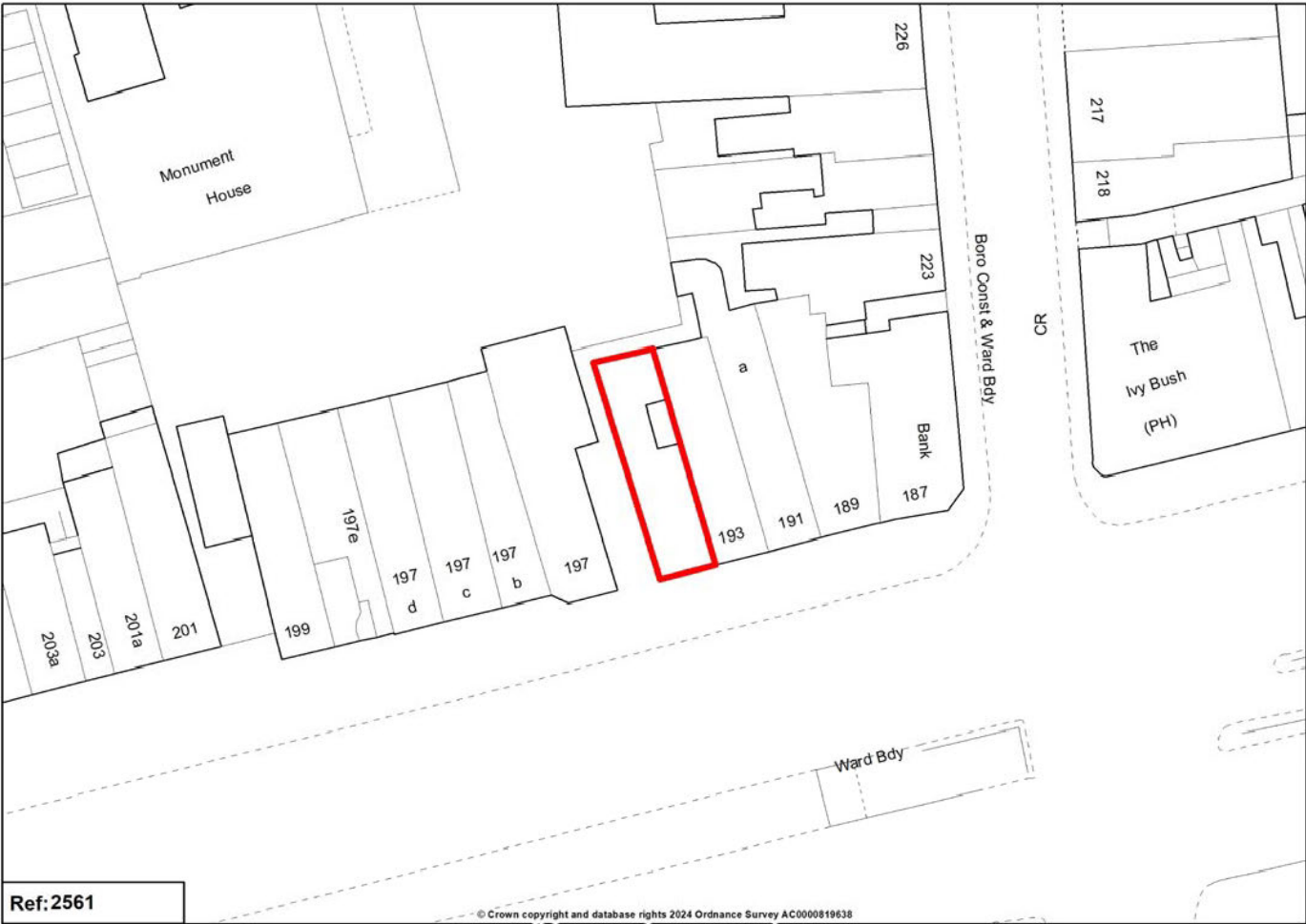
Gross Size (Ha): 0.01      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Astro Housing Limited  
Planning Status: Permitted Development Rights - 2022/08590/PA  
PP Expiry Date (If Applicable): 10/01/2026  
Last known use: Office

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

Contamination: No contamination issues  
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:



2578 - 209 Rotton Park Road, Edgbaston, Birmingham, B16 0LS, North Edgbaston

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: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

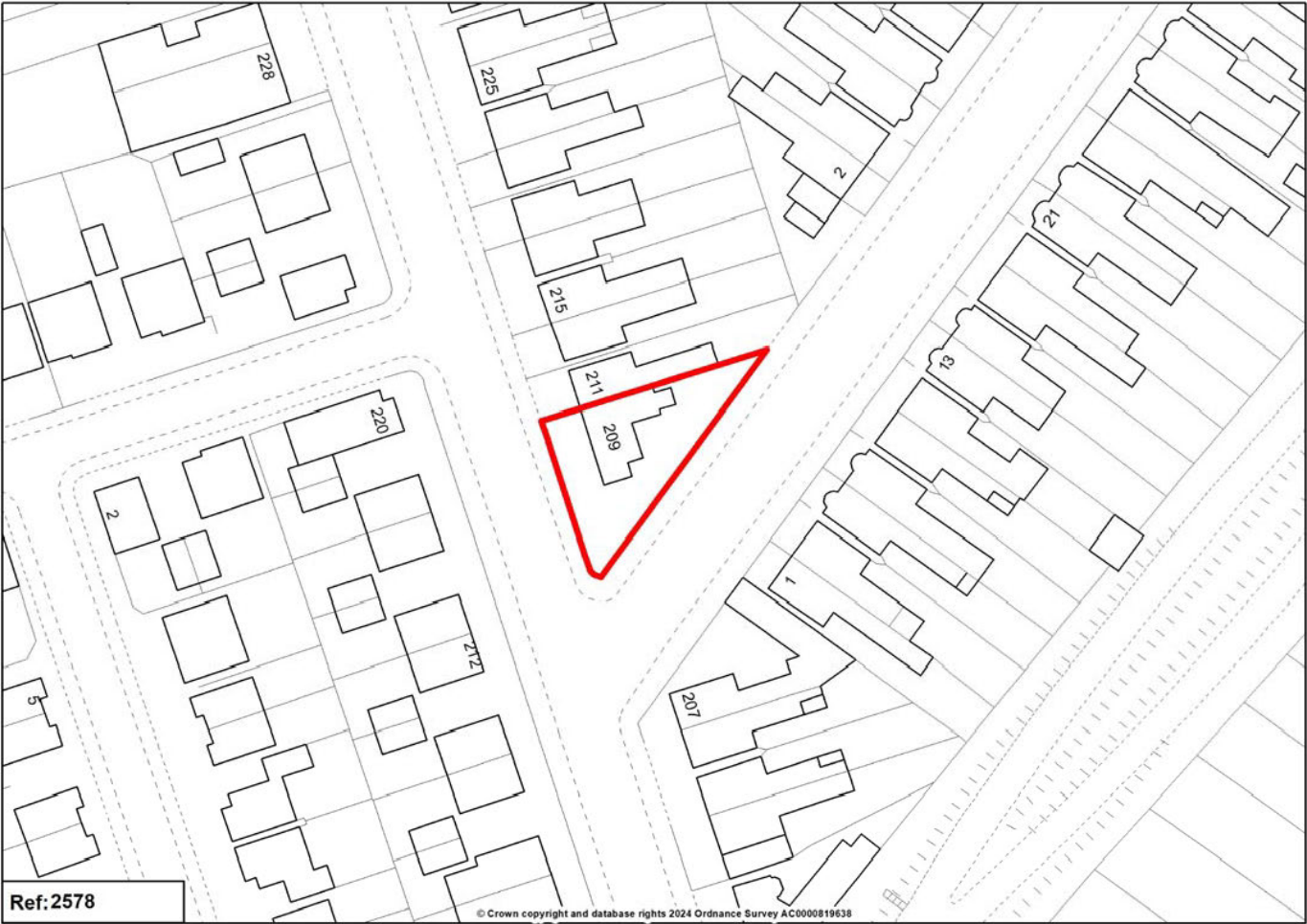
Ownership: Non-BCC      Developer Interest (If known): Private Citizen  
Planning Status: Detailed Planning Permission - 2021/08444/PA  
PP Expiry Date (If Applicable): 27/04/2025

Last known use: Unknown  
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: None      Impact: None

Historic Environment Designation: None      Impact: None  
Open Space Designation: None      Impact: None

Contamination: No contamination issues  
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:





2589 - 363-365 Dudley Road, Winson Green, Birmingham, B18 4HB, North Edgbaston

Gross Size (Ha): 0.04      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 4      0-5 years: 4      6-10 years: 0      11-15 years: 0      16+ years: 0

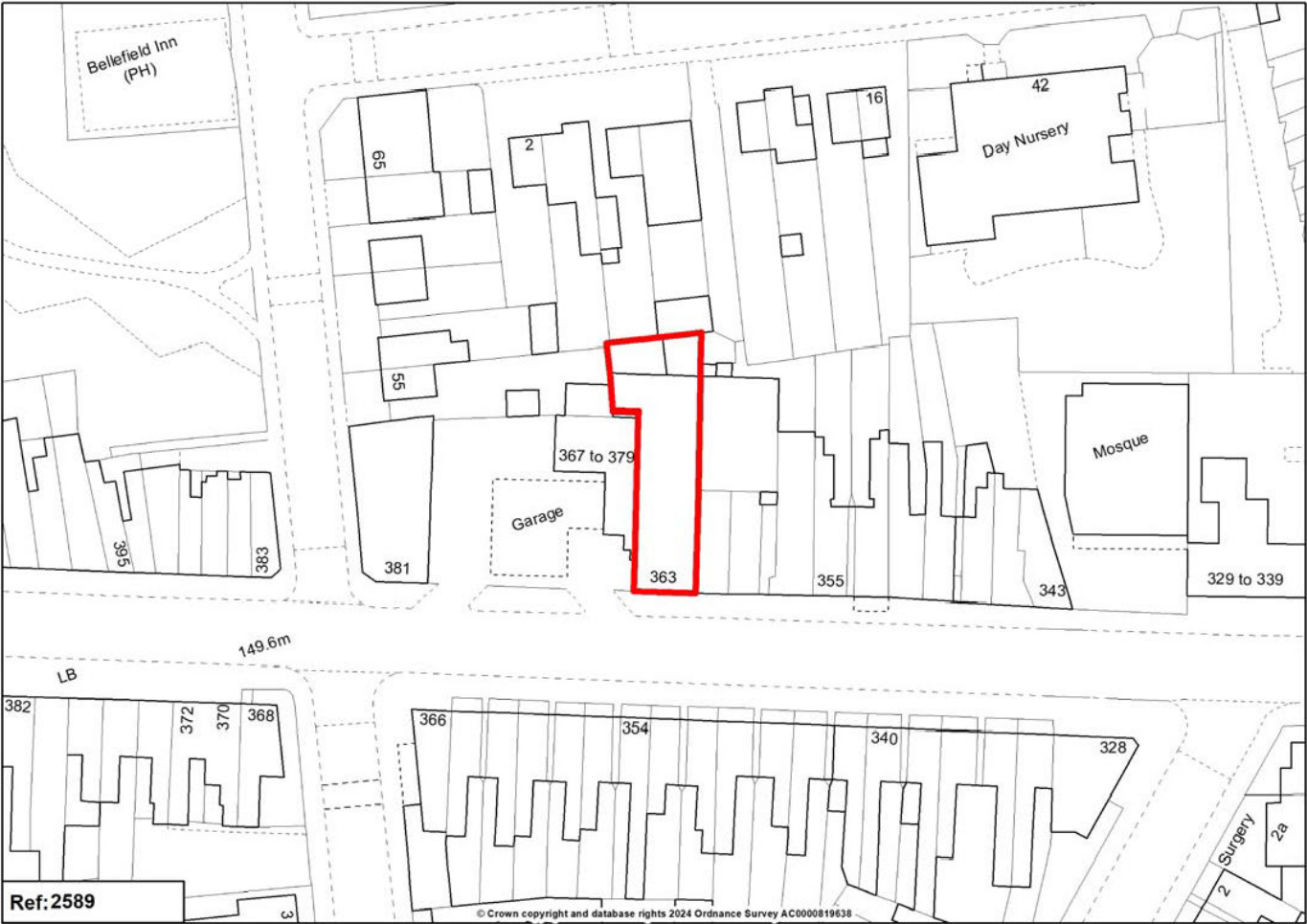
Ownership: Non-BCC      Developer Interest (If known): Private Citizen  
Planning Status: Under Construction - 2022/02515/PA  
PP Expiry Date (If Applicable): 27/07/2025

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: None      Impact: None

Historic Environment Designation: None      Impact: None  
Open Space Designation: None      Impact: None

Contamination: No contamination issues  
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:



2605 - SITE OF 27 COLENZO ROAD, North Edgbaston

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: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Falcons Travel Ltd

Planning Status: Detailed Planning Permission - 2022/00333/PA  
PP Expiry Date (If Applicable): 25/05/2025

Last known use: Cleared 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: None      Impact: None

Historic Environment Designation: None      Impact: None  
Open Space Designation: None      Impact: None

Contamination: No contamination issues  
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:



2685 - 227 Rotton Park Road, North Edgbaston

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: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

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

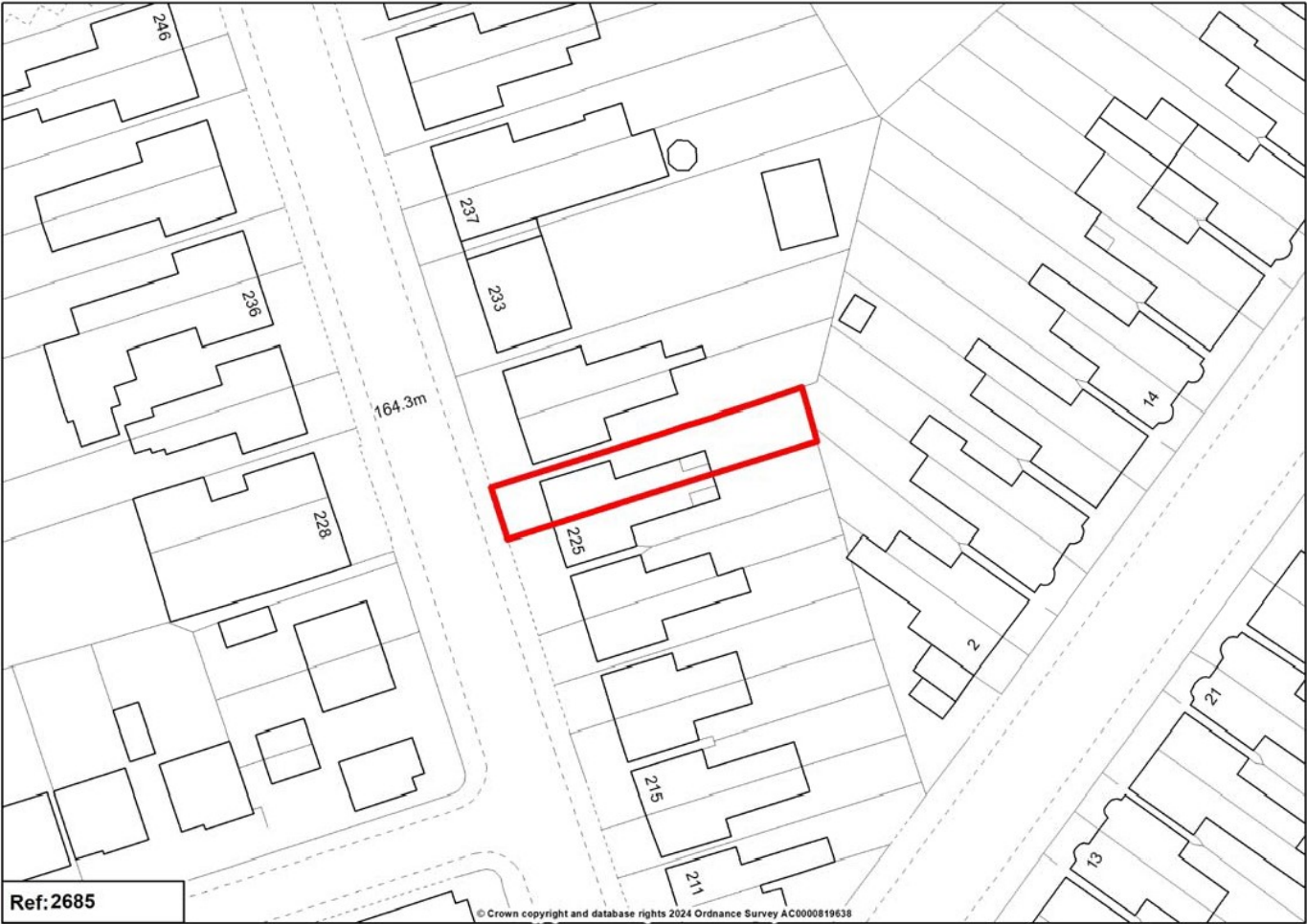
Planning Status: Detailed Planning Permission - 2020/08150/PA  
PP Expiry Date (If Applicable): 28/01/2024

Last known use: Residential  
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: None      Impact: None

Historic Environment Designation: None      Impact: None  
Open Space Designation: None      Impact: None

Contamination: No contamination issues  
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:





2806 - The H Suite and 102 Icknield Port Road, North Edgbaston

Gross Size (Ha): 0.97      Net developable area (Ha): 0.92      Density rate applied (where applicable) (dph): 40      Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: 100      0-5 years: 0      6-10 years: 100      11-15 years: 0      16+ years: 0

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

Planning Status: Allocated in Draft Plan - BLP Preferred Options

PP Expiry Date (If Applicable):

Last known use: Unknown      Call for Sites: Yes      Greenbelt: No

Year added to HELAA: 2023

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

Natural Environment Designation: None      Impact: None

Historic Environment Designation: LLB      Impact: Unknown

Open Space Designation: None      Impact: None

Contamination Unknown

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 is considered available for development

Achievable: Yes

Comments: Capacity based on call for site submission 4d35d3.



N1065 - 423-425 Hagley Road, North Edgbaston

Gross Size (Ha): 0.2

Net developable area (Ha): 0

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

Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: 28

0-5 years: 28

6-10 years: 0

11-15 years: 0

16+ years: 0

Ownership: Non-BCC

Developer Interest (If known): private citizen

Planning Status: Under Construction - 2020/08823/PA

PP Expiry Date (If Applicable): 16/02/2024

Last known use: Communal Residential

Year added to HELAA: 2019

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: Cons Area

Impact: No adverse impact

Open Space Designation: None

Impact: None

Contamination: No contamination issues

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

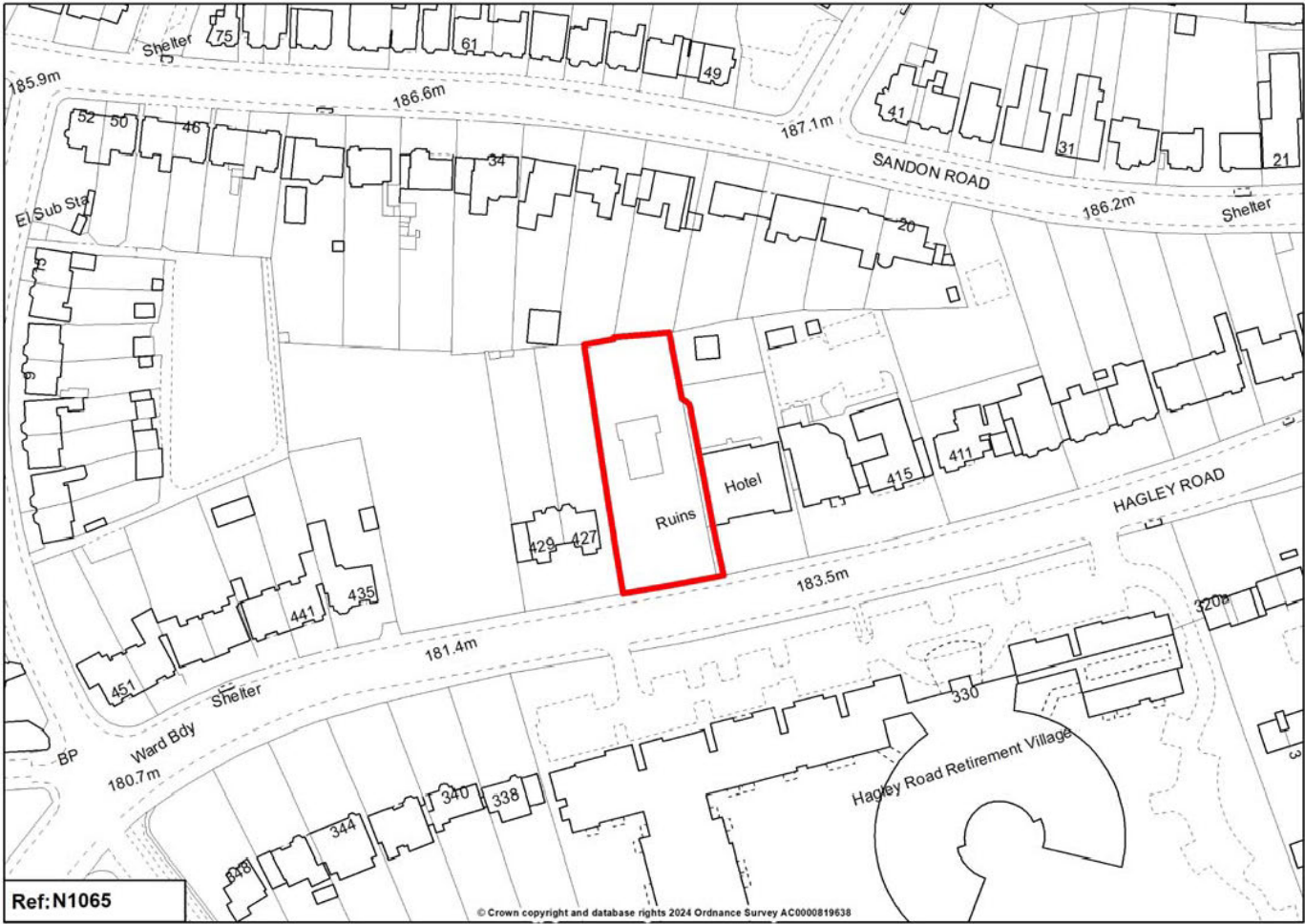
Vehicular Access: No access issues

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments:



N275 - BELLFIELD INN 36 WINSON STREET, North Edgbaston

Gross Size (Ha): 0.1      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A

Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: 20      0-5 years: 20      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Empire Star Ltd

Planning Status: Detailed Planning Permission - 2019/06666/PA

PP Expiry Date (If Applicable): 30/10/2023

Last known use: Derelict 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

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

Demolition: No Demolition Required

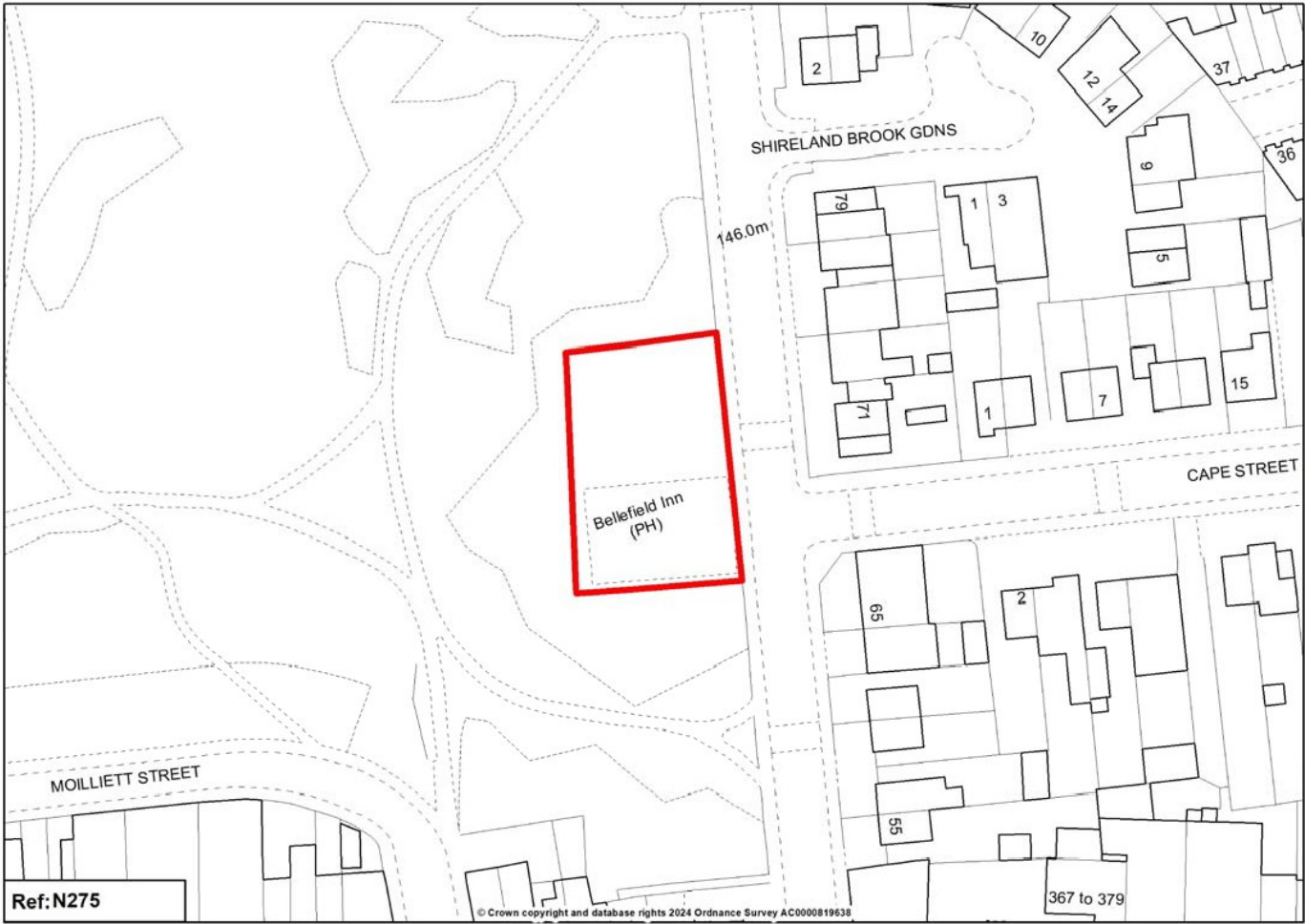
Vehicular Access: Access issues with viable identified strategy to address

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments: 2019/06666/PA submitted for 20 units





N717C - SITE OF WESTGATE FOUNDRY ICKNIELD PORT ROAD, North Edgbaston

Gross Size (Ha): 0.71      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A      Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: 48      0-5 years: 0      6-10 years: 48      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Icknield Port Loop LLP

Planning Status: Outline Planning Permission - 2011/07399/PA

PP Expiry Date (If Applicable): 20/09/2023

Last known use: Cleared Vacant Land

Year added to HELAA: 2014      Call for Sites: No      Greenbelt: No

Accessibility by Public Transport: Zone B      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

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

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 has a reasonable prospect of availability

Achievable: Yes

Comments: BDP Allocation



N717G - LAND FRONTING CANAL AND WIGGIN STREET, North Edgbaston

Gross Size (Ha): 3.03      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A      Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: 265      0-5 years: 0      6-10 years: 265      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Icknield Port Loop LLP

Planning Status: Outline Planning Permission - 2011/07399/PA

PP Expiry Date (If Applicable): 20/09/2023

Last known use: Industrial, Cleared Vacant Land

Year added to HELAA: 2014      Call for Sites: No      Greenbelt: No

Accessibility by Public Transport: Zone B      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

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

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

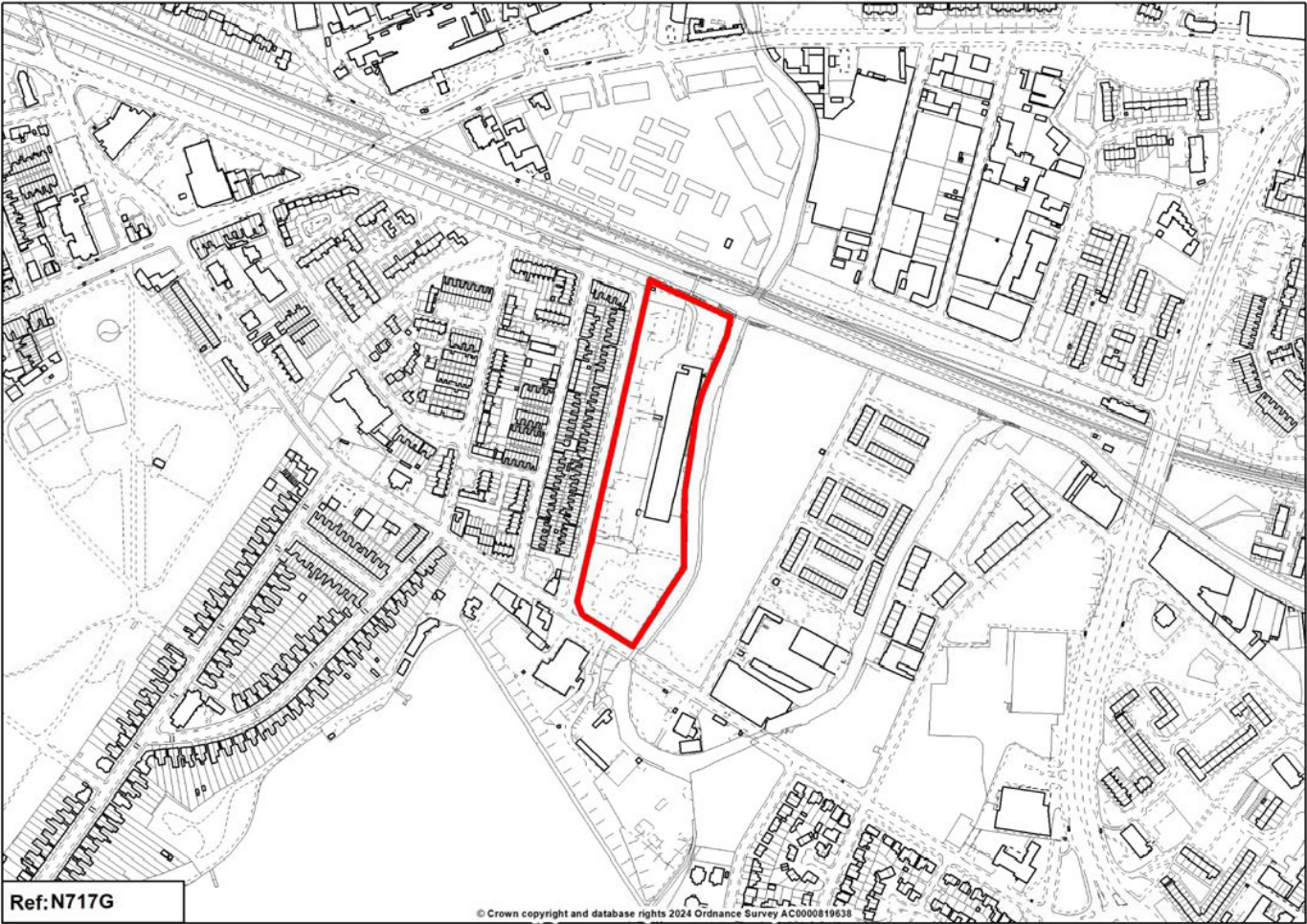
Vehicular Access: Access issues with viable identified strategy to address

Suitability Criteria: Suitable - planning permission

Availability: The site has a reasonable prospect of availability

Achievable: Yes

Comments: BDP Allocation





N918 - LAND ADJACENT 130 ICKNIELD PORT ROAD, North Edgbaston

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: 15      0-5 years: 15      6-10 years: 0      11-15 years: 0      16+ years: 0

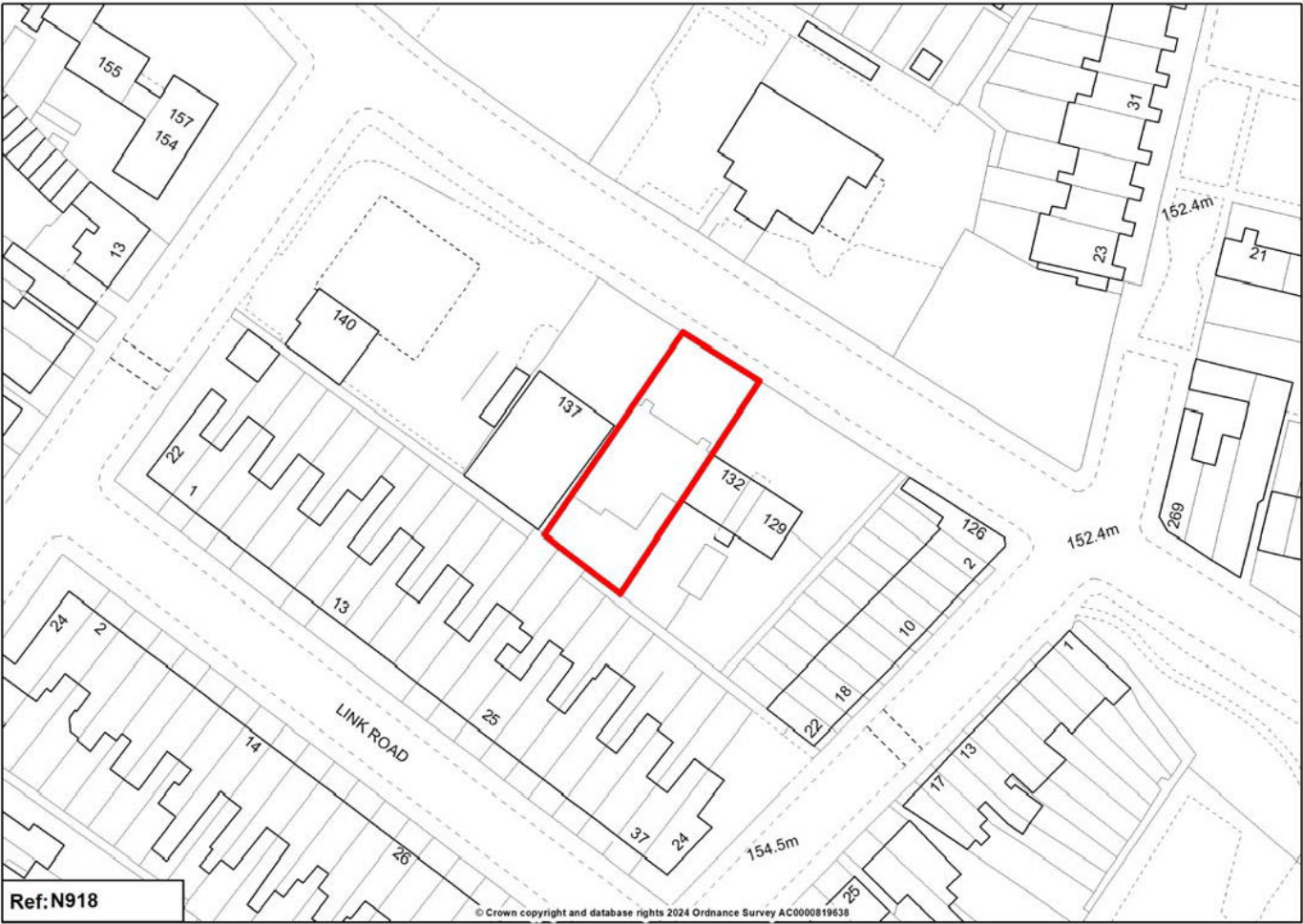
Ownership: Non-BCC      Developer Interest (If known): Kent Investments (Birmingham) Ltd  
Planning Status: Under Construction - 2019/06031/PA  
PP Expiry Date (If Applicable): 19/12/2022

Last known use: Open Space  
Year added to HELAA: 2018      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

Contamination: No contamination issues  
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:





N978 - Land off Mayland Road, North Edgbaston

Gross Size (Ha): 0.2      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 2      0-5 years: 2      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Slumdog Estates

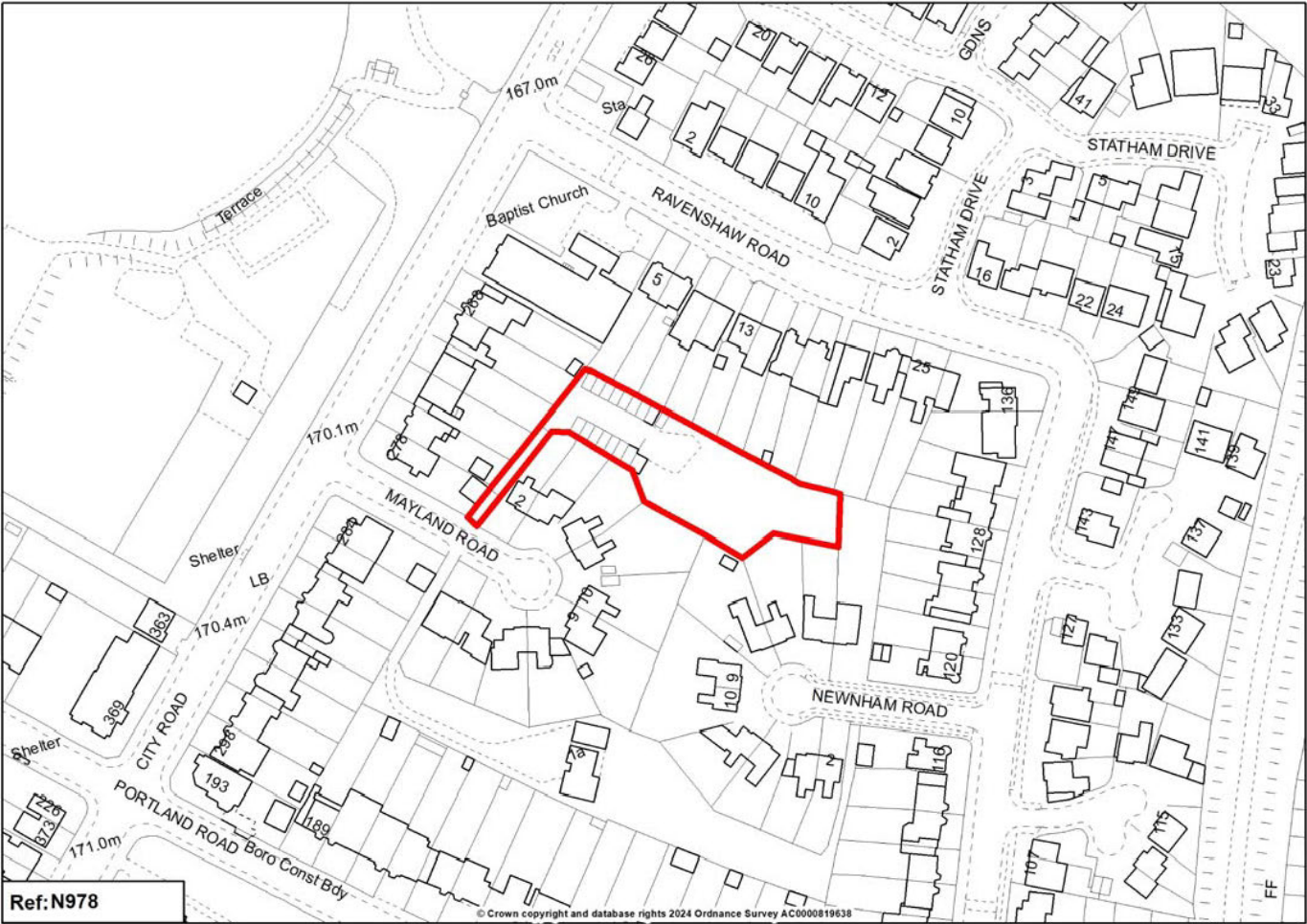
Planning Status: Detailed Planning Permission - 2022/02650/PA  
PP Expiry Date (If Applicable): 25/07/2025

Last known use: Residential-Ancillary  
Year added to HELAA: 2019      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

Contamination: Known/Expected contamination issues that can be overcome through remediation  
Demolition: Demolition required, but expected that standard approaches can be applied  
Vehicular Access: No access issues  
Suitability Criteria: Suitable - planning permission  
Availability: The site is considered available for development  
Achievable: Yes  
Comments:



## S1065 - REAR OF 229 TO 285 SHENSTONE ROAD, North Edgbaston

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: **18**

0-5 years: **18**

6-10 years: **0**

11-15 years: **0**

16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **Minster Developments Ltd**

Planning Status: **Under Construction - 2019/04425/PA**

PP Expiry Date (If Applicable): **30/01/2023**

Last known use: **Cleared Vacant Land**

Year added to HELAA: **2020**

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**

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

Demolition: **No Demolition Required**

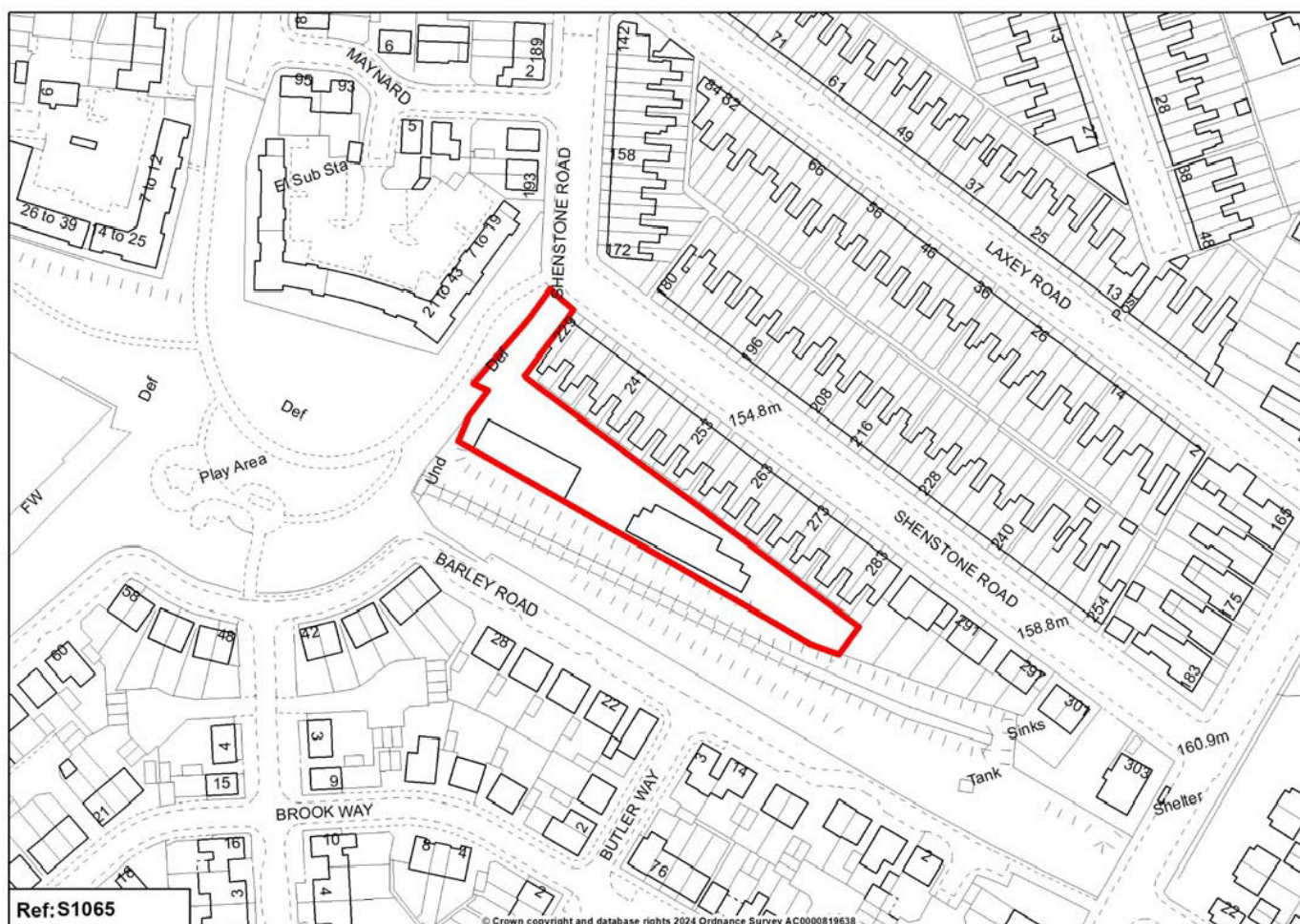
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

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

Achievable: **Yes**

Comments: **Supported living accommodation. Self-contained units**





S289 - 431 AND 433 HAGLEY ROAD, North Edgbaston

Gross Size (Ha): 0.37      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 32      0-5 years: 32      6-10 years: 0      11-15 years: 0      16+ years: 0

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

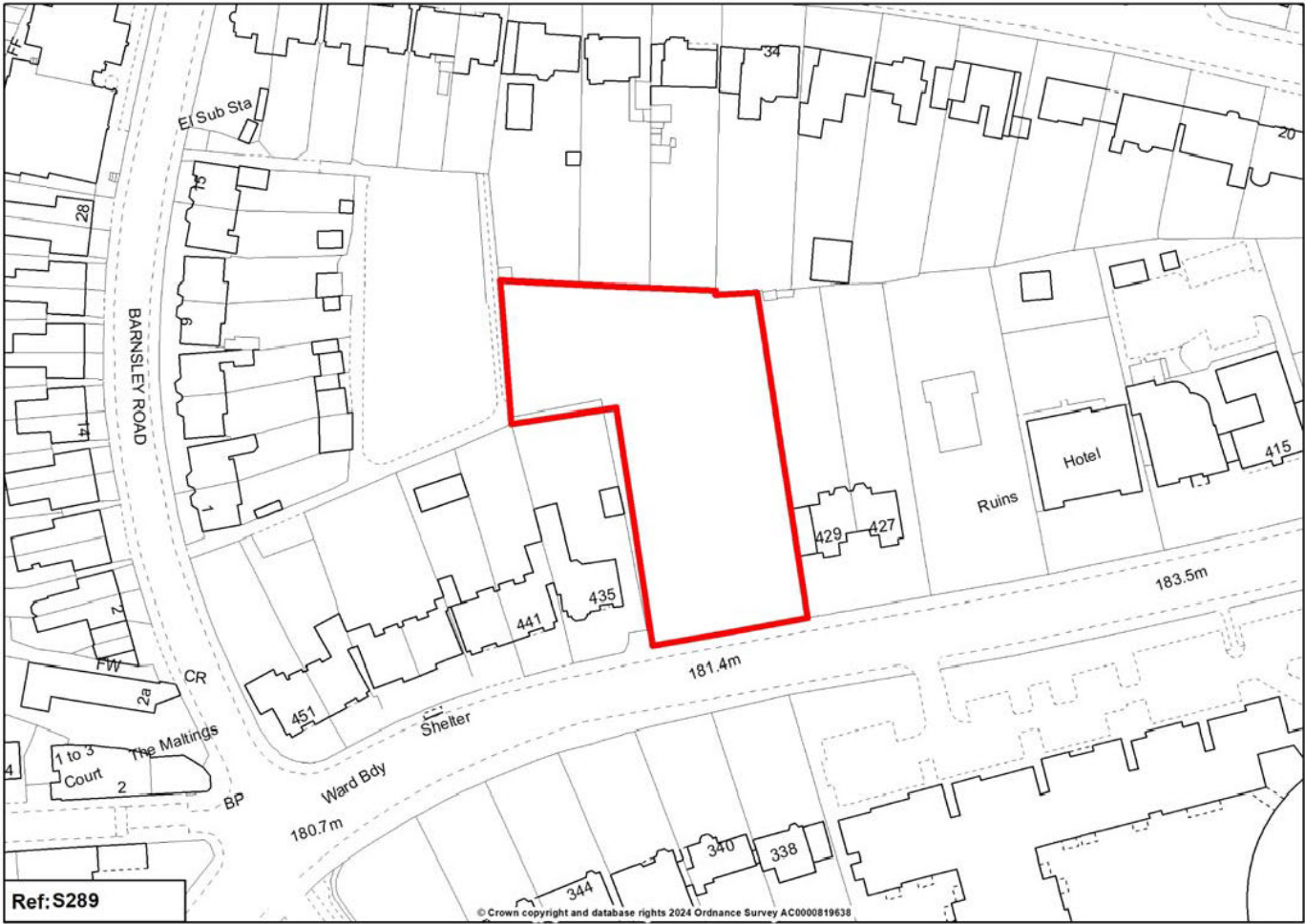
Planning Status: Detailed Planning Permission - 2022/03152/PA  
PP Expiry Date (If Applicable): 06/07/2025

Last known use: Cleared Vacant Land  
Year added to HELAA: 2009      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: Cons Area      Impact: Strategy for mitigation in place  
Open Space Designation: None      Impact: None

Contamination: Known/Expected contamination issues that can be overcome through remediation  
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: Fire damaged buildings cleared





S485 - REAR OF 2 TO 26 BARNSELEY ROAD, North Edgbaston

Gross Size (Ha): 0.27      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A      Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: 17      0-5 years: 17      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Edgbaston SSL Ltd

Planning Status: Detailed Planning Permission - 2021/05314/PA

PP Expiry Date (If Applicable): 06/04/2025

Last known use: Unused Vacant Land

Year added to HELAA: 2009      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: Cons Area      Impact: No adverse impact

Open Space Designation: None      Impact: None

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

Demolition: No Demolition Required

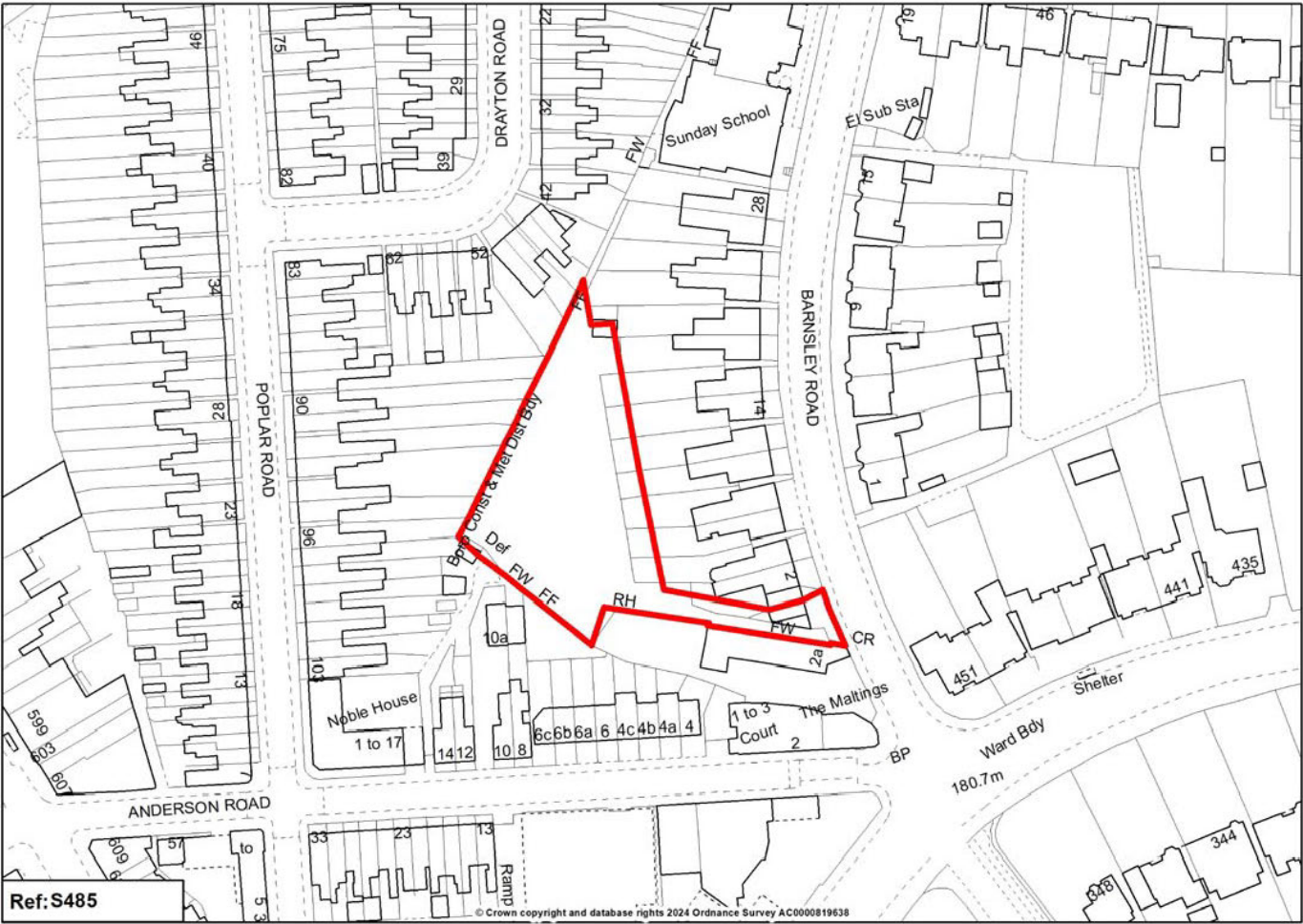
Vehicular Access: No access issues

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments:



S844 - FORMER CLARENDON SUITES STIRLING ROAD, North Edgbaston

Gross Size (Ha): 1.38      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A      Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: 191      0-5 years: 191      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Edgbaston Care Home Ltd

Planning Status: Detailed Planning Permission - 2019/02315/PA

PP Expiry Date (If Applicable): 26/05/2024

Last known use: Public Assembly

Year added to HELAA: 2016      Call for Sites: No      Greenbelt: No

Accessibility by Public Transport: Zone B      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

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

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

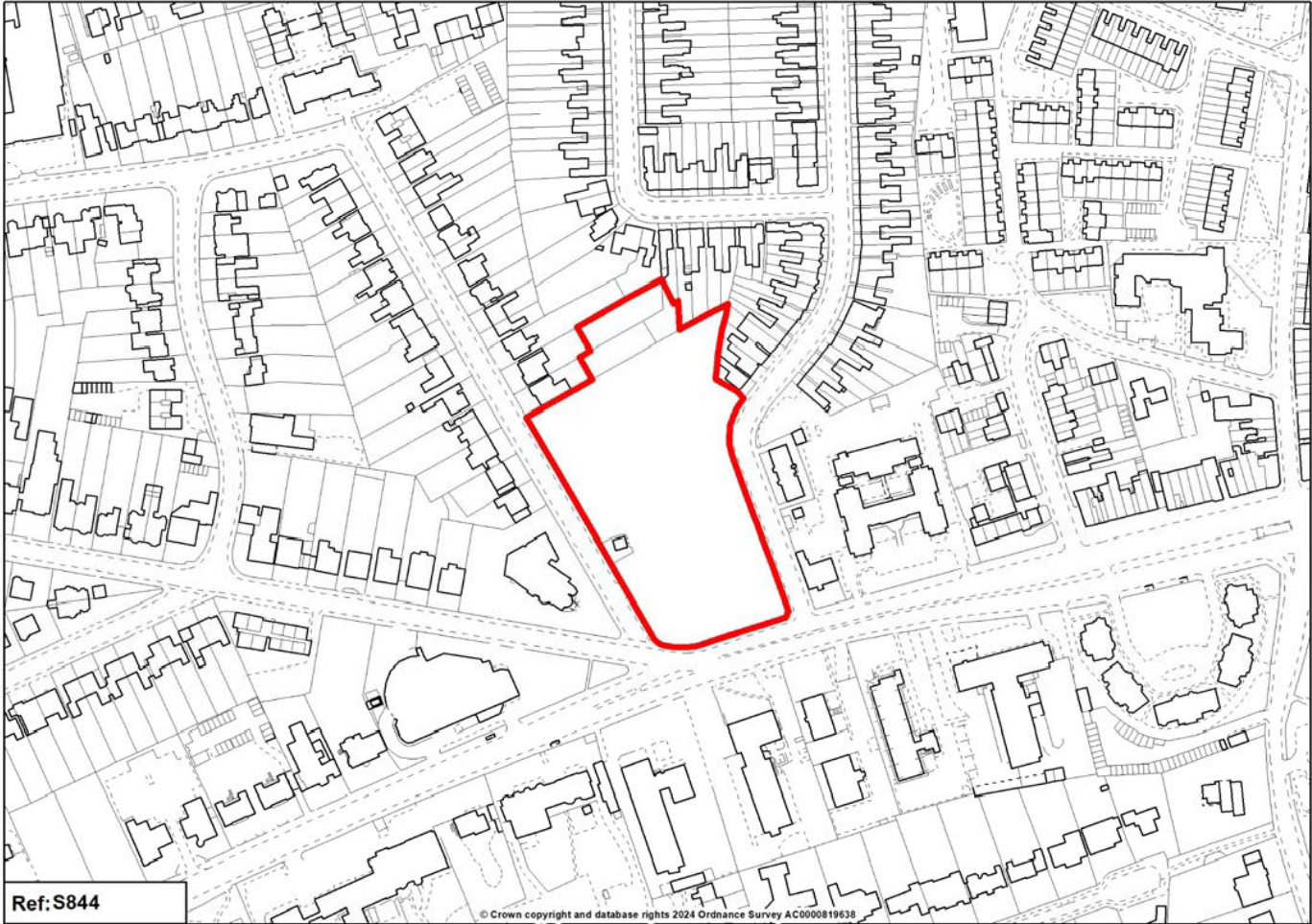
Vehicular Access: No access issues

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments: Care village comprising 52-bed care home, 51 assisted living units, 103 care apartments (2017/04158/PA) and 1 additional care apartment permitted 2019



2050 - 1107 Bristol Road South, Northfield

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: 1      0-5 years: 1      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 - 2019/07745/PA

PP Expiry Date (If Applicable): 18/05/2023

Last known use: Retail

Year added to HELAA: 2021      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

Contamination: No contamination issues

Demolition: No Demolition Required

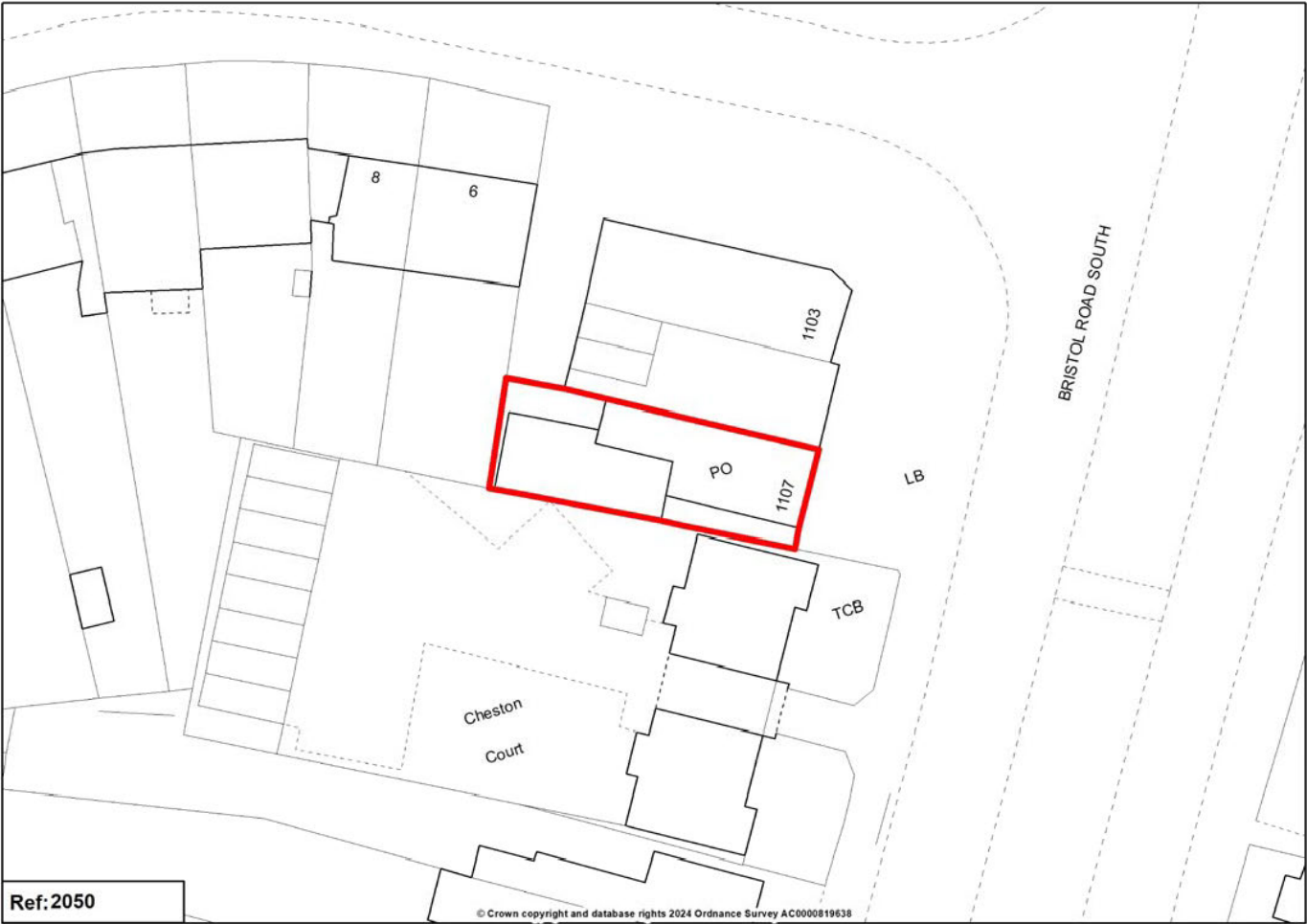
Vehicular Access: No access issues

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments:





2212 - 827 Bristol Road South, Northfield

Gross Size (Ha): 0.04      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: Yes  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 8      0-5 years: 8      6-10 years: 0      11-15 years: 0      16+ years: 0

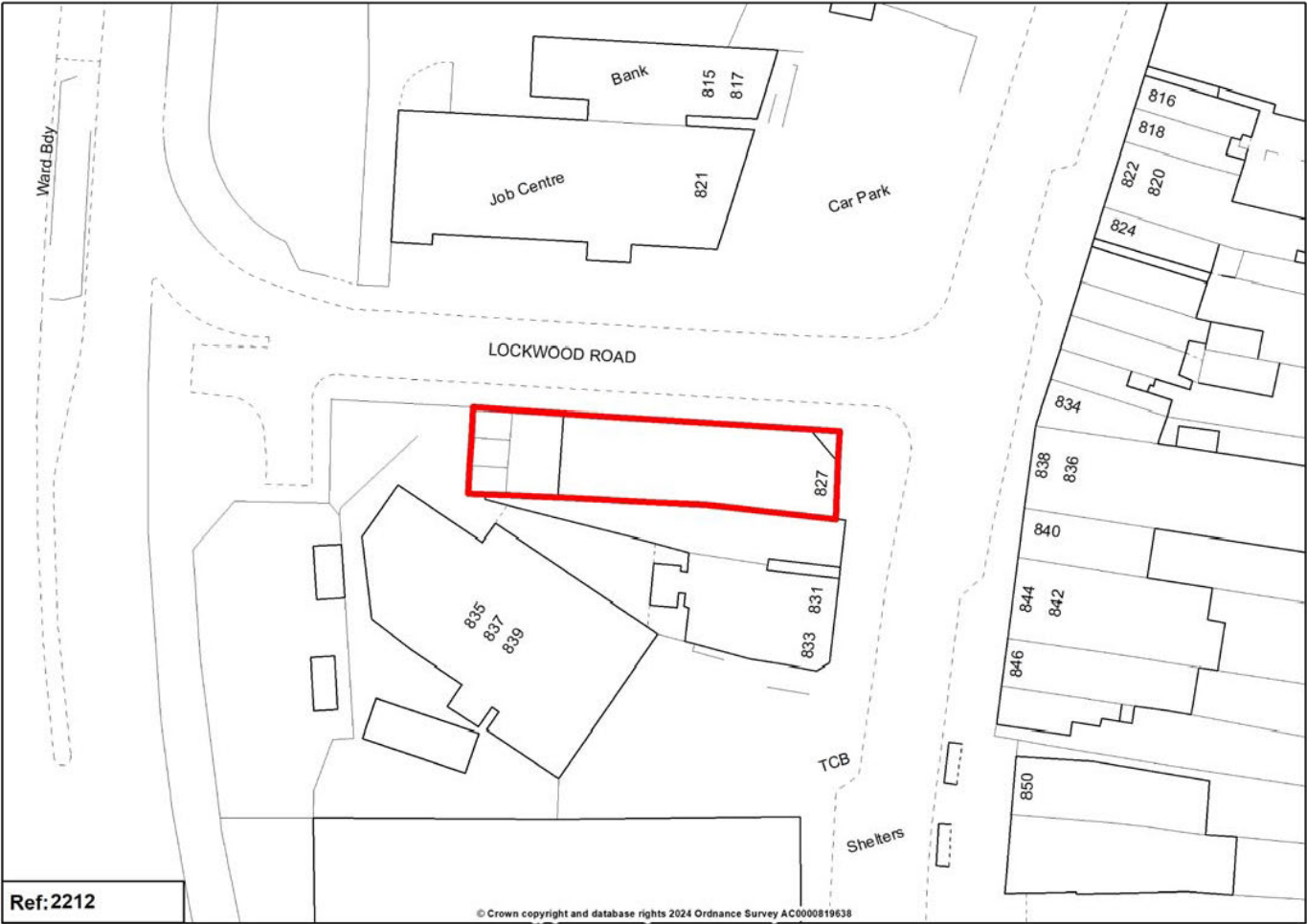
Ownership: Non-BCC      Developer Interest (If known): Stockrule Limited  
Planning Status: Detailed Planning Permission - 2020/07431/PA  
PP Expiry Date (If Applicable): 09/12/2023

Last known use: Unused Vacant Land  
Year added to HELAA: 2021      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

Contamination: No contamination issues  
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:



2244 - King Khan, Bristol Road South, Northfield, Birmingham, Northfield

Gross Size (Ha): 0.25      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 13      0-5 years: 13      6-10 years: 0      11-15 years: 0      16+ years: 0

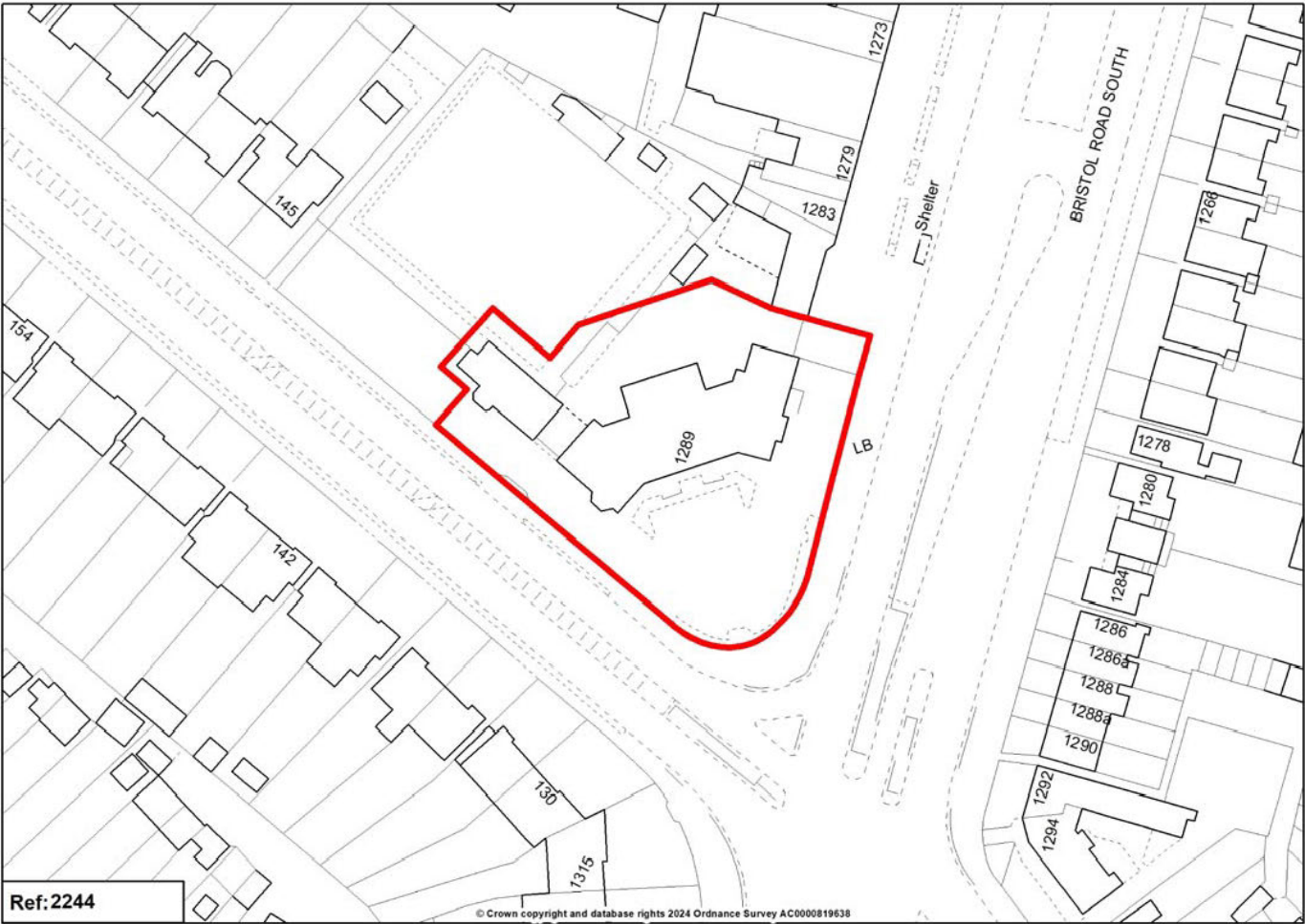
Ownership: Non-BCC      Developer Interest (If known): ZSK Developments  
Planning Status: Detailed Planning Permission - 2021/02524/PA  
PP Expiry Date (If Applicable): 07/07/2024  
Last known use: Retail

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: SLB      Impact: Strategy for mitigation in place  
Open Space Designation: None      Impact: None

Contamination: No contamination issues  
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:



2516 - 707 Bristol Road South, Northfield, Birmingham, Northfield

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: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): WEM Commercial Ltd

Planning Status: Detailed Planning Permission - 2022/02278/PA

PP Expiry Date (If Applicable): 12/05/2025

Last known use: Retail

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

Contamination: No contamination issues

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:





2528 - 108 Bunbury Road, Northfield, Birmingham, B31 2DN, Northfield

Gross Size (Ha): 0.12      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 1      0-5 years: 1      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 - 2022/02159/PA  
PP Expiry Date (If Applicable): 18/05/2025

Last known use: Health & Care  
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: None      Impact: None

Historic Environment Designation: None      Impact: None  
Open Space Designation: None      Impact: None

Contamination: No contamination issues  
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:



2535 - 821 Bristol Road South, Northfield, Birmingham, B31 2NQ, Northfield

Gross Size (Ha): 0.08      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A      Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: 12      0-5 years: 12      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Options Development Group UK

Planning Status: Detailed Planning Permission - 2021/03778/PA

PP Expiry Date (If Applicable): 28/10/2025

Last known use: Retail Unknown      Call for Sites: No      Greenbelt: No

Year added to HELAA: 2023

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

Contamination: No contamination issues

Demolition: No Demolition Required

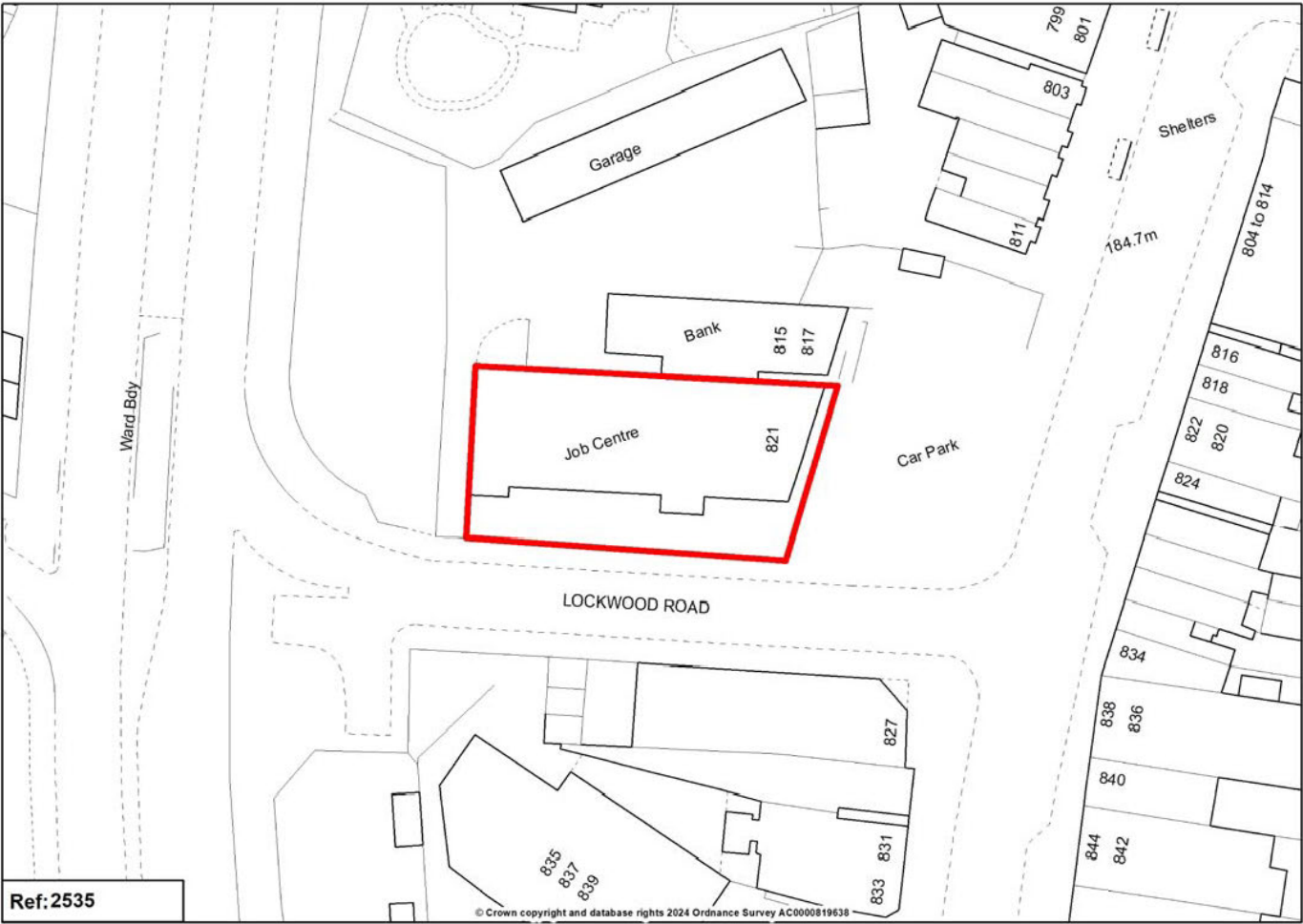
Vehicular Access: No access issues

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments:



2615 - Plot 3 - West Longbridge, Land off Bristol Road South, Longbridge, Birmingham,, Northfield

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: 5515      0-5 years: 5515      6-10 years: 0      11-15 years: 0      16+ years: 0

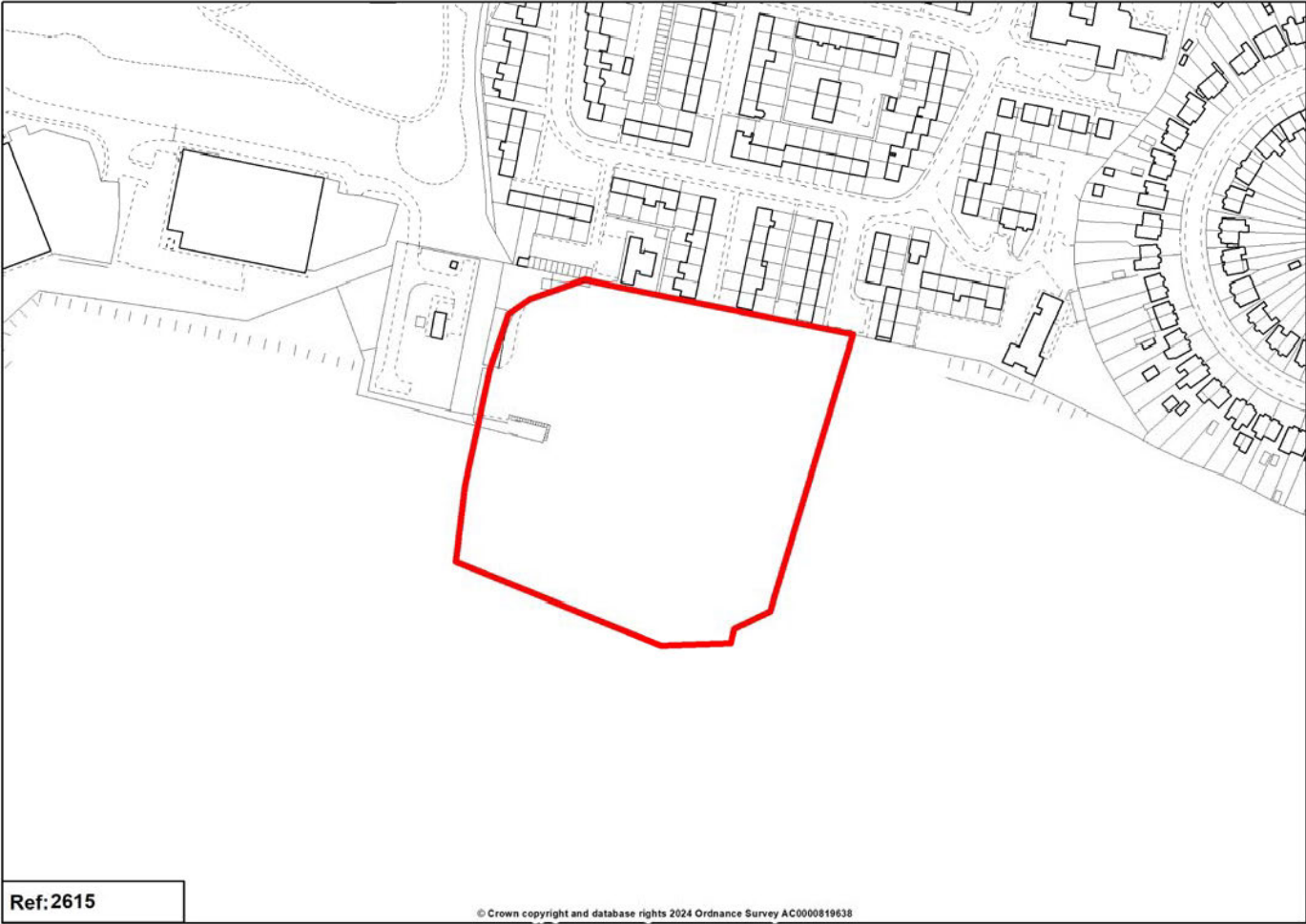
Ownership: Non-BCC      Developer Interest (If known): St Modwen Developments Ltd  
Planning Status: Under Construction - 2022/03915/PA  
PP Expiry Date (If Applicable): 18/08/2025

Last known use: Industrial  
Year added to HELAA: 2023      Call for Sites: No      Greenbelt: No

Accessibility by Public Transport: Zone C      Flood Risk: Flood Zone 1  
Natural Environment Designation: None      Impact: None

Historic Environment Designation: None      Impact: None  
Open Space Designation: None      Impact: None

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





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

Gross Size (Ha): 3.39      Net developable area (Ha): 3.39      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 16103      0-5 years: 0      6-10 years: 16103      11-15 years: 0      16+ years: 0

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

Planning Status: AAP Allocation - Longbridge AAP  
PP Expiry Date (If Applicable):

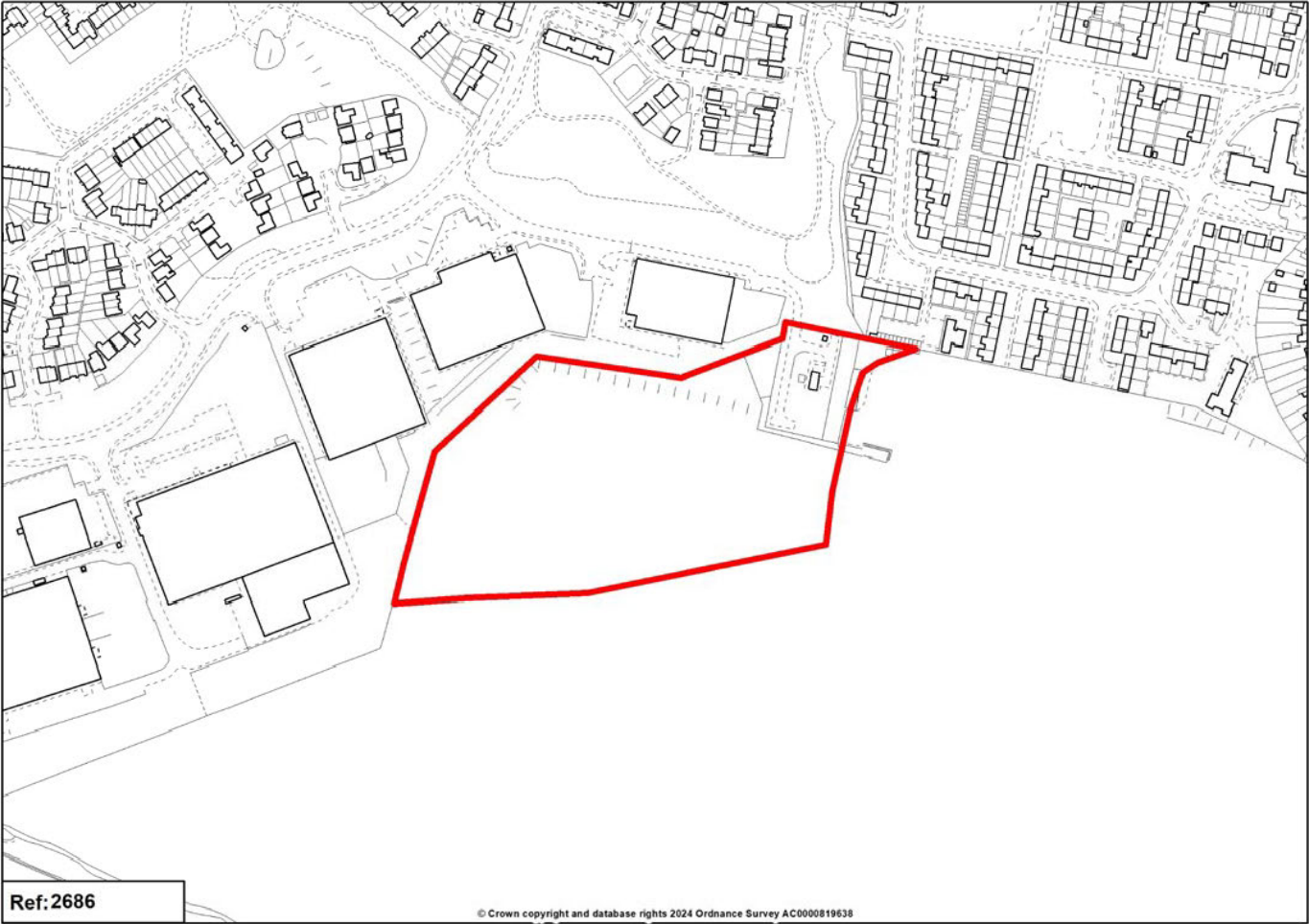
Last known use: Cleared Vacant Land  
Year added to HELAA: 2022      Call for Sites: No      Greenbelt: No

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

Contamination Unknown

Demolition: No Demolition Required  
Vehicular Access: No access issues  
Suitability Criteria: Suitable - allocated in adopted plan  
Availability: The site has a reasonable prospect of availability  
Achievable: Yes  
Comments:



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

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

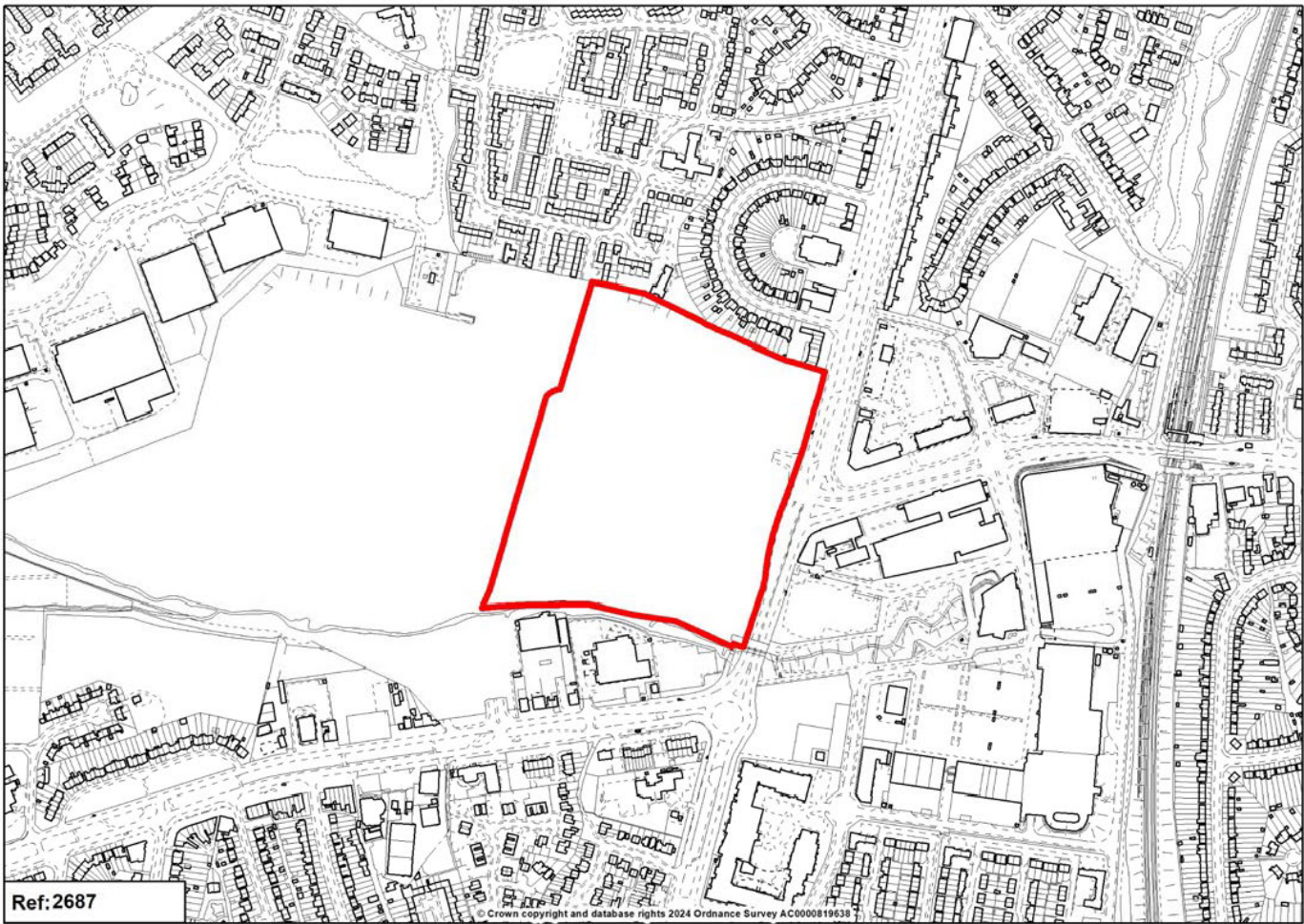
Ownership: **Non-BCC**      Developer Interest (If known): **St Modwen Developments Ltd**  
Planning Status: **Under Construction - Longbridge AAP, 2018/02549/PA**  
PP Expiry Date (If Applicable): **13/09/2021**

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

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**

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





2757 - Land at West Longbridge, West and North of the A38 Bristol Road South, Former MG Factory site, Longbridge, Birmingham, B45, Northfield

Gross Size (Ha): 6.45      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 183      0-5 years: 183      6-10 years: 0      11-15 years: 0      16+ years: 0

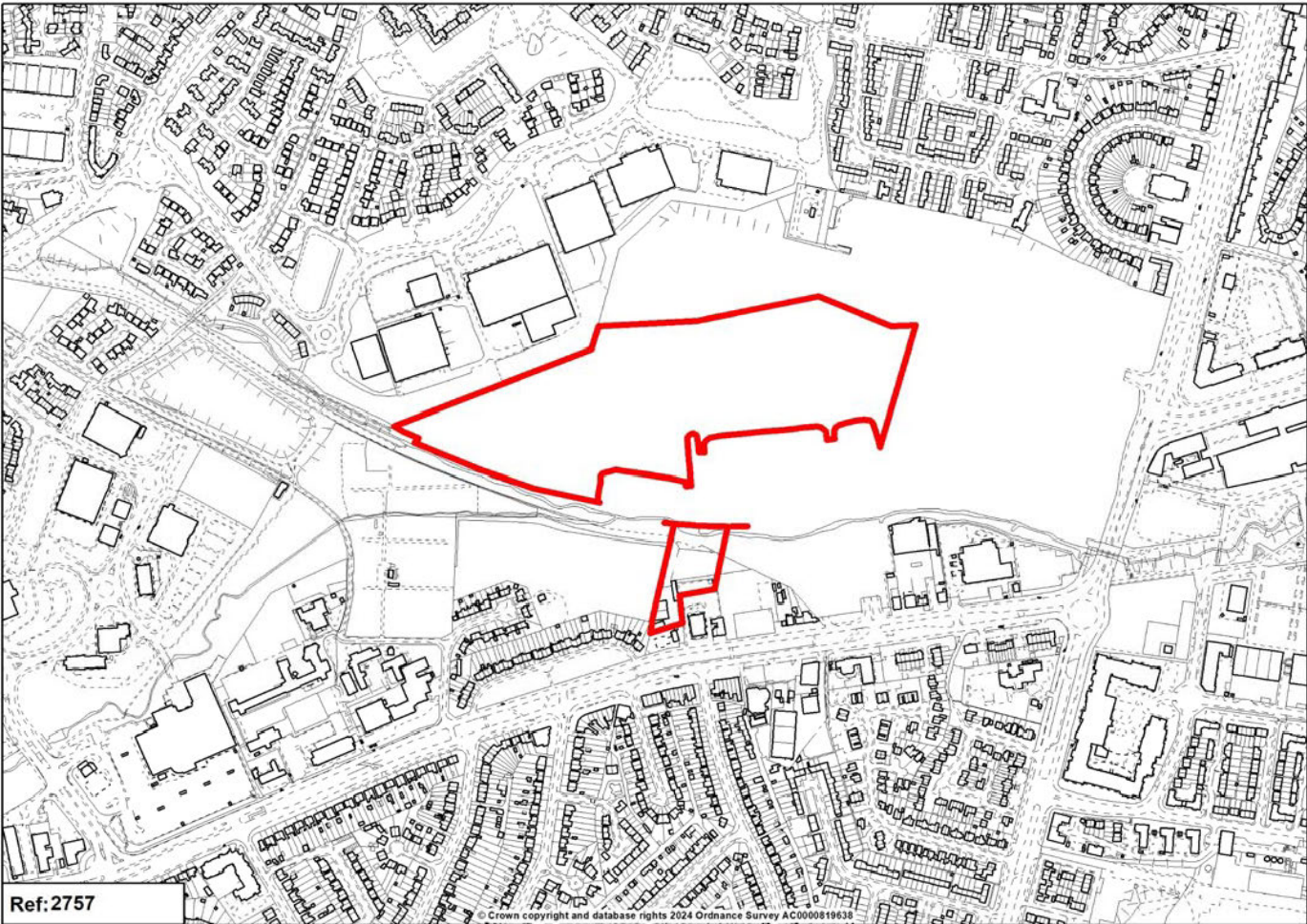
Ownership: Non-BCC      Developer Interest (If known): St Modwen Developments Ltd  
Planning Status: Under Construction - 2022/05654/PA  
PP Expiry Date (If Applicable): 16/02/2026

Last known use: Cleared Vacant Land  
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: SLINC      Impact: Strategy for mitigation in place

Historic Environment Designation: None      Impact: None  
Open Space Designation: None      Impact: None

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





3049 - Prices Square and Bell Lane, Northfield

Gross Size (Ha): 1.29      Net developable area (Ha): 1.29      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 50      0-5 years: 0      6-10 years: 50      11-15 years: 0      16+ years: 0

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

Planning Status: Allocated in Draft Plan - BLP Preferred Options

PP Expiry Date (If Applicable):

Last known use: Mixed

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: SLB      Impact: Unknown

Open Space Designation: None      Impact: None

Contamination: Unknown

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

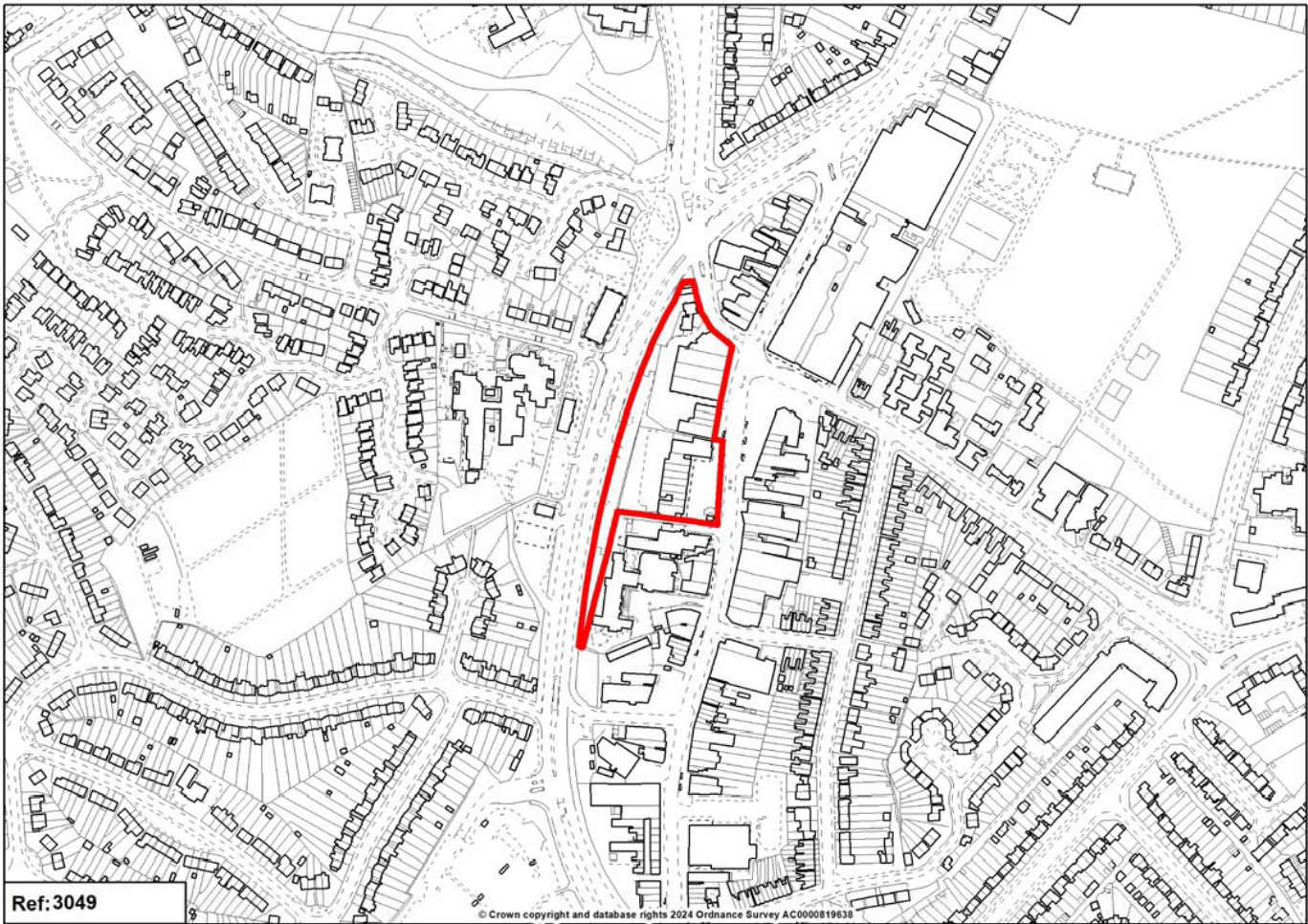
Vehicular Access: No access issues

Suitability Criteria: Potentially suitable - allocated in emerging plan

Availability: The site has a reasonable prospect of availability

Achievable: Yes

Comments: Part of proposed allocation for mixed use including residential. HELAA density assumption suggests that 77 dwellings could be accommodated, but as this will be a mixed use proposal it has been rounded down to 50 dwellings.





3050 - North and South of Lockwood Road, Northfield

Gross Size (Ha): 1.23      Net developable area (Ha): 1.23      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 50      0-5 years: 0      6-10 years: 50      11-15 years: 0      16+ years: 0

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

Planning Status: Allocated in Draft Plan - BLP Preferred Options

PP Expiry Date (If Applicable):

Last known use: Mixed Use  
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

Contamination Unknown

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: Part of proposed allocation for mixed use including residential that also encompasses HELAA sites 2212 and 2535. HELAA density assumption suggests that 73 dwellings could be accommodated, but as this will be a mixed use proposal it has been rounded down



S1082 - 620A BRISTOL ROAD SOUTH, Northfield

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: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): private citizen  
Planning Status: Under Construction - 2018/08097/PA  
PP Expiry Date (If Applicable): 20/12/2022

Last known use: Cleared Vacant Land  
Year added to HELAA: 2020      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

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





S1110 - Former Police Station 1170 Bristol Road South, Northfield

Gross Size (Ha): 0.12      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

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

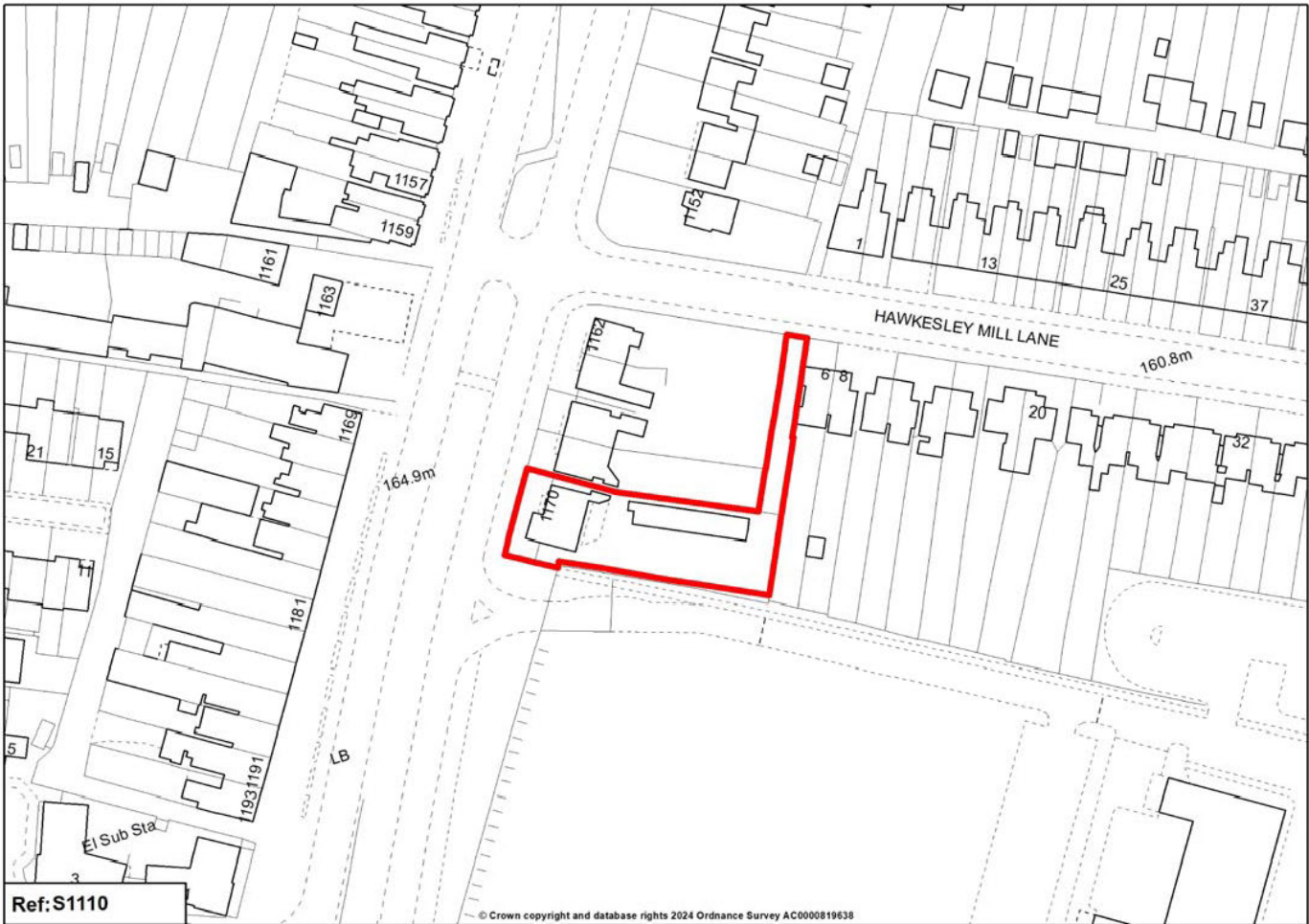
Planning Status: Under Construction - 2019/05422/PA  
PP Expiry Date (If Applicable): 21/11/2022

Last known use: Public Assembly  
Year added to HELAA: 2020      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

Contamination: No contamination issues  
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:



## S1123 - YMCA Northfield 200 Bunbury Road, Northfield

Gross Size (Ha): **0.5**

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

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

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **27**

0-5 years: **27**

6-10 years: **0**

11-15 years: **0**

16+ years: **0**

Ownership: **Non-BCC**

Developer Interest (If known): **YMCA Birmingham**

Planning Status: **Under Construction - 2019/03417/PA**

PP Expiry Date (If Applicable): **10/10/2022**

Last known use: **Public Assembly**

Year added to HELAA: **2020**

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**

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

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

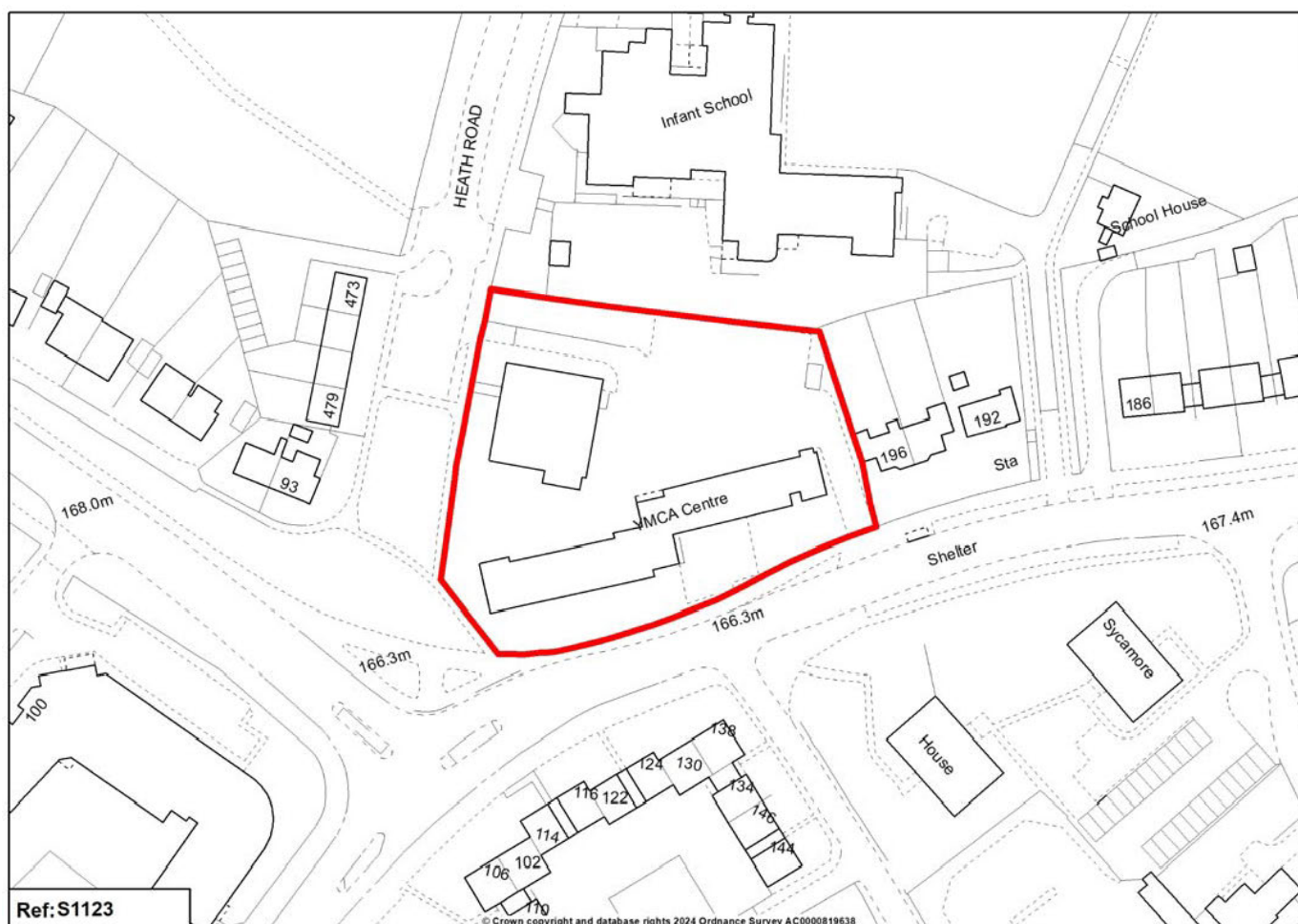
Vehicular Access: **No access issues**

Suitability Criteria: **Suitable - planning permission**

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

Achievable: **Yes**

Comments: **Demolition of squash court building and erection of 27 self-contained 'move-on' units**



S224 - FORMER MG ROVER WORKS BRISTOL ROAD SOUTH, Northfield

Gross Size (Ha): 8.62      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A      Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: 167      0-5 years: 0      6-10 years: 167      11-15 years: 0      16+ years: 0

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

Planning Status: Outline Planning Permission - 2021/06547/PA

PP Expiry Date (If Applicable): 15/06/2025

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: SLINC      Impact: Strategy for mitigation in place

Historic Environment Designation: None      Impact: None

Open Space Designation: None      Impact: None

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

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

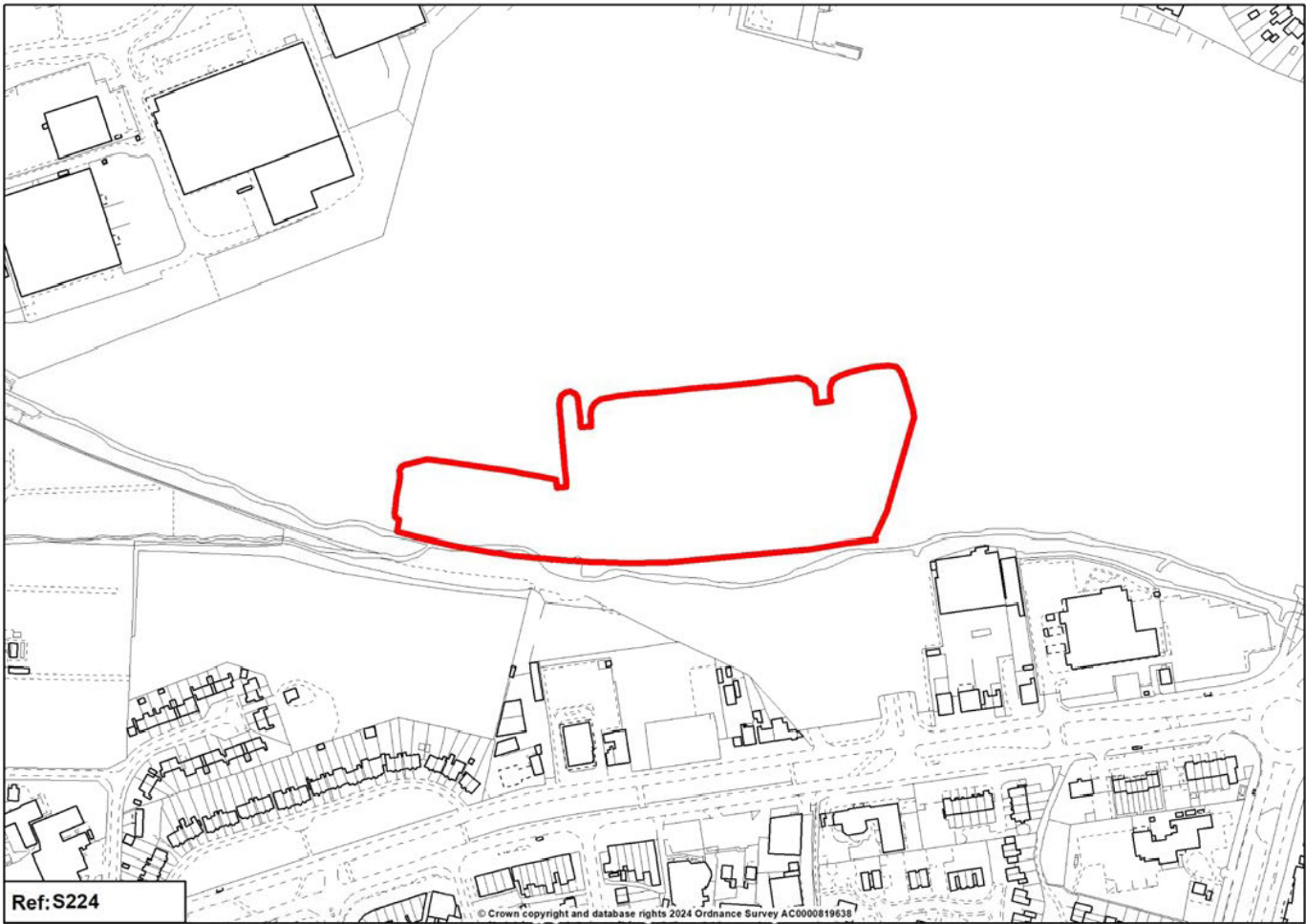
Vehicular Access: Access issues with potential strategy to address

Suitability Criteria: Suitable - planning permission

Availability: The site has a reasonable prospect of availability

Achievable: Yes

Comments: Capacity reduced due to approved reserved matters





2036 - Land adjoining 927A Queslett Road, Oscott

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: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

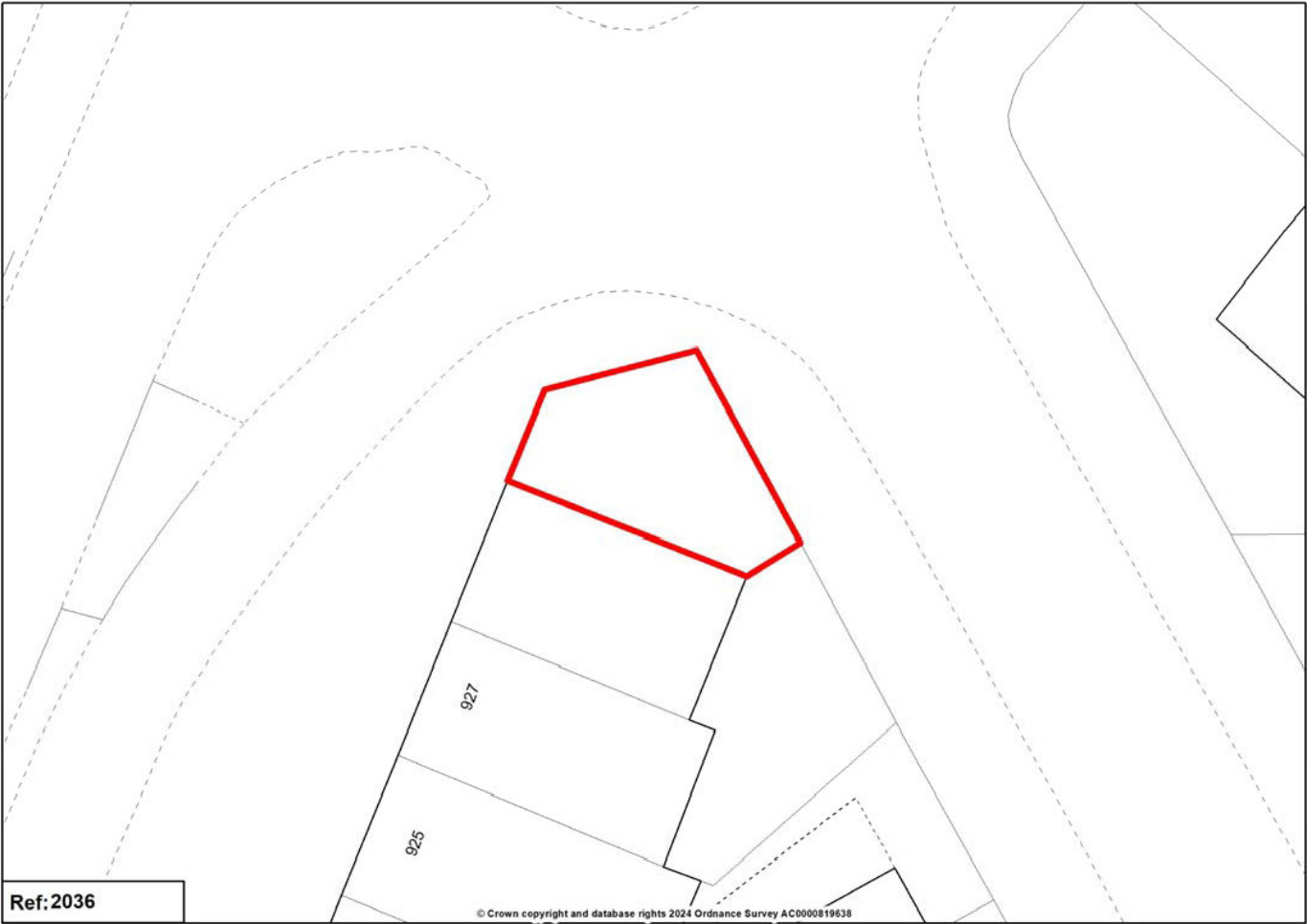
Ownership: Non-BCC      Developer Interest (If known): Allied Securities Ltd  
Planning Status: Under Construction - 2019/02101/PA  
PP Expiry Date (If Applicable): 13/06/2022

Last known use: Transportation  
Year added to HELAA: 2021      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

Contamination: No contamination issues  
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:



2305 - 5 Norbury Road, Kingstanding, Birmingham, Oscott

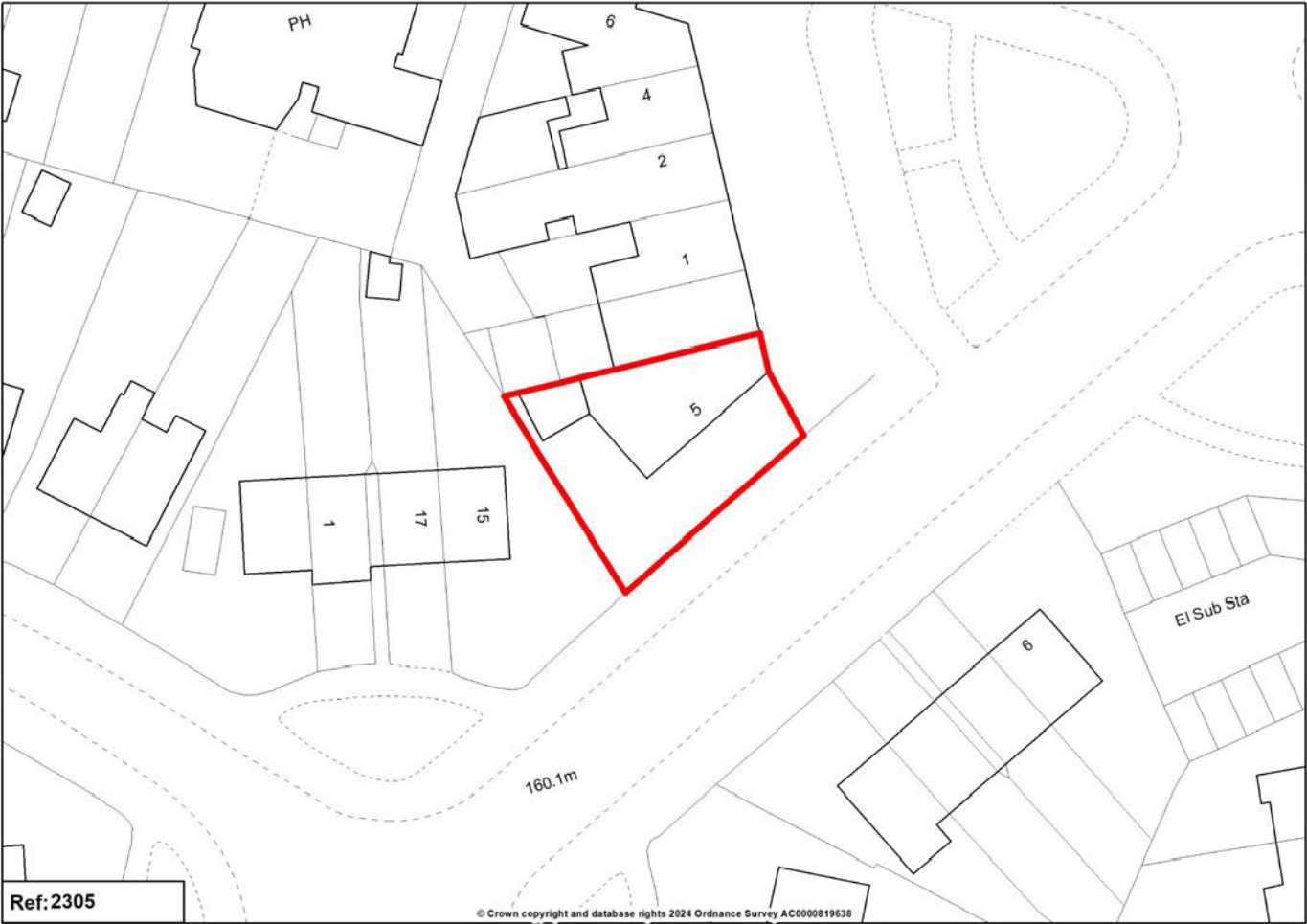
Gross Size (Ha): 0.03      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Private Citizen  
Planning Status: Detailed Planning Permission - 2021/09725/PA  
PP Expiry Date (If Applicable): 12/01/2025  
Last known use: Retail

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

Contamination: No contamination issues  
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:



2389 - Land to the south/west of Booths Lane, Oscott

Gross Size (Ha): 3.23      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: Yes  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 29      0-5 years: 29      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Keon Homes and English Land Limited

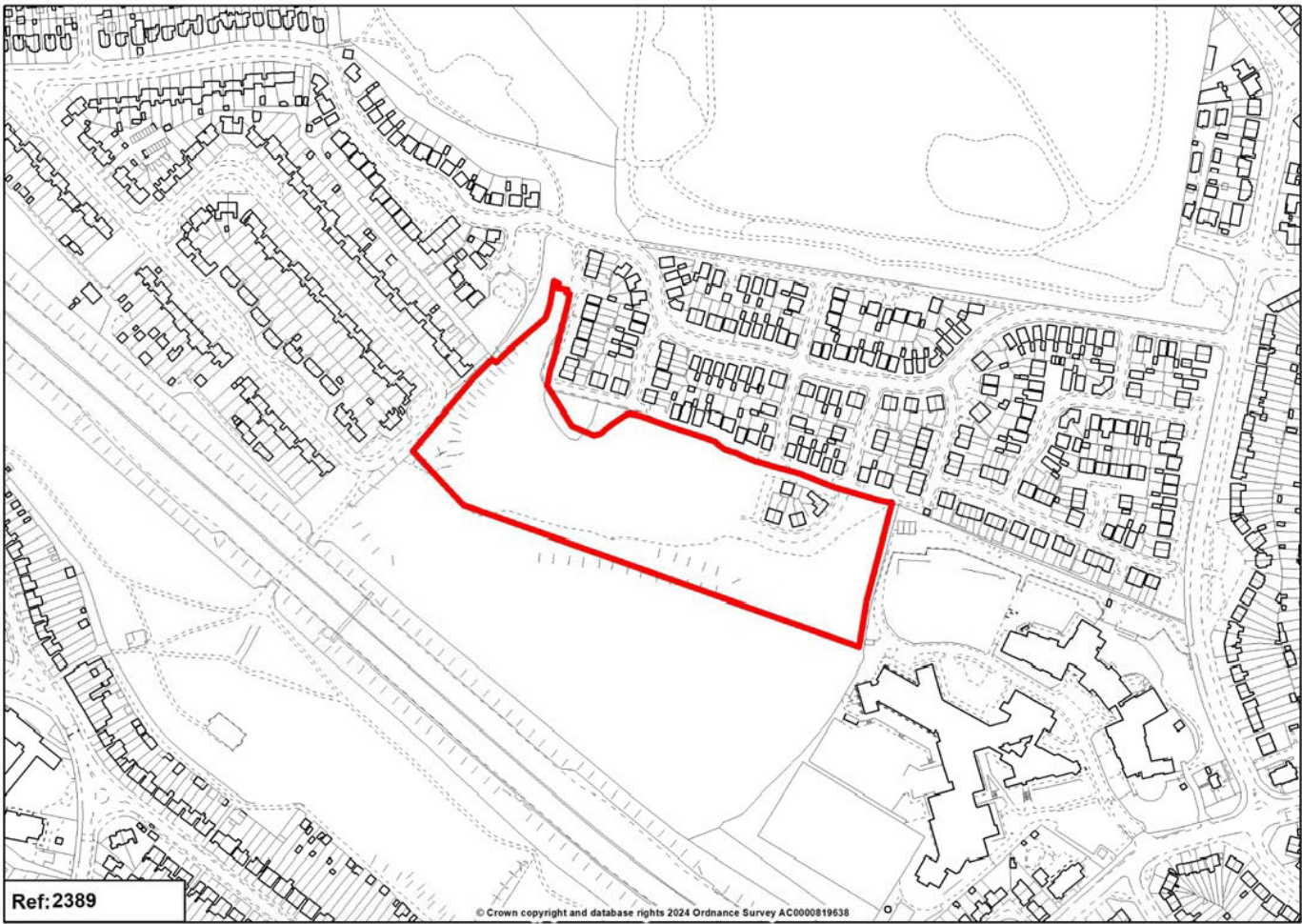
Planning Status: Under Construction - 2020/10217/PA  
PP Expiry Date (If Applicable): 01/10/2024

Last known use: Open Space  
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: SINC, SLINC, TPO      Impact: Strategy for mitigation in place

Historic Environment Designation: None      Impact: None  
Open Space Designation: Private OS, Golf Course      Impact: Strategy for mitigation in place

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





2572 - 50 Old Oscott Hill, Rear of, Kingstanding, Birmingham, B44 9SN, Oscott

Gross Size (Ha): 0.07      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 1      0-5 years: 0      6-10 years: 1      11-15 years: 0      16+ years: 0

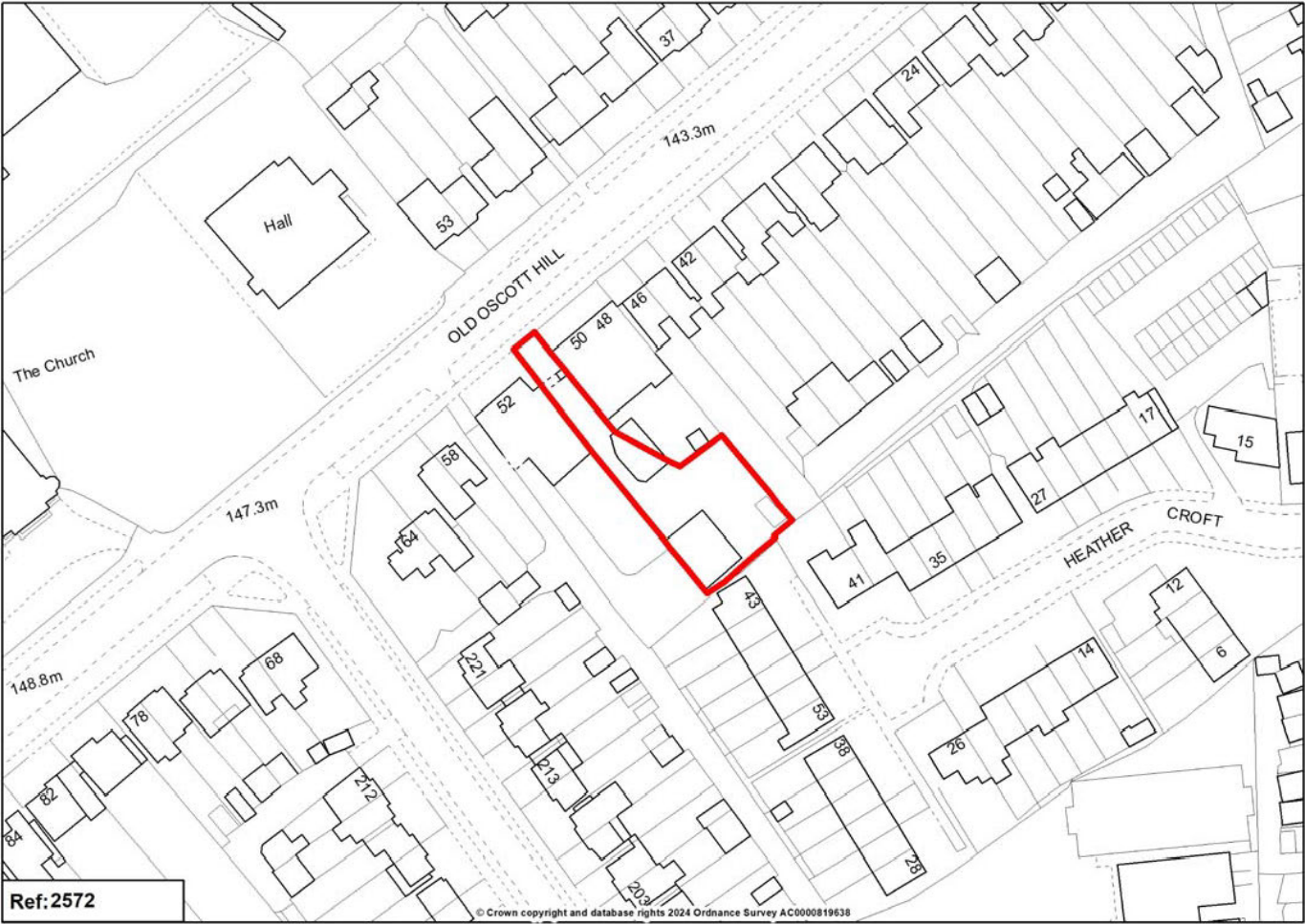
Ownership: Non-BCC      Developer Interest (If known): Private Citizen  
Planning Status: Permission in Principle -Initial Application - 2022/09430/PA  
PP Expiry Date (If Applicable): 24/01/2026

Last known use: Unknown  
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: None      Impact: None

Historic Environment Designation: None      Impact: None  
Open Space Designation: None      Impact: None

Contamination: No contamination issues  
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:



2577 - Builders yard between access road to the, rear of 584 Kingstanding Road, Tresham Road, Kingstanding, Birmingham, B44 9UB, Oscott

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: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Mountford Builders

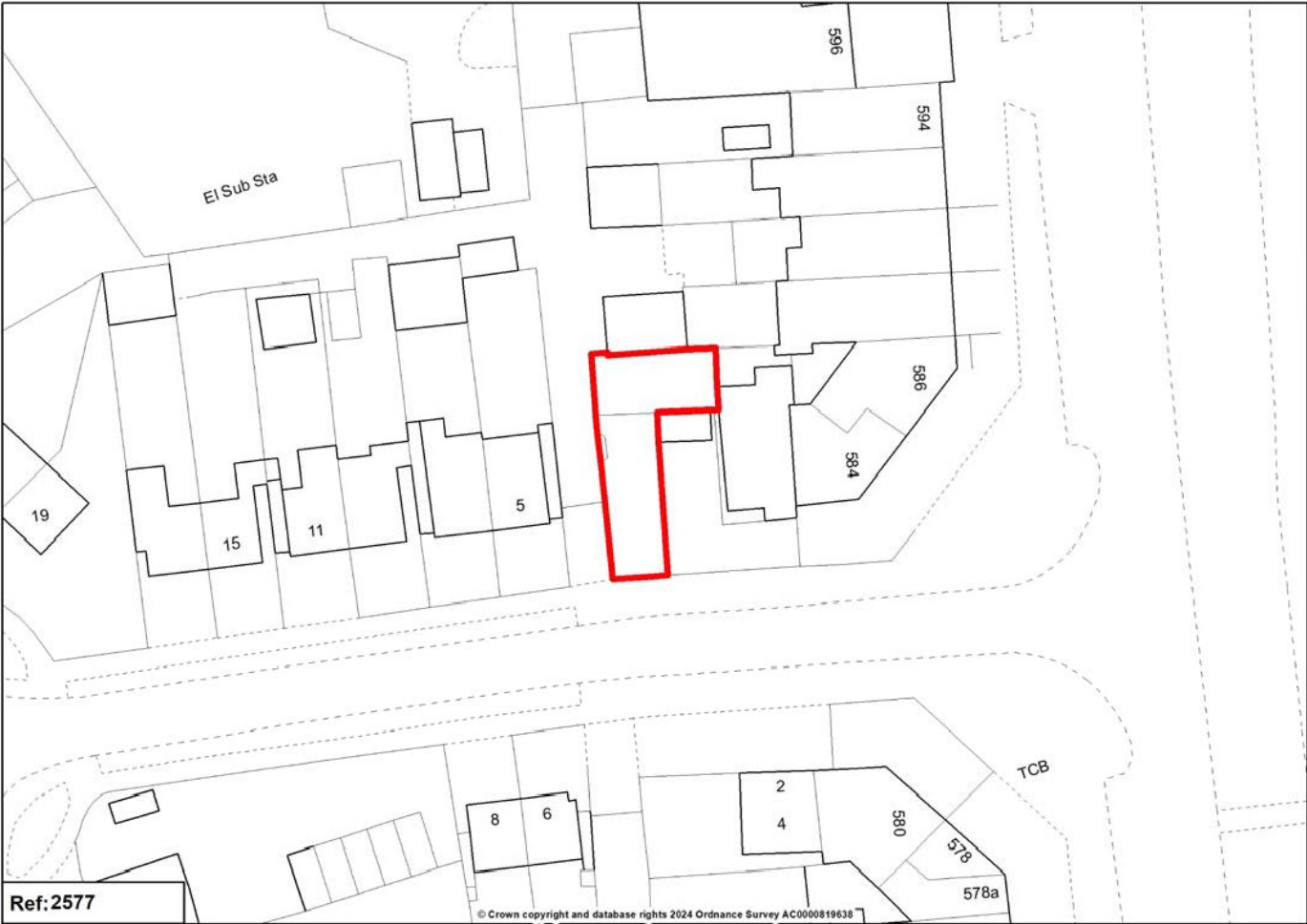
Planning Status: Detailed Planning Permission - 2022/07742/PA  
PP Expiry Date (If Applicable): 13/01/2026

Last known use: Other 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: None      Impact: None

Historic Environment Designation: None      Impact: None  
Open Space Designation: None      Impact: None

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





N14 - LAND AT MARYVALE OFF OLD OSCOTT HILL, Oscott

Gross Size (Ha): 0.63      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

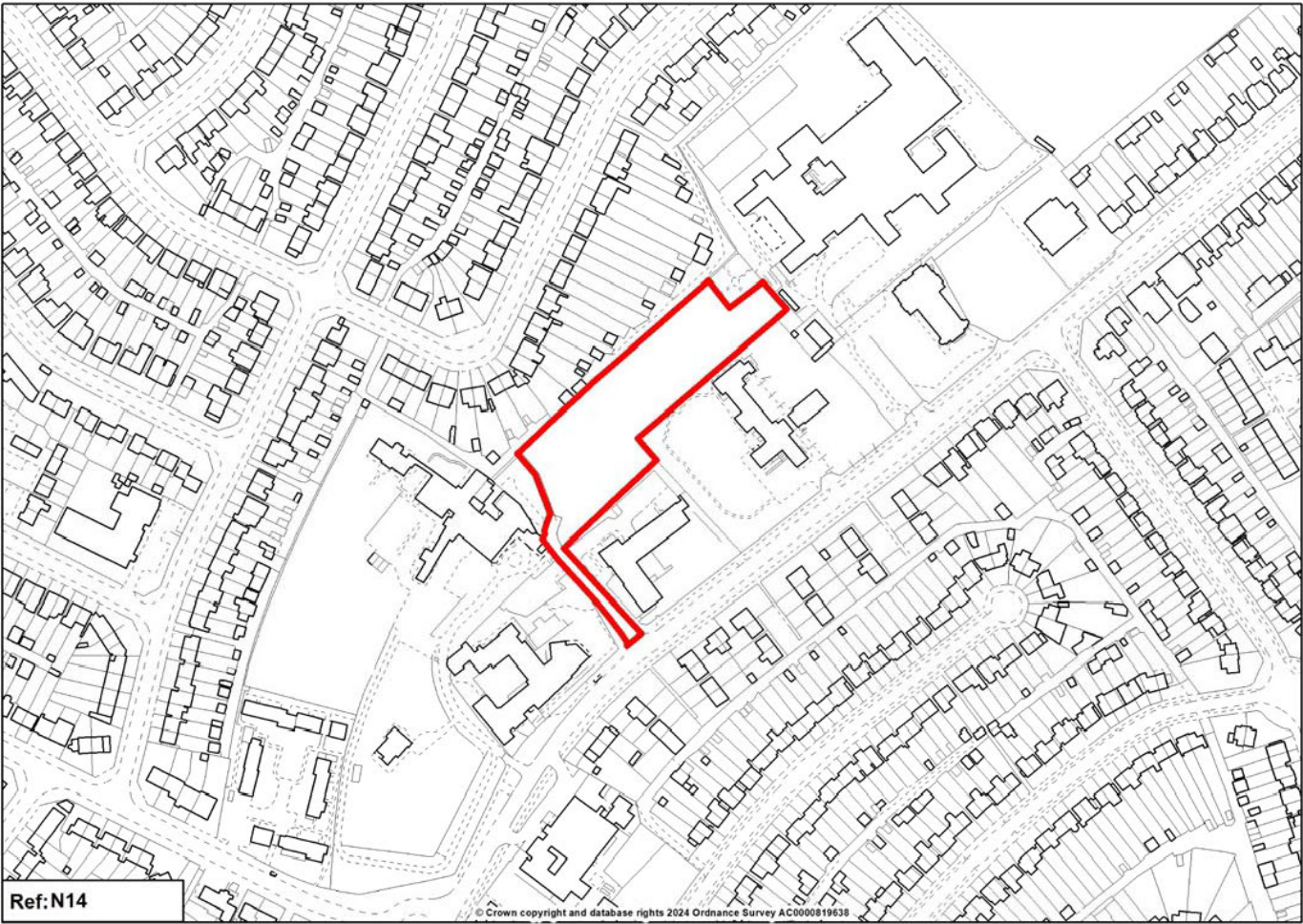
Ownership: Non-BCC      Developer Interest (If known): The Archdiocese of Birmingham  
Planning Status: Under Construction - 2021/04065/PA  
PP Expiry Date (If Applicable): 26/09/2025

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

Contamination: No contamination issues  
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:





2041 - Temple Publishers Ltd, 135 Aldridge Road, Perry Barr

Gross Size (Ha): 0.1      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A      Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

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

Planning Status: Under Construction - 2020/06144/PA

PP Expiry Date (If Applicable): 18/11/2023

Last known use: Office

Year added to HELAA: 2021      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

Contamination: No contamination issues

Demolition: No Demolition Required

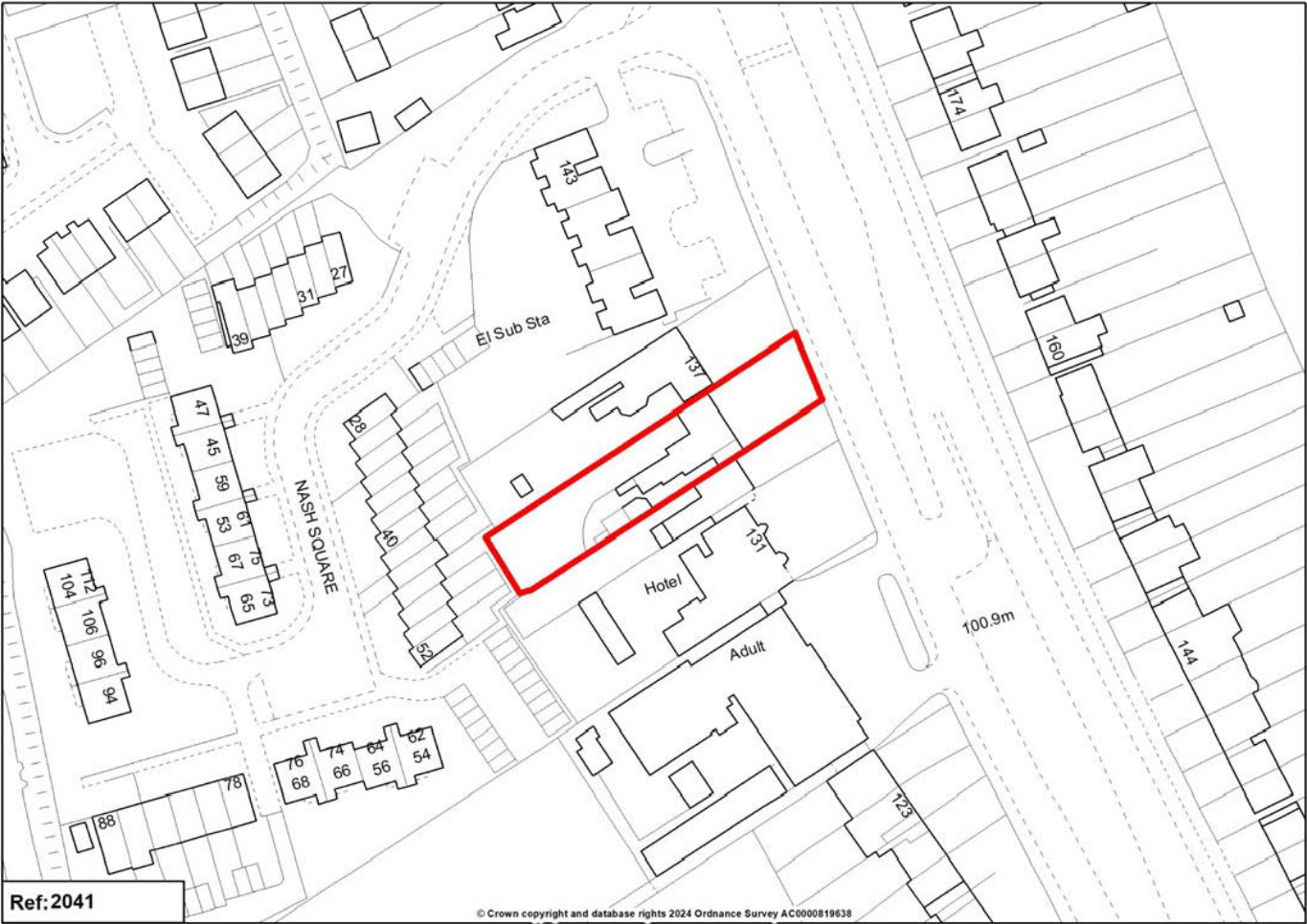
Vehicular Access: No access issues

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments:



2117 - 127 Aldridge Road, Perry Barr, Birmingham,, Perry Barr

Gross Size (Ha): 1.75      Net developable area (Ha): 0.87      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 1004      0-5 years: 1004      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): NCF Living

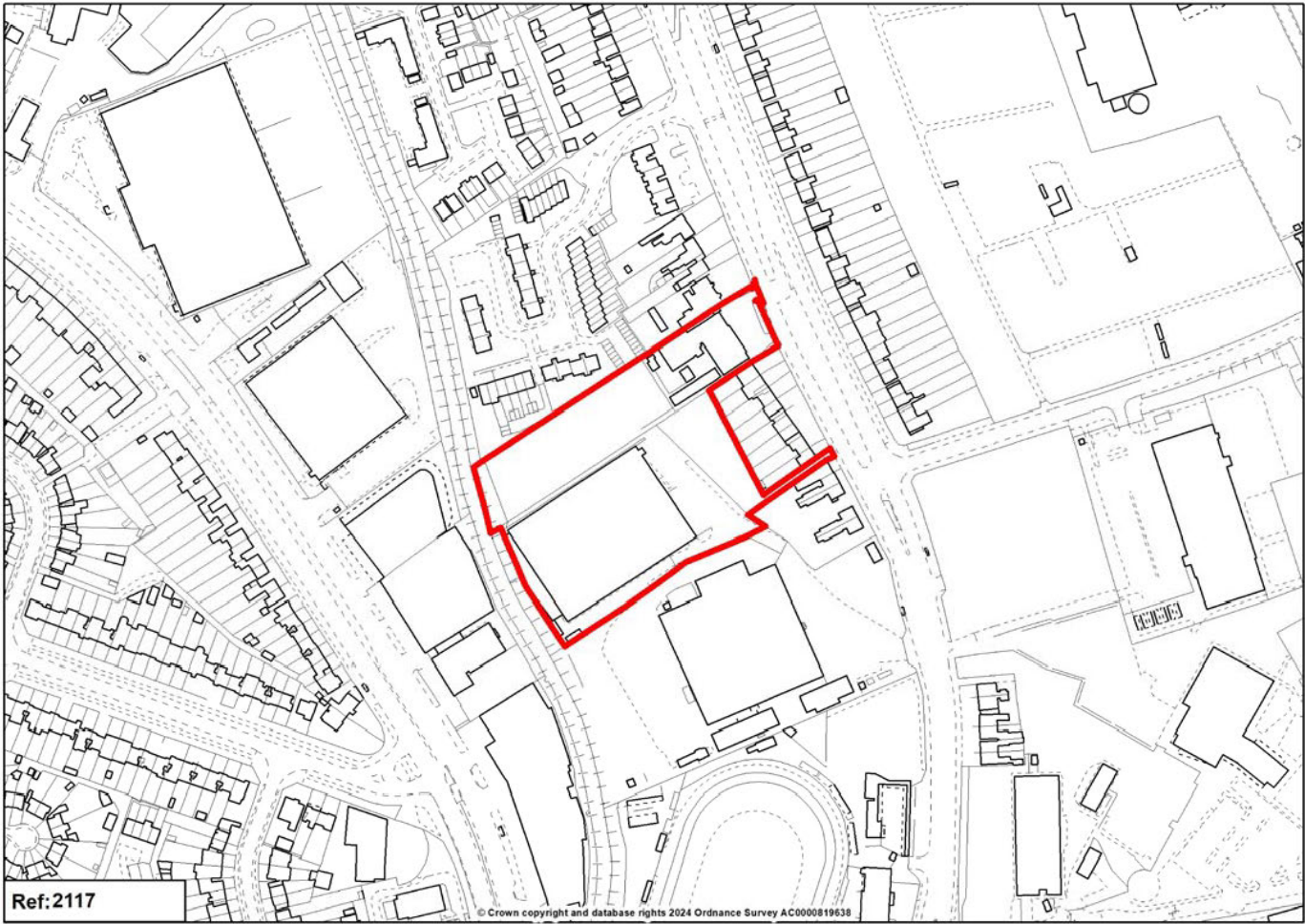
Planning Status: Detailed Planning Permission - 2019/02972/PA  
PP Expiry Date (If Applicable): 26/10/2023

Last known use: Unused Vacant Land  
Year added to HELAA: 2021      Call for Sites: No      Greenbelt: No

Accessibility by Public Transport: Zone B      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

Contamination: No contamination issues  
Demolition: No Demolition Required  
Vehicular Access: No access issues  
Suitability Criteria: Suitable - planning permission  
Availability: The site is considered available for development  
Achievable: Yes  
Comments: Site area changed to reflect developable area



2144 - 103 Thornbridge Avenue, Great Barr, Birmingham,, Perry Barr

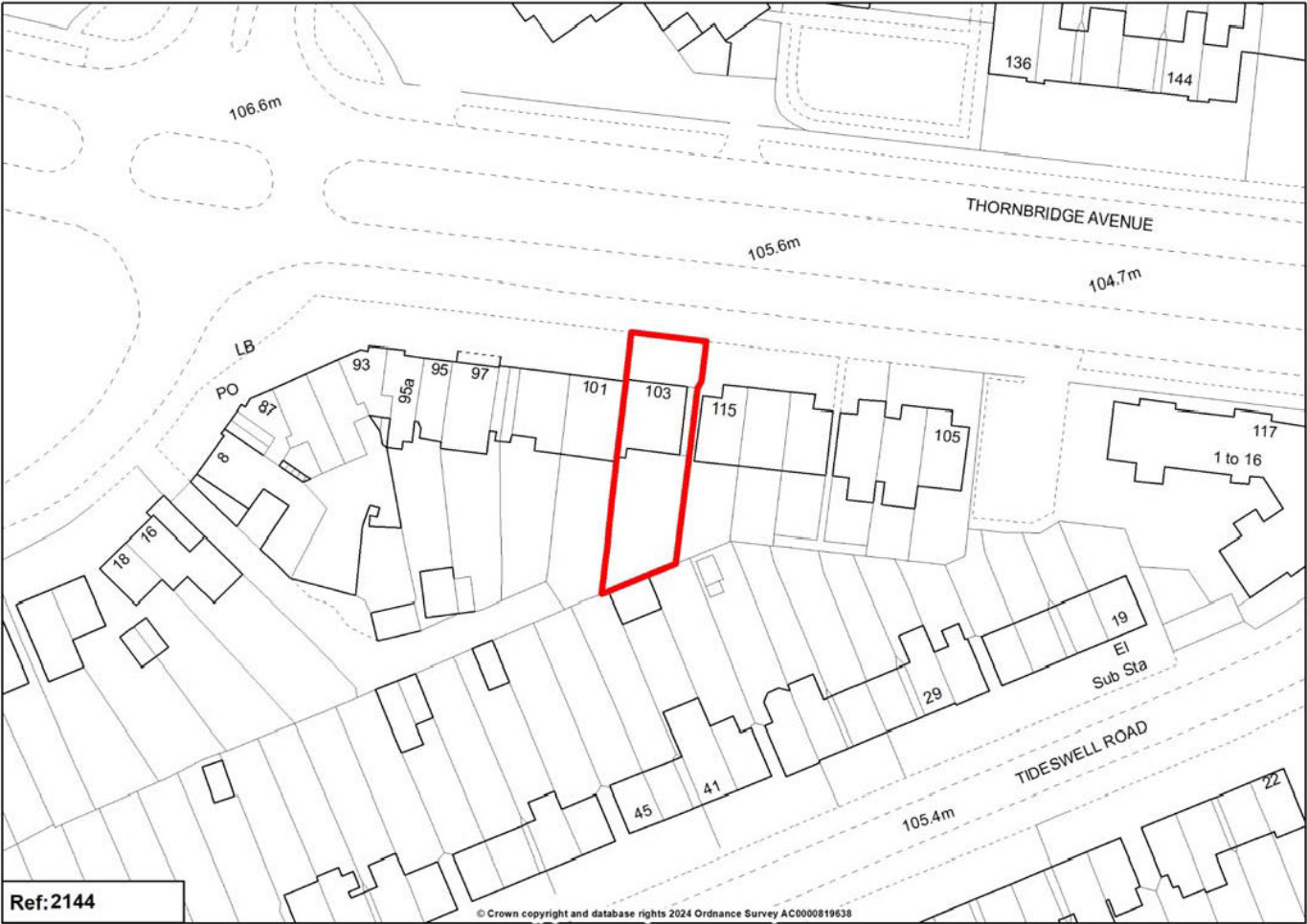
Gross Size (Ha): 0.03      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): SEC Midlands Ltd  
Planning Status: Detailed Planning Permission - 2020/07341/PA  
PP Expiry Date (If Applicable): 05/03/2024  
Last known use: Retail

Year added to HELAA: 2021      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

Contamination: No contamination issues  
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:





2512 - 24 Raymond Avenue, Perry Barr

Gross Size (Ha): 0.1      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 2      0-5 years: 2      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Clapham Lane Ltd  
Planning Status: Under Construction - 2022/03184/PA  
PP Expiry Date (If Applicable): 17/08/2025

Last known use: Communal Residential  
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: None      Impact: None

Historic Environment Designation: None      Impact: None  
Open Space Designation: None      Impact: None

Contamination: No contamination issues  
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:



2787 - 239 Walsall Road, Perry Barr, Perry Barr

Gross Size (Ha): 0.16      Net developable area (Ha): 0.16      Density rate applied (where applicable) (dph): 40  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 18      0-5 years: 0      6-10 years: 18      11-15 years: 0      16+ years: 0

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

Planning Status: Other Opportunity - Call for sites submission 2023

PP Expiry Date (If Applicable):

Last known use: 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

Contamination Unknown

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: Capacity based on call for site submission





3034 - River Tame Corridor, Perry Barr

Gross Size (Ha): 9.98      Net developable area (Ha): 7.98      Density rate applied (where applicable) (dph): 70      Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: 559      0-5 years: 0      6-10 years: 0      11-15 years: 0      16+ years: 559

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

Planning Status: Allocated in Draft Plan - BLP Preferred Options

PP Expiry Date (If Applicable):

Last known use: Industrial      Call for Sites: No      Greenbelt: No

Year added to HELAA: 2023

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

Natural Environment Designation: SLINC      Impact: Unknown

Historic Environment Designation: None      Impact: None

Open Space Designation: None      Impact: None

Contamination: Unknown

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

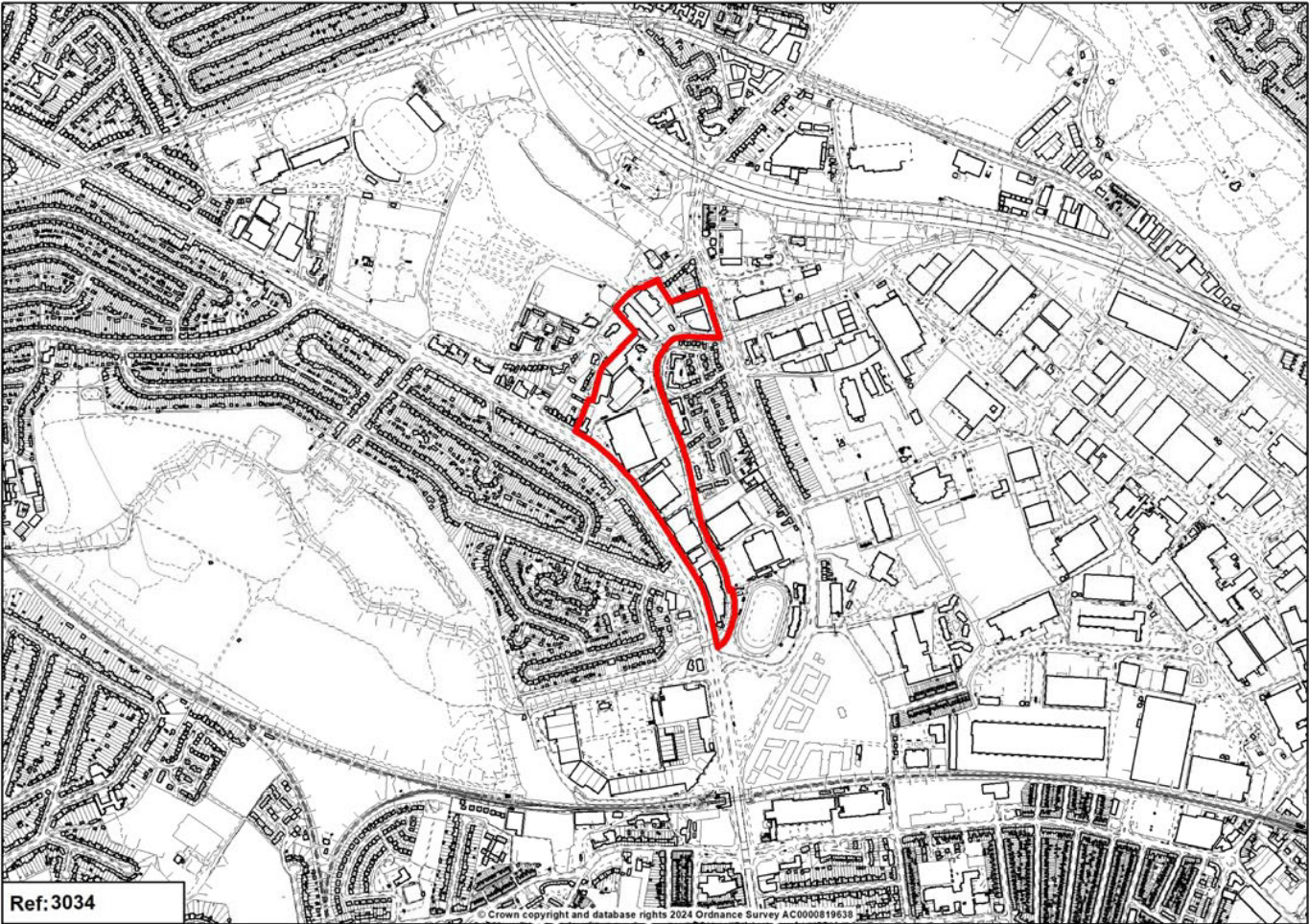
Vehicular Access: No access issues

Suitability Criteria: Potentially suitable - allocated in emerging plan

Availability: The site has a reasonable prospect of availability

Achievable: Yes

Comments: Capacity based on density assumption calculation





3040 - One Stop Shopping Centre and adjoining land, Perry Barr

Gross Size (Ha): 13.35      Net developable area (Ha): 13.35      Density rate applied (where applicable) (dph):  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 200      0-5 years: 0      6-10 years: 0      11-15 years: 0      16+ years: 200

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

Planning Status: Allocated in Draft Plan - BLP Preferred Options

PP Expiry Date (If Applicable):

Last known use: Retail Unknown  
Year added to HELAA: 2023      Call for Sites: No      Greenbelt: No

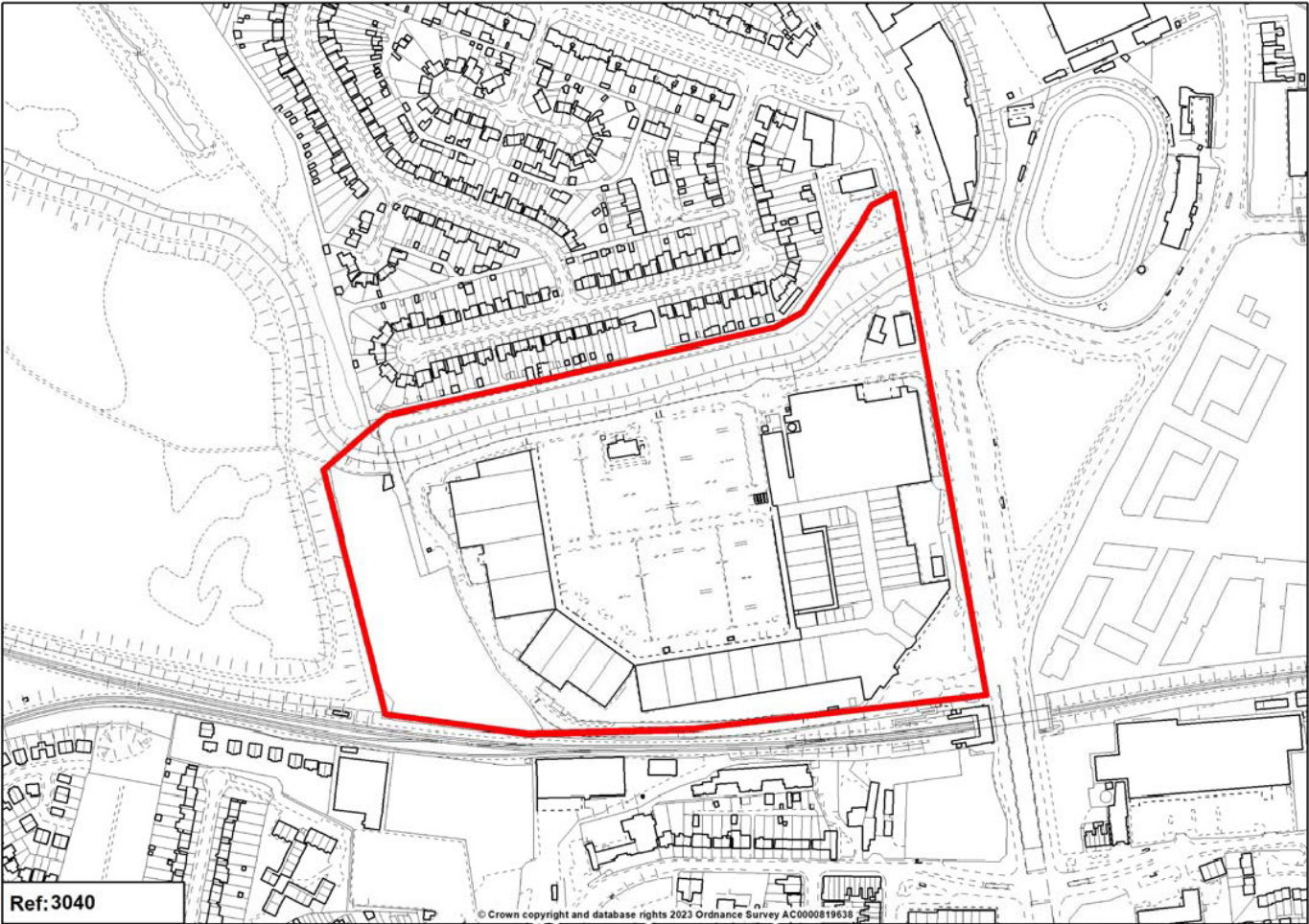
Accessibility by Public Transport: Zone B      Flood Risk: Flood Zone 2/3  
Natural Environment Designation: SLINC      Impact: Unknown

Historic Environment Designation: None      Impact: None  
Open Space Designation: Private PF      Impact: Unknown

Contamination Unknown

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:



N1104 - 133 Aldridge Road, Perry Barr

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: -1      0-5 years: -1      6-10 years: 0      11-15 years: 0      16+ years: 0

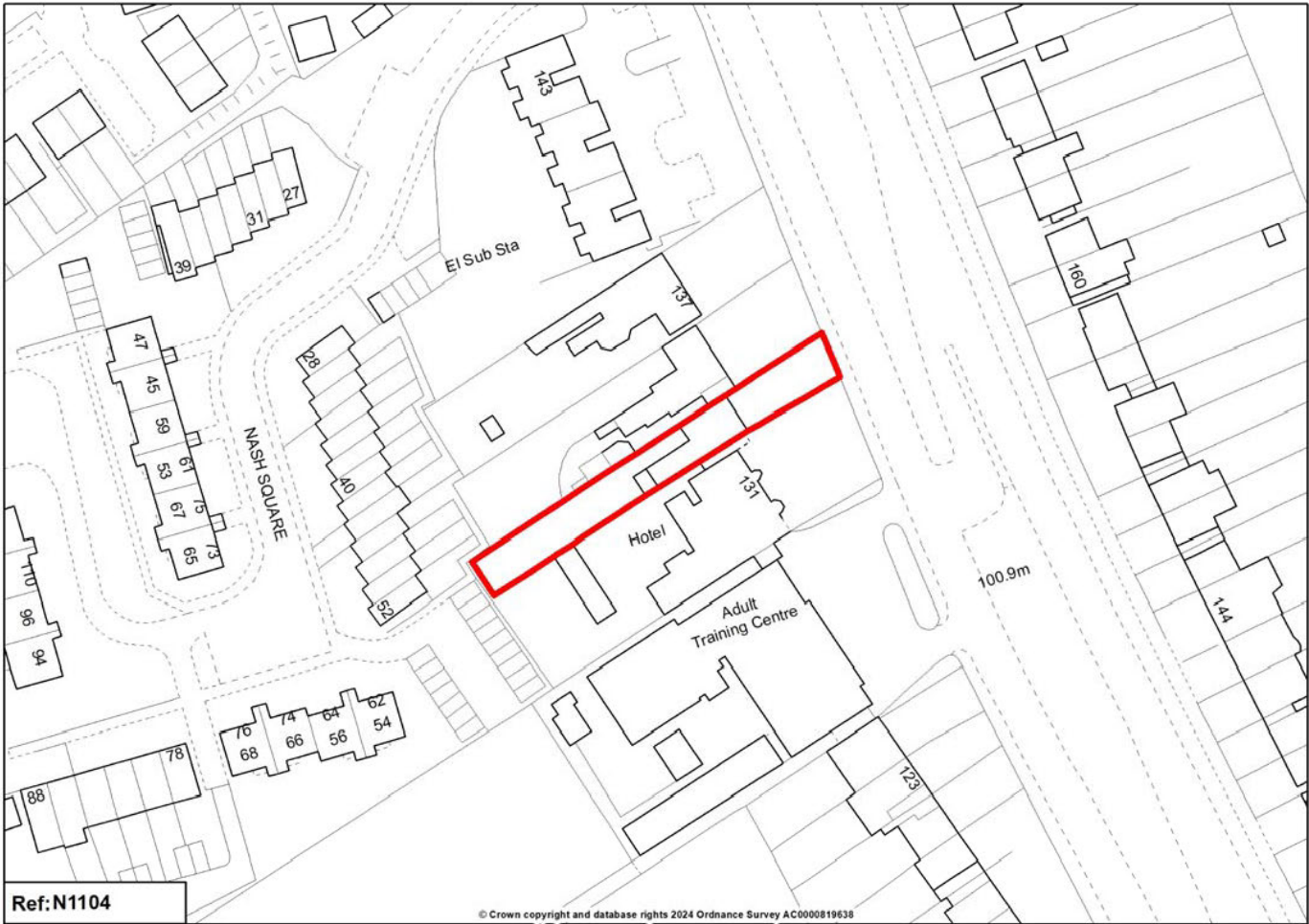
Ownership: Non-BCC      Developer Interest (If known): Churchgate Property Services Ltd  
Planning Status: Under Construction - 2019/05659/PA  
PP Expiry Date (If Applicable): 25/09/2022  
Last known use: HMO

Year added to HELAA: 2020      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

Contamination: No contamination issues  
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:



N594A - PLOT 1 Former BCU City North Campus Franchise Street, Perry Barr

Gross Size (Ha): 0.45      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 125      0-5 years: 125      6-10 years: 0      11-15 years: 0      16+ years: 0

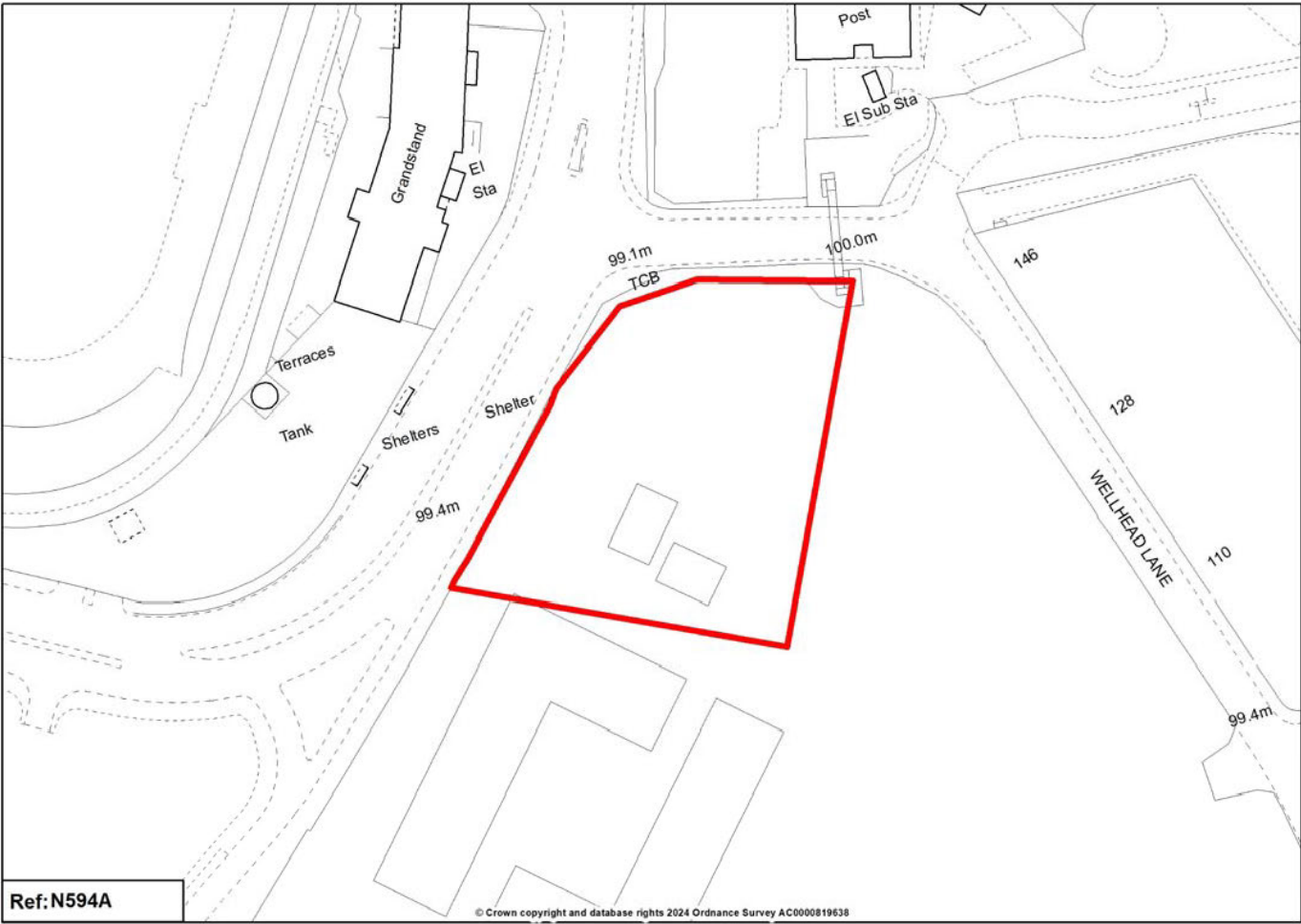
Ownership: Birmingham City Council      Developer Interest (If known): BCC  
Planning Status: Under Construction - 2019/10558/PA  
PP Expiry Date (If Applicable): 12/03/2023

Last known use: Cleared Vacant Land  
Year added to HELAA: 2012      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

Contamination: Known/Expected contamination issues that can be overcome through remediation  
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: No longer CWG athletes village but will be delivered directly as legacy mode





N594B - PLOT 2 Former BCU City North Campus Franchise Street, Perry Barr

Gross Size (Ha): 0.38      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 18      0-5 years: 18      6-10 years: 0      11-15 years: 0      16+ years: 0

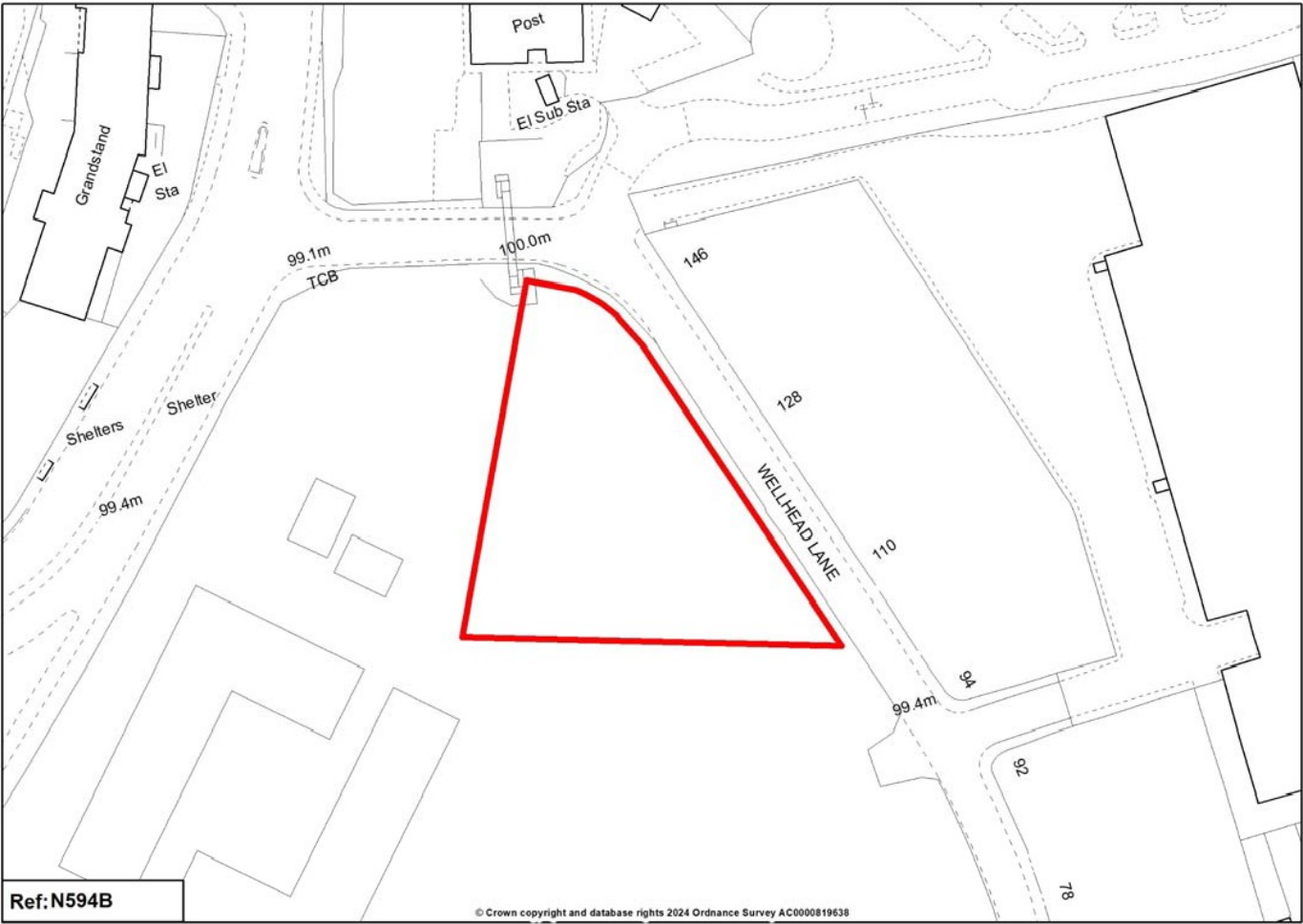
Ownership: Birmingham City Council      Developer Interest (If known): BCC  
Planning Status: Under Construction - 2019/10558/PA  
PP Expiry Date (If Applicable): 12/03/2020

Last known use: Cleared Vacant Land  
Year added to HELAA: 2012      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

Contamination: Known/Expected contamination issues that can be overcome through remediation  
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: No longer CWG athletes village but will be delivered directly as legacy mode



N594C - PLOT 3 Former BCU City North Campus Franchise Street, Perry Barr

Gross Size (Ha): 0.47      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 20      0-5 years: 20      6-10 years: 0      11-15 years: 0      16+ years: 0

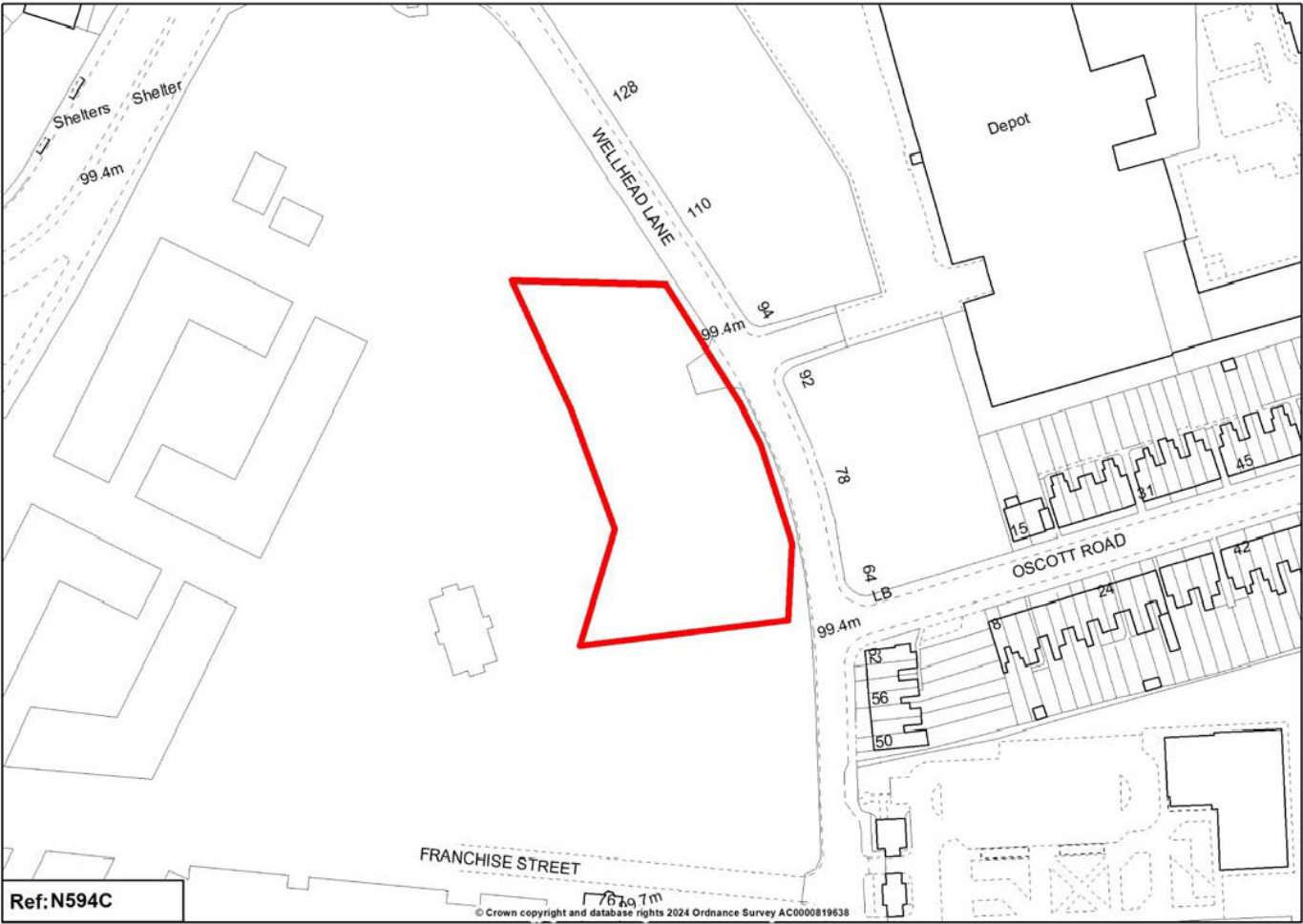
Ownership: Birmingham City Council      Developer Interest (If known): BCC  
Planning Status: Under Construction - 2020/02963/PA  
PP Expiry Date (If Applicable): 15/07/2023

Last known use: Cleared Vacant Land  
Year added to HELAA: 2012      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

Contamination: Known/Expected contamination issues that can be overcome through remediation  
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: No longer CWG athletes village but will be delivered directly as legacy mode



N594D - PLOT 4 Former BCU City North Campus Franchise Street, Perry Barr

Gross Size (Ha): 0.51      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 22      0-5 years: 22      6-10 years: 0      11-15 years: 0      16+ years: 0

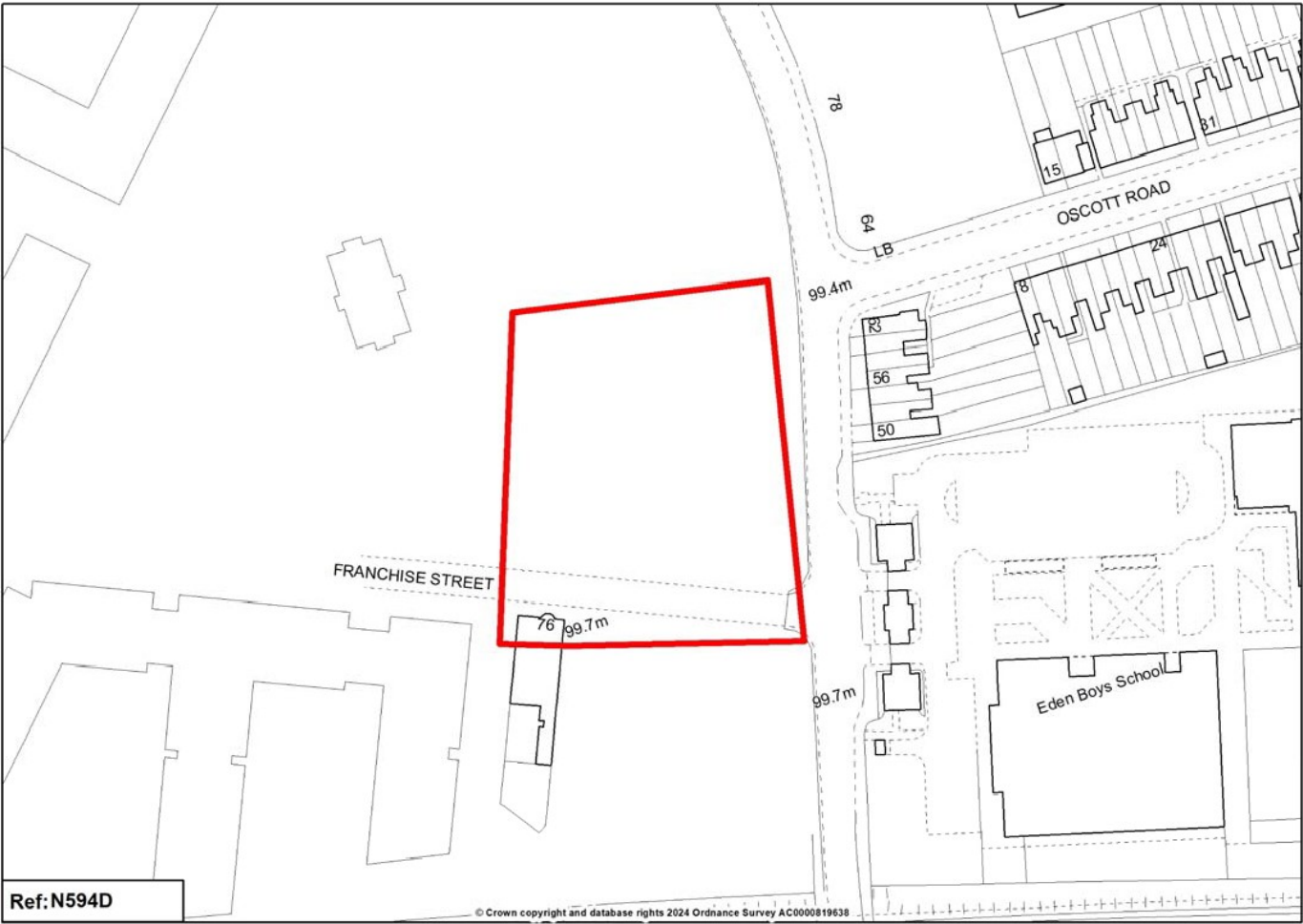
Ownership: Birmingham City Council      Developer Interest (If known): BCC  
Planning Status: Under Construction - 2020/02963/PA  
PP Expiry Date (If Applicable): 15/07/2023

Last known use: Cleared Vacant Land  
Year added to HELAA: 2012      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: LLB      Impact: No adverse impact  
Open Space Designation: None      Impact: None

Contamination: Known/Expected contamination issues that can be overcome through remediation  
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: No longer CWG athletes village but will be delivered directly as legacy mode





N594E - PLOT 5 Former BCU City North Campus Franchise Street, Perry Barr

Gross Size (Ha): 0.33      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 15      0-5 years: 15      6-10 years: 0      11-15 years: 0      16+ years: 0

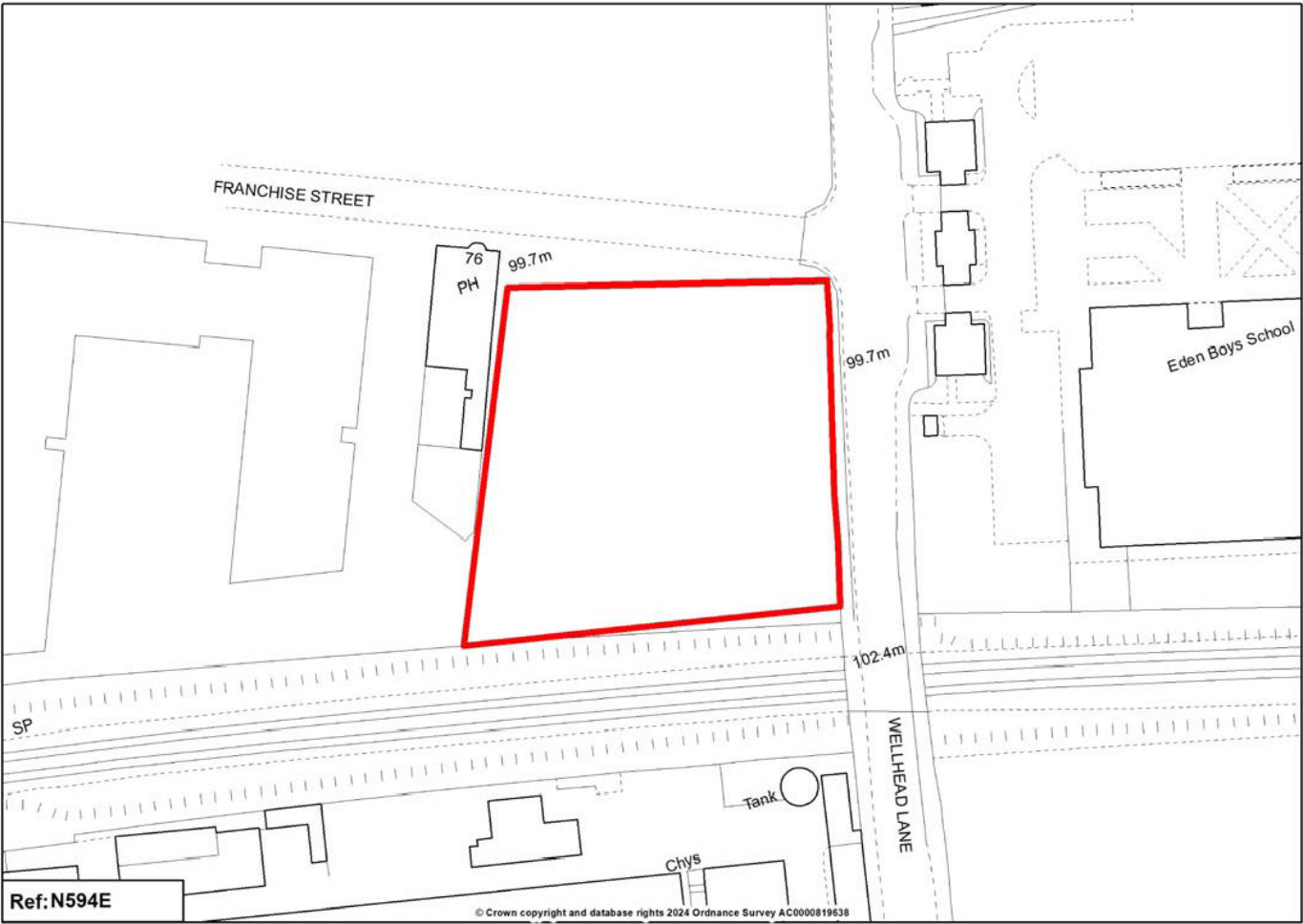
Ownership: Birmingham City Council      Developer Interest (If known): BCC  
Planning Status: Under Construction - 2020/02963/PA  
PP Expiry Date (If Applicable): 15/07/2023

Last known use: Cleared Vacant Land  
Year added to HELAA: 2012      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

Contamination: Known/Expected contamination issues that can be overcome through remediation  
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: No longer CWG athletes village but will be delivered directly as legacy mode



N594F - PLOT 6 Former BCU City North Campus Franchise Street, Perry Barr

Gross Size (Ha): 0.74      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 268      0-5 years: 268      6-10 years: 0      11-15 years: 0      16+ years: 0

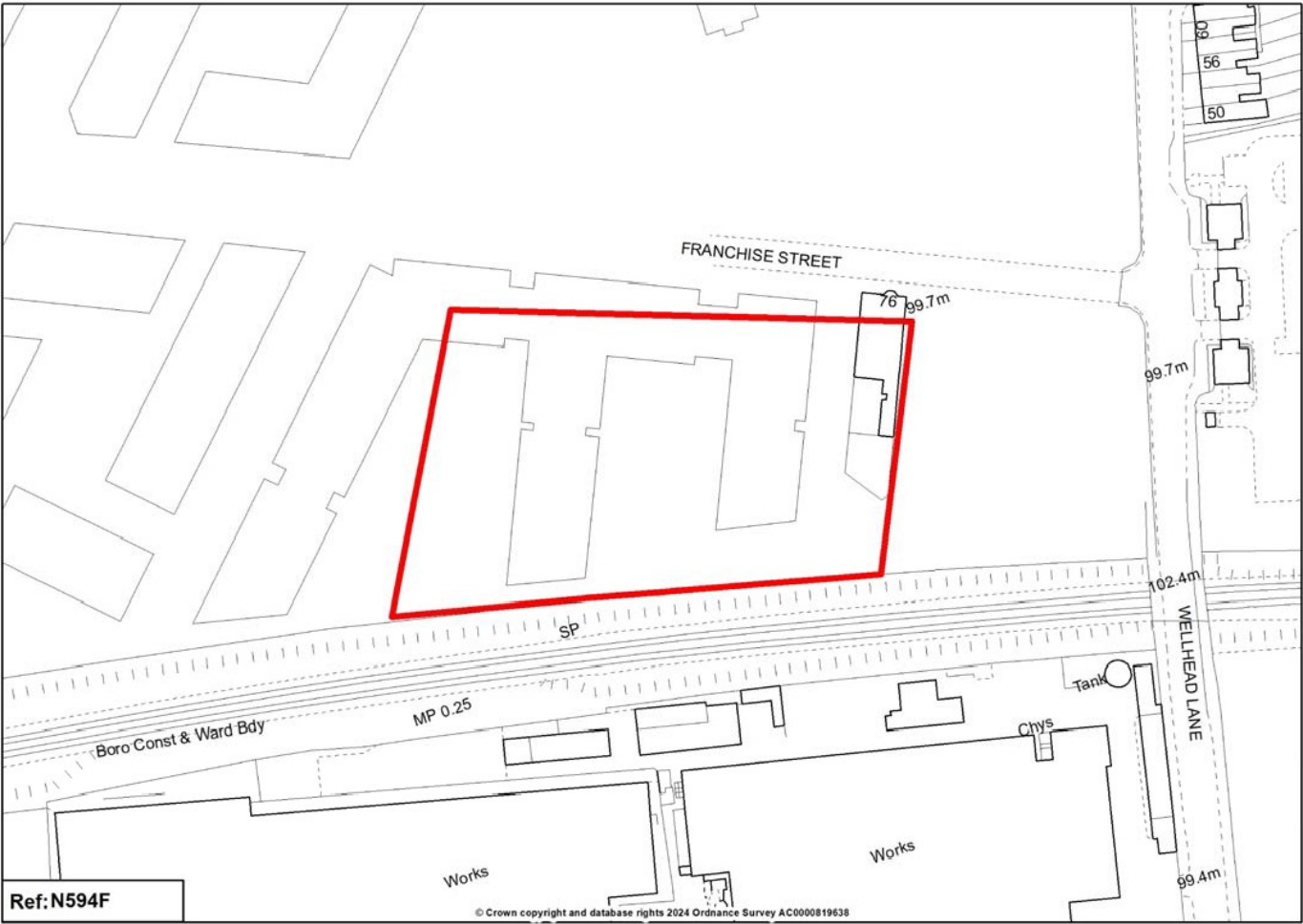
Ownership: Birmingham City Council      Developer Interest (If known): BCC  
Planning Status: Under Construction - 2019/10558/PA  
PP Expiry Date (If Applicable): 12/03/2023

Last known use: Cleared Vacant Land  
Year added to HELAA: 2012      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: LLB      Impact: No adverse impact  
Open Space Designation: None      Impact: None

Contamination: Known/Expected contamination issues that can be overcome through remediation  
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: No longer CWG athletes village but will be delivered directly as legacy mode



N594G - PLOT 7 Former BCU City North Campus Franchise Street, Perry Barr

Gross Size (Ha): 1.48      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 269      0-5 years: 269      6-10 years: 0      11-15 years: 0      16+ years: 0

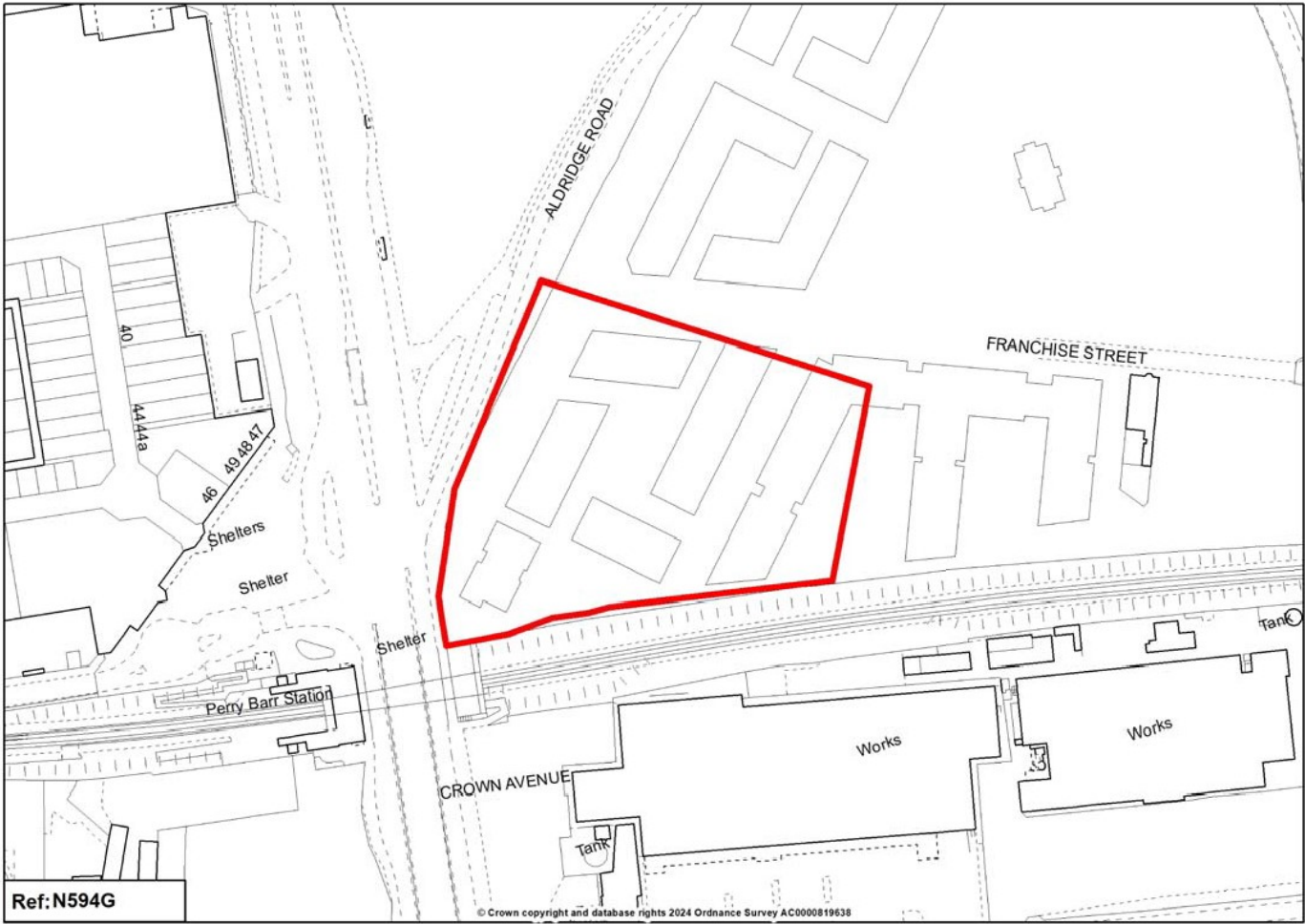
Ownership: Birmingham City Council      Developer Interest (If known): BCC  
Planning Status: Under Construction - 2019/10558/PA  
PP Expiry Date (If Applicable): 12/03/2023

Last known use: Cleared Vacant Land  
Year added to HELAA: 2012      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

Contamination: Known/Expected contamination issues that can be overcome through remediation  
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: No longer CWG athletes village but will be delivered directly as legacy mode





N594J - PLOT 10 Former BCU City North Campus Franchise Street, Perry Barr

Gross Size (Ha): 1.79      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 210      0-5 years: 210      6-10 years: 0      11-15 years: 0      16+ years: 0

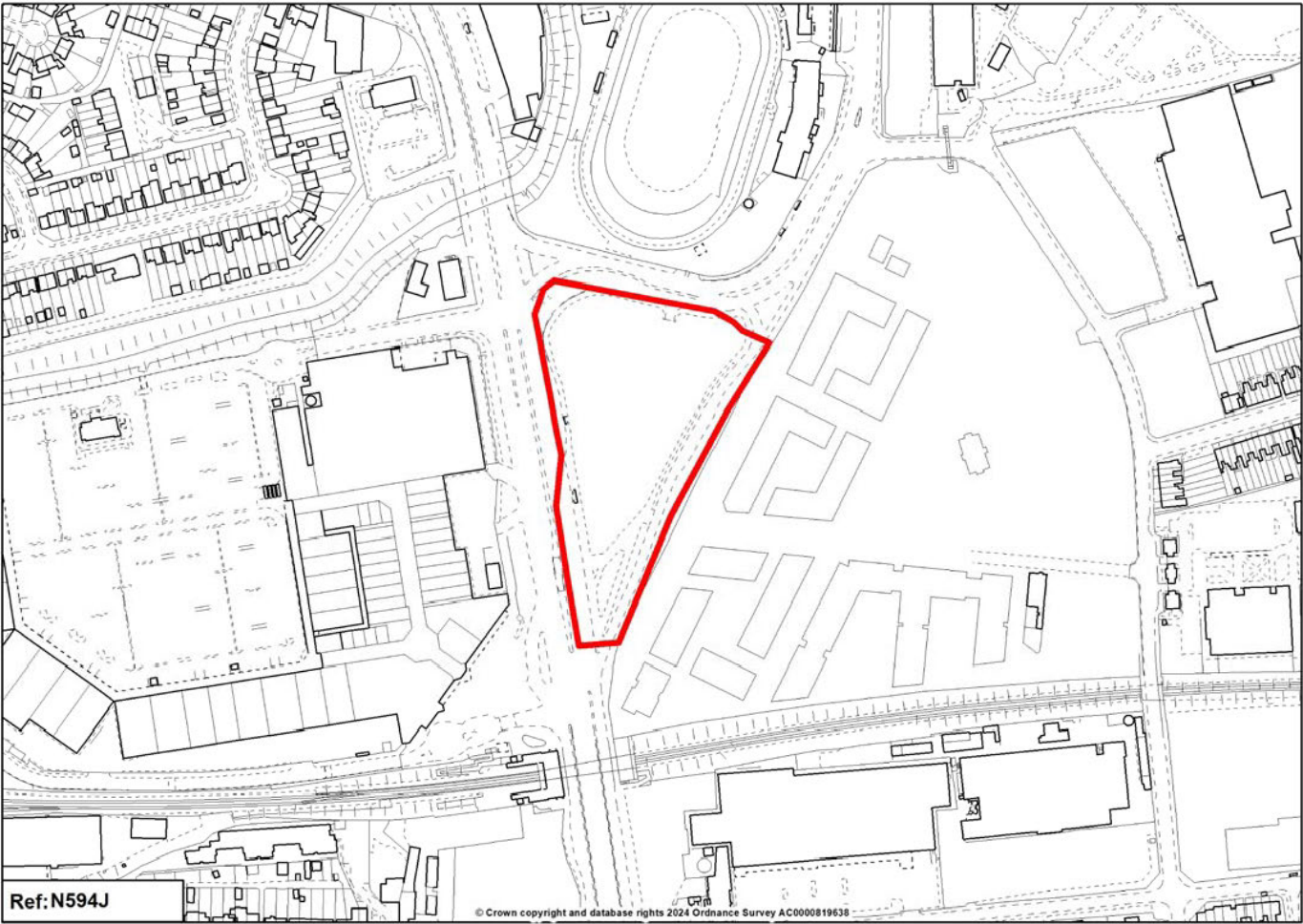
Ownership: Birmingham City Council      Developer Interest (If known): BCC  
Planning Status: Under Construction - 2019/10558/PA  
PP Expiry Date (If Applicable): 12/03/2023

Last known use: Education  
Year added to HELAA: 2019      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

Contamination: Known/Expected contamination issues that can be overcome through remediation  
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: No longer CWG athletes village but will be delivered directly as legacy mode



N594K - Plot 11 Former BCU City North Campus Franchise Street, Perry Barr

Gross Size (Ha): 0.08      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 36      0-5 years: 36      6-10 years: 0      11-15 years: 0      16+ years: 0

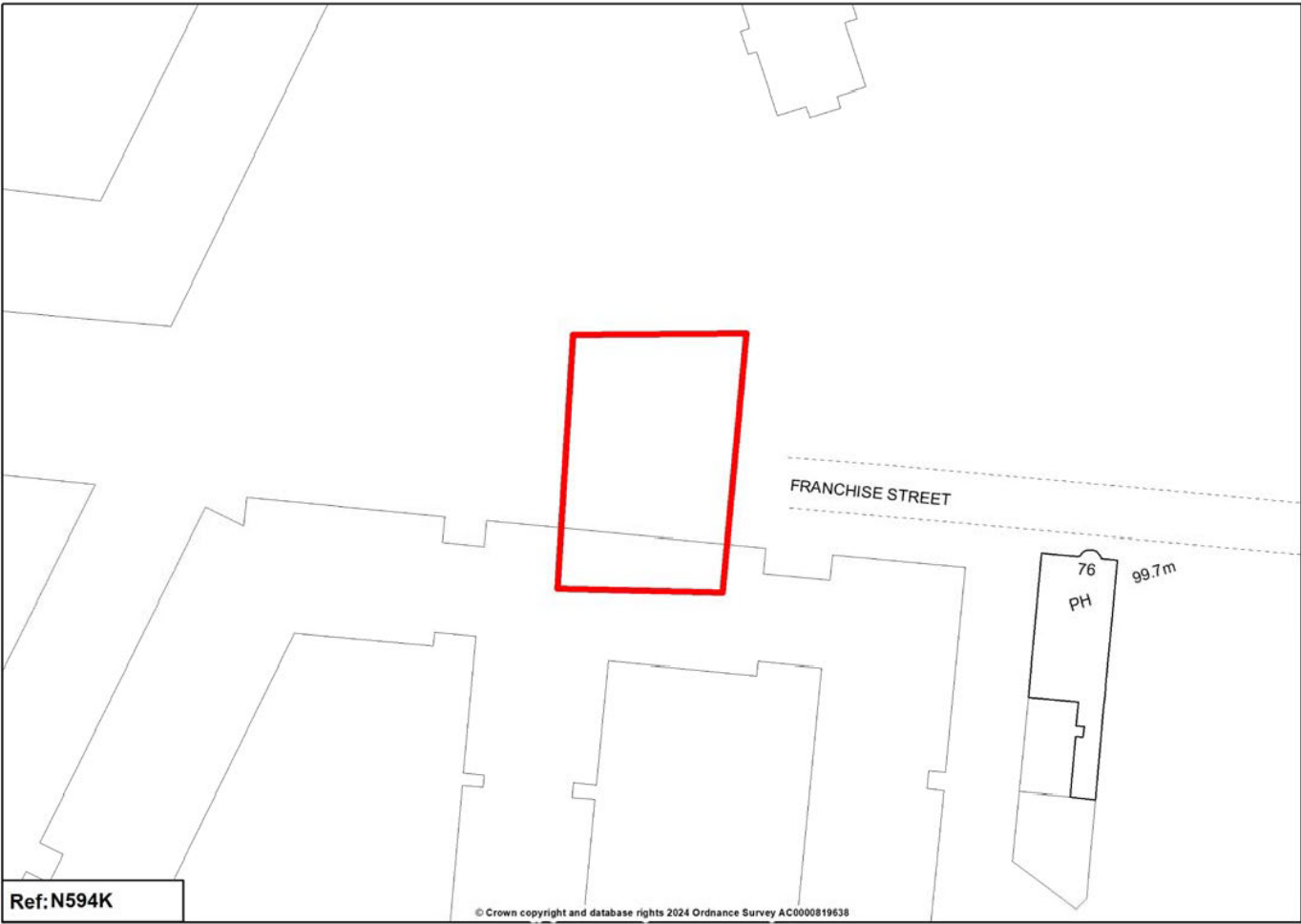
Ownership: Birmingham City Council      Developer Interest (If known): BCC  
Planning Status: Under Construction - 2019/10558/PA  
PP Expiry Date (If Applicable): 12/03/2023

Last known use: Cleared Vacant Land  
Year added to HELAA: 2012      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

Contamination: Known/Expected contamination issues that can be overcome through remediation  
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: No longer CWG athletes village but will be delivered directly as legacy mode



## N900 - Land at Holford Drive, Perry Barr

Gross Size (Ha): **10.21**

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

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

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **458**

0-5 years: **0**

6-10 years: **340**

11-15 years: **118**

16+ years: **0**

Ownership: **Birmingham City Council**

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

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

PP Expiry Date (If Applicable):

Last known use: **Playing Fields, Education**

Year added to HELAA: **2017**

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: **Private PF**

Impact: **Unknown**

Contamination: **Unknown**

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

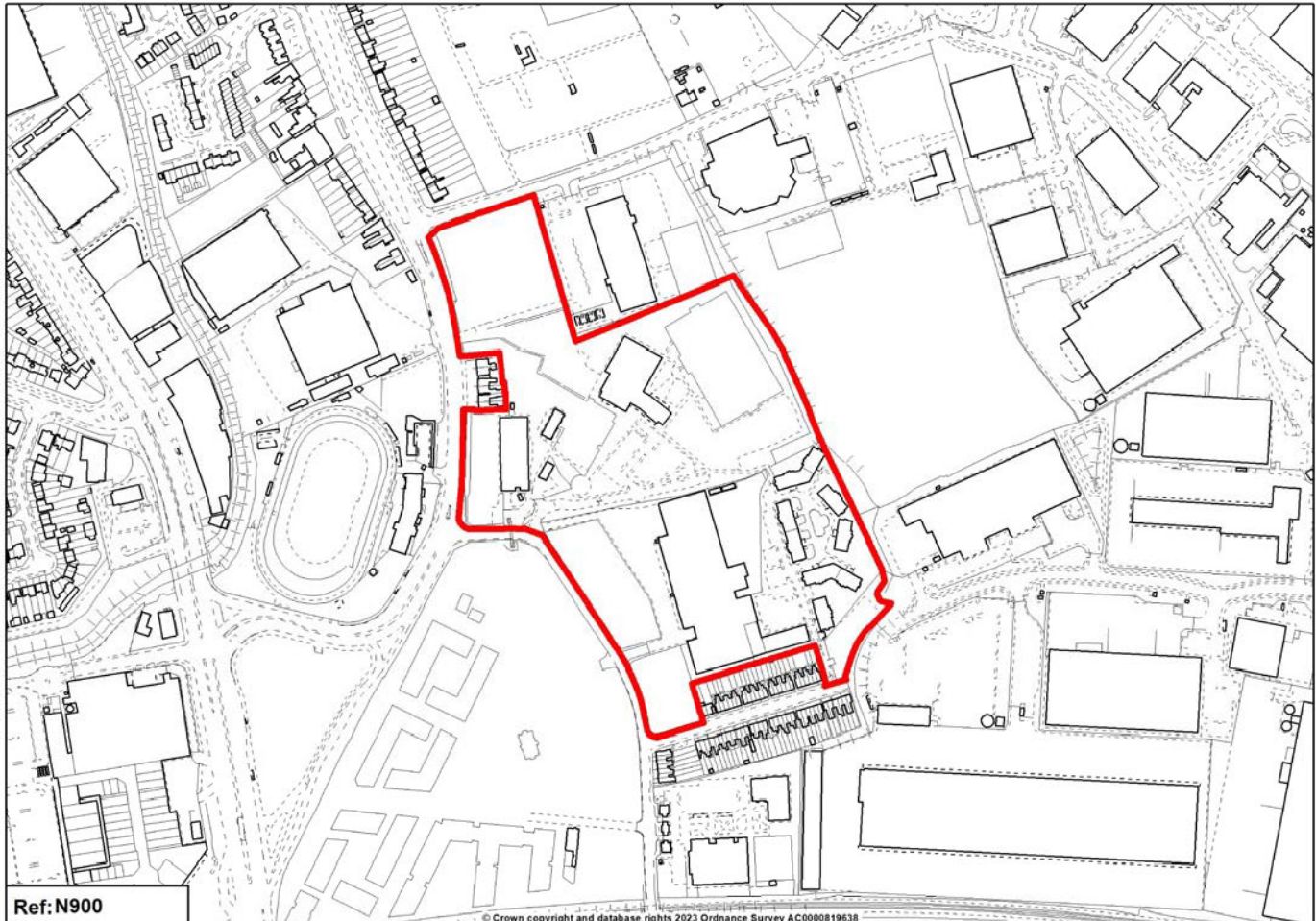
Vehicular Access: **No access issues**

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

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

Achievable: **Yes**

Comments: **Historic Environment Impact changed to match HER impact for HELAA methodology**





2191 - 737 College Road, Perry Common

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: 1      0-5 years: 1      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 - 2020/05661/PA

PP Expiry Date (If Applicable): 02/10/2023

Last known use: HMO

Year added to HELAA: 2021      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

Contamination: No contamination issues

Demolition: No Demolition Required

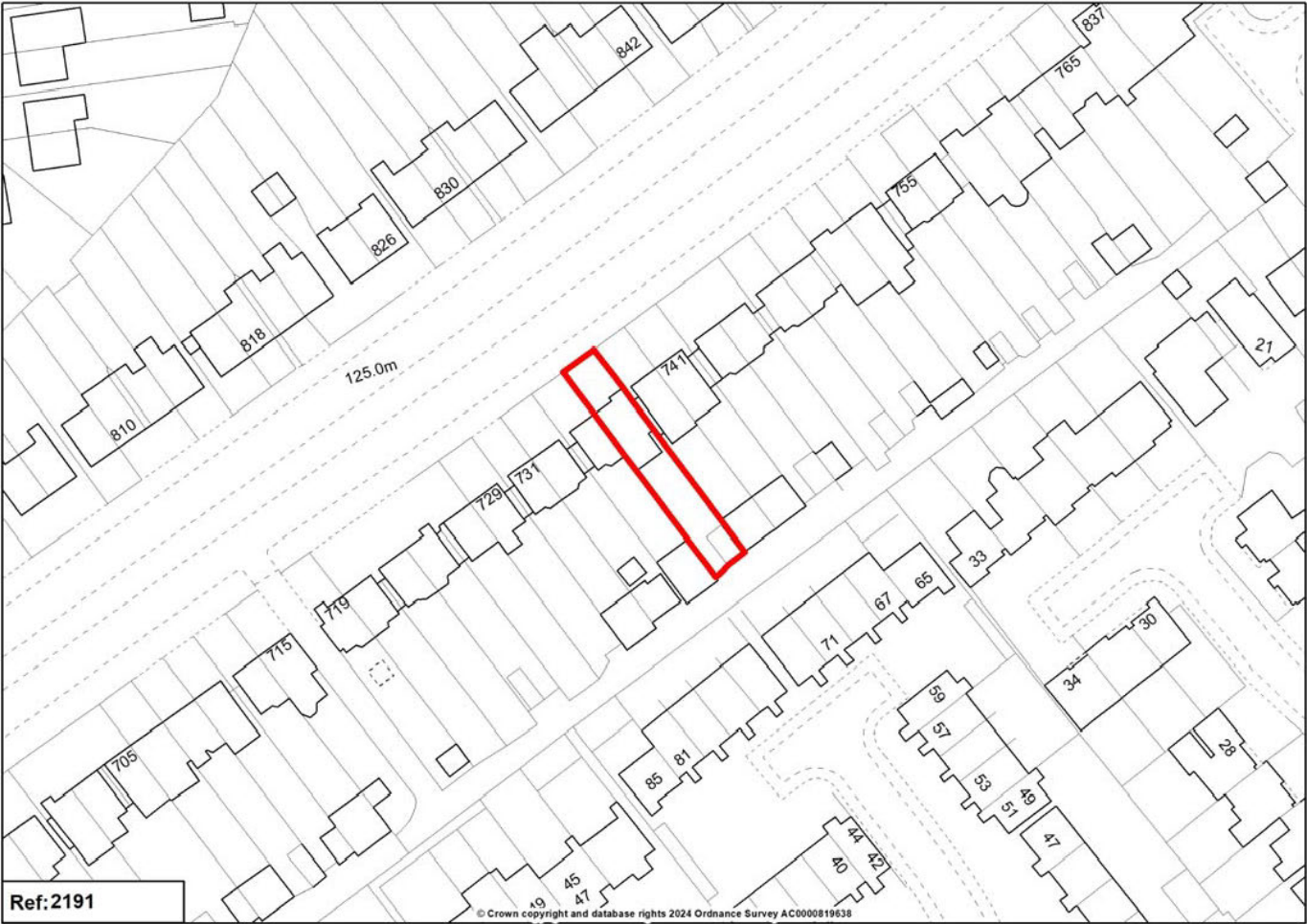
Vehicular Access: No access issues

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments:



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

Gross Size (Ha): 1.05      Net developable area (Ha): 0.85      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 3327      0-5 years: 3327      6-10 years: 0      11-15 years: 0      16+ years: 0

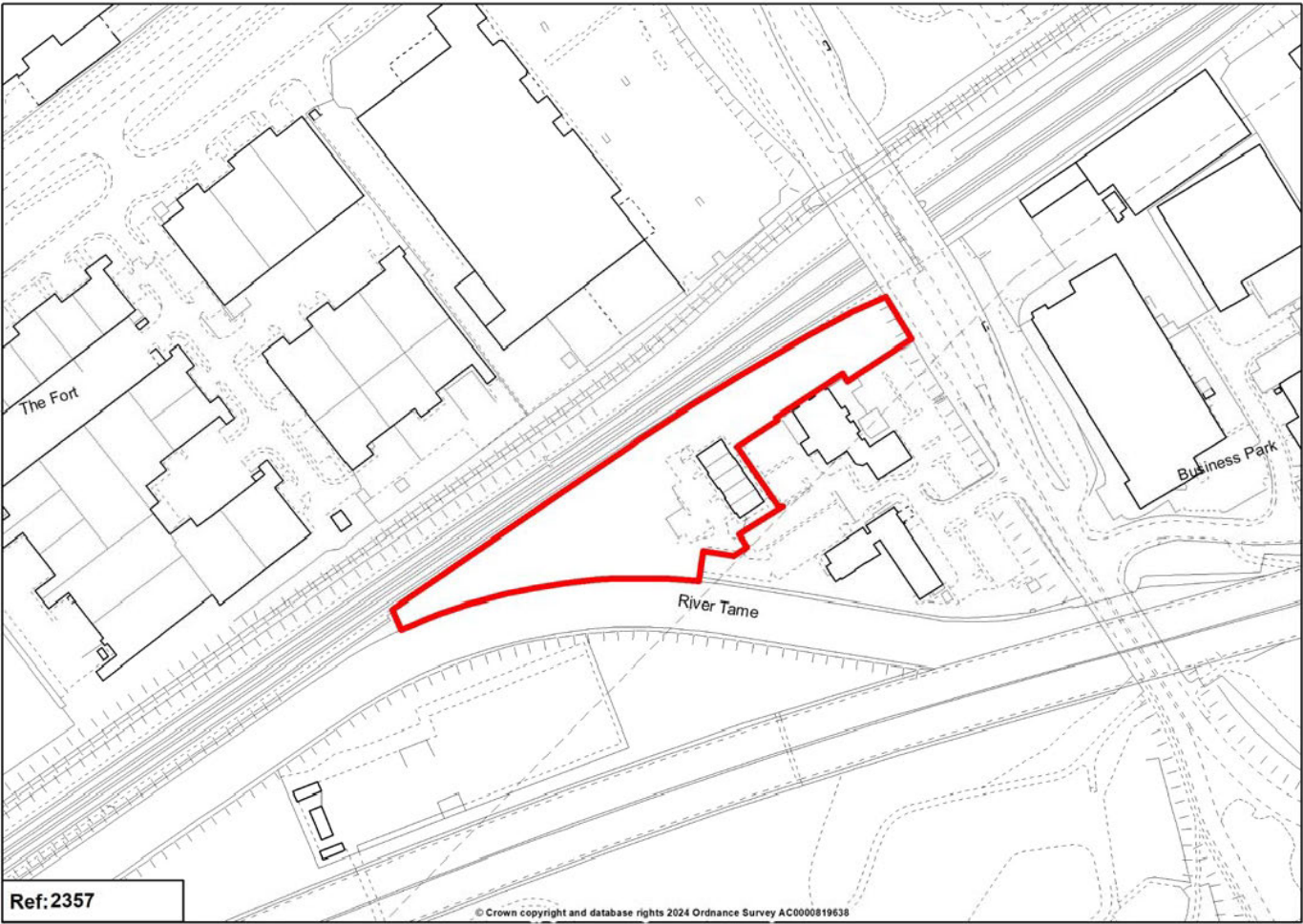
Ownership: Non-BCC      Developer Interest (If known): Marlin Land  
Planning Status: Under Construction - 2021/09504/PA  
PP Expiry Date (If Applicable): 16/12/2024

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

Contamination: No contamination issues  
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:





## 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):

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**

Contamination: **Unknown**

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:





2511 - Paget Junior and Infant School, Paget Road, Pye Hayes

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: -1      0-5 years: -1      6-10 years: 0      11-15 years: 0      16+ years: 0

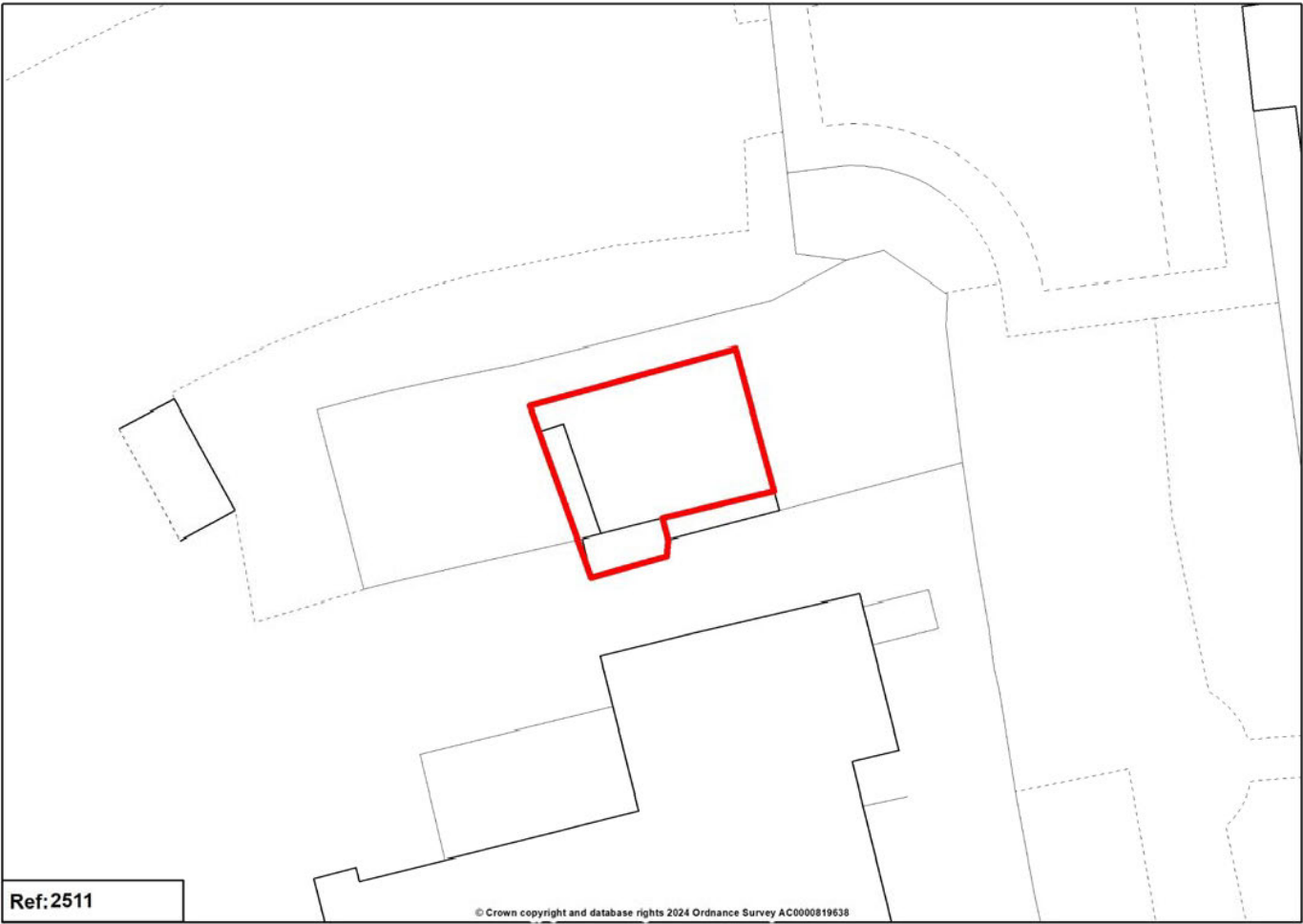
Ownership: Non-BCC      Developer Interest (If known): Paget Primary School  
Planning Status: Detailed Planning Permission - 2022/07723/PA  
PP Expiry Date (If Applicable): 29/11/2025

Last known use: Residential  
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: None      Impact: None

Historic Environment Designation: None      Impact: None  
Open Space Designation: None      Impact: None

Contamination: No contamination issues  
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:



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

Gross Size (Ha): 0.04      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

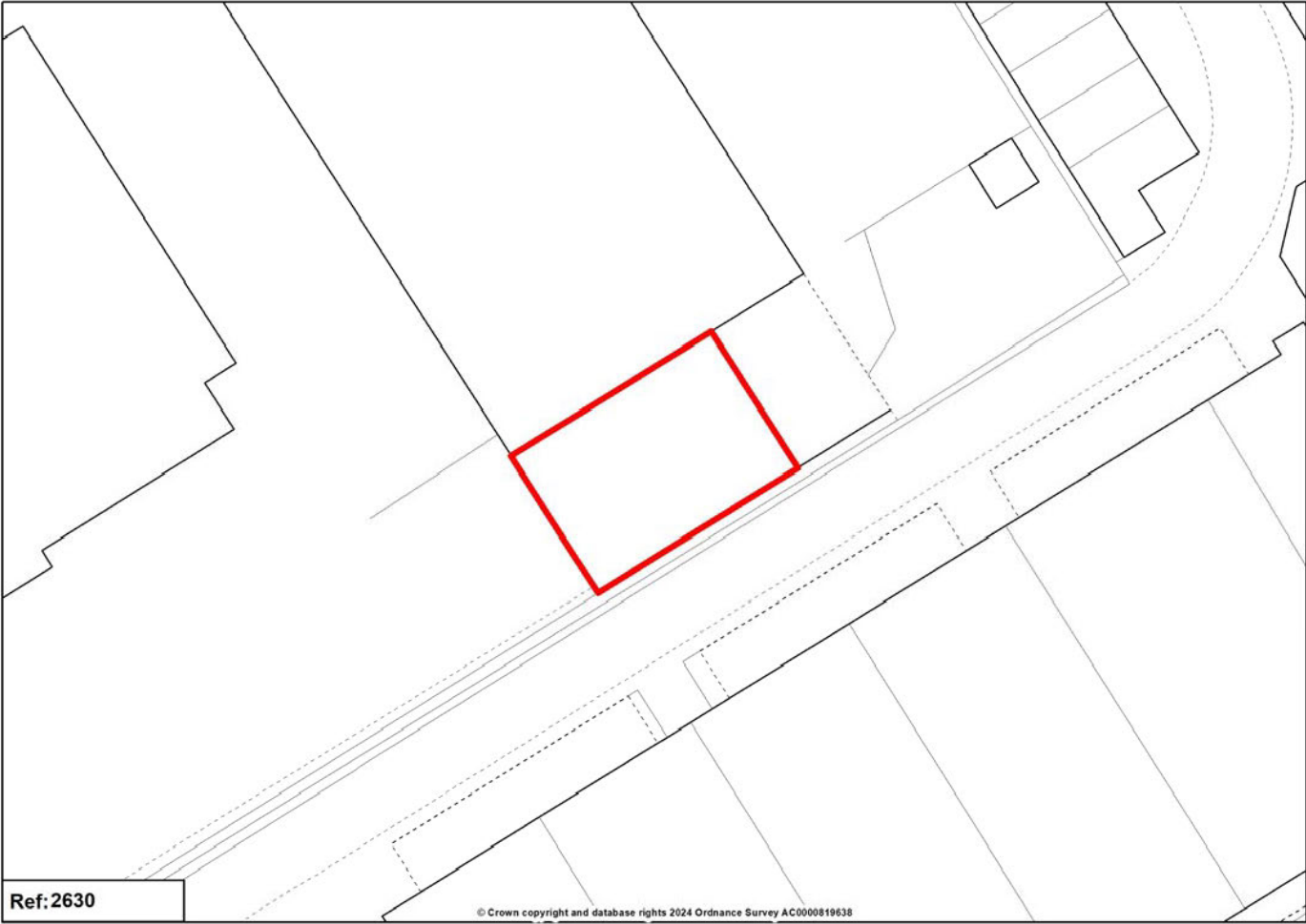
Ownership: Non-BCC      Developer Interest (If known): MK2 Real Estate Property Management  
Planning Status: Detailed Planning Permission - 2022/03835/PA  
PP Expiry Date (If Applicable): 09/02/2026

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

Contamination: No contamination issues  
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:



2634 - Burcote Road, Erdington, Birmingham, B24, Pye Hayes

Gross Size (Ha): 0.36      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A      Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

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

Ownership: Birmingham City Council      Developer Interest (If known): BMHT

Planning Status: Detailed Planning Permission - 2022/04232/PA

PP Expiry Date (If Applicable): 17/02/2026

Last known use: Cleared Vacant Land      Call for Sites: No      Greenbelt: No

Year added to HELAA: 2023

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

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

Demolition: No Demolition Required

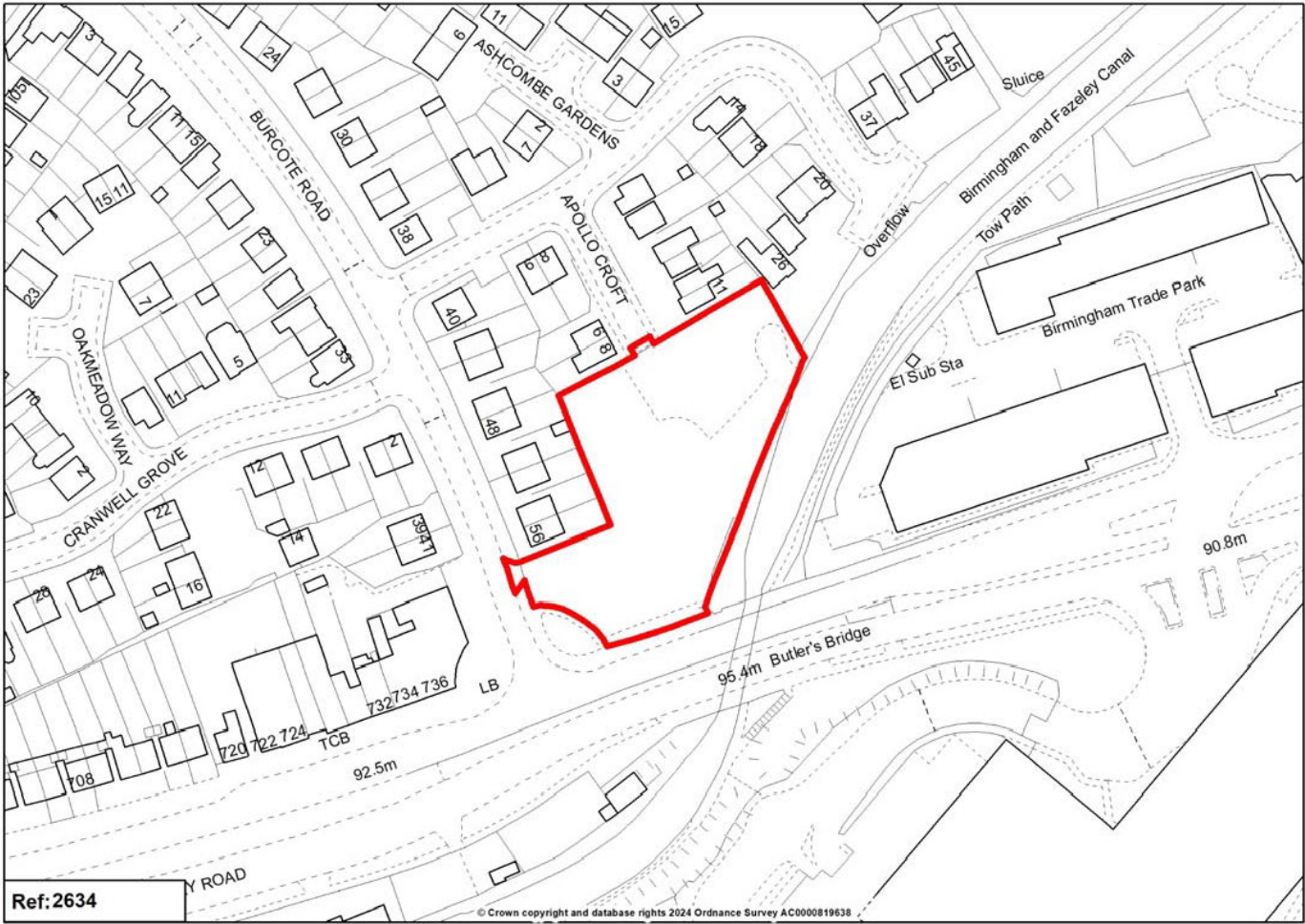
Vehicular Access: No access issues

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments:





2639 - Bagot Arms, Eachelhurst Road, Pye Hayes, Birmingham, B24 0QL, Pye Hayes

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: 52      0-5 years: 52      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Blackstone Catpital (Intl) Ltd

Planning Status: Detailed Planning Permission - 2021/08923/PA

PP Expiry Date (If Applicable): 14/02/2026

Last known use: Retail Unknown

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: None      Impact: None

Historic Environment Designation: None      Impact: None

Open Space Designation: None      Impact: None

Contamination Known/Expected contamination issues that can be overcome through remediation

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

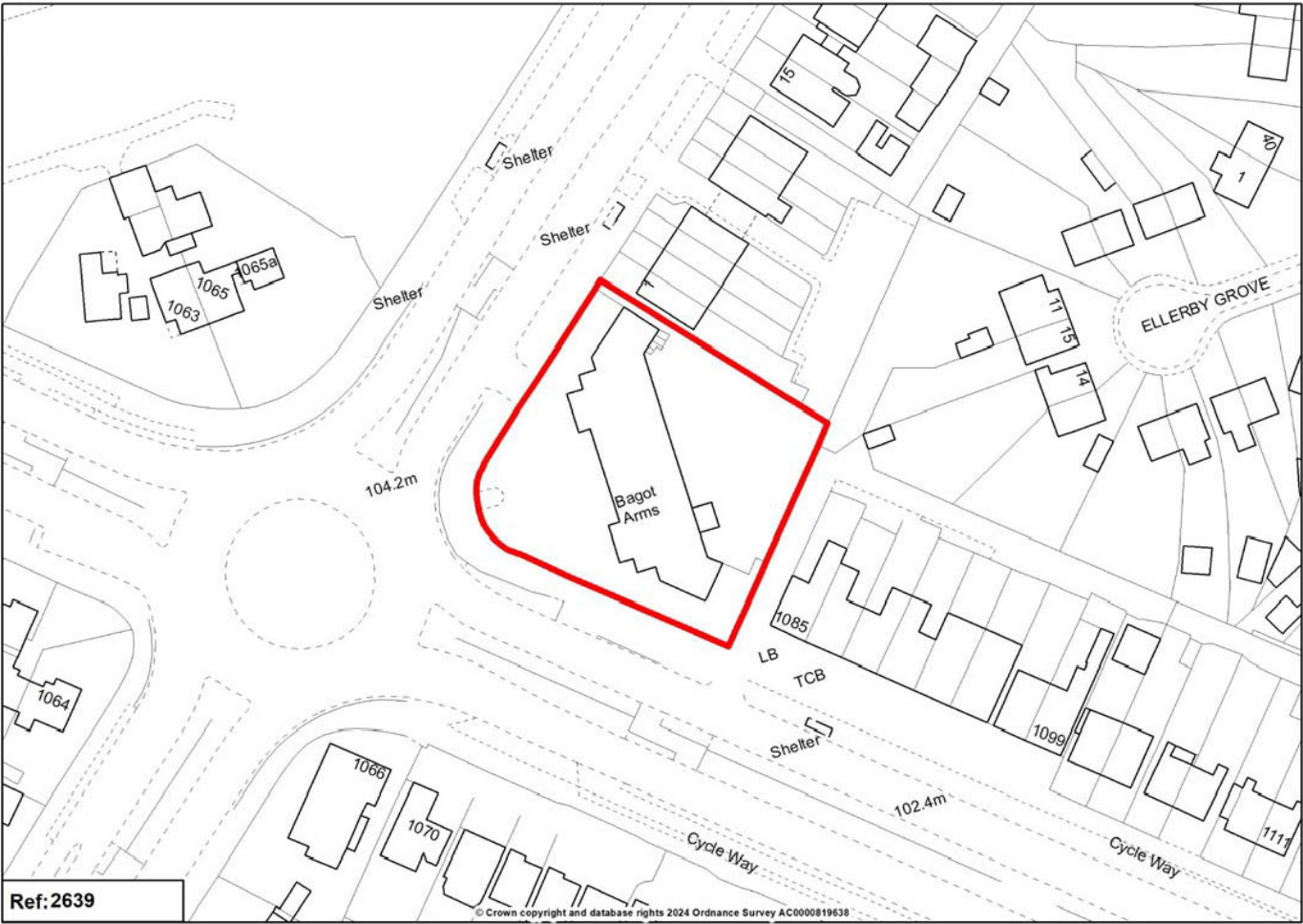
Vehicular Access: No access issues

Suitability Criteria Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments:



2709 - ERDINGTON INDUSTRIAL PARK CYCLONE CHESTER ROAD, Pype Hayes

Gross Size (Ha): 1.63      Net developable area (Ha): 1.63      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 5110      0-5 years: 5110      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): HPut A Ltd & HPut B Ltd

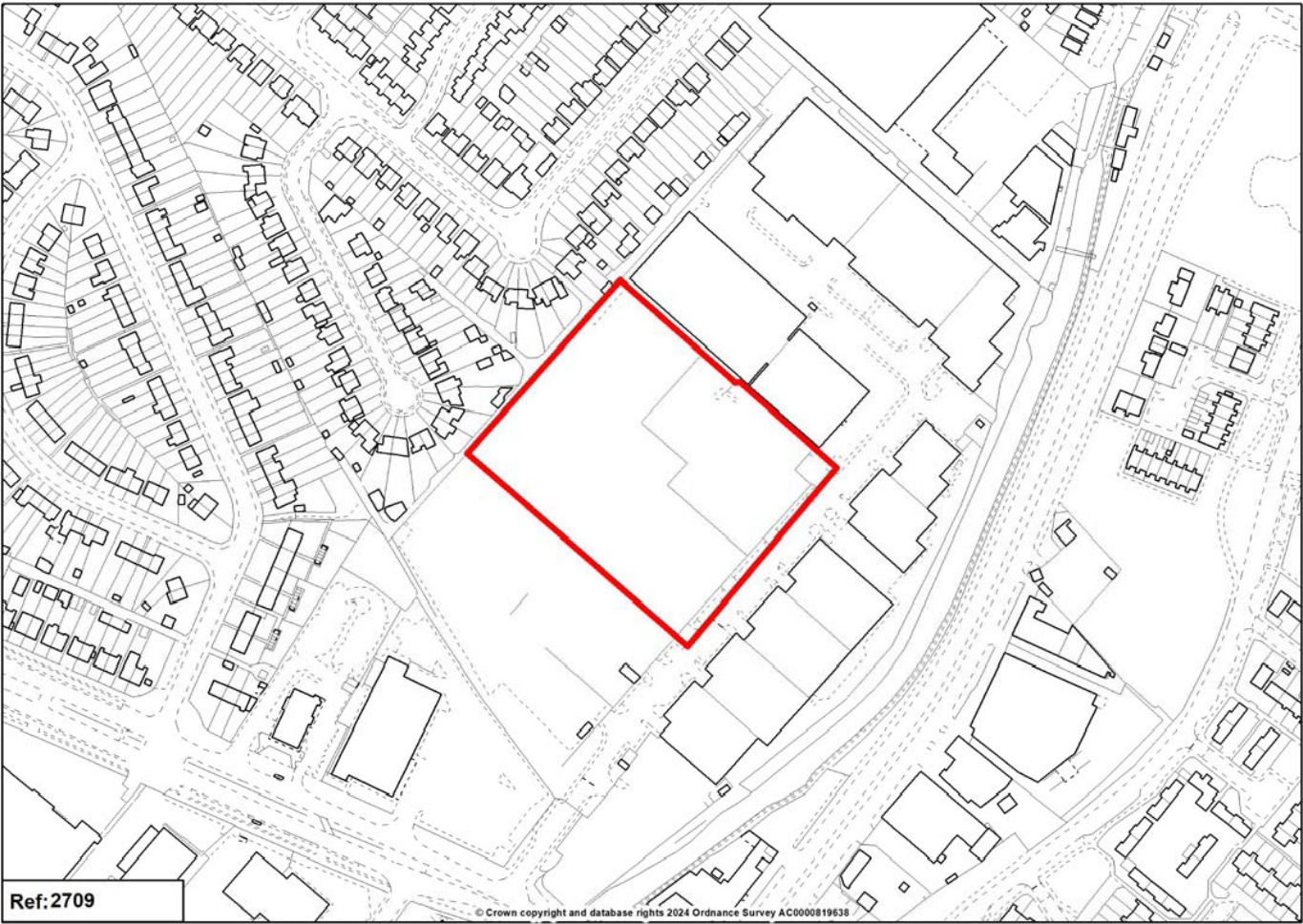
Planning Status: Detailed Planning Permission - 2021/10195/PA  
PP Expiry Date (If Applicable): 17/08/2025

Last known use: Transportation  
Year added to HELAA: 2023      Call for Sites: No      Greenbelt: No

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

Contamination: Known/Expected contamination issues that can be overcome through remediation  
Demolition: No Demolition Required  
Vehicular Access: Access issues with viable identified strategy to address  
Suitability Criteria: Suitable - planning permission  
Availability: The site is considered available for development  
Achievable: Yes  
Comments: Site area amended due to new ELAA site.





2745 - Erdington Industrial Park Chester Road, Pye Hayes

Gross Size (Ha): 1.15      Net developable area (Ha): 1.15      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 3717      0-5 years: 3717      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): HPut A Ltd & HPut B Ltd

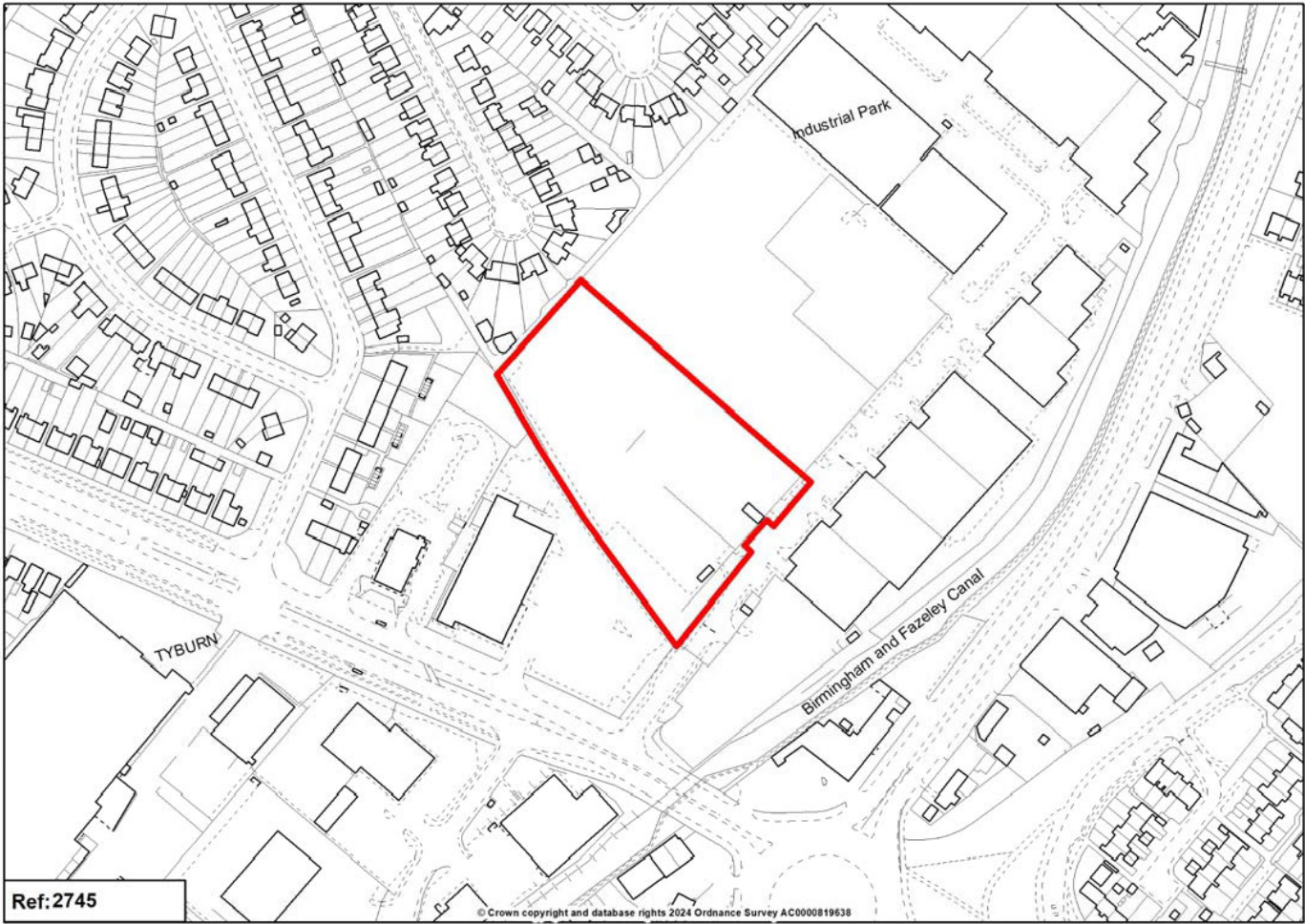
Planning Status: Detailed Planning Permission - 2019/04038/PA  
PP Expiry Date (If Applicable): 17/08/2025

Last known use: Warehouse  
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: None      Impact: None

Historic Environment Designation: None      Impact: None  
Open Space Designation: None      Impact: None

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





## E185 - Former Cincinatti Building, Hanson's Bridge Road, Pye Hayes

Gross Size (Ha): **1.62**

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

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

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **80**

0-5 years: **0**

6-10 years: **80**

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):

Last known use: **Industrial**

Year added to HELAA: **2009**

Call for Sites: **Yes**

Greenbelt: **No**

Accessibility by Public Transport: **Zone C**

Flood Risk: **Flood Zone 1**

Natural Environment Designation: **SLINC, TPO**

Impact: **Unknown**

Historic Environment Designation: **None**

Impact: **None**

Open Space Designation: **None**

Impact: **None**

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

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

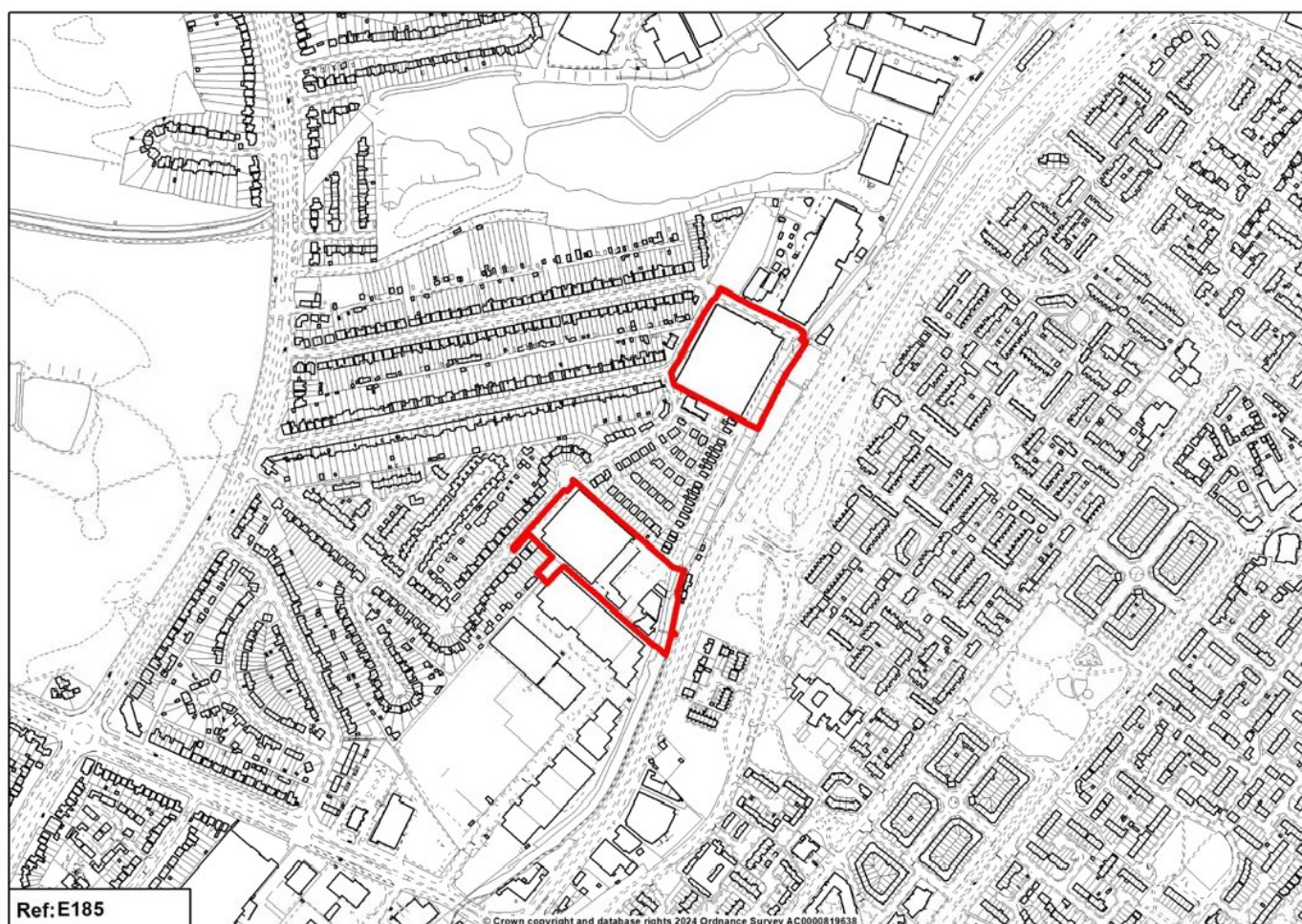
Vehicular Access: **Access issues with potential strategy to address**

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

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

Achievable: **Yes**

Comments: **Call for sites submission 2022 (576167) - Capacity based on call for site submission**



2118 - 213 Worlds End Lane, Quinton

Gross Size (Ha): 0.15      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 4      0-5 years: 4      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 - 2020/01585/PA  
PP Expiry Date (If Applicable): 09/11/2023

Last known use: Residential      Call for Sites: No      Greenbelt: No  
Year added to HELAA: 2021

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

Contamination: No contamination issues  
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:





2217 - Four Dwellings Academy, Dwellings Lane, Quinton, Birmingham, B32 1RJ, Quinton

Gross Size (Ha): 0.53      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: -2      0-5 years: -2      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Academies Enterprise Trust  
Planning Status: Detailed Planning Permission - 2020/03066/PA  
PP Expiry Date (If Applicable): 27/07/2023

Last known use: Residential  
Year added to HELAA: 2021      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

Contamination: No contamination issues  
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:





2491 - 1 Hagley Road West, Harborne, Quinton

Gross Size (Ha): 0.13

Net developable area (Ha): 0

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

Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: 8

0-5 years: 8

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 - 2020/06685/PA

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

Last known use: Residential-Ancillary

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

Contamination: No contamination issues

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

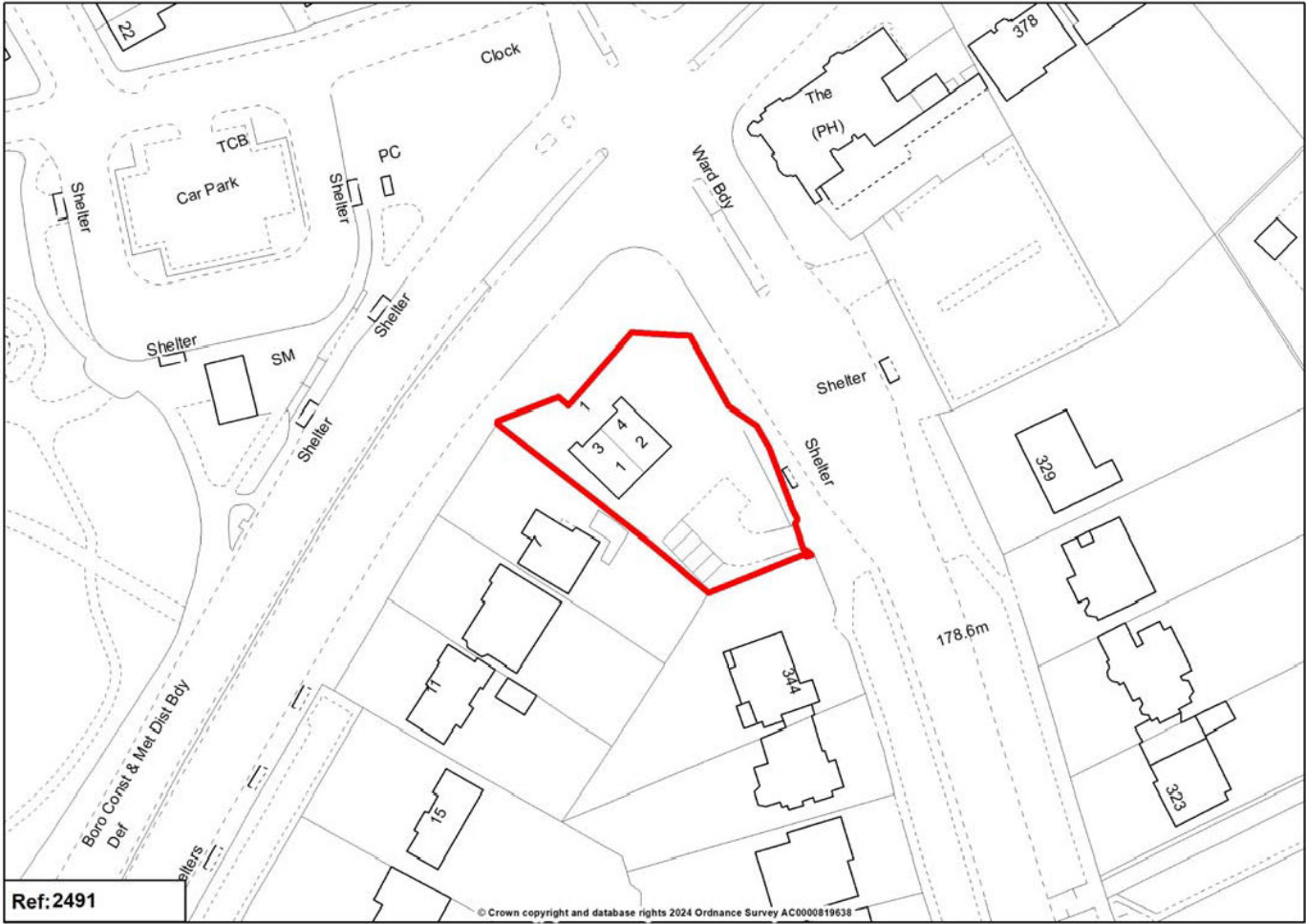
Vehicular Access: No access issues

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments:



2626 - 159 Worlds End Lane, Quinton, Birmingham, B32 1JX, Quinton

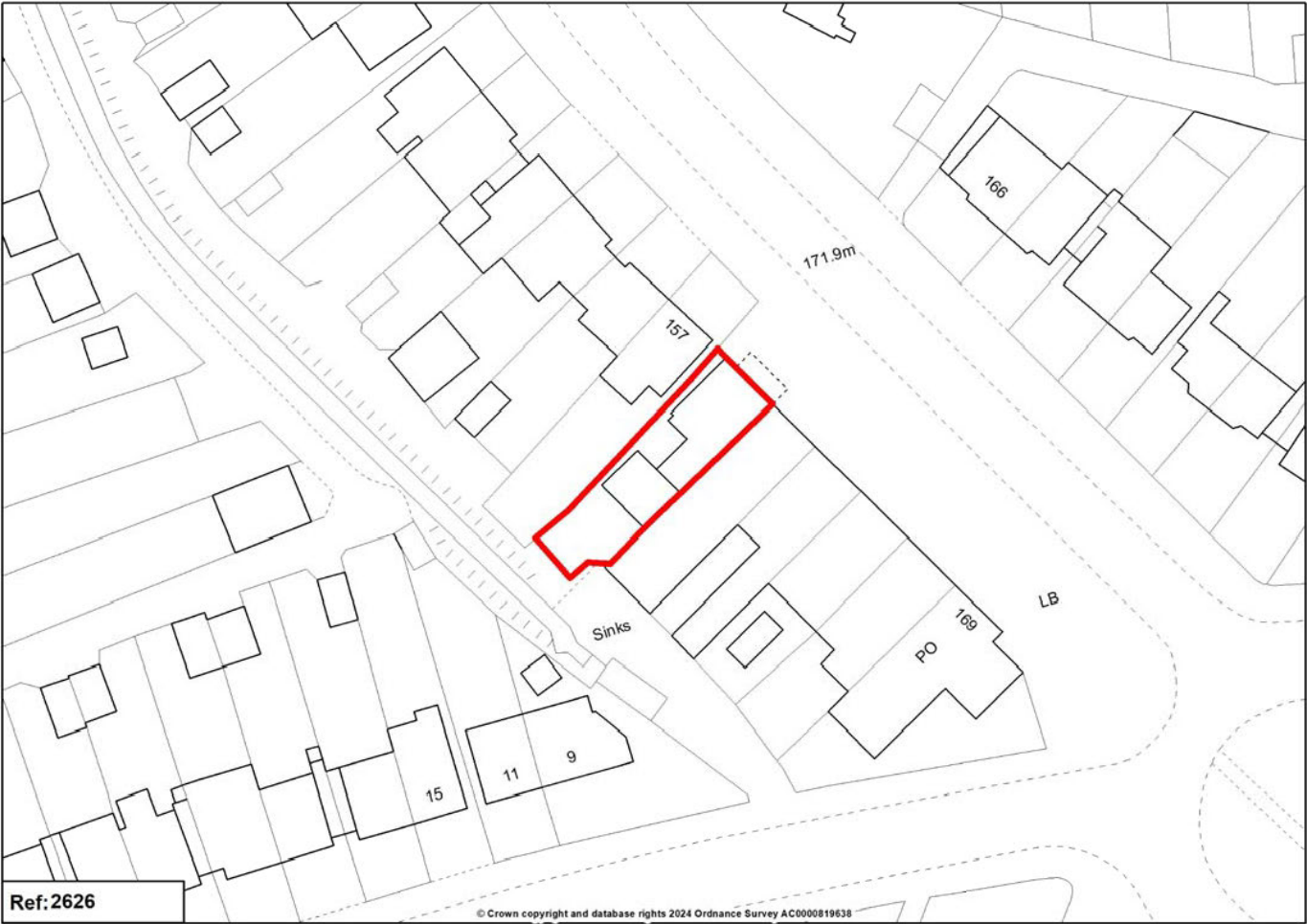
Gross Size (Ha): 0.01      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 2      0-5 years: 2      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Private Citizen  
Planning Status: Permitted Development Rights - 2023/00290/PA  
PP Expiry Date (If Applicable): 22/02/2026  
Last known use: Retail

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: None      Impact: None

Historic Environment Designation: None      Impact: None  
Open Space Designation: None      Impact: None

Contamination: No contamination issues  
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:



2667 - 11 Quinton Road West, Quinton, Birmingham, B32 2QA, Quinton

Gross Size (Ha): 0.04      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 1      0-5 years: 1      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 - 2022/01631/PA  
PP Expiry Date (If Applicable): 31/03/2026

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 1  
Natural Environment Designation: None      Impact: None

Historic Environment Designation: None      Impact: None  
Open Space Designation: None      Impact: None

Contamination: No contamination issues  
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:





2847 - Clive Road, Quinton, Quinton

Gross Size (Ha): 0.18      Net developable area (Ha): 0.18      Density rate applied (where applicable) (dph): 40  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 7      0-5 years: 0      6-10 years: 7      11-15 years: 0      16+ years: 0

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

Planning Status: Other Opportunity - Call for sites submission 2023

PP Expiry Date (If Applicable):

Last known use: Cleared Vacant Land  
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: Private PF      Impact: Unknown

Contamination: Unknown

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: Call for sites submission 2023 (6afa7f) - Capacity based on HELAA density assumption



S975 - Highfield Lane/Woodridge Avenue, Quinton

Gross Size (Ha): 0.35      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: Yes  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 9      0-5 years: 9      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Birmingham City Council      Developer Interest (If known): BMHT  
Planning Status: Detailed Planning Permission - 2020/00357/PA  
PP Expiry Date (If Applicable): 15/07/2023

Last known use: Leisure  
Year added to HELAA: 2018      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: Public PF      Impact: Strategy for mitigation in place

Contamination: Known/Expected contamination issues that can be overcome through remediation  
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: In BMHT 5 year programme



2239 - Land at Malcolm Grove, off Leach Green Lane, Rubery, Birmingham, Rubery and Rednal

Gross Size (Ha): 0.05      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: Yes  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 2      0-5 years: 2      6-10 years: 0      11-15 years: 0      16+ years: 0

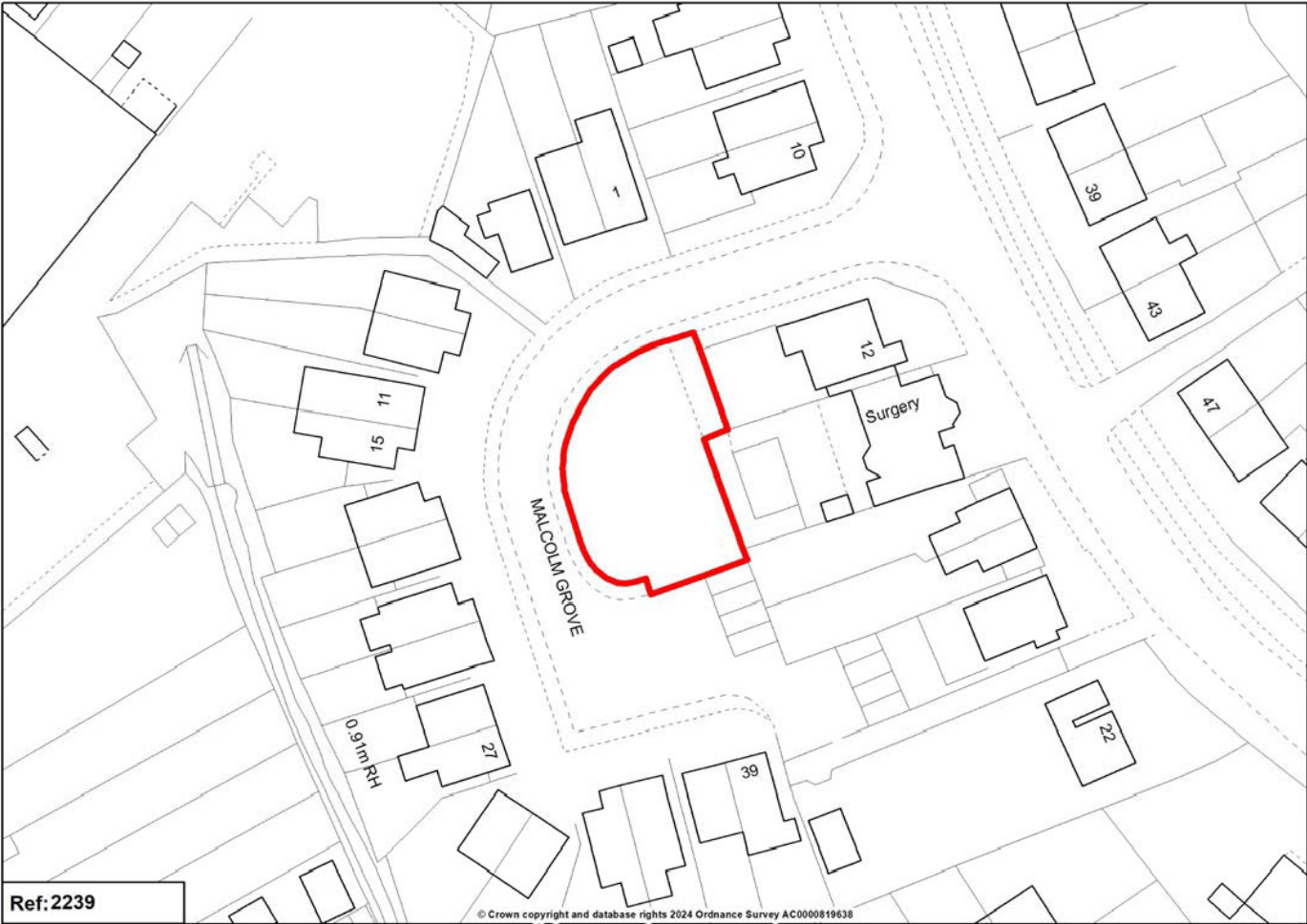
Ownership: Non-BCC      Developer Interest (If known): A H Field (Developers) Ltd  
Planning Status: Under Construction - 2021/02704/PA  
PP Expiry Date (If Applicable): 05/08/2024

Last known use: Open Space  
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

Contamination: No contamination issues  
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:





2628 - Land to rear of 117A Cock Hill Lane, Rubery, Birmingham, B45 9RX, Rubery and Rednal

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: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Pyramid Properties Ltd

Planning Status: Detailed Planning Permission - 2022/04522/PA

PP Expiry Date (If Applicable): 21/02/2026

Last known use: Residential - Garden 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: None      Impact: None

Historic Environment Designation: None      Impact: None

Open Space Designation: None      Impact: None

Contamination: No contamination issues

Demolition: No Demolition Required

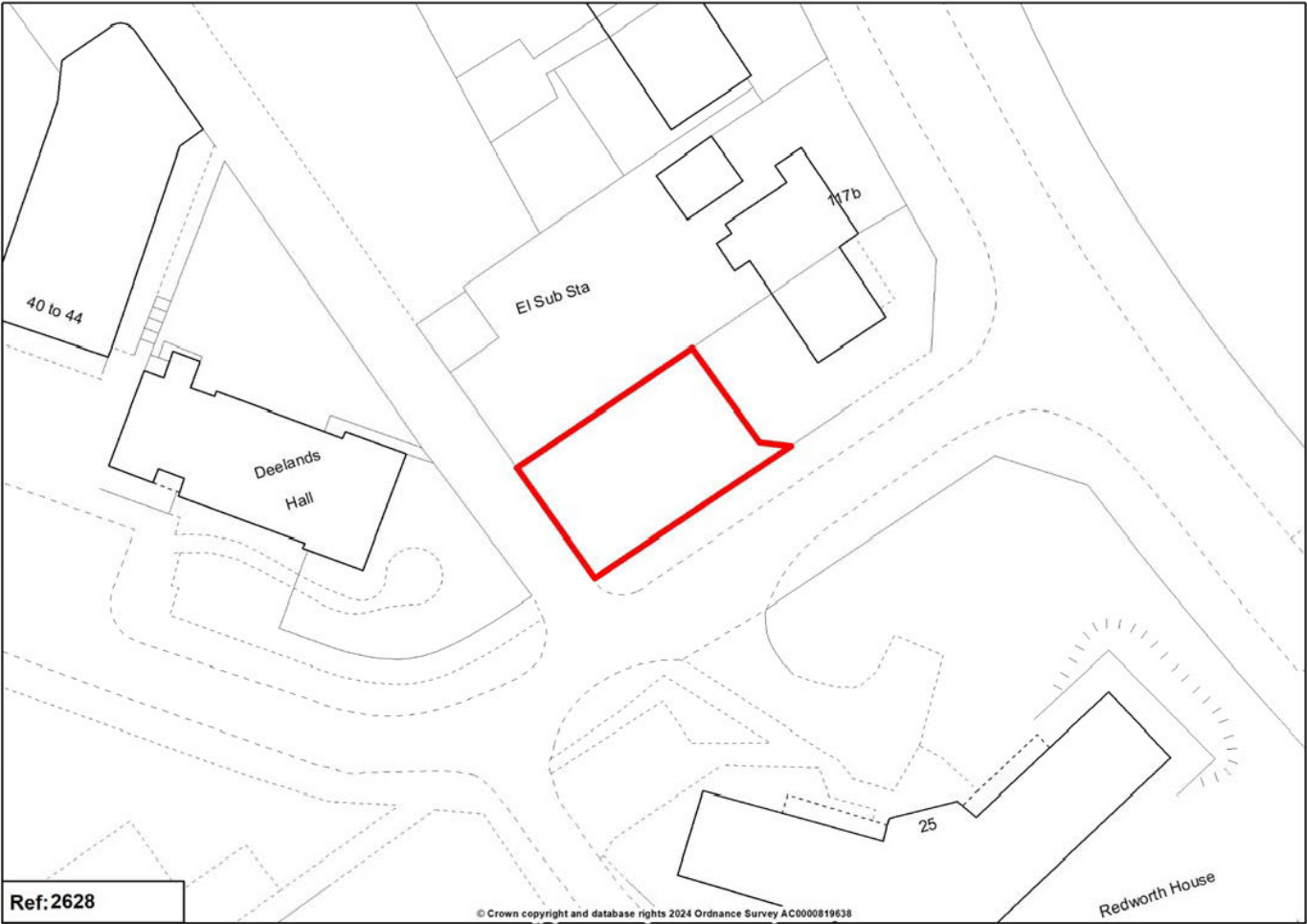
Vehicular Access: No access issues

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments:



2646 - 19 Edgewood Road, Longbridge, Birmingham, B45 8SB, Rubery and Rednal

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: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

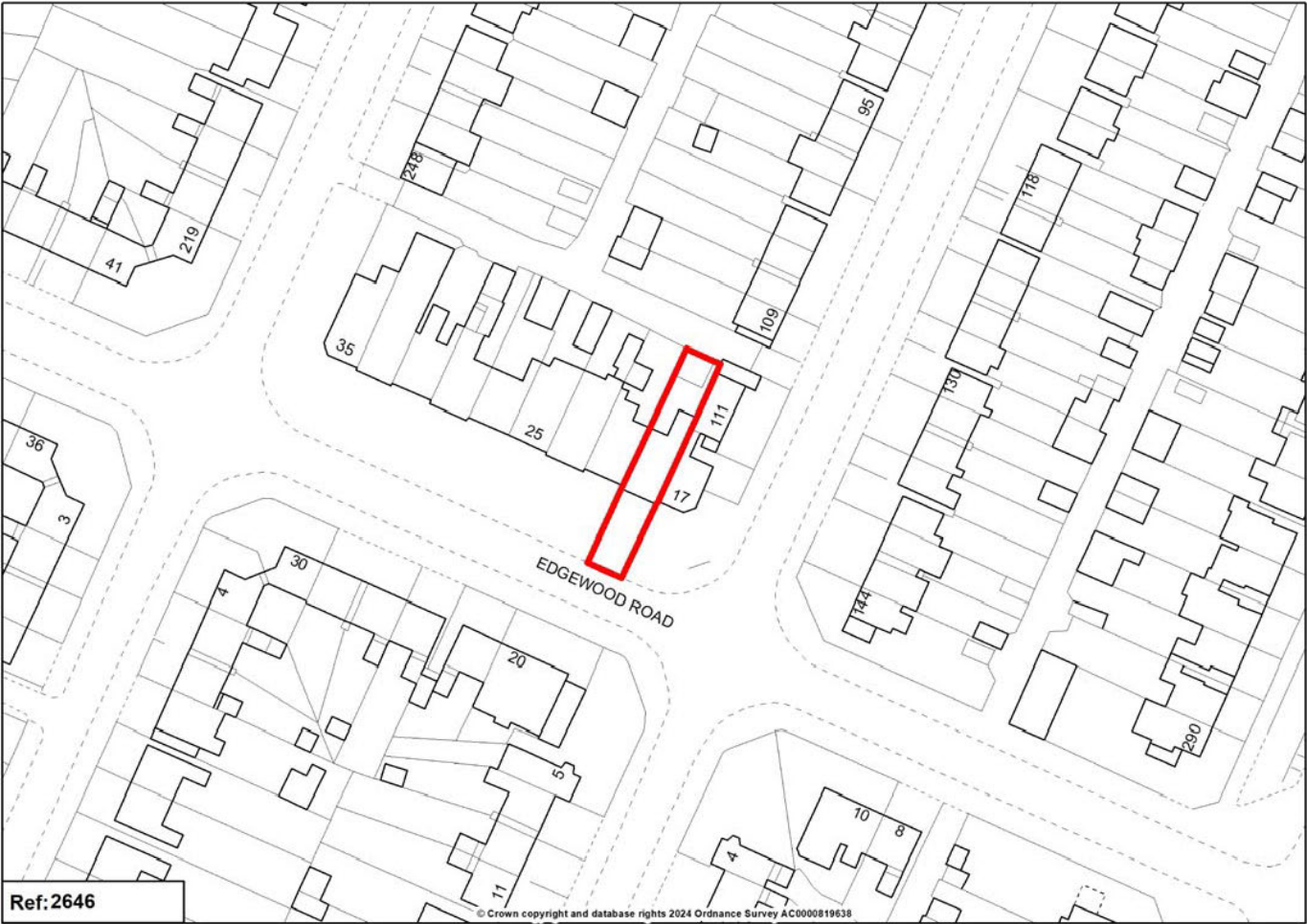
Ownership: Non-BCC      Developer Interest (If known): DCN Property Services  
Planning Status: Detailed Planning Permission - 2022/06206/PA  
PP Expiry Date (If Applicable): 17/02/2026  
Last known use: Mixed

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: None      Impact: None

Historic Environment Designation: None      Impact: None  
Open Space Designation: None      Impact: None

Contamination: No contamination issues  
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:



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

Gross Size (Ha): 0.76      Net developable area (Ha): 0.76      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 3610      0-5 years: 0      6-10 years: 3610      11-15 years: 0      16+ years: 0

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

Planning Status: AAP Allocation - Longbridge AAP

PP Expiry Date (If Applicable):

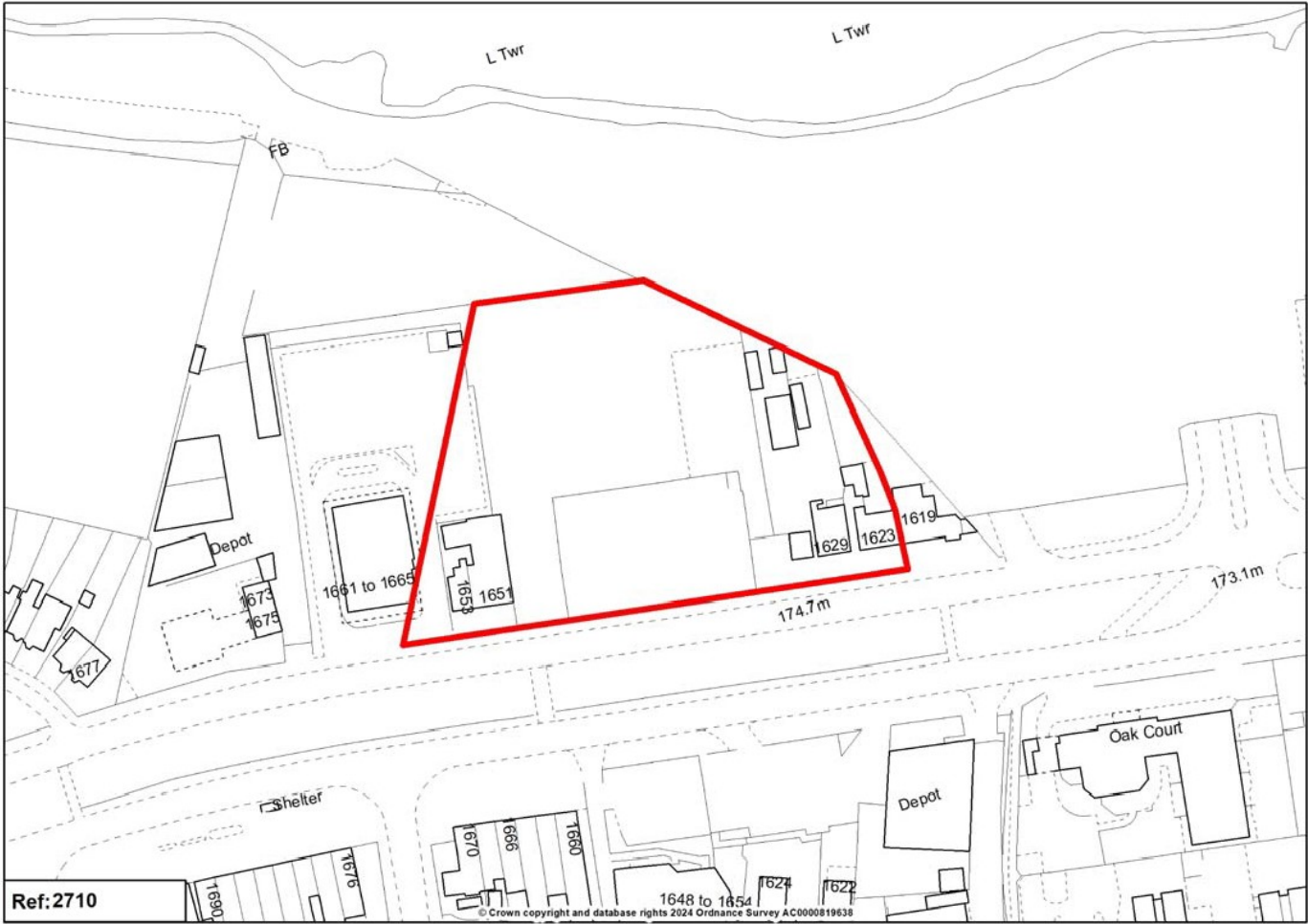
Last known use: Retail Unknown  
Year added to HELAA: 2022      Call for Sites: No      Greenbelt: No

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

Contamination Unknown

Demolition: Some Demolition Required  
Vehicular Access: No access issues  
Suitability Criteria: Suitable - allocated in adopted plan  
Availability: The site has a reasonable prospect of availability  
Achievable: Yes  
Comments:





2352 - LAND BETWEEN 70 AND 72 BROOK MEADOW ROAD, Shard End

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: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Private Citizen  
Planning Status: Detailed Planning Permission - 2021/08433/PA  
PP Expiry Date (If Applicable): 03/11/2024

Last known use: Residential - Garden Land  
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

Contamination: No contamination issues  
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:



2533 - Brookmeadow Public House, 85 Old Forest Way, Shard End, Birmingham, B34 6TW, Shard End

Gross Size (Ha): 0.19      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 18      0-5 years: 0      6-10 years: 18      11-15 years: 0      16+ years: 0

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

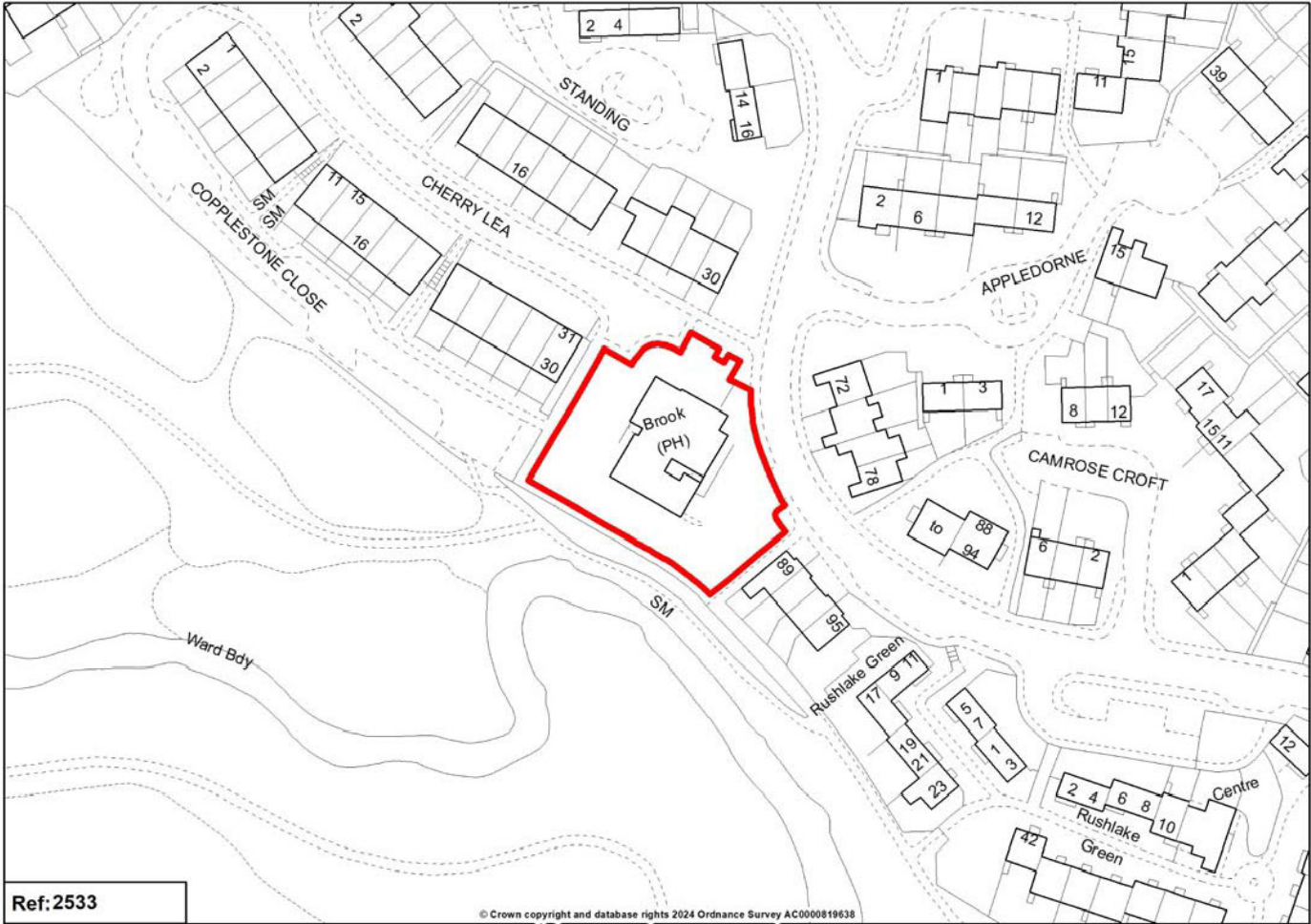
Planning Status: Outline Planning Permission - 2020/10207/PA  
PP Expiry Date (If Applicable): 14/09/2025

Last known use: Other 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: None      Impact: None

Historic Environment Designation: None      Impact: None  
Open Space Designation: None      Impact: None

Contamination: Known/Expected contamination issues that can be overcome through remediation  
Demolition: Demolition required, but expected that standard approaches can be applied  
Vehicular Access: No access issues  
Suitability Criteria: Suitable - planning permission  
Availability: The site has a reasonable prospect of availability  
Achievable: Yes  
Comments:



E945 - 12 Brookbank Avenue, Shard End

Gross Size (Ha): 0.03      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

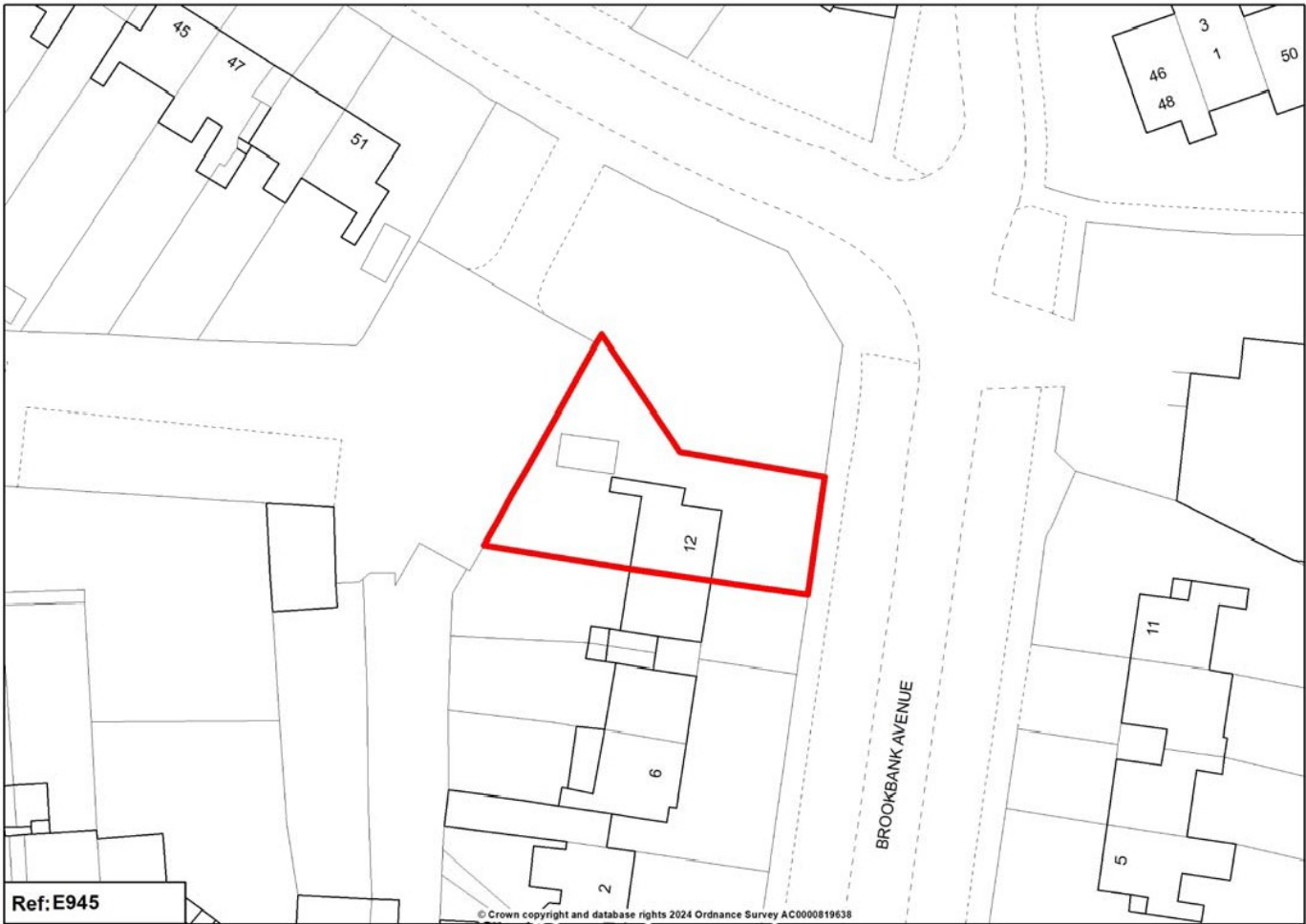
Ownership: Non-BCC      Developer Interest (If known): Private Citizen  
Planning Status: Under Construction - 2019/07505/PA  
PP Expiry Date (If Applicable): 20/12/2022

Last known use: Residential - Garden Land  
Year added to HELAA: 2020      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

Contamination: No contamination issues  
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: Demolition of existing side extensions and erection of 1 dwelling





2091 - 108 Brays Road, Sheldon

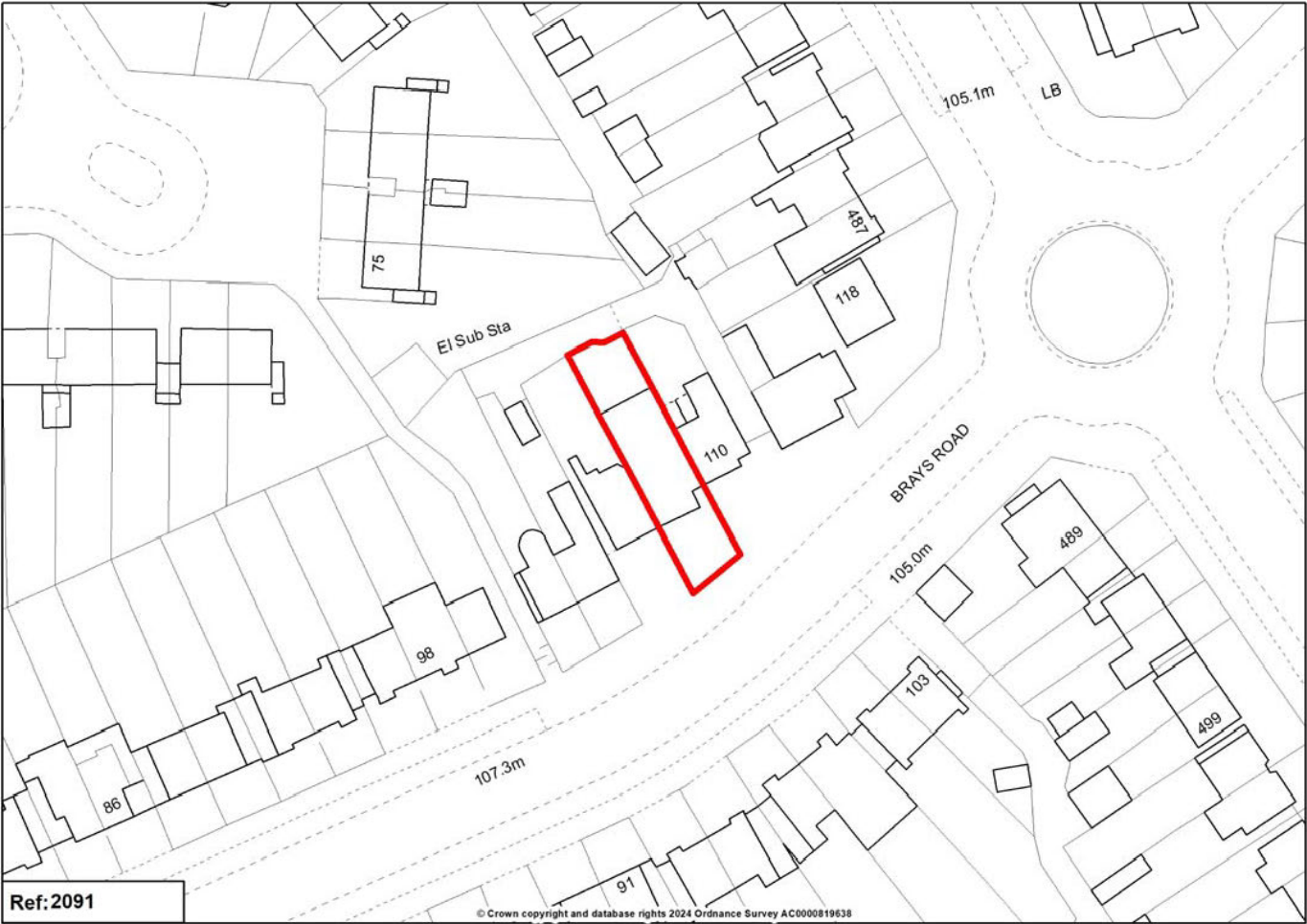
Gross Size (Ha): 0.03      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Private Citizen  
Planning Status: Permitted Development Rights - 2020/00794/PA  
PP Expiry Date (If Applicable): 22/04/2023  
Last known use: Retail

Year added to HELAA: 2021      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

Contamination: No contamination issues  
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:



2336 - 154 Common Lane, Sheldon, Birmingham, Sheldon

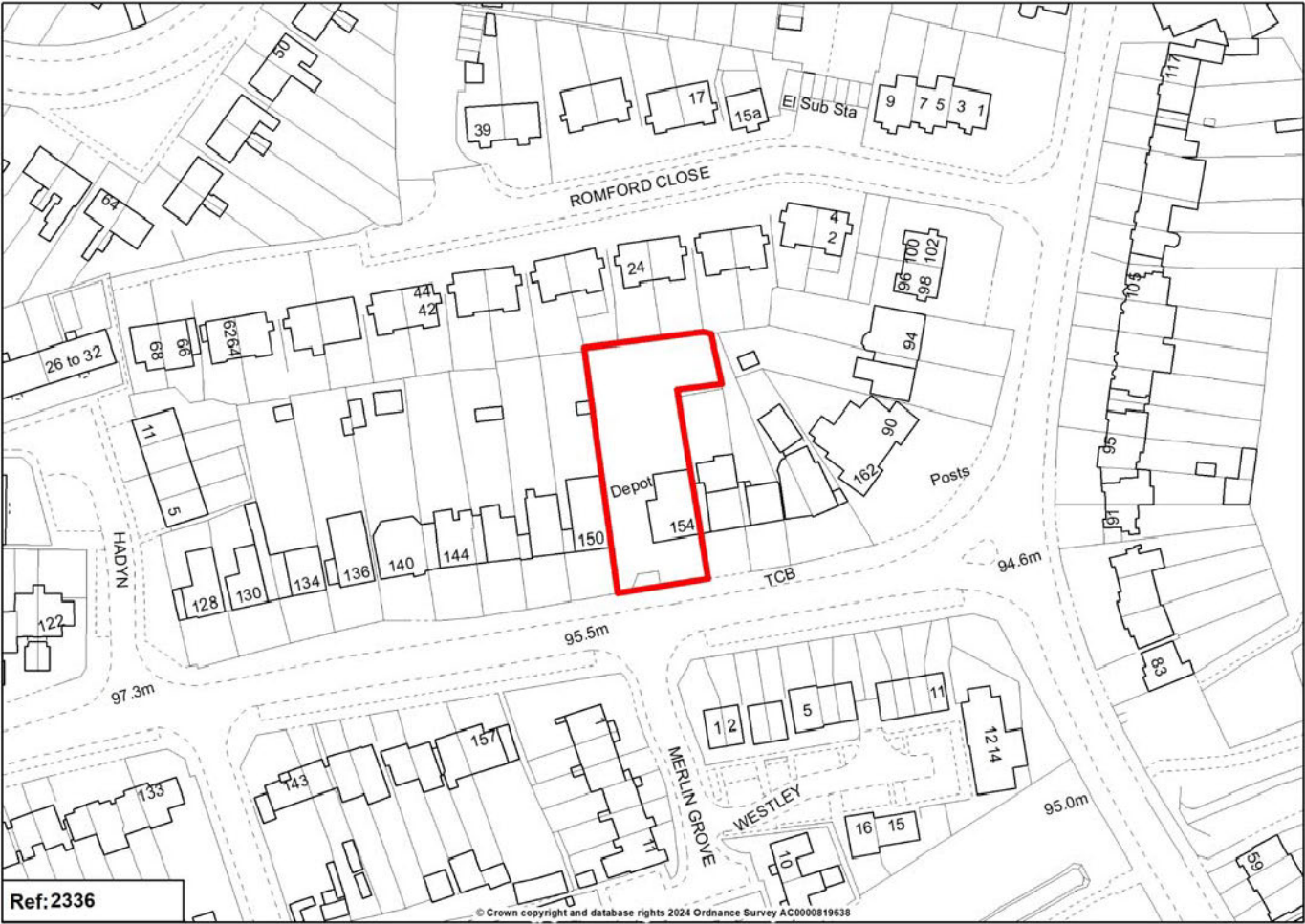
Gross Size (Ha): 0.12      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): A Daly and Son Ltd  
Planning Status: Under Construction - 2021/07805/PA  
PP Expiry Date (If Applicable): 25/11/2024

Last known use: Residential - Garden Land  
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

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



2538 - Land at former Ivy Club, 2296 Coventry Road, Sheldon, Birmingham, B26 3JR, Sheldon

Gross Size (Ha): 0.31      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A      Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: 50      0-5 years: 50      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Gemini Property Group UK

Planning Status: Detailed Planning Permission - 2021/06275/PA

PP Expiry Date (If Applicable): 19/10/2025

Last known use: Retail Unknown

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: None      Impact: None

Historic Environment Designation: None      Impact: None

Open Space Designation: None      Impact: None

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

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

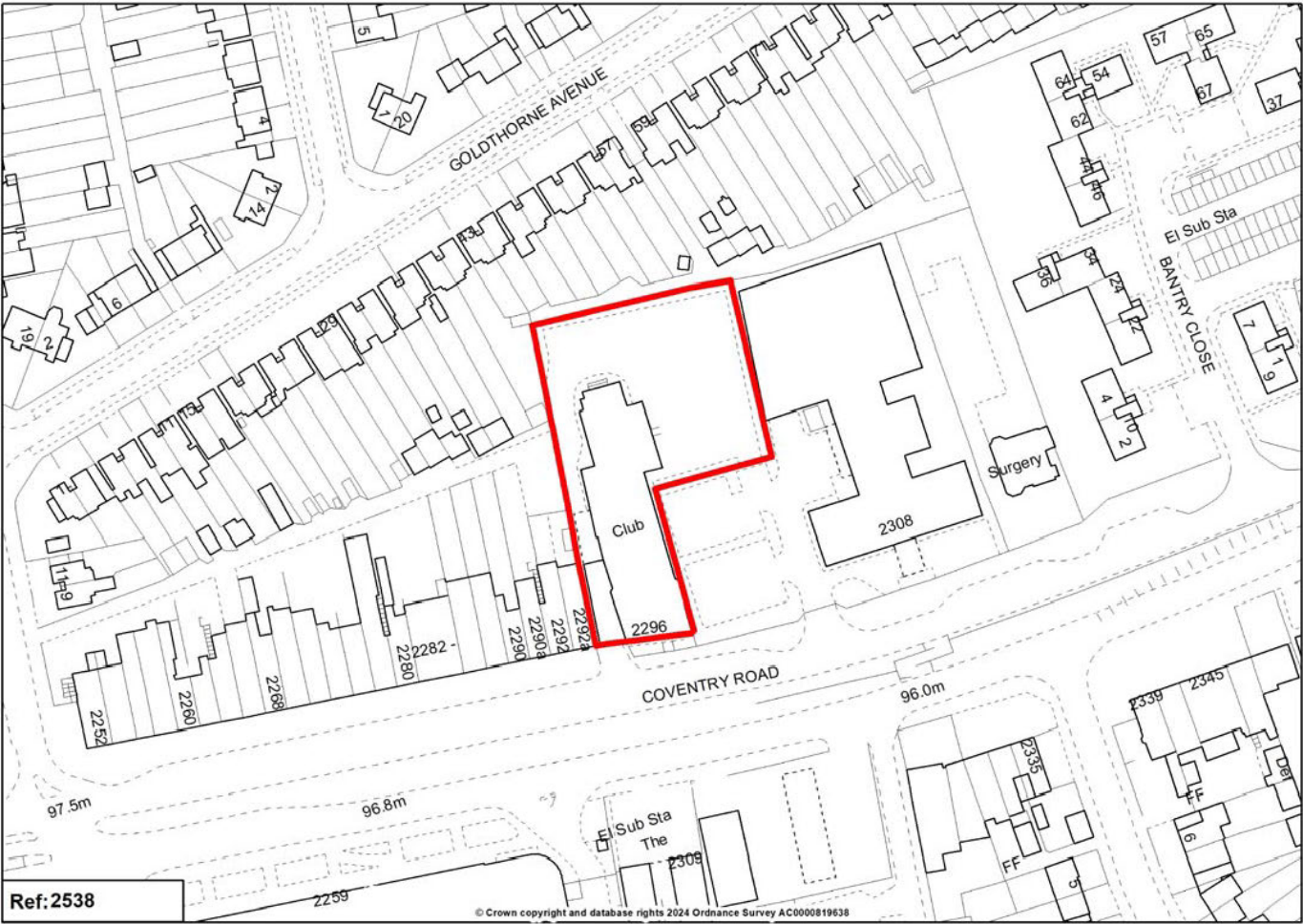
Vehicular Access: No access issues

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments:





2582 - 78 New Coventry Road, Birmingham, B26 3AY, Sheldon

Gross Size (Ha): 0.28

Net developable area (Ha): 0

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

Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: 27

0-5 years: 27

6-10 years: 0

11-15 years: 0

16+ years: 0

Ownership: Non-BCC

Developer Interest (If known): Charles Jordan Ltd

Planning Status: Permitted Development Rights - 2022/05291/PA

PP Expiry Date (If Applicable): 30/08/2025

Last known use: Office

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: None

Impact: None

Historic Environment Designation: None

Impact: None

Open Space Designation: None

Impact: None

Contamination: No contamination issues

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:



2610 - 115 New Coventry Road, Sheldon, Birmingham, B26 3BA, Sheldon

Gross Size (Ha): 0.09      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 5      0-5 years: 5      6-10 years: 0      11-15 years: 0      16+ years: 0

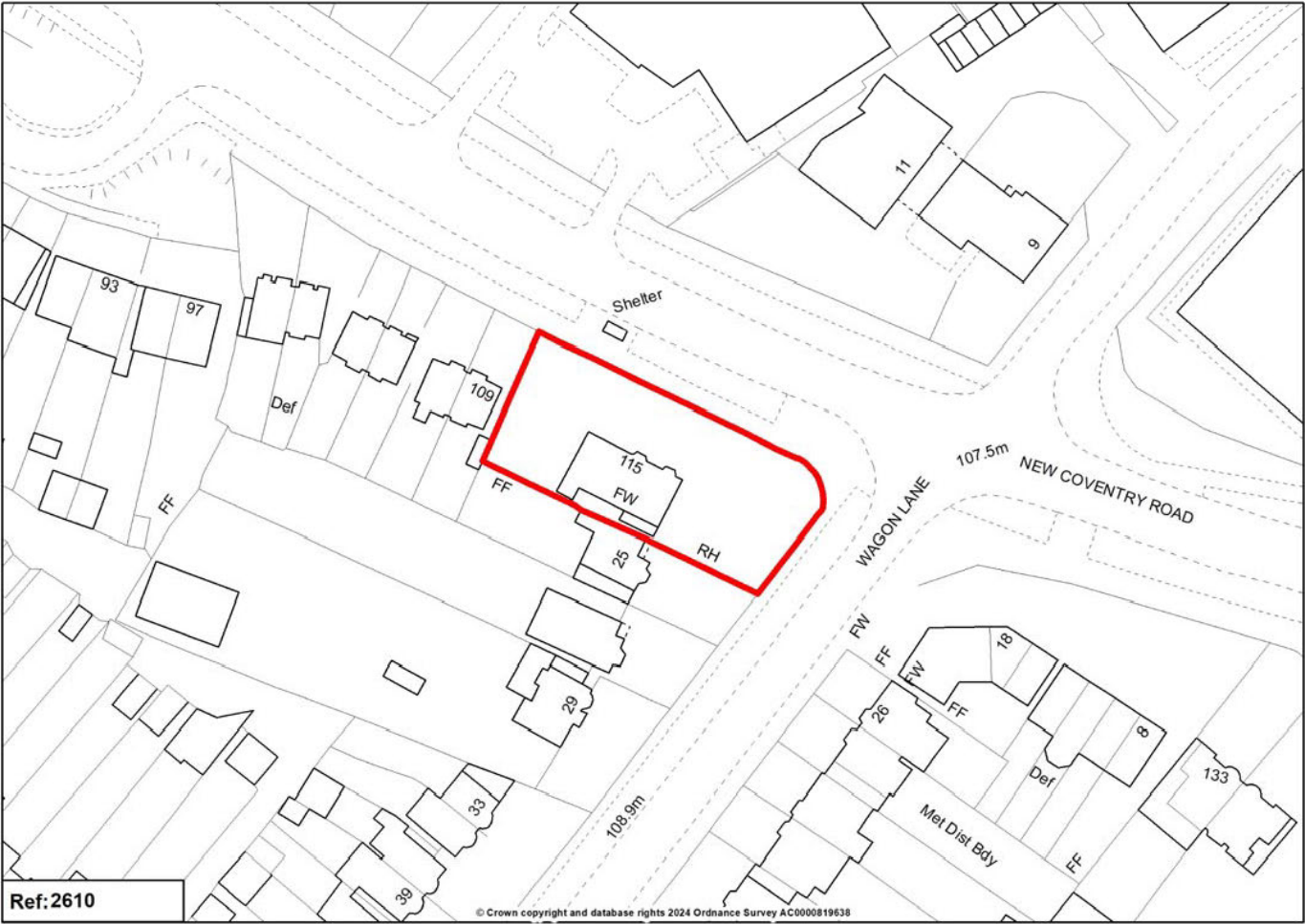
Ownership: Non-BCC      Developer Interest (If known): Private Citizen  
Planning Status: Detailed Planning Permission - 2022/03218/PA  
PP Expiry Date (If Applicable): 13/09/2025

Last known use: Residential  
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: None      Impact: None

Historic Environment Designation: None      Impact: None  
Open Space Designation: None      Impact: None

Contamination: No contamination issues  
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: 6 x 2 bed, one dwelling demolished as part of works.



2645 - 286b Church Road, Sheldon, Birmingham, B26 3YH, Sheldon

Gross Size (Ha): 0.09      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

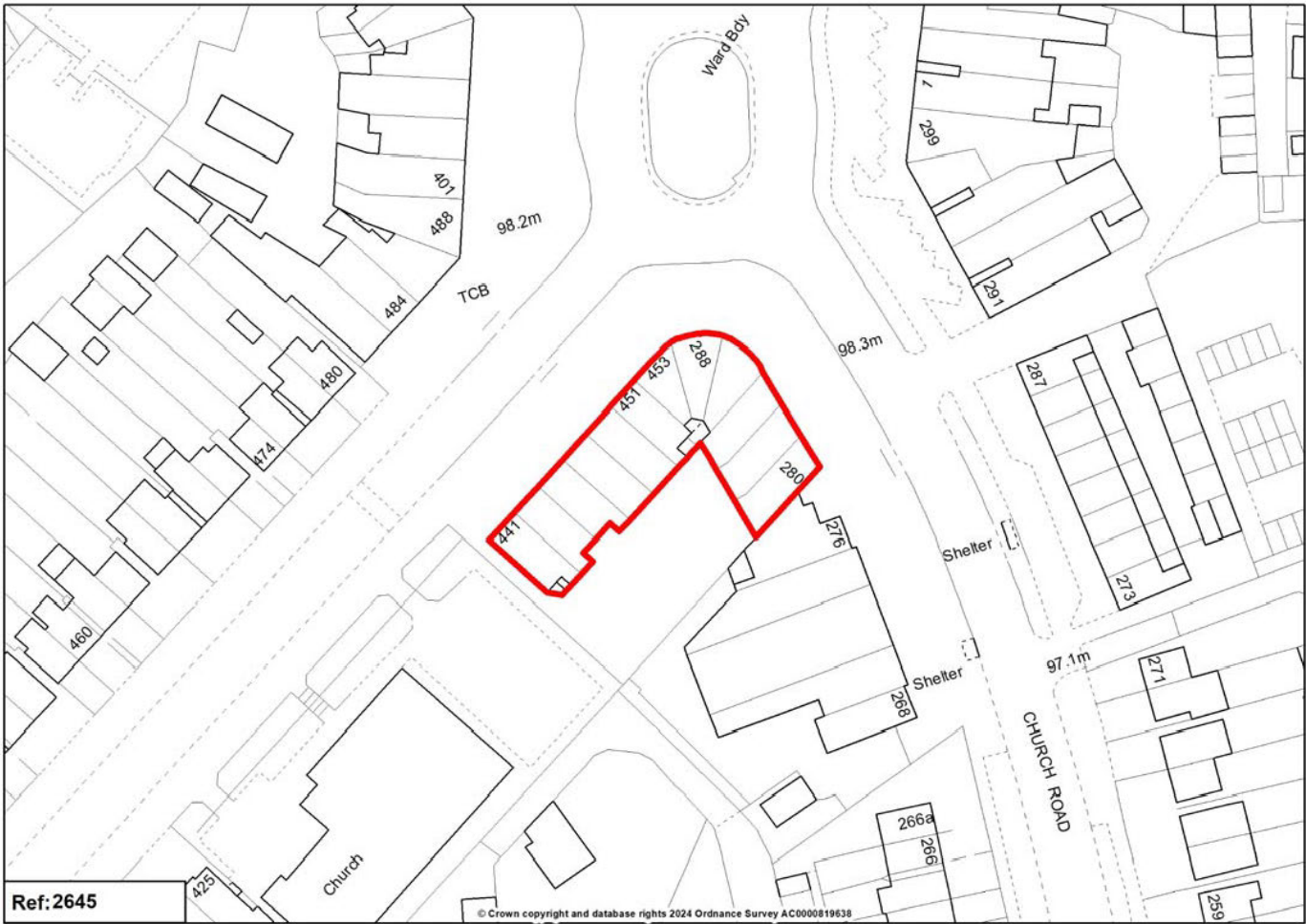
Ownership: Non-BCC      Developer Interest (If known): Private Citizen  
Planning Status: Detailed Planning Permission - 2023/00297/PA  
PP Expiry Date (If Applicable): 17/03/2026

Last known use: Residential  
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: None      Impact: None

Historic Environment Designation: None      Impact: None  
Open Space Designation: None      Impact: None

Contamination: No contamination issues  
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:





2783 - Car park behind Sheldon Local Centre, Sheldon

Gross Size (Ha): 0.21      Net developable area (Ha): 0.21      Density rate applied (where applicable) (dph): 70  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 15      0-5 years: 0      6-10 years: 15      11-15 years: 0      16+ years: 0

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

Planning Status: Other Opportunity - Call for sites submission 2023

PP Expiry Date (If Applicable):

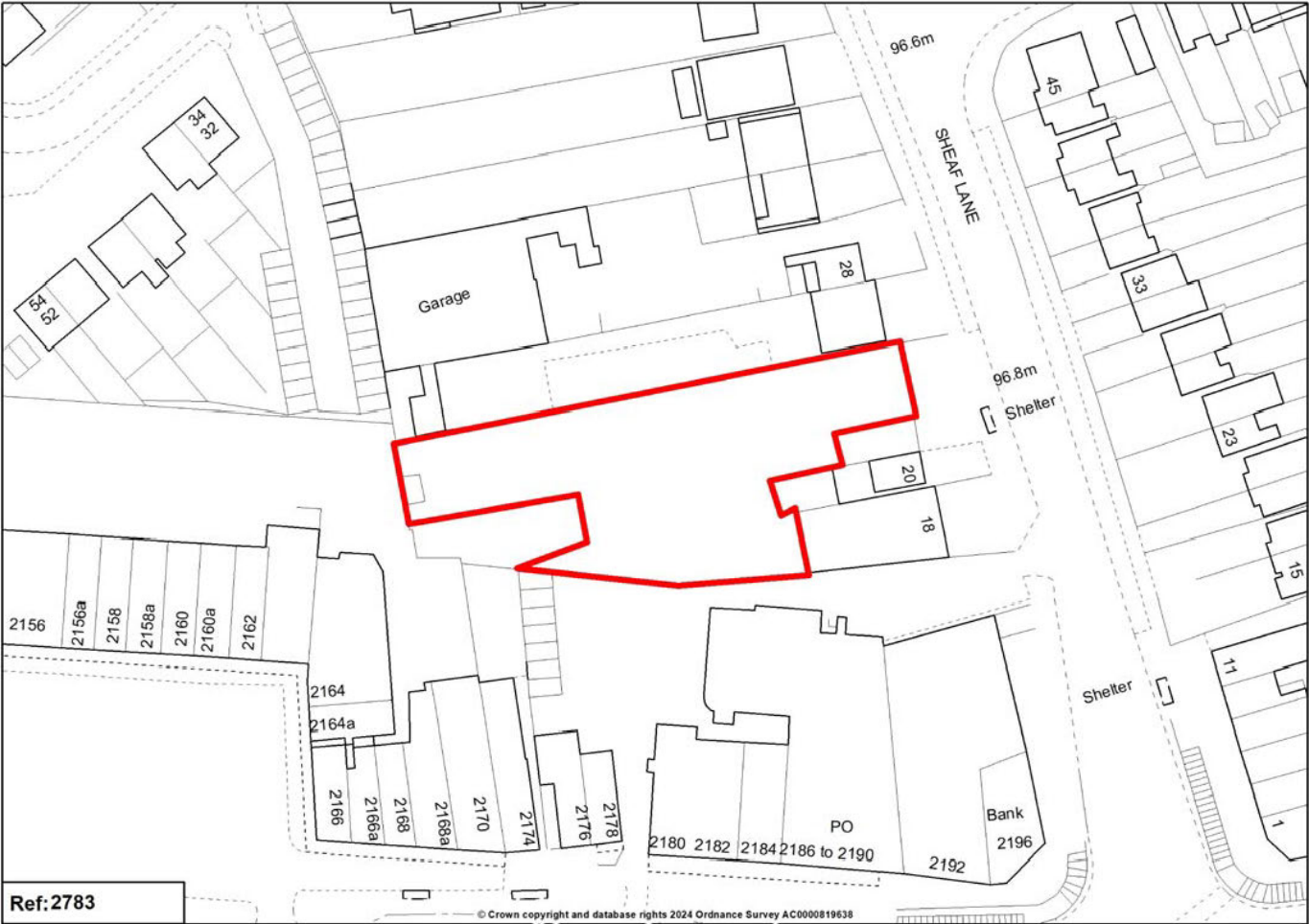
Last known use: Transportation  
Year added to HELAA: 2023      Call for Sites: Yes      Greenbelt: No

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

Contamination Unknown

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: Capacity based on density assumption calculation



2783 - Car park behind Sheldon Local Centre, Sheldon

Gross Size (Ha): 0.21      Net developable area (Ha): 0.21      Density rate applied (where applicable) (dph): 70  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 15      0-5 years: 0      6-10 years: 15      11-15 years: 0      16+ years: 0

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

Planning Status: Other Opportunity - Call for sites submission 2023

PP Expiry Date (If Applicable):

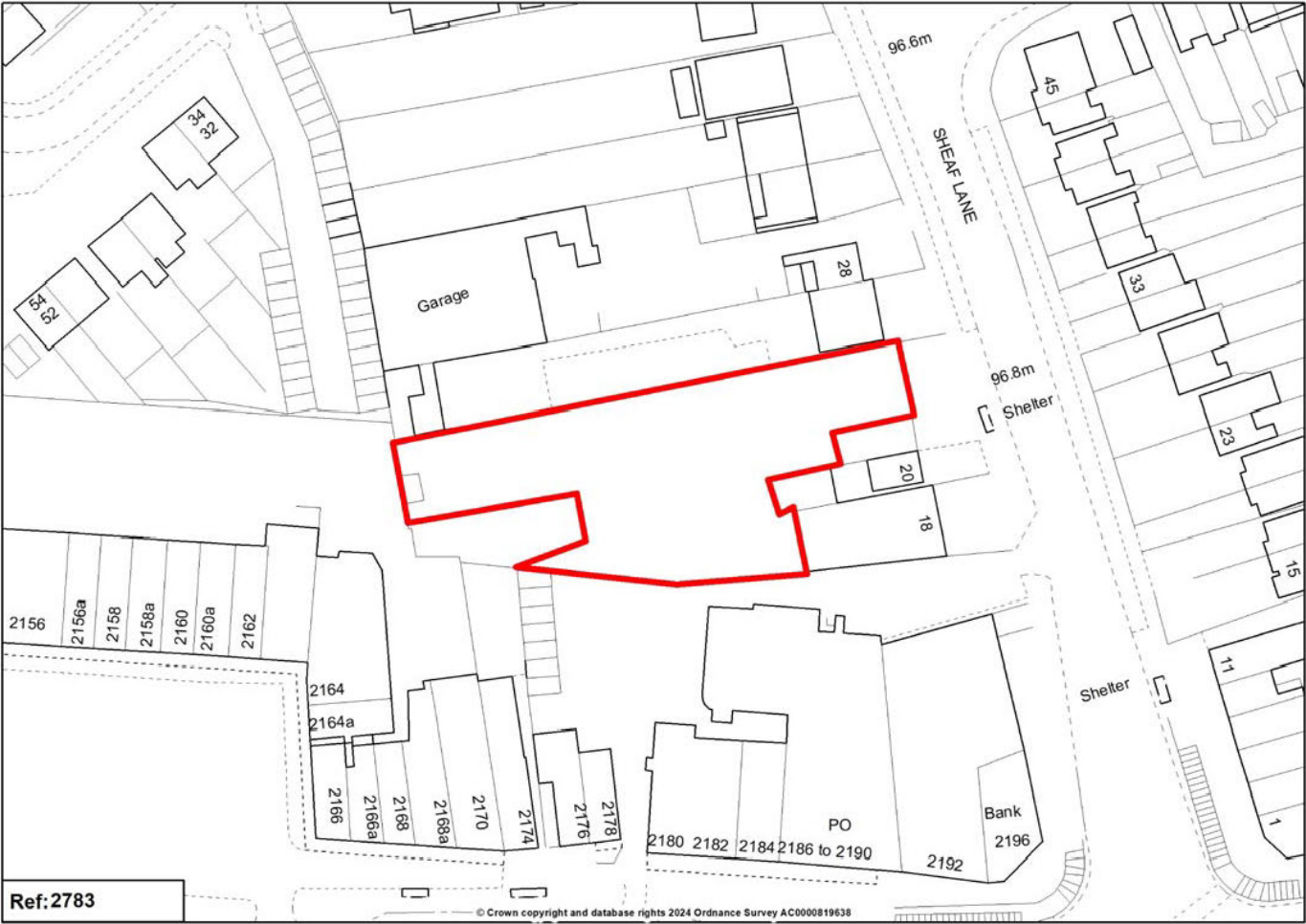
Last known use: Transportation  
Year added to HELAA: 2023      Call for Sites: Yes      Greenbelt: No

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

Contamination Unknown

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: Capacity based on density assumption calculation



2804 - 27 Hollywell Road, Sheldon, Birmingham, B26 3BS, Sheldon

Gross Size (Ha): 0.07      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A      Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: 2      0-5 years: 2      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 - 2022/08926/PA

PP Expiry Date (If Applicable): 21/03/2026

Last known use: Residential      Call for Sites: No      Greenbelt: No

Year added to HELAA: 2023

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

Contamination: No contamination issues

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

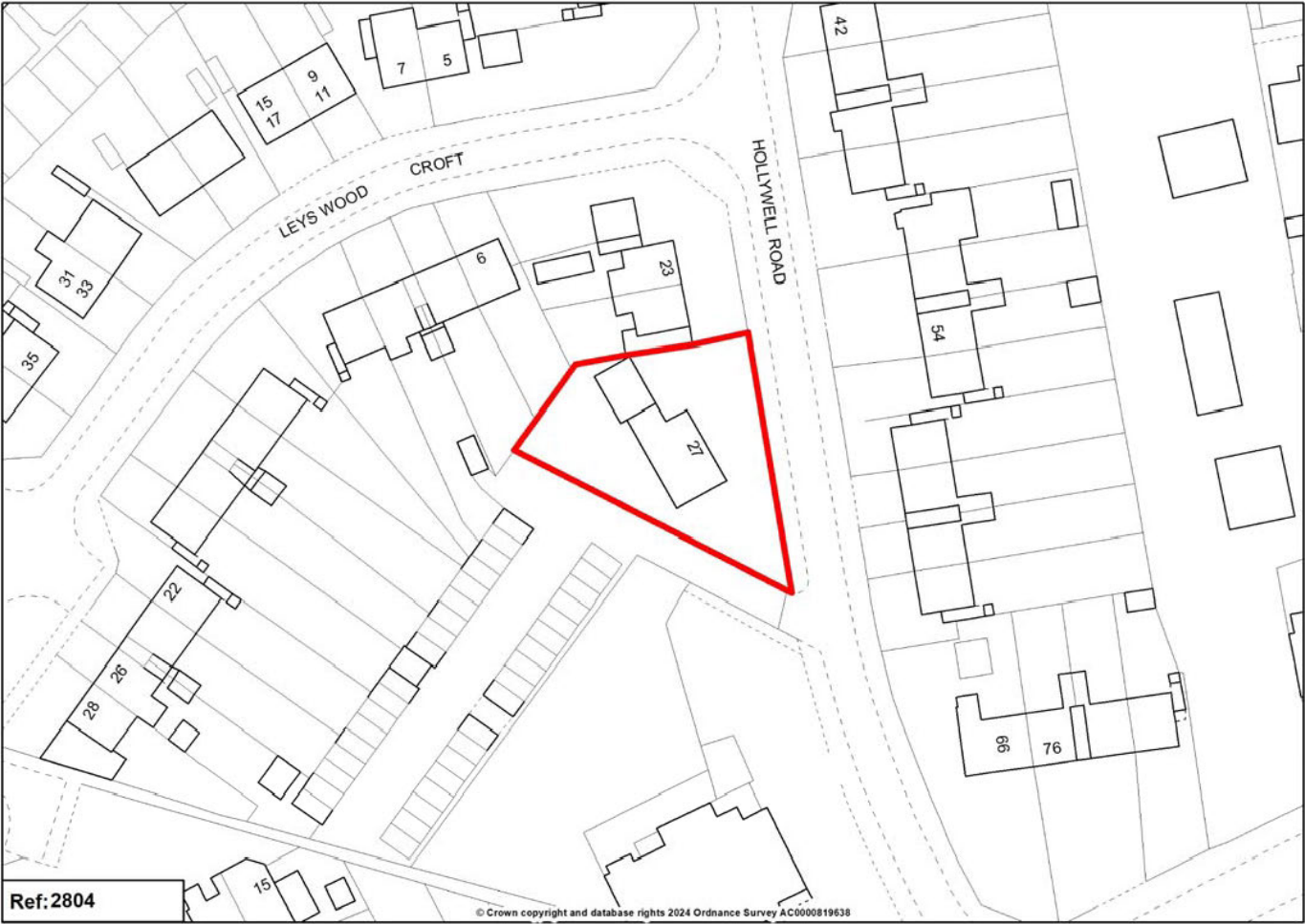
Vehicular Access: No access issues

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments: Demolition of 1 dwelling, replaced by three, four bed houses





E402 - ADJACENT 72 KEBLE GROVE, Sheldon

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: 2

0-5 years: 0

6-10 years: 2

11-15 years: 0

16+ years: 0

Ownership: Non-BCC

Developer Interest (If known): Private Citizen

Planning Status: Under Construction - 2002/05939/PA

PP Expiry Date (If Applicable): 20/03/2003

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

Contamination Unknown

Demolition: No Demolition Required

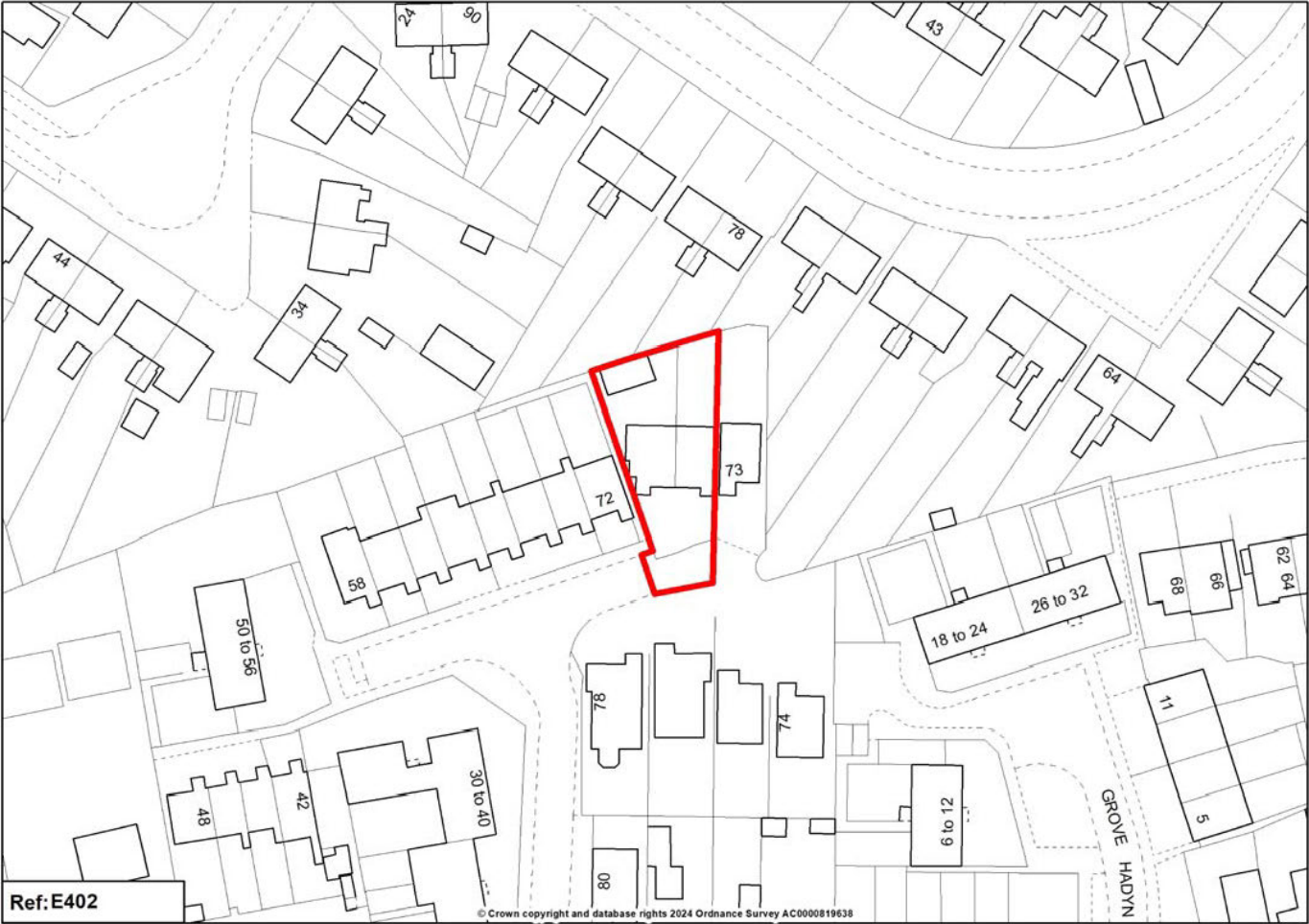
Vehicular Access: No access issues

Suitability Criteria: Suitable - planning permission

Availability: The site has a reasonable prospect of availability

Achievable: Yes

Comments: Stalled at roof level since 2014



E418 - 1 AND 2 SILVERMERE ROAD, Sheldon

Gross Size (Ha): 0.14      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 13      0-5 years: 13      6-10 years: 0      11-15 years: 0      16+ years: 0

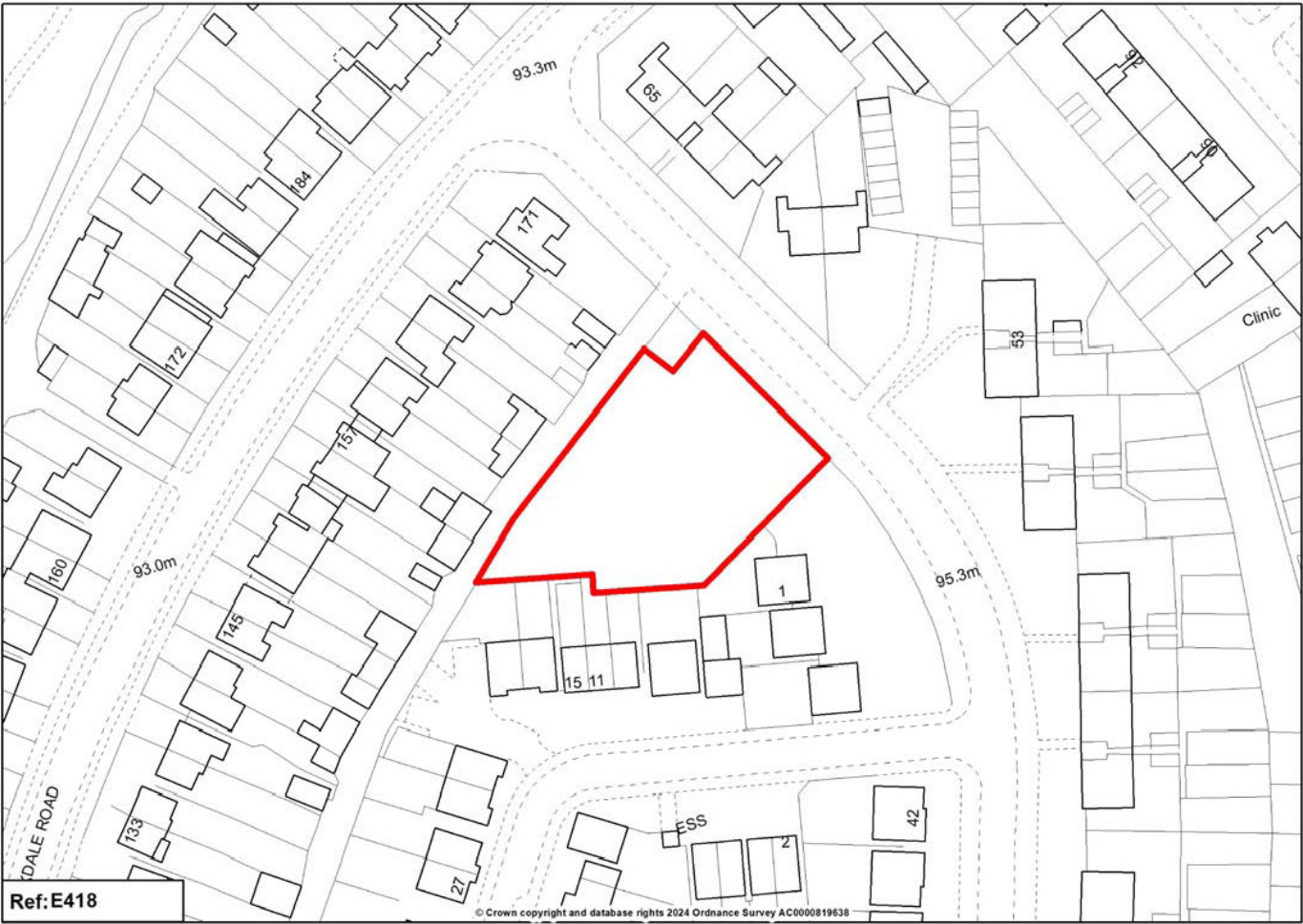
Ownership: Non-BCC      Developer Interest (If known): Higginbotham, Gerdine Investments  
Planning Status: Detailed Planning Permission - 2018/10261/PA  
PP Expiry Date (If Applicable): 25/11/2023

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

Contamination: Known/Expected contamination issues that can be overcome through remediation  
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: Expired consent for demolition of 2 dwellings and erection of 15 apartments. Dwellings now demolished





## E764 - 82-86 Common Lane, Sheldon

Gross Size (Ha): **0.39**

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

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

Greenfield?: **No**

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: **11**

0-5 years: **11**

6-10 years: **0**

11-15 years: **0**

16+ years: **0**

Ownership: **Non-BCC**

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

Planning Status: **Under Construction - 2018/00037/PA**

PP Expiry Date (If Applicable): **29/04/2022**

Last known use: **Residential**

Year added to HELAA: **2016**

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**

Contamination: **No contamination issues**

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: **Demolition of 3 existing and erection 14 new dwellings**





E889 - land Adjacent to 11 Brays Road, Sheldon

Gross Size (Ha): **0.04**      Net developable area (Ha): **0**      Density rate applied (where applicable) (dph): **N/A**  
Greenfield?: **No**  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: **1**      0-5 years: **1**      6-10 years: **0**      11-15 years: **0**      16+ years: **0**

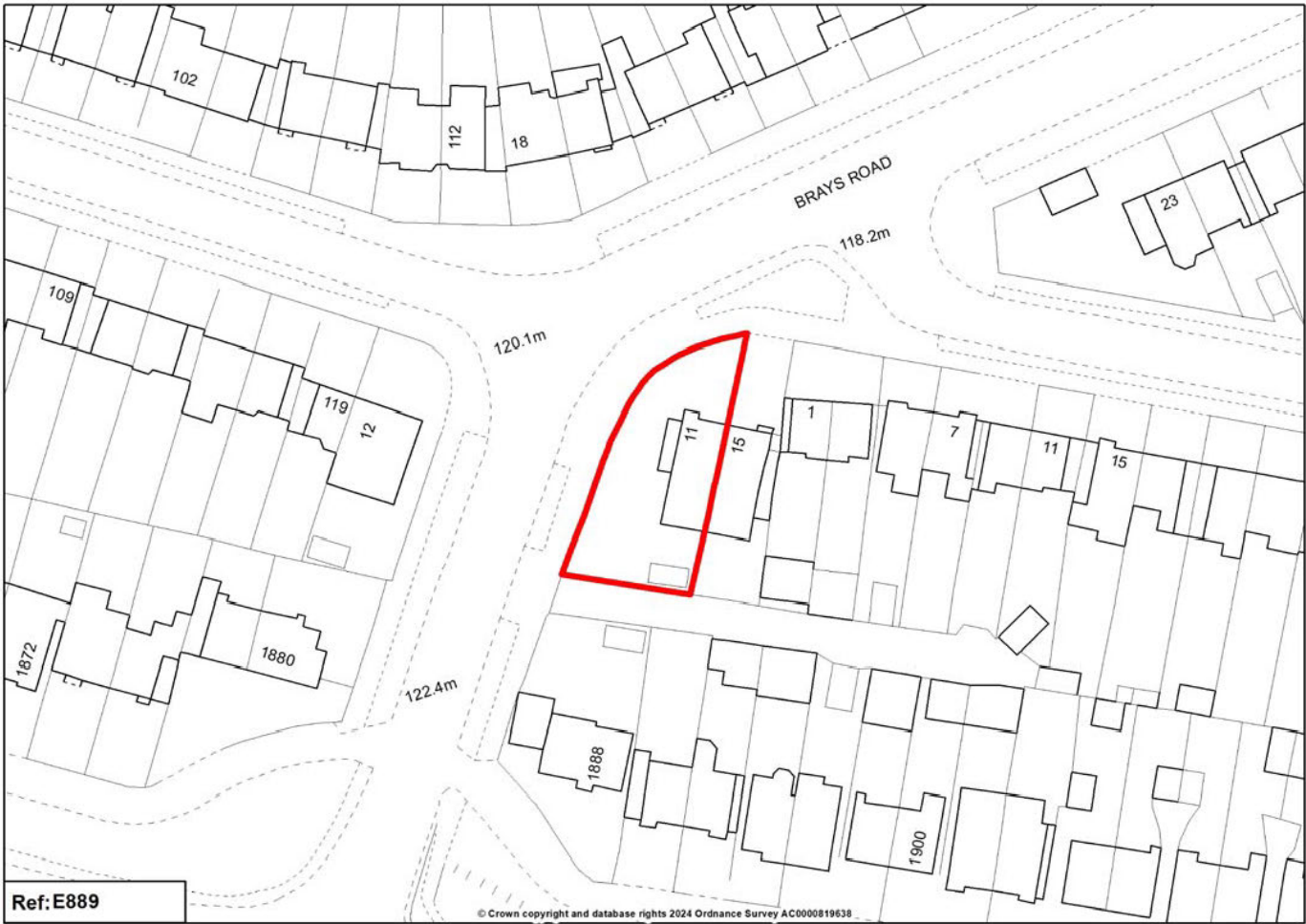
Ownership: **Non-BCC**      Developer Interest (If known): **Private Citizen**  
Planning Status: **Under Construction - 2018/06706/PA**  
PP Expiry Date (If Applicable): **12/11/2021**

Last known use: **Residential - Garden Land**  
Year added to HELAA: **2019**      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**

Contamination: **No contamination issues**  
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:



E891 - Land adjacent 39 Romford Close, Sheldon

Gross Size (Ha): 0.06      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A

Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: 4      0-5 years: 4      6-10 years: 0      11-15 years: 0      16+ years: 0

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

Planning Status: Under Construction - 2019/04857/PA

PP Expiry Date (If Applicable): 10/03/2023

Last known use: Residential-Ancillary

Year added to HELAA: 2019      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

Contamination: No contamination issues

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

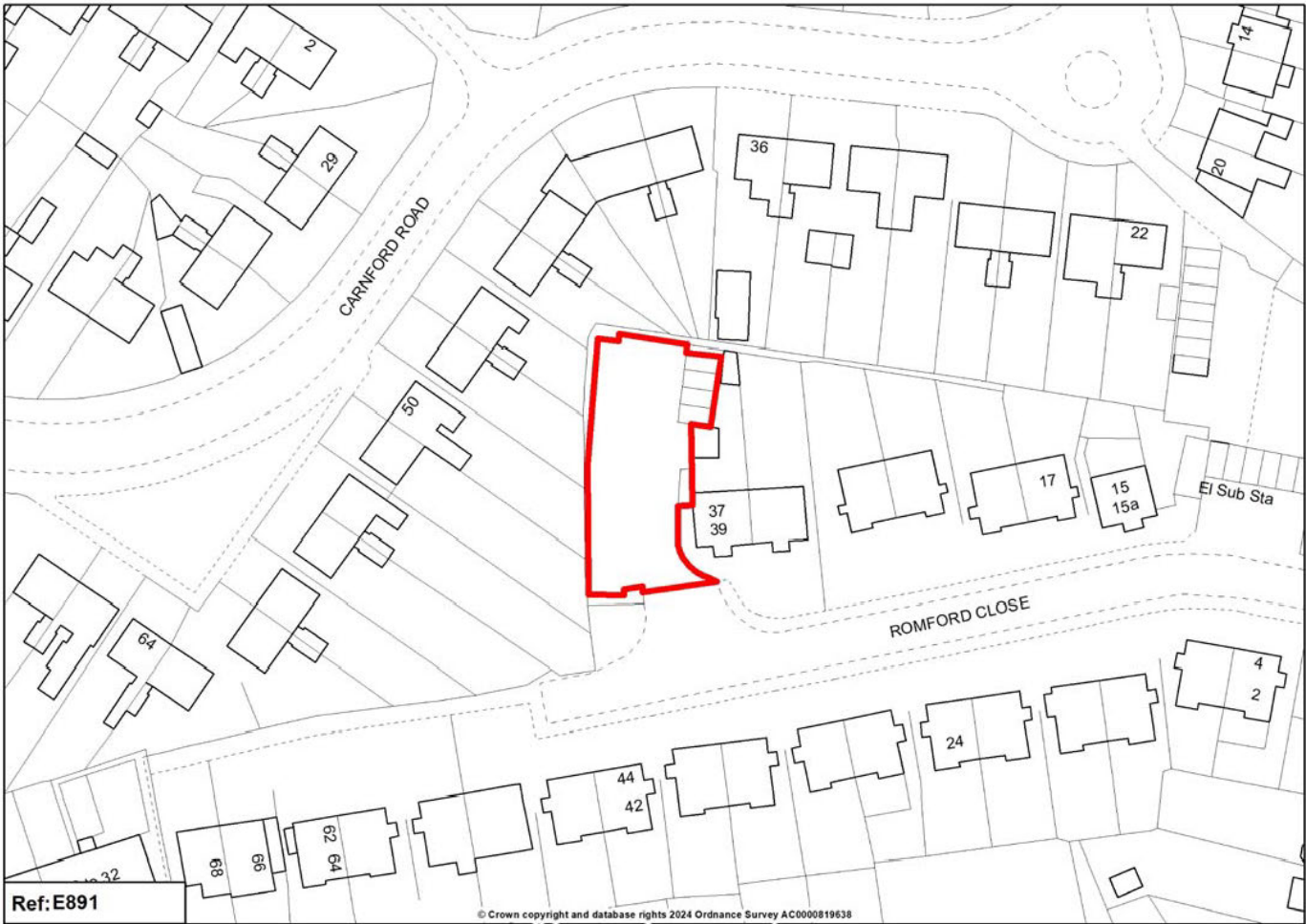
Vehicular Access: No access issues

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments:



2022 - 690 Coventry Road, Small Heath

Gross Size (Ha): 0.07      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 10      0-5 years: 10      6-10 years: 0      11-15 years: 0      16+ years: 0

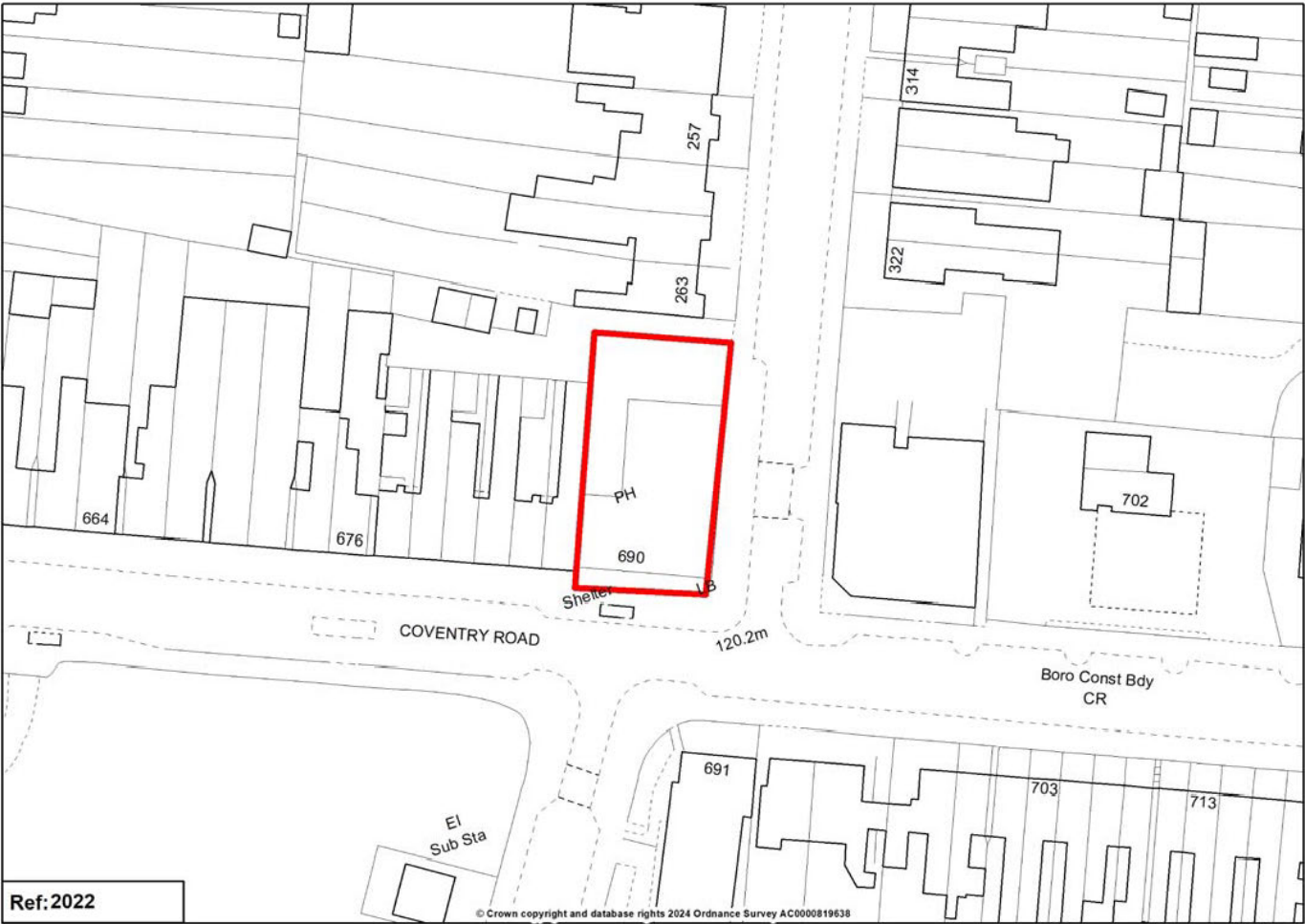
Ownership: Non-BCC      Developer Interest (If known): D and Z Property Investments Ltd  
Planning Status: Under Construction - 2020/03556/PA  
PP Expiry Date (If Applicable): 05/10/2023  
Last known use: Retail

Year added to HELAA: 2021      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

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





2112 - LAND ADJACENT 163 MANSEL ROAD, Small Heath

Gross Size (Ha): 0.04      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 1      0-5 years: 1      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 - 2020/01081/PA  
PP Expiry Date (If Applicable): 31/05/2023

Last known use: Residential-Ancillary  
Year added to HELAA: 2021      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

Contamination: Known/Expected contamination issues that can be overcome through remediation  
Demolition: Demolition required, but expected that standard approaches can be applied  
Vehicular Access: No access issues  
Suitability Criteria: Suitable - planning permission  
Availability: The site is considered available for development  
Achievable: Yes  
Comments:



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

Gross Size (Ha): 1.5      Net developable area (Ha): 0.37      Density rate applied (where applicable) (dph): N/A  
Greenfield?: No  
Timeframe for development (dwellings/floorspace sqm):  
Total Capacity: 2150      0-5 years: 2150      6-10 years: 0      11-15 years: 0      16+ years: 0

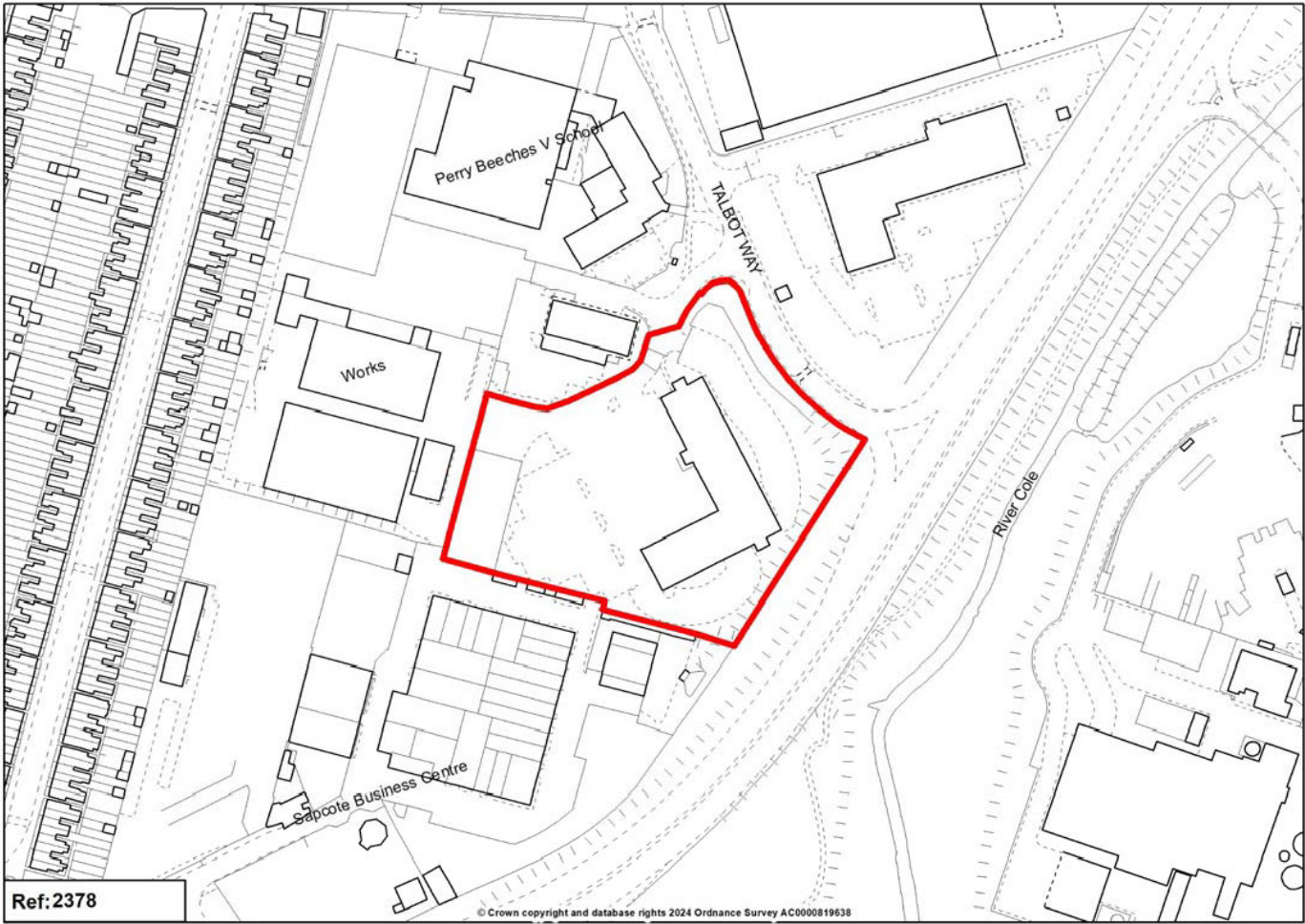
Ownership: Non-BCC      Developer Interest (If known): Connect Distribution Services Ltd  
Planning Status: Detailed Planning Permission - 2020/09219/PA  
PP Expiry Date (If Applicable): 09/07/2024

Last known use: Unused Vacant Land  
Year added to HELAA: 2022      Call for Sites: No      Greenbelt: No

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

Contamination: Known/Expected contamination issues that can be overcome through remediation  
Demolition: No Demolition Required  
Vehicular Access: No access issues  
Suitability Criteria: Suitable - planning permission  
Availability: The site is considered available for development  
Achievable: Yes  
Comments: Site area changed to reflect developable area



E265 - 14 CHARLES ROAD AND 8 TO 14 ST OSWALDS ROAD, Small Heath

Gross Size (Ha): 0.22      Net developable area (Ha): 0      Density rate applied (where applicable) (dph): N/A      Greenfield?: No

Timeframe for development (dwellings/floorspace sqm):

Total Capacity: 13      0-5 years: 13      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): FBDA Ltd

Planning Status: Under Construction - 2011/02088/PA

PP Expiry Date (If Applicable): 05/01/2014

Last known use: Cleared Vacant Land      Call for Sites: No      Greenbelt: No

Year added to HELAA: 2009

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

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

Demolition: No Demolition Required

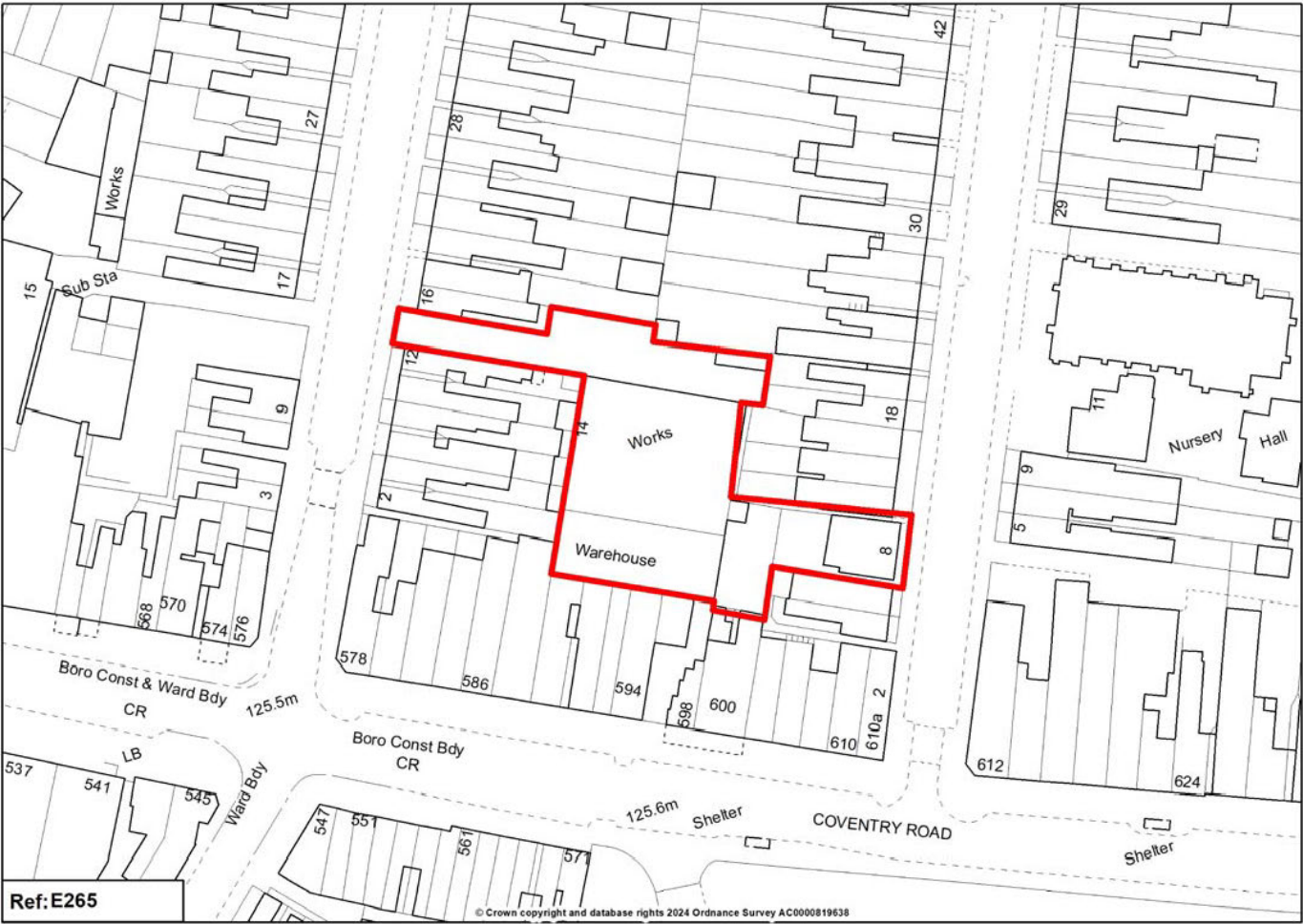
Vehicular Access: Access issues with viable identified strategy to address

Suitability Criteria: Suitable - planning permission

Availability: The site is considered available for development

Achievable: Yes

Comments: Permission implemented





2025 - Rear of 36-37 Hall Street, 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: 1      0-5 years: 1      6-10 years: 0      11-15 years: 0      16+ years: 0

Ownership: Non-BCC      Developer Interest (If known): Private Citizen  
Planning Status: Under Construction - 2020/04352/PA  
PP Expiry Date (If Applicable): 13/10/2023

Last known use: Industrial  
Year added to HELAA: 2021      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: Cons Area, SLB      Impact: Strategy for mitigation in place  
Open Space Designation: None      Impact: None

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

