

Birmingham Local Plan Preferred Options Background Paper: Industrial Land Policies

Appendix: Summary Findings of the 2023 Review of the City's Core Employment Areas

Introduction

This appendix provides an overview of the changes proposed to the city's designated areas for industrial uses. These are currently named Core Employment Areas in the Birmingham Development Plan (2017) and are proposed to be renamed as Core Industrial Areas in the forthcoming Birmingham Local Plan.

The detailed review of these areas follows on from an initial review that was undertaken by Iceni Projects as part of the Housing and Economic Needs Assessment (HEDNA) 2022, which can be viewed on the evidence base webpages for the new Birmingham Local Plan on the City Council's website.

To enable comparison with the earlier HEDNA assessment, the maps in this appendix are provided in the same order and with the same site names as in the HEDNA Core Employment Areas Review document.

Each map is supported by a short summary comment which explains the reasons for the proposed amendments to each area. A table of the 'additional potential capacity' of each area to accommodate future industrial development is also provided, to explain the different sources of sites that constitute the 123.13 hectares of additional land supply that are referred to in the Industrial Land Policies Background Paper and in the industrial land supply figures in the Preferred Options Document. The background paper explains that these sources of additional land supply originate from the City Council's urban capacity work, expired planning approvals, previously allocated sites, development opportunities identified in the previous HEDNA review of the Core Employment Areas, and further opportunities identified through this more detailed review.

All such sites are still considered to be suitable for industrial development if new proposals were to be brought forward on them, however as no proposals were forthcoming at the time of this detailed review they have not been added to the 'identified' industrial land supply in the Housing and Economic Land Availability Assessment (HELAA).

It is important to note that as there is a great deal of uncertainty that the additional potential sites identified in this assessment will actually be brought forward for development by landowners or developers, or that they would be considered favourably if a planning application is submitted for their development, it is recognised that some or all of them will not actually be developed over the new plan period to 2042. At the same time, whilst this assessment has aimed to be as comprehensive as possible, it is also recognised that further development proposals could come forward in the future at locations which have not been identified through this work.

As such, the intention of identifying this additional potential land supply is to demonstrate that there are opportunities within the city to accommodate the 295.6 hectare need identified in the HEDNA through further industrial development proposals coming forward within the new Core Industrial Areas, and that there is no need to identify further development opportunities within the Green Belt or in any other local authority areas.

Care has been taken to avoid any duplication or overlap of the figures in these additional land supply tables, so for example where the previous HEDNA assessment identified a development opportunity that overlaps with an expired planning permission or a previous allocation this area has been deducted from the HEDNA supply. Any potential development opportunities identified by this more detailed review of the Core Employment Areas have also only been included where they had not previously been identified in the other sources. If a site is identified in the HELAA then this takes precedence over the further potential sources of supply. No figures are provided for the capacity of HELAA sites in this appendix as these are already available to view in the main HELAA 2023 report, and they are listed separately and in greater detail in the Birmingham Local Plan Preferred Options Document.

As the future land requirement of 295.6 hectares recommended in the HEDNA is a gross figure, which recognises that some existing industrial uses will need to be redeveloped to enable the delivery of more modern premises, most of the site area figures are also gross; i.e. no discount is made to the site area to take account of existing industrial uses within the site. An exception to this is where the site capacity figure results from a proposal to extend the existing uses at the site. This is particularly the case where a site has been identified from an expired planning approval. The supporting comments explain how the site area figures for potential development in each area have been derived.

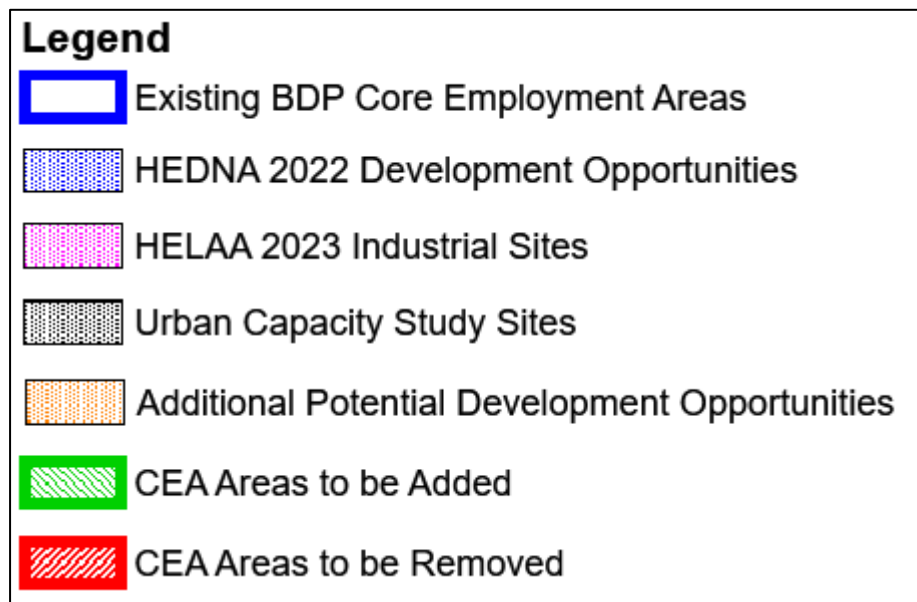
In terms of the proposed amendments to the Core Employment Area boundaries, the following points set out the overall rules and principles that were followed:

- Where existing industrial development opportunities identified in the HELAA are within or adjoin a Core Employment Area, these have been included within the revised boundaries.
- Sites in existing Core Employment Areas that had planning approval for a non-industrial use were recommended to be excluded from the new boundaries, particularly if they are located on the fringes of the designated area or if there is a large area or cluster of approved non-industrial uses.
- Similarly, if there was a cluster of sites promoted for non-industrial uses through the call for sites process which were later considered as appropriate for allocation in the Local Plan Preferred Options Document or for inclusion as housing sites in the HELAA then these were also excluded from the recommended new boundaries.
- The existing pattern of land use was considered using Local Land and Property Gazetteer (LLPG) and non-domestic (business) rates data. These data sources helped to identify where there are distinct clusters of industrial uses which should continue to be protected and also where there were much more fragmented patterns of land use that included significant amounts of non-industrial uses, particularly those now falling within class E, which should be removed from the designation.

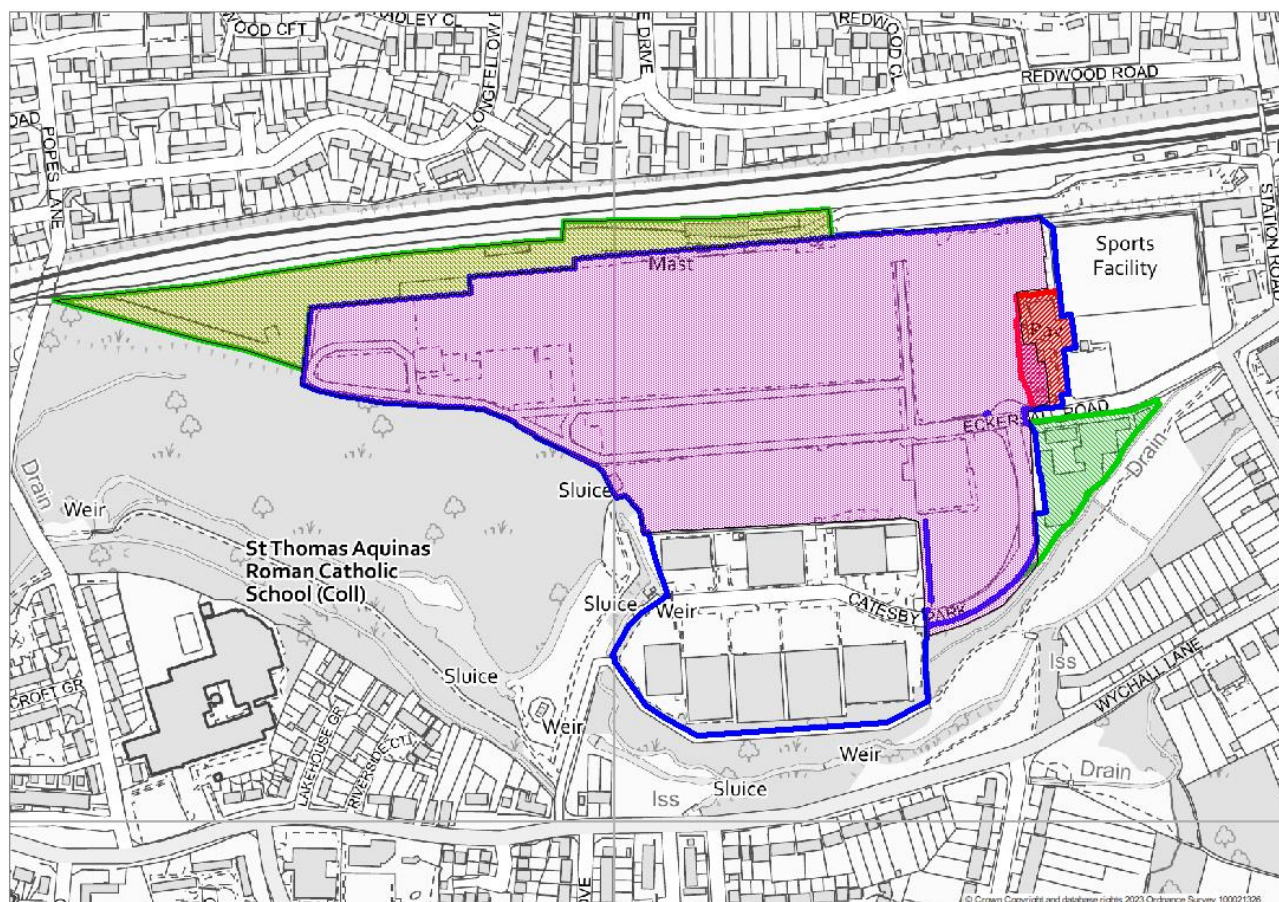
- The business rates data also helped to identify where there are concentrations of vacant industrial units that might provide a redevelopment opportunity for new industrial uses, or to be released from the designated area and redeveloped for other non-industrial uses.

The summary comments for each Core Employment Area explain how the above principles and any other factors have resulted in the recommended changes to designated area boundaries.

The legend below sets out the different mapped layers that are shown on each of the plans in this document.



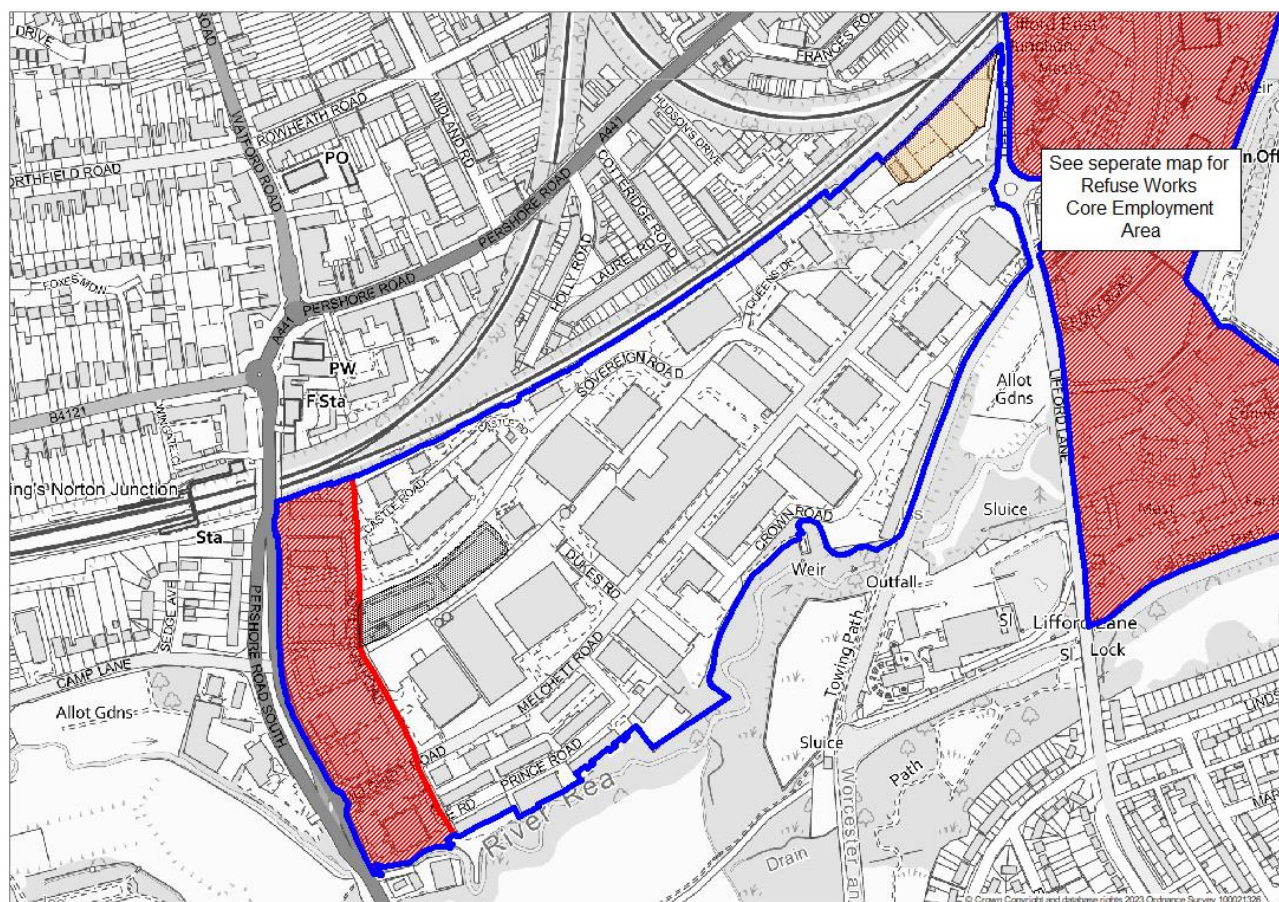
03 Catesby Park



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	0
Expired planning approvals	0	0
Former allocations	0	0
Urban capacity sites	0	0
Further opportunities identified through this assessment	1.88	1.88
Sub Total:	1.88	1.88

Most of the area is already identified in the HELAA for industrial development (purple area). Land adjoining the railway is identified as industrial in the LLPG and is identified as a potential development area in this detailed assessment. The City Council will engage with the landowner for this area and if positive confirmation of the development potential of this area is confirmed then it will be included in the new Core Industrial Area boundary. The LLPG also identifies a cluster of industrial uses to the east which are proposed to be included in the new boundary (shown in green). The sports pavilion is proposed to be excluded (shown in red).

06 Kings Norton Business Park



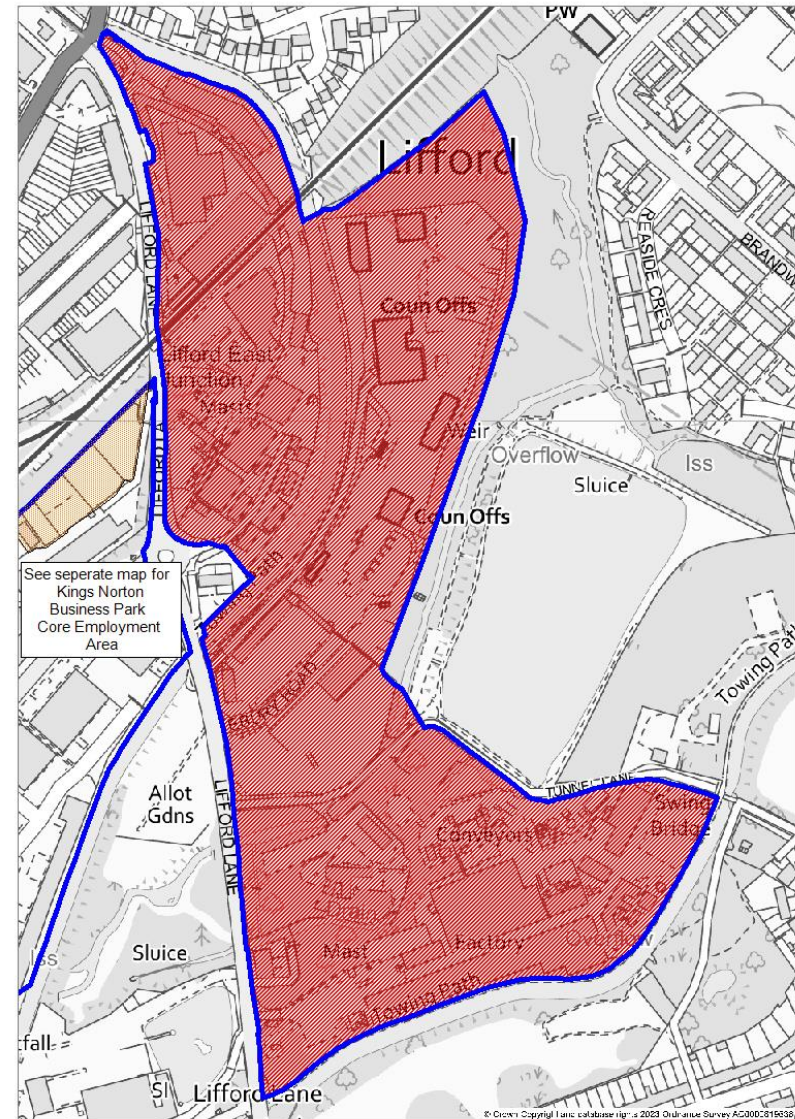
Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	0
Expired planning approvals	0.48	0.48
Former allocations	0	0
Urban capacity sites	0.56	0.56
Further opportunities identified through this assessment	0	1.88
Sub Total:	1.04	2.92

The majority of this area is proposed to be retained as the existing uses are predominantly industrial, however the area to the west in red shading adjoining Pershore Road South is recommended to be removed from the Core Employment Area as the LLPG shows that there is a concentration of non-industrial uses here such as offices, retail and commercial uses. Adjoining this is a large car park adjoining Sovereign Road that has been identified as having development potential in the urban capacity work. There is also an expired planning approval at the northern corner of the area that would continue to be a suitable location for new industrial development if new proposals come forward in the future.

08 Refuse Works

It is recommended that this Core Employment Area is deleted, as the LLPG has identified very few existing B2 or B8 uses and so there would be little benefit in continuing to limit the type of land uses to be permitted within this area. There are also no industrial development opportunities that have been identified within this Core Employment Area.

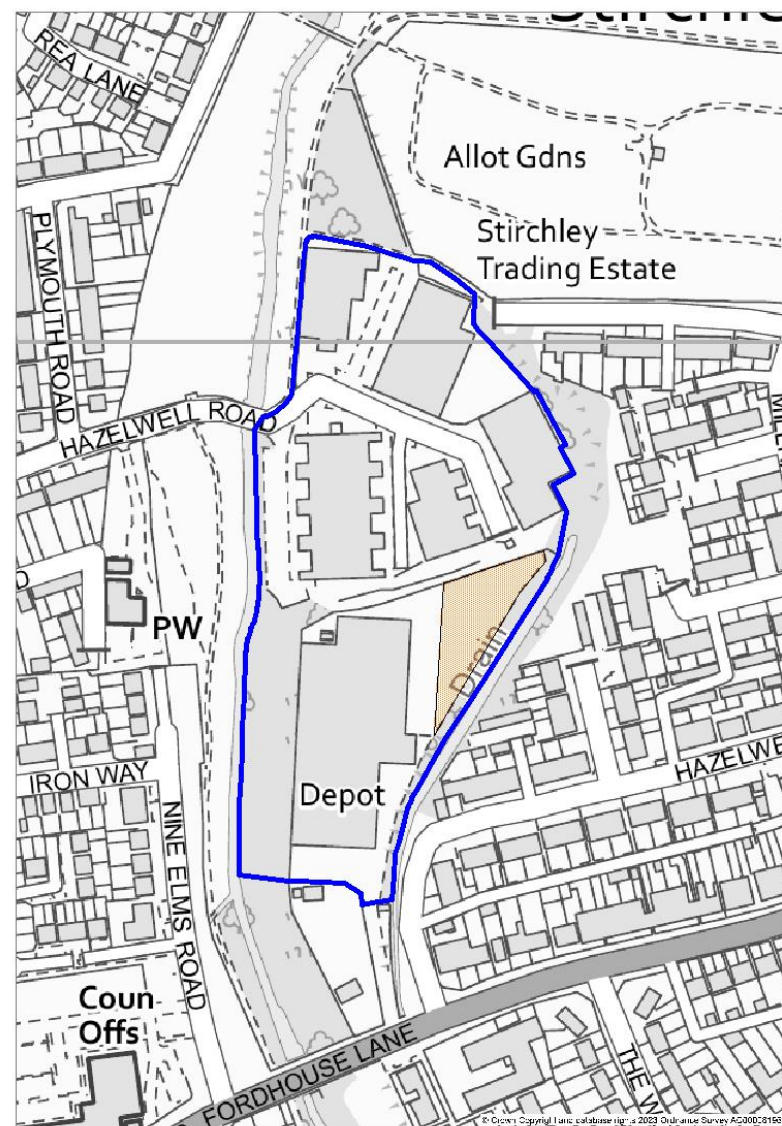
Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	0
Expired planning approvals	0	0.48
Former allocations	0	0
Urban capacity sites	0	0.56
Further opportunities identified through this assessment	0	1.88
Sub Total:	0	2.92



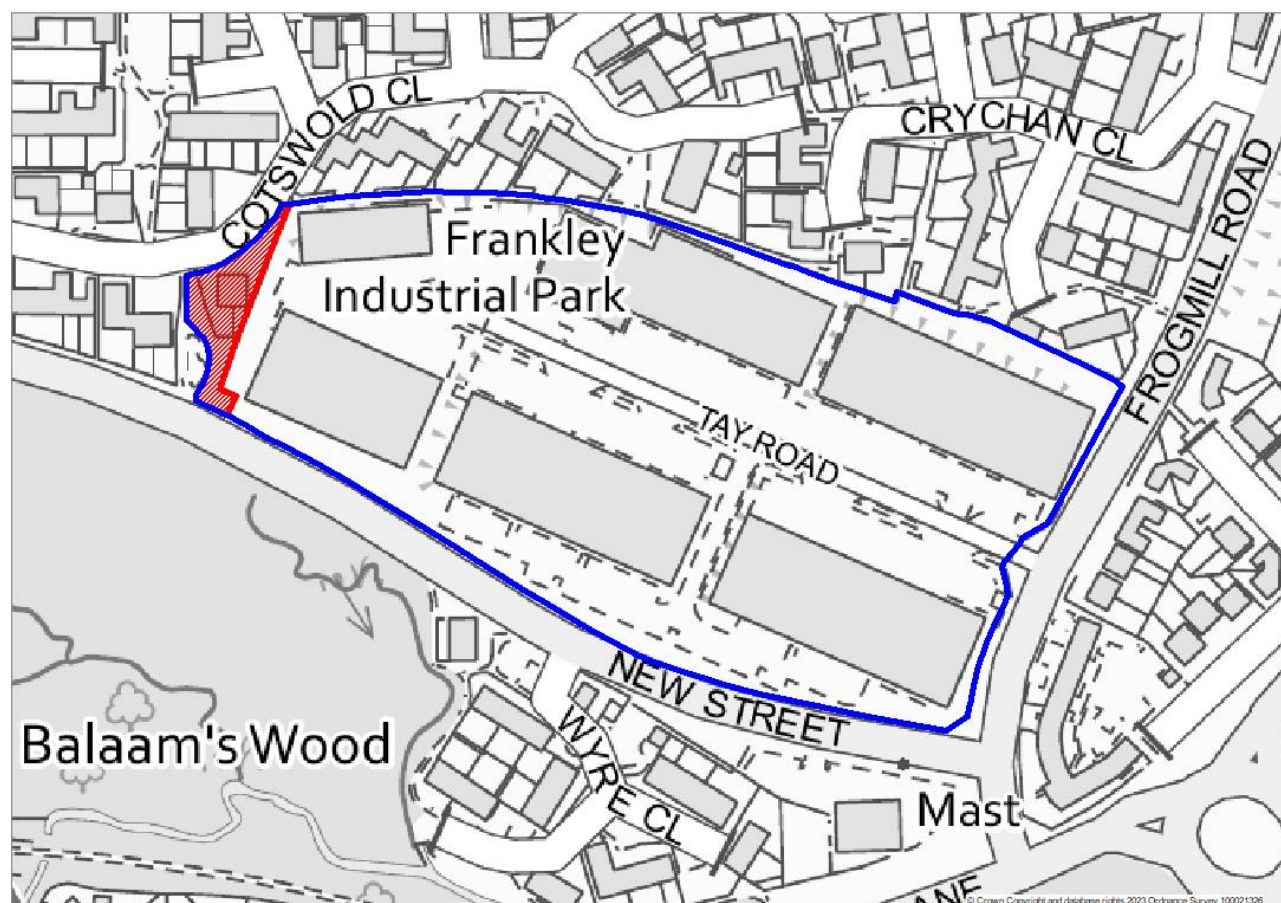
13 Stirchley Trading Estate

No changes are proposed to the boundary of this Core Employment Area as most of the existing uses are industrial. There is a potential development opportunity of 0.2 hectares that has been identified through this assessment, to the east of the large industrial premises in the south of the CEA where there is a large storage yard that appears to be underutilised

Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	0
Expired planning approvals	0	0.48
Former allocations	0	0
Urban capacity sites	0	0.56
Further opportunities identified through this assessment	0.2	2.08
Sub Total:	0.2	3.12



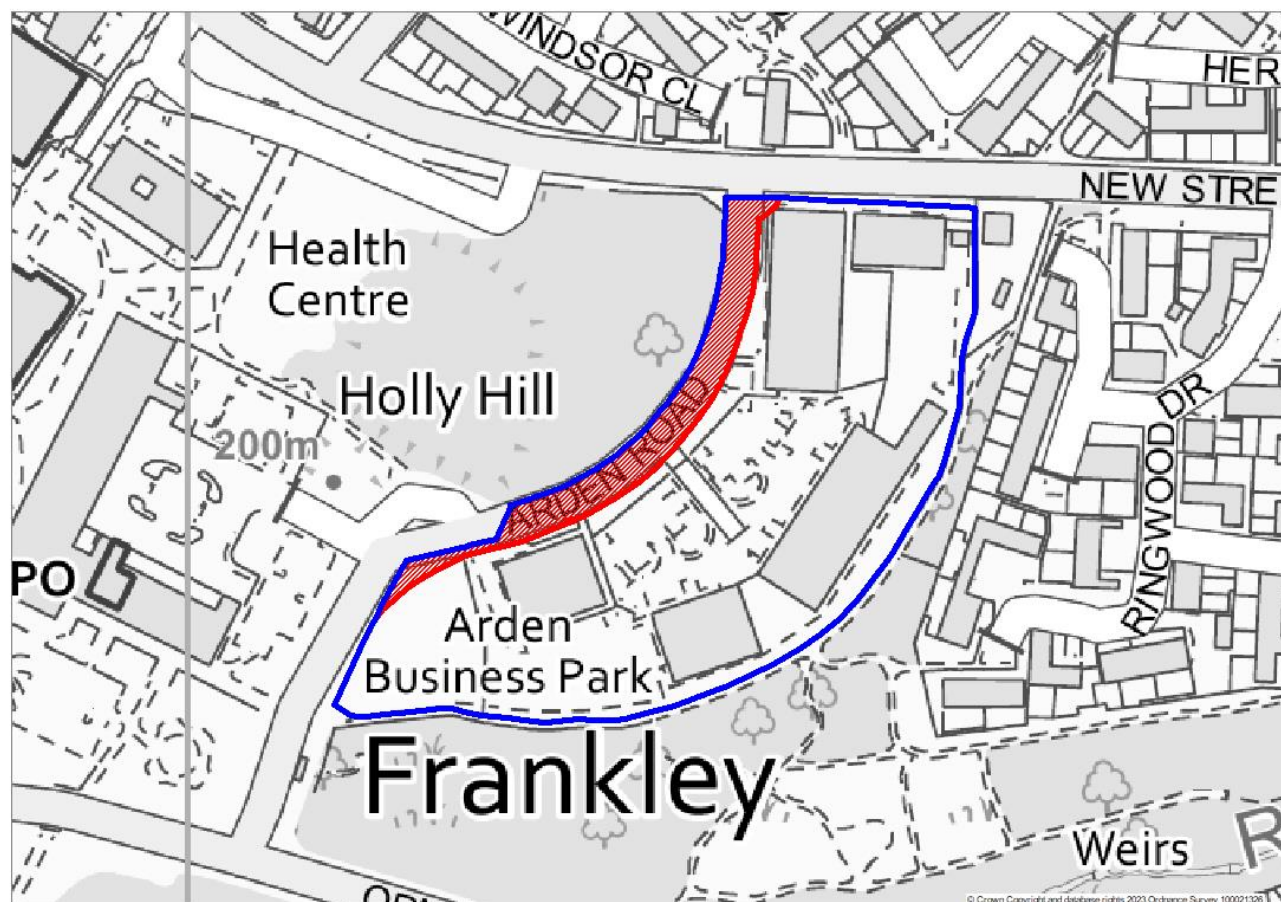
16 Frankley Industrial Estate



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	0
Expired planning approvals	0	0.48
Former allocations	0	0
Urban capacity sites	0	0.56
Further opportunities identified through this assessment	0	2.08
Sub Total:	0	3.12

This is a well established and well occupied industrial area with relatively good quality and modern premises. Only a minor amendment is proposed to the western boundary to exclude two residential properties. No further development opportunities have been identified.

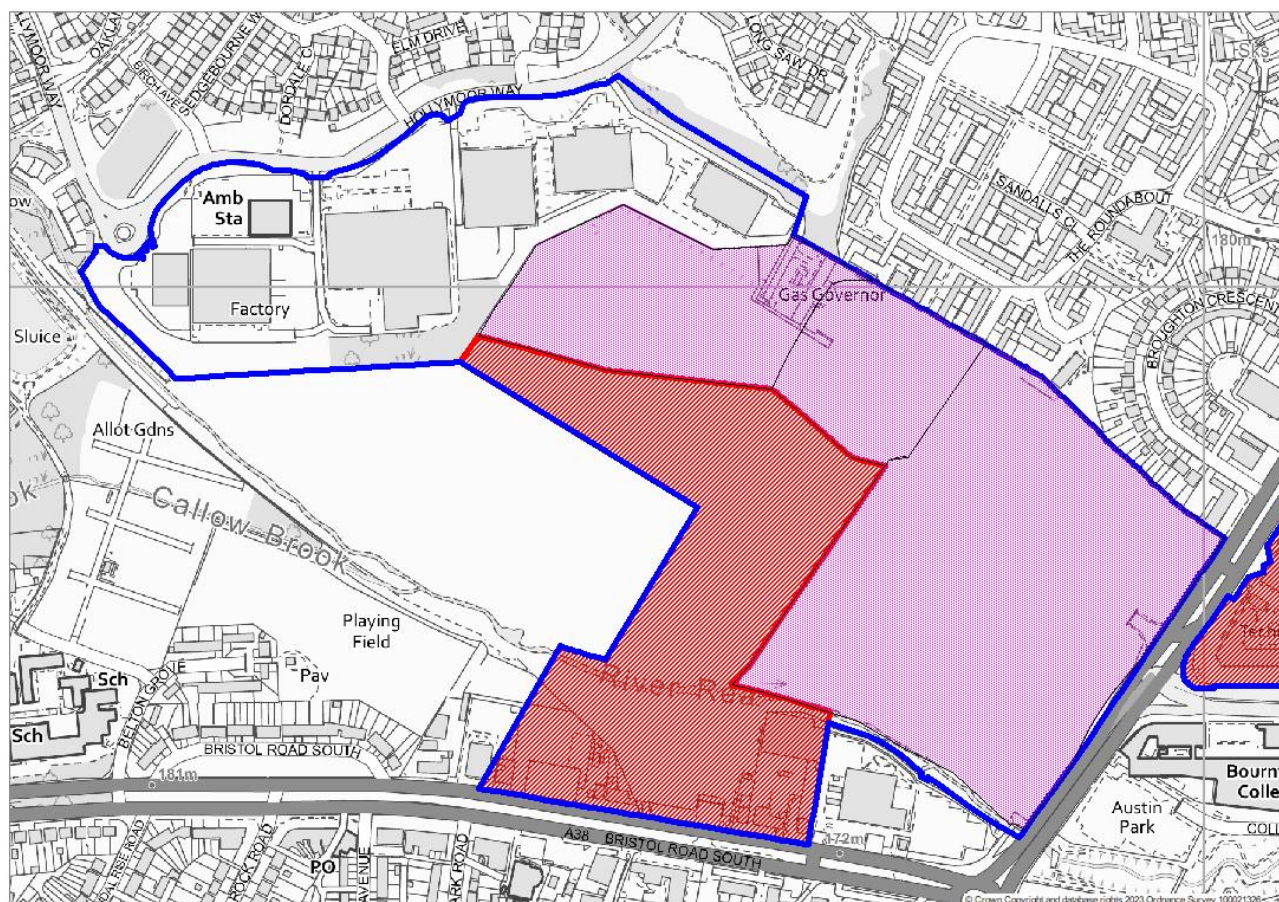
16a Arden Business Park



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	0
Expired planning approvals	0	0.48
Former allocations	0	0
Urban capacity sites	0	0.56
Further opportunities identified through this assessment	0	2.08
Sub Total:	0	3.12

Only minor amendments are proposed to this Core Employment Area to tidy the boundaries and exclude Arden Road. This is a well-established and well occupied industrial area with relatively good quality and modern premises. No further potential development opportunities have been identified.

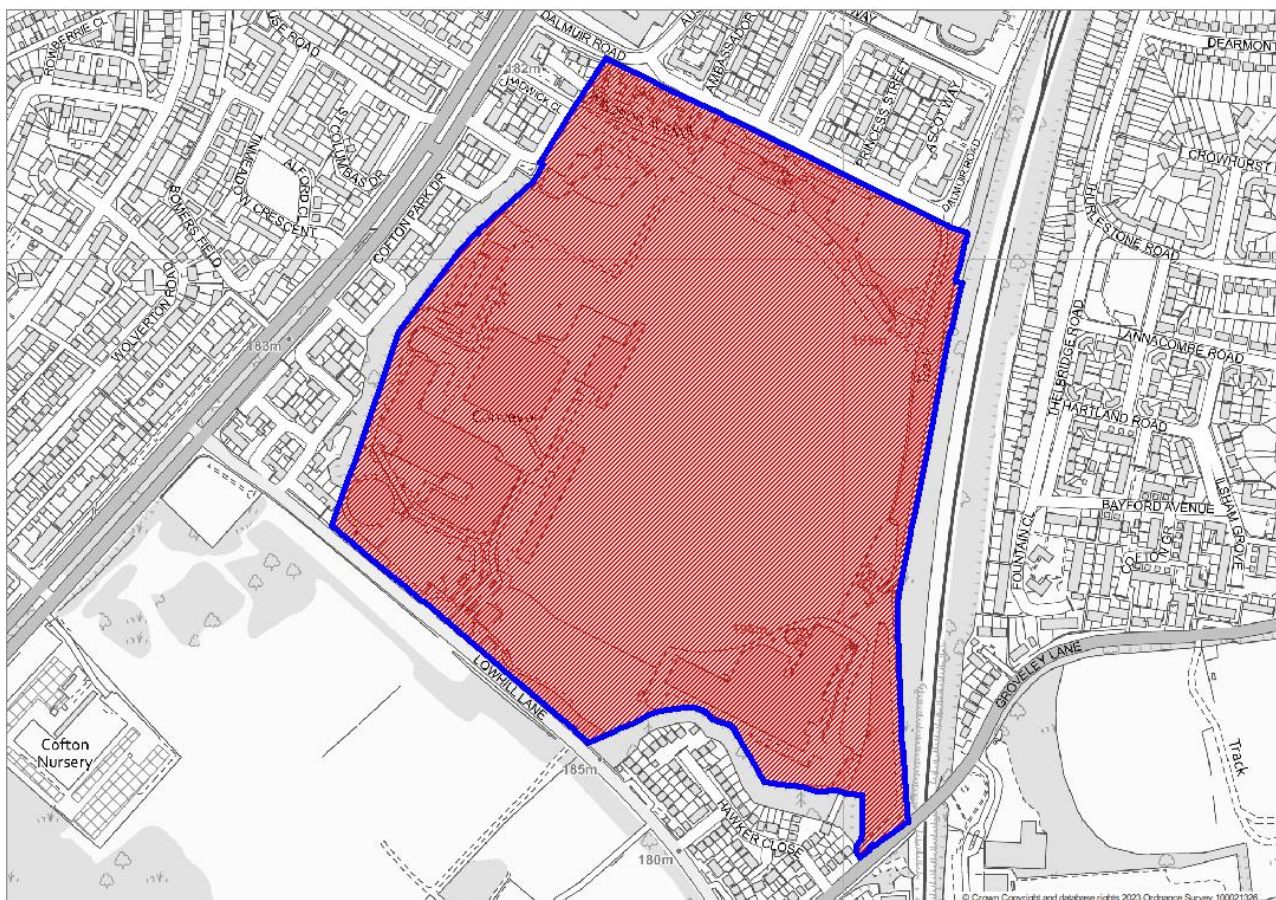
19i Longbridge West



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	0
Expired planning approvals	0	0.48
Former allocations	0	0
Urban capacity sites	0	0.56
Further opportunities identified through this assessment	0	2.08
Sub Total:	0	3.12

It is proposed that just over 8 hectares are removed from the middle and south of the Core Employment Area (red shaded area). This is to reflect the recent residential planning approval which overlaps with part of the designation, and because the existing uses at Bristol Road South are predominantly in non-industrial use. Removing this southern area would exclude an Longbridge Area Action Plan allocation for employment uses, however this is already isolated from the main clustering of industrial uses in this part of the city, and it is considered that the revised boundary will reflect where there is greater industrial development potential, as evidenced by the recent planning approvals and call for site submissions. Most of the development potential in this area is already identified in the HELAA 2023 (purple shading).

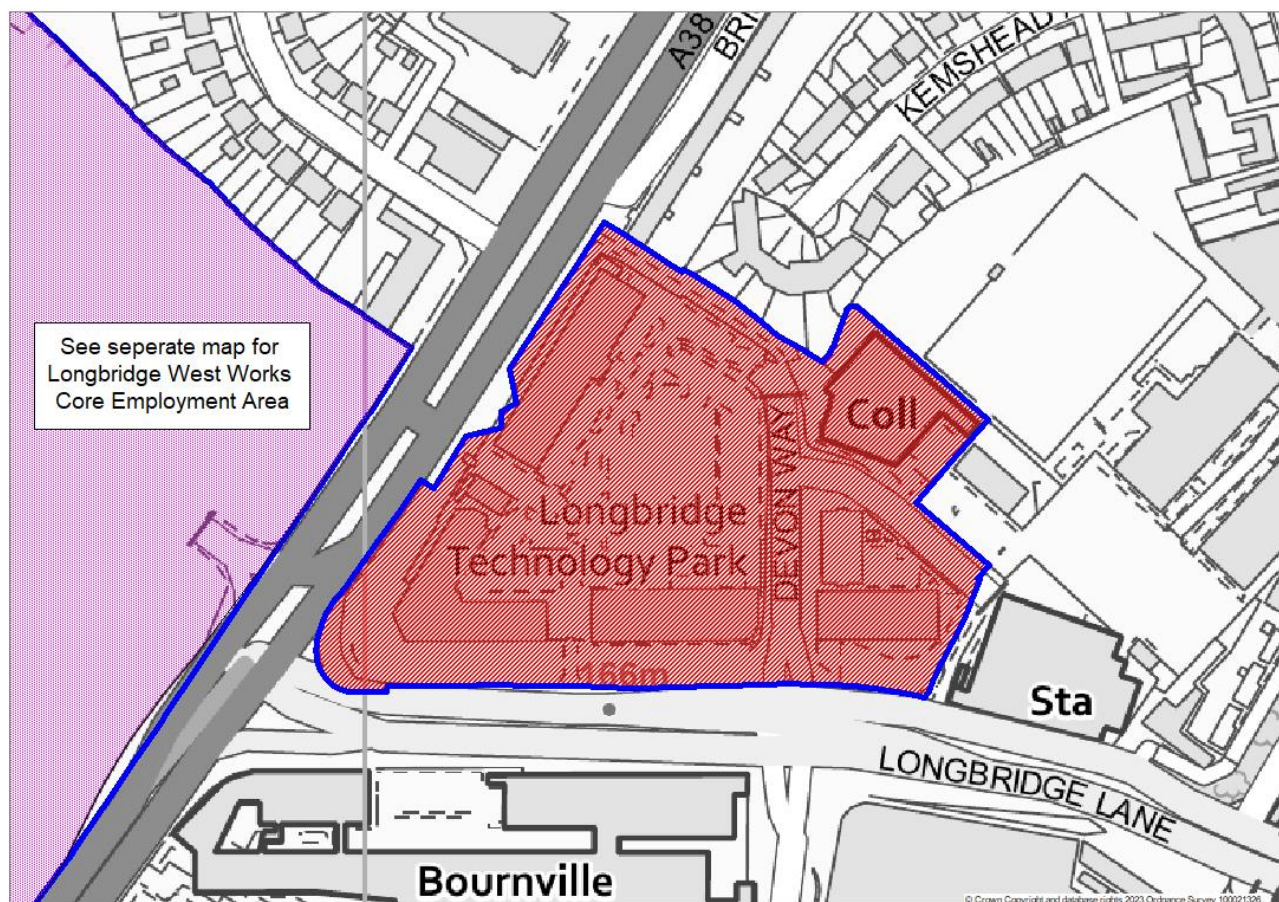
20a Former MG Works, Longbridge



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	0
Expired planning approvals	0	0.48
Former allocations	0	0
Urban capacity sites	0	0.56
Further opportunities identified through this assessment	0	2.08
Sub Total:	0	3.12

It is recommended that this Core Employment Area is deleted, as it is clear from recent planning applications and call for site submissions that there is little prospect of redeveloping this area for a new industrial use. The proposed residential-led redevelopment would also deliver some new industrial buildings (reflected in the 3 hectares identified by the HEDNA assessment) but as these will be integrated alongside other land uses and not clustered with other industrial uses it is not considered to be appropriate to include these in a new Core Industrial Area designation.

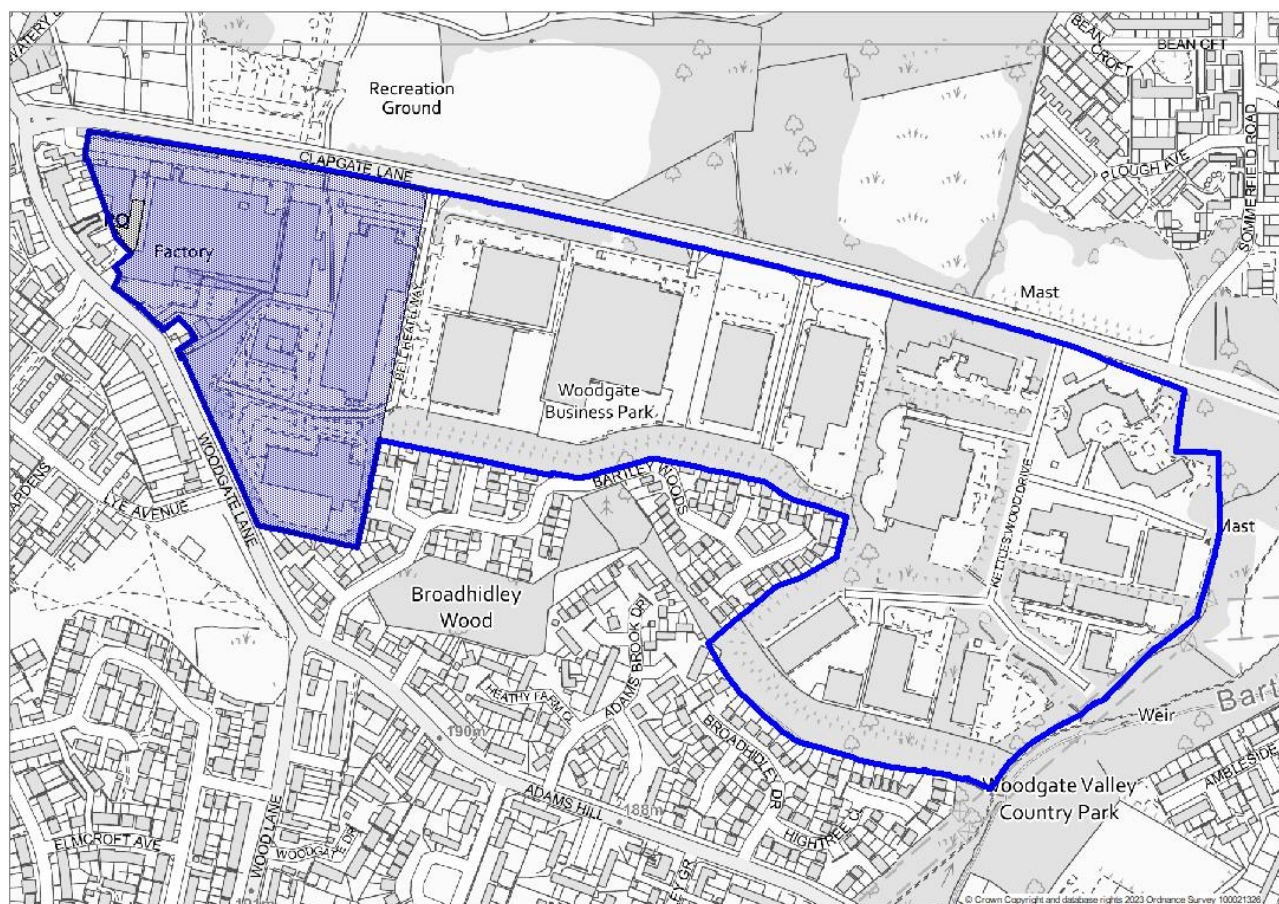
20c Longbridge Technology Park



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	0
Expired planning approvals	0	0.48
Former allocations	0	0
Urban capacity sites	0	0.56
Further opportunities identified through this assessment	0	2.08
Sub Total:	0	3.12

It is recommended that the designation of this area is removed as it contains no existing industrial uses and there is evidently no prospect of future industrial development here.

21 Woodgate Business Park



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	3.94	3.94
Expired planning approvals	0	0.48
Former allocations	0	0
Urban capacity sites	0.06	0.62
Further opportunities identified through this assessment	0	2.08
Sub Total:	4	7.12

No changes are proposed to the designation of this area, as it is clear that all properties within this boundary are predominantly in an industrial use. As recognised by the HEDNA, there may be opportunities to modernise the premises in the west of the area over the next plan period should the landowners and occupiers be willing. A further urban capacity site for new development has also been identified in this area and together these areas amount to 4 hectares.

22 Quinton Meadows

It is recommended that this Core Employment Area is deleted, as it comprises of office buildings and there is no evidence for potential future industrial development in the area.

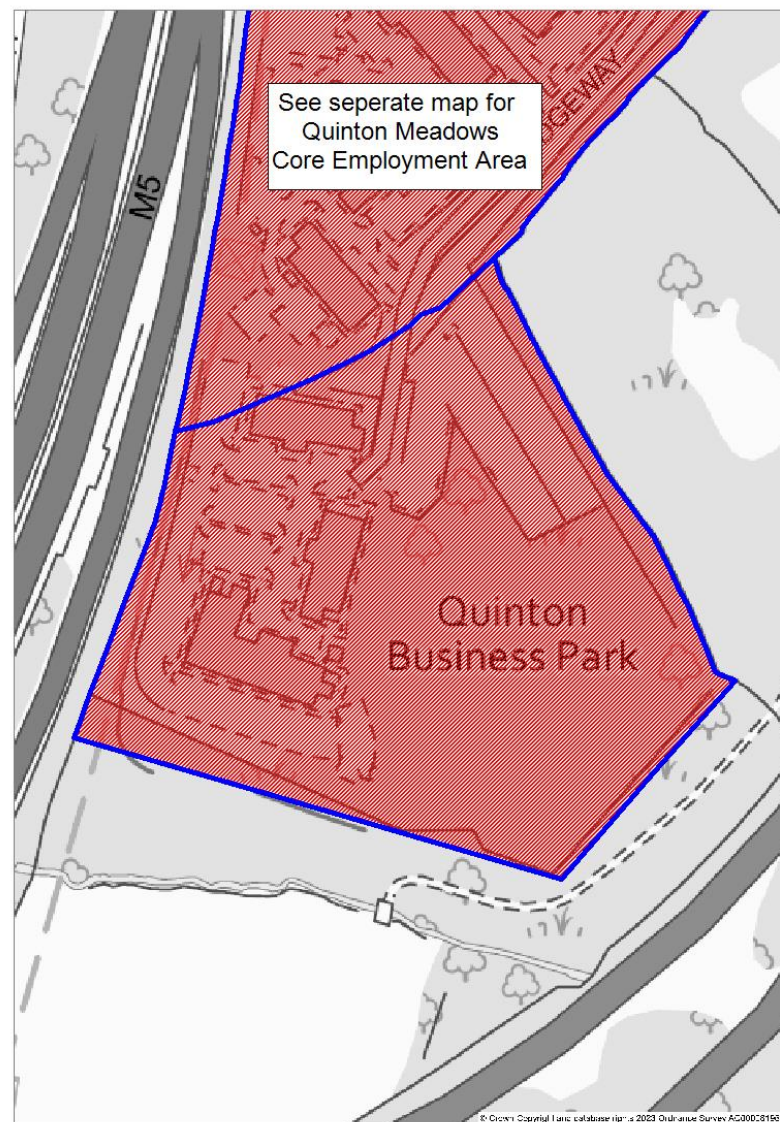
Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	3.94
Expired planning approvals	0	0.48
Former allocations	0	0
Urban capacity sites	0	0.62
Further opportunities identified through this assessment	0	2.08
Sub Total:	0	7.12



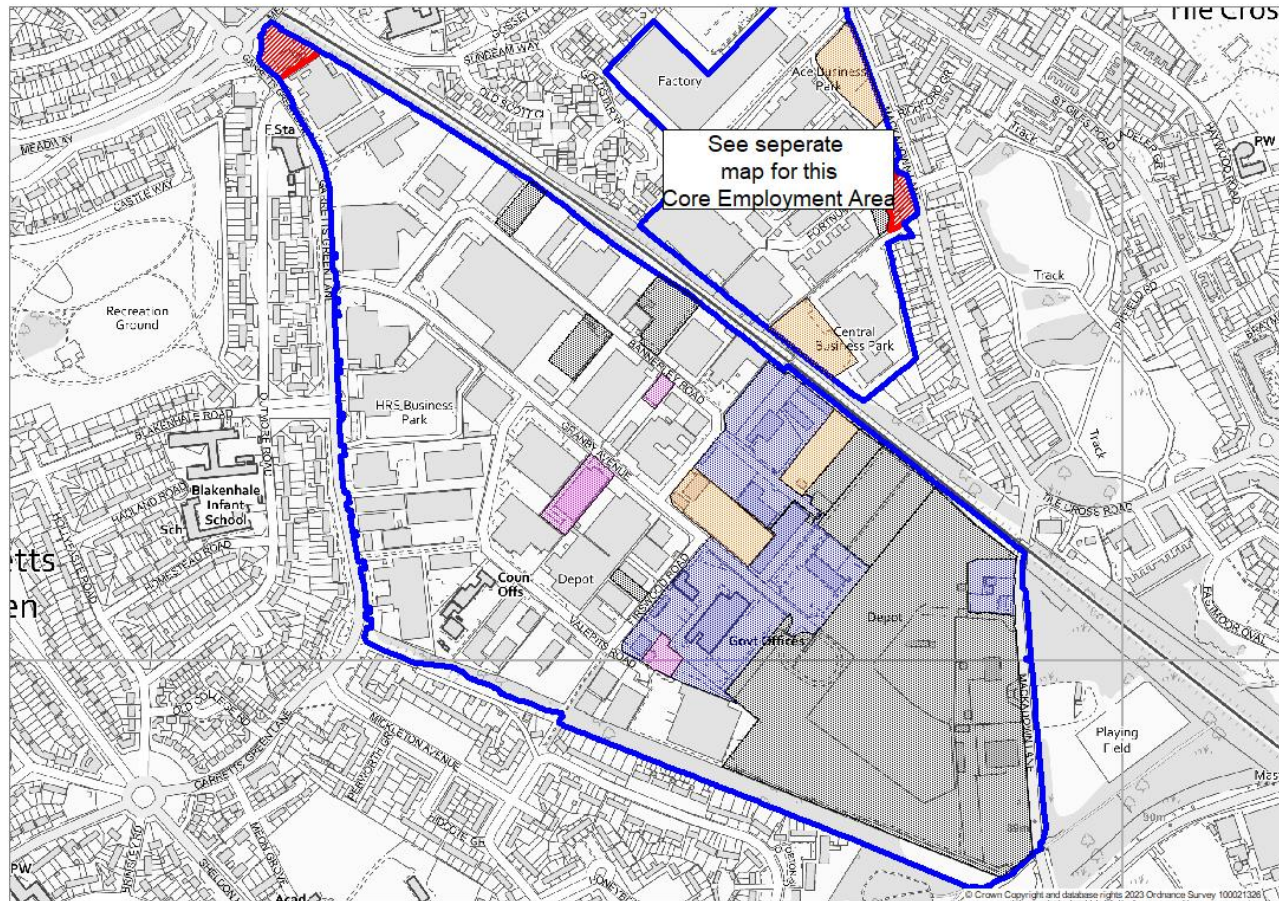
22i Quinton Business Park

It is recommended that this Core Employment Area is deleted, as it comprises of office buildings and there is no evidence for potential future industrial development in the area.

Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	3.94
Expired planning approvals	0	0.48
Former allocations	0	0
Urban capacity sites	0	0.62
Further opportunities identified through this assessment	0	2.08
Sub Total:	0	7.12



23a Garretts Green



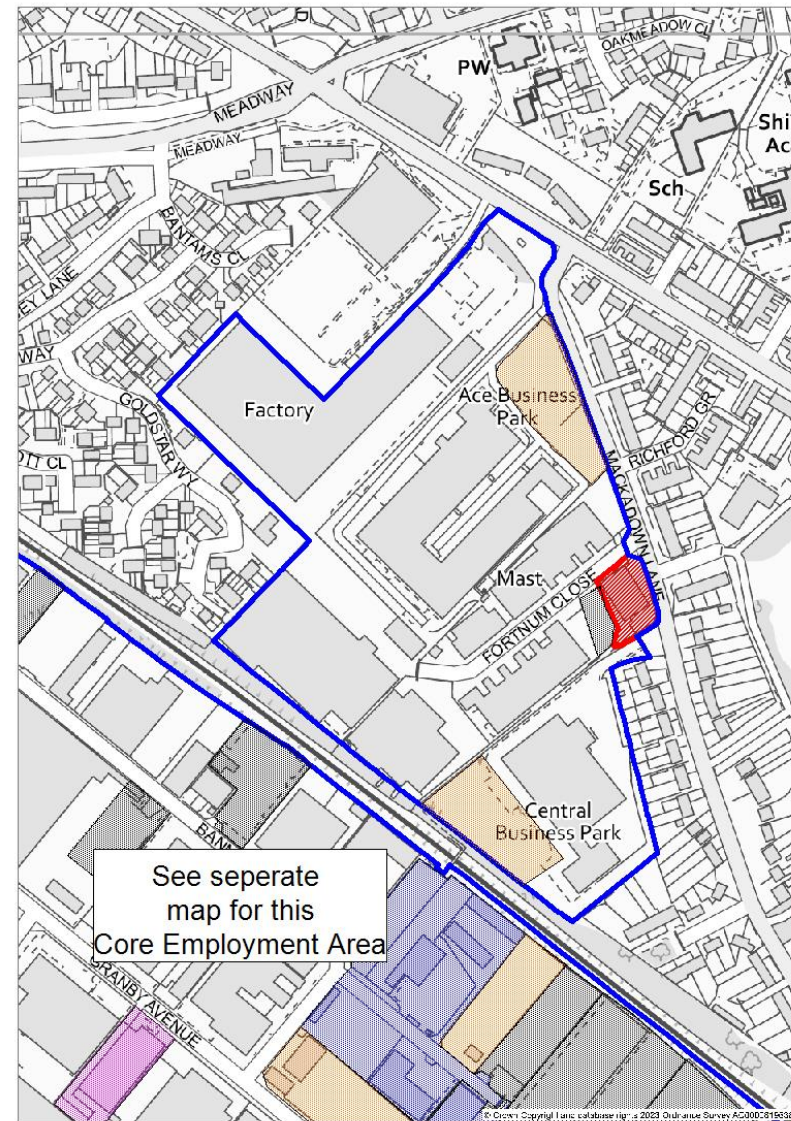
Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	4.3	8.24
Expired planning approvals	1.08	1.56
Former allocations	0	0
Urban capacity sites	13.02	13.64
Further opportunities identified through this assessment	0	2.08
Sub Total:	18.4	25.52

Only one minor amendment is proposed which is the removal of the McDonalds drive through restaurant to the north west (red shaded area). The rest of the Core Employment Area appears to be performing well as evidenced by LLPG and business rates data. There is also significant industrial development potential in this area, as evidenced by sites already in the HELAA 2023 (purple shading) as well as additional potential development opportunities identified in the HEDNA assessment (blue shading), urban capacity work and expired planning approvals (both in orange shading). Collectively these potential opportunities amount to 18.4 hectares.

23c Garretts Green

Only one amendment is suggested for this area, which is the removal of the social club at Mackadown Road (red shaded area). The rest of the Core Employment Area is performing well in regard to the prevalence of industrial uses shown in LLPG and business rates data. There is also some potential for further development or intensification of existing uses as evidenced in through the urban capacity work and expired planning approvals (both in orange shading).

Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	8.24
Expired planning approvals	0.98	2.54
Former allocations	0	0
Urban capacity sites	0.08	13.72
Further opportunities identified through this assessment	0	2.08
Sub Total:	1.06	26.58

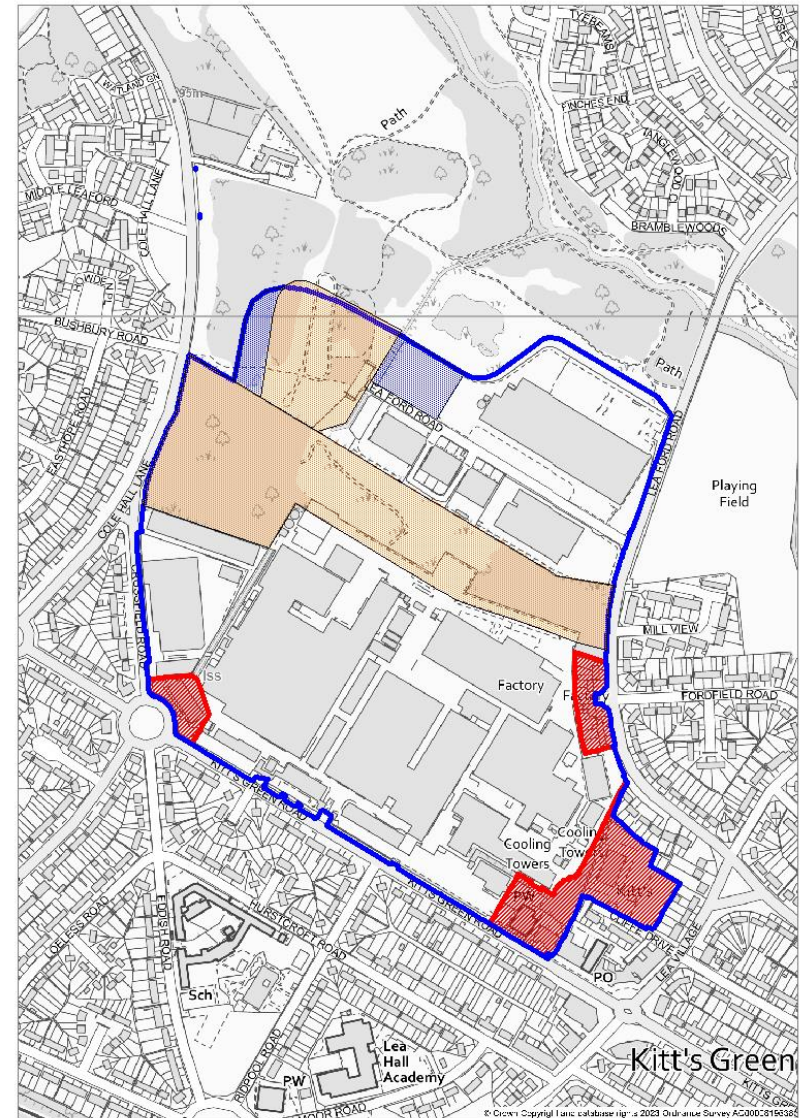


27 Alcoa Lea Ford Road

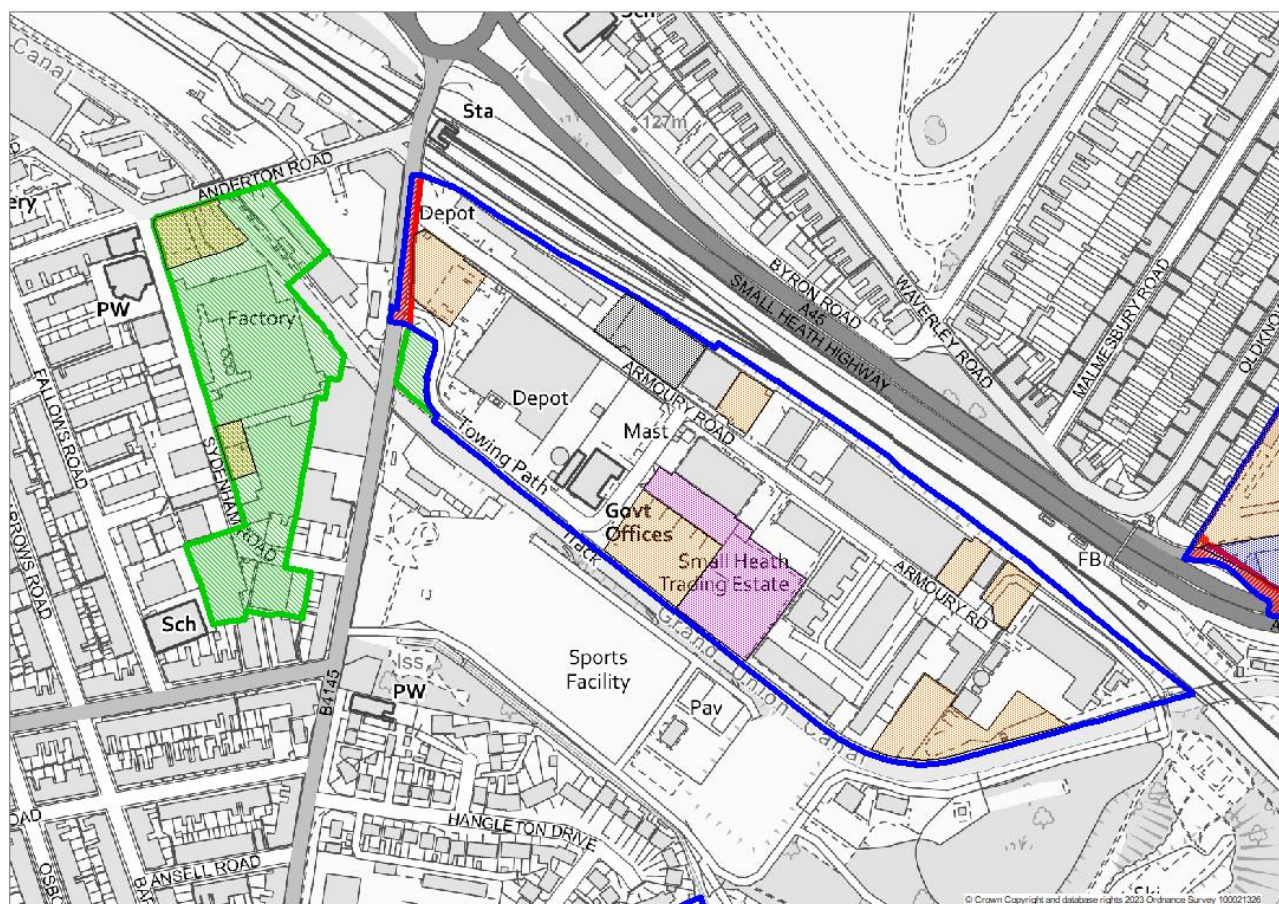
It is recommended that non-industrial uses at the edges of the Core Employment Area are removed, including the commercial use at the junction of Kitts Green Road and Crossfield Road, the place of worship and The Pump on Kitts Green Road, and the residential properties at Lea Ford Road. It is also considered that the land in the east of the area at Cliffe Drive is not appropriate for industrial development as it can only be accessed through a residential area (all shown in red shading).

Most of the additional development potential in this area was previously allocated in the Unitary Development Plan (orange shading) but the HEDNA assessment also identified some further opportunities on adjoining land (blue shading).

Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0.9	9.14
Expired planning approvals	0	2.54
Former allocations	7.6	7.6
Urban capacity sites	0	13.72
Further opportunities identified through this assessment	0	2.08
Sub Total:	8.5	35.08



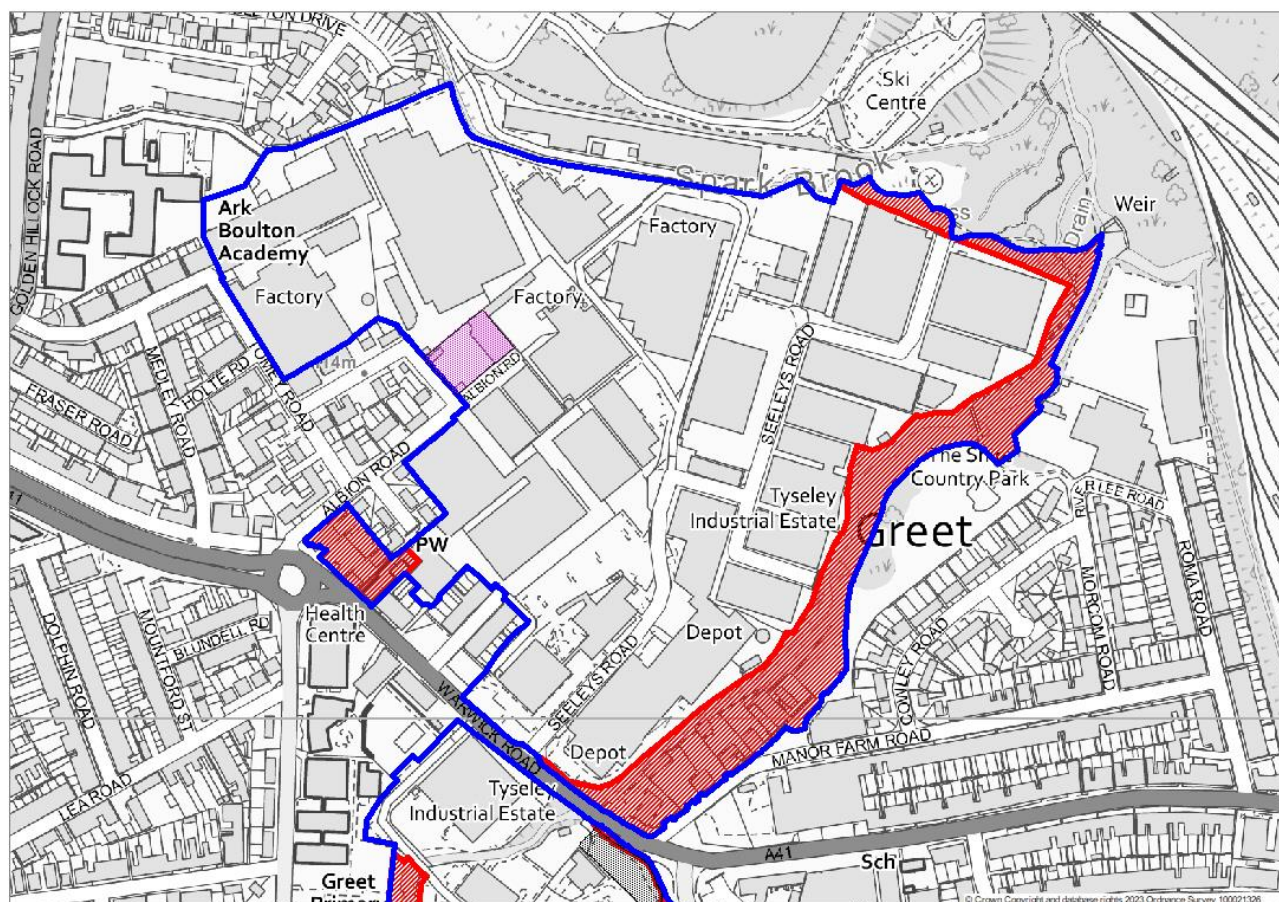
28 Small Heath Trading Estate and Surrounds



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	9.14
Expired planning approvals	0	2.54
Former allocations	0.51	8.11
Urban capacity sites	0.31	14.03
Further opportunities identified through this assessment	1.32	3.4
Sub Total:	2.14	37.22

Most of this Core Employment Area is proposed to be retained as it predominantly comprises B class uses. An amendment is proposed at the western end to tidy its boundary and exclude Golden Hillock Road (red shaded area). There is also a concentration of industrial uses slightly further to the west, concentrated around Sydenham Road that could be considered as appropriate for designation (green shaded area). A number of potential development opportunities have been identified from former allocations, the urban capacity work and through this assessment on plots of land that are currently vacant or underutilised. Together these amount to 2.14 hectares.

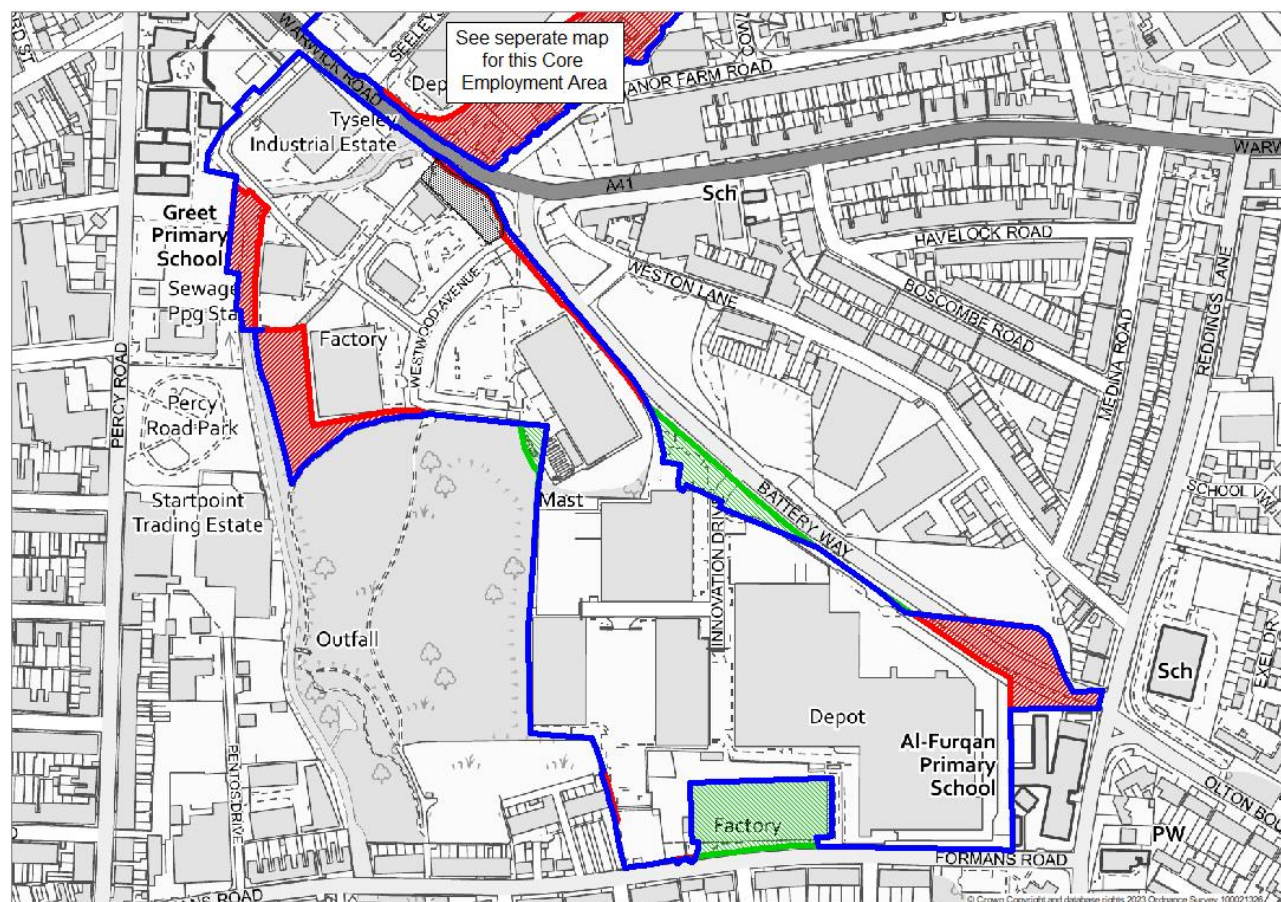
30 Tyseley Industrial Estate



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	9.14
Expired planning approvals	0	2.54
Former allocations	0	8.11
Urban capacity sites	0	14.03
Further opportunities identified through this assessment	0	3.4
Sub Total:	0	37.22

Relatively minor amendments are proposed to this Core Employment Area to remove non-industrial uses in the south east and south west, as well as the river corridor along the eastern edge (red shading). The rest of the CEA is considered to remain appropriate as it comprises of predominantly industrial uses. Only one development opportunity is identified in the area which is already in the HELAA 2023 (purple shaded area).

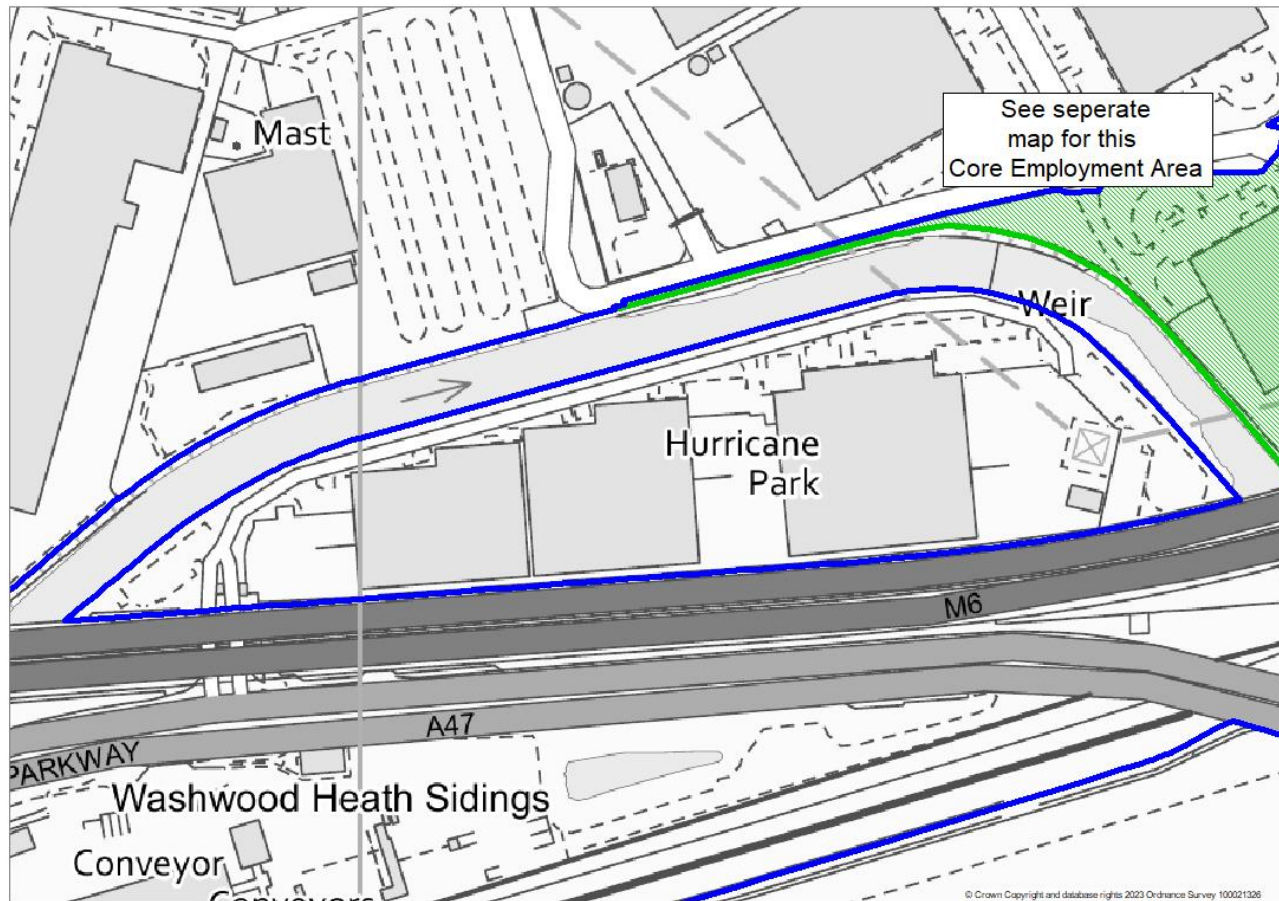
30ii Tyseley Industrial Estate



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	9.14
Expired planning approvals	0	2.54
Former allocations	0	8.11
Urban capacity sites	0.17	14.2
Further opportunities identified through this assessment	0	3.4
Sub Total:	0.17	37.39

Most of the suggested amendments to this Core Employment Area are to tidy up the boundaries, particularly to the east to follow the alignment of the extension to Battery Way and to the west to remove any overlaps with the Burbury Brickworks Nature Reserve SLINC (all in red shading). A factory to the south at Formans Road has also been suggested as an addition to the area (green shading). A 0.17 hectare area of land fronting the junction of Warwick Road and Battery Way has been identified as having development potential in the urban capacity work (black shading).

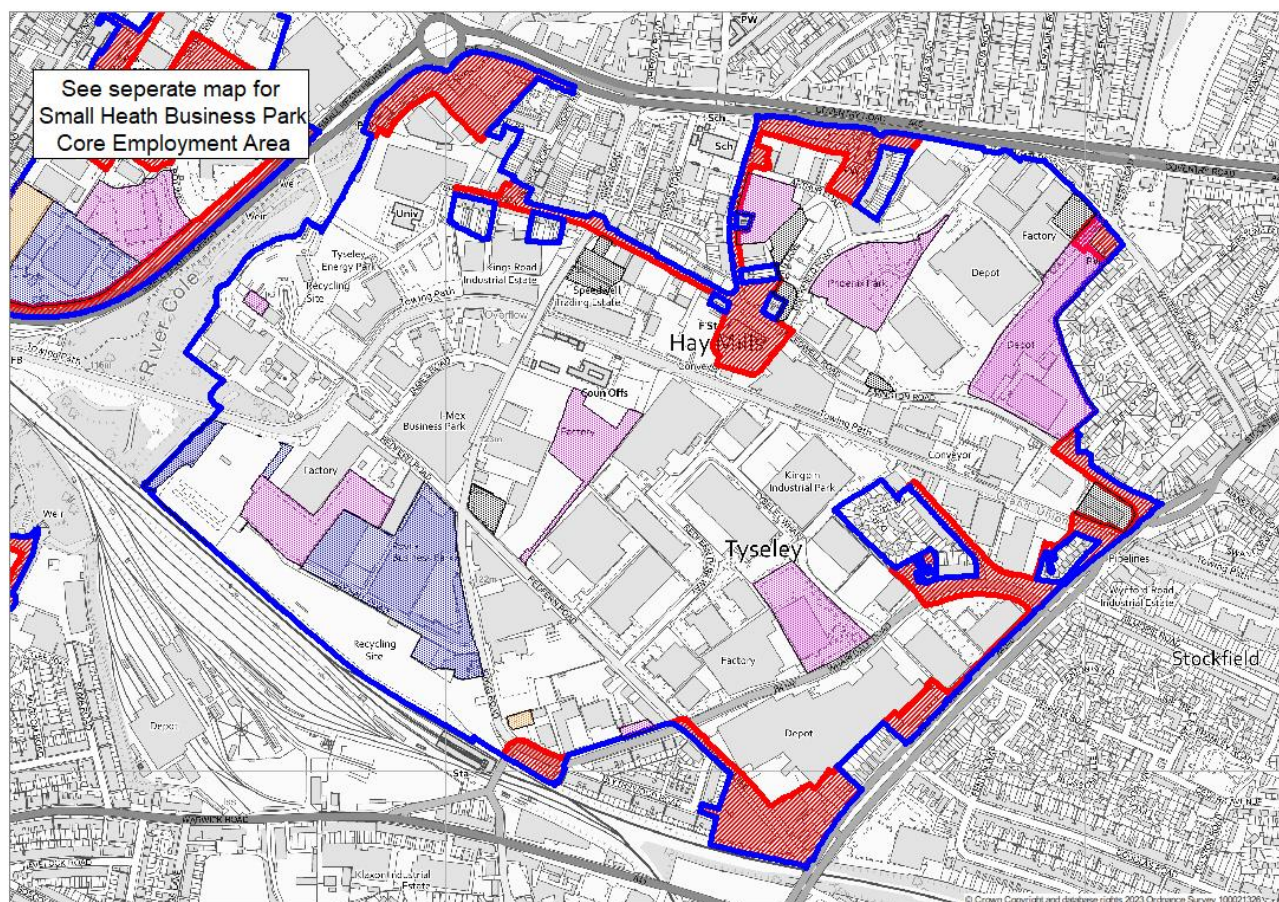
35 Hurricane Park



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	9.14
Expired planning approvals	0	2.54
Former allocations	0	8.11
Urban capacity sites	0	14.2
Further opportunities identified through this assessment	0	3.4
Sub Total:	0	37.39

No amendments are proposed to this Core Employment Area as it is evidently a high quality and well performing industrial area. Also no further development opportunities have been identified. There might be potential to merge this area with other adjoining Core Employment Areas.

36 Kings Road Industrial Area



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	4.54	13.68
Expired planning approvals	0.08	2.62
Former allocations	0	8.11
Urban capacity sites	1.73	15.93
Further opportunities identified through this assessment	0	3.4
Sub Total:	6.35	43.74

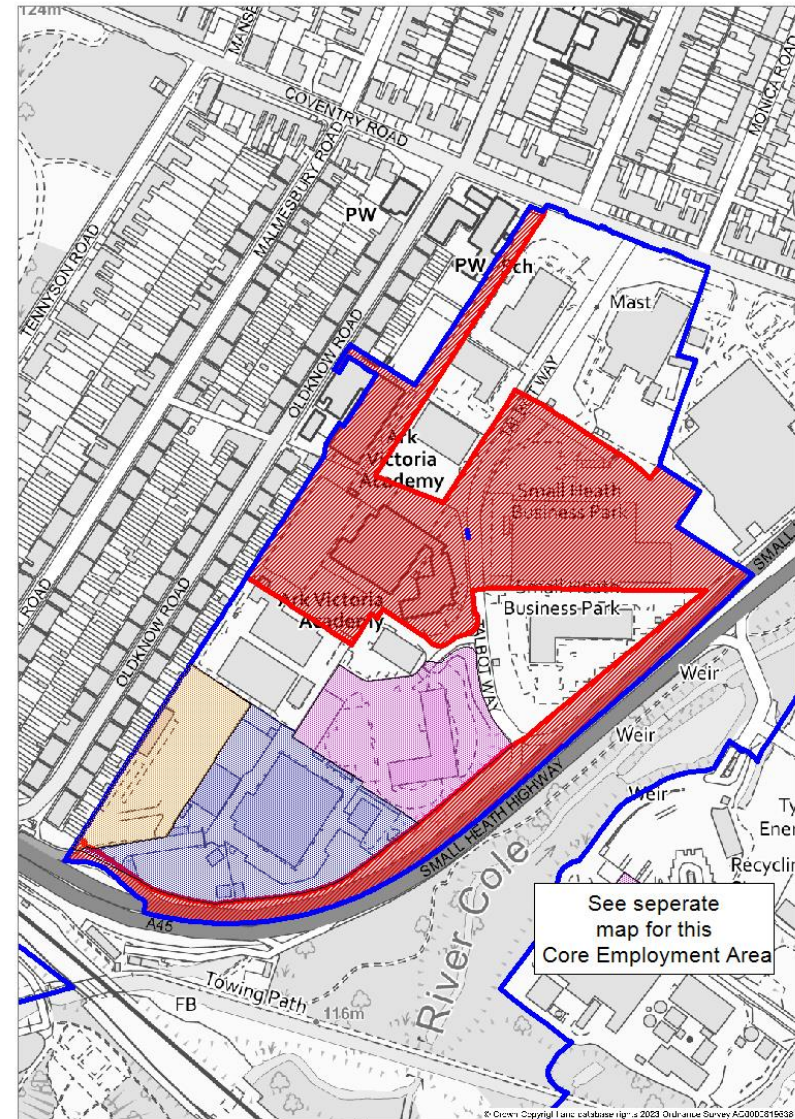
The proposed amendments to this Core Employment Area are to remove non-industrial uses and approved planning applications for non-industrial development at the edges of the area and to tidy up the boundaries (red shaded areas). There are a variety of development opportunities identified within the area, most of which are already in the HELAA 2023 (purple shading). A further 6.35 hectares have been identified from the HEDNA assessment, expired planning approvals and the urban capacity work.

37 Small Heath Business Park

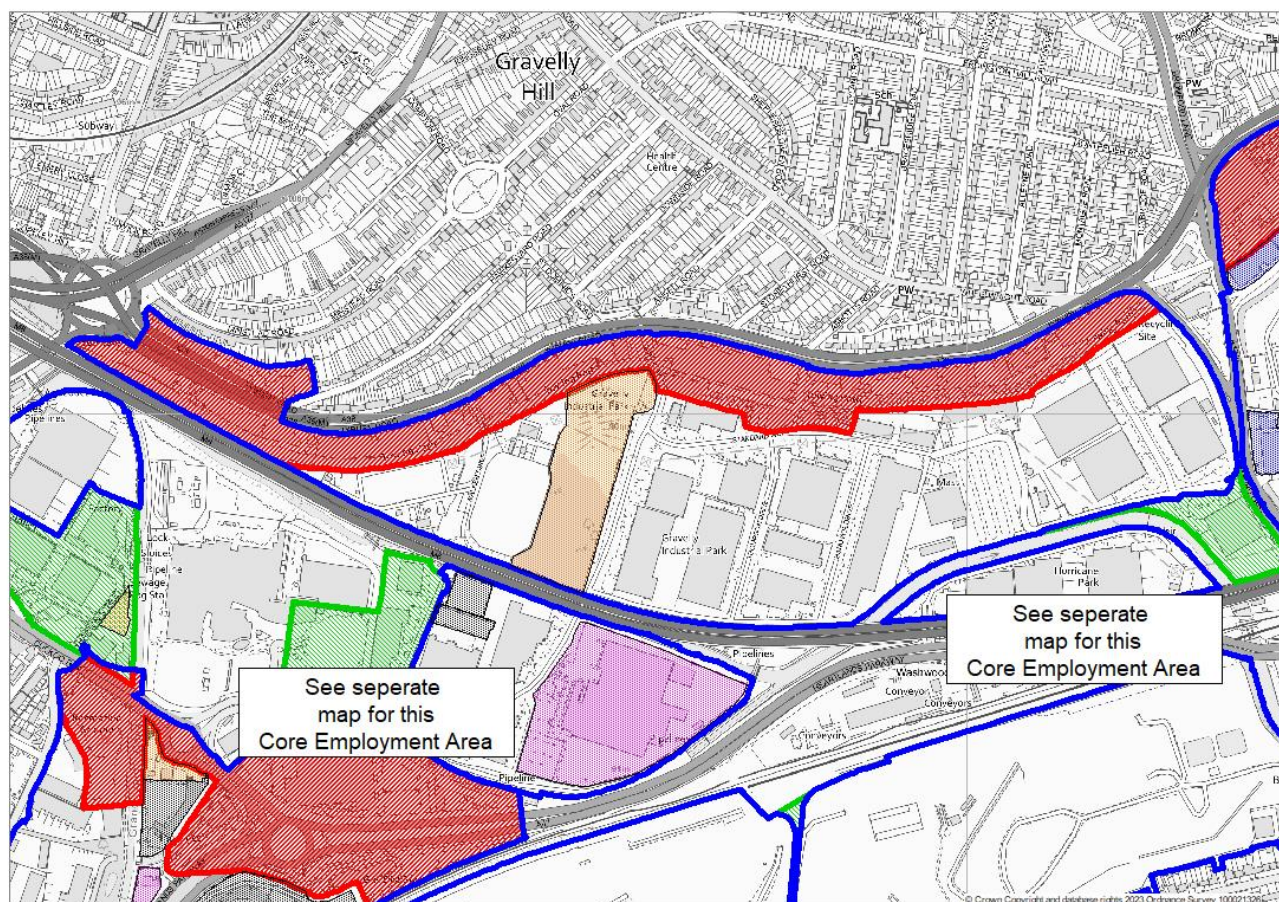
The Core Employment Area is effectively split in two following the removal of existing non-industrial uses in the area. A large area of Small Heath Highway has also been suggested for removal (all shown in red shading).

The southern end of the area has significant development potential, with one site already identified in the HELAA 2023 (purple shading) and a further 3.18 hectares identified from an expired planning approval (orange shading) and the previous HEDNA assessment (blue shading).

Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	2.22	15.9
Expired planning approvals	0.96	3.58
Former allocations	0	8.11
Urban capacity sites	0	15.93
Further opportunities identified through this assessment	0	3.4
Sub Total:	3.18	46.92



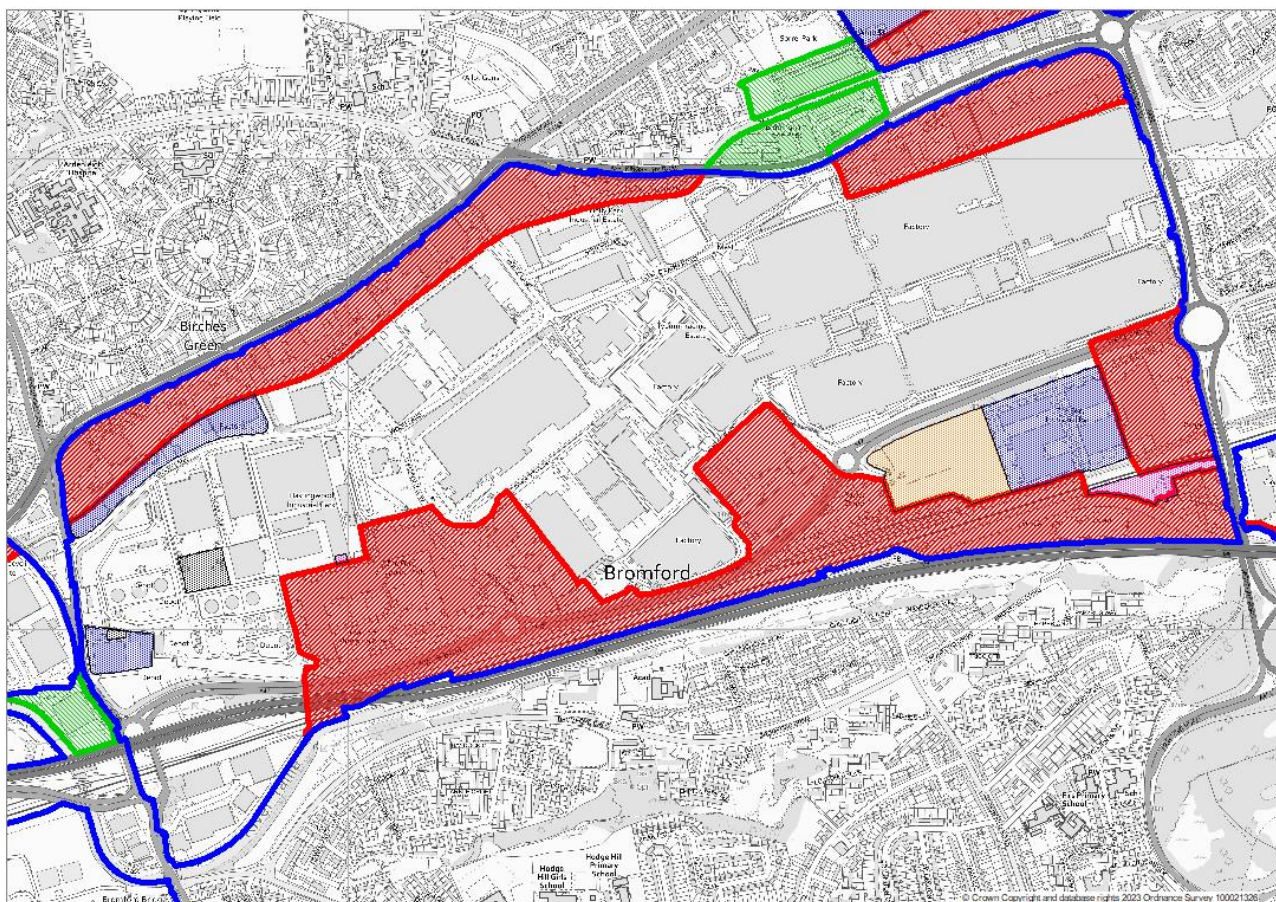
38 Tyburn Road



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	15.9
Expired planning approvals	0	3.58
Former allocations	3.54	11.65
Urban capacity sites	0	15.93
Further opportunities identified through this assessment	0	3.4
Sub Total:	3.54	50.46

It is recommended that the land between the canal and Tyburn Road, and the buildings north of Tyburn Road close to Spaghetti Junction, are removed from the designation as the properties in these areas are predominantly in class E or Sui Generis uses. Two residential streets to the south of the canal in the middle of the area are also suggested for removal (all shown in red shading). An industrial unit to lying outside the Core Employment Area to the south east is recommended to be added in (green shading). Consideration could also be given to merging this Core Employment Area with Hurricane Park to the south and possibly Spitfire and Merlin Park to the east. There is a former Unitary Development Plan allocation in the middle of the area which could provide 3.54 hectares of land for future development (orange shading).

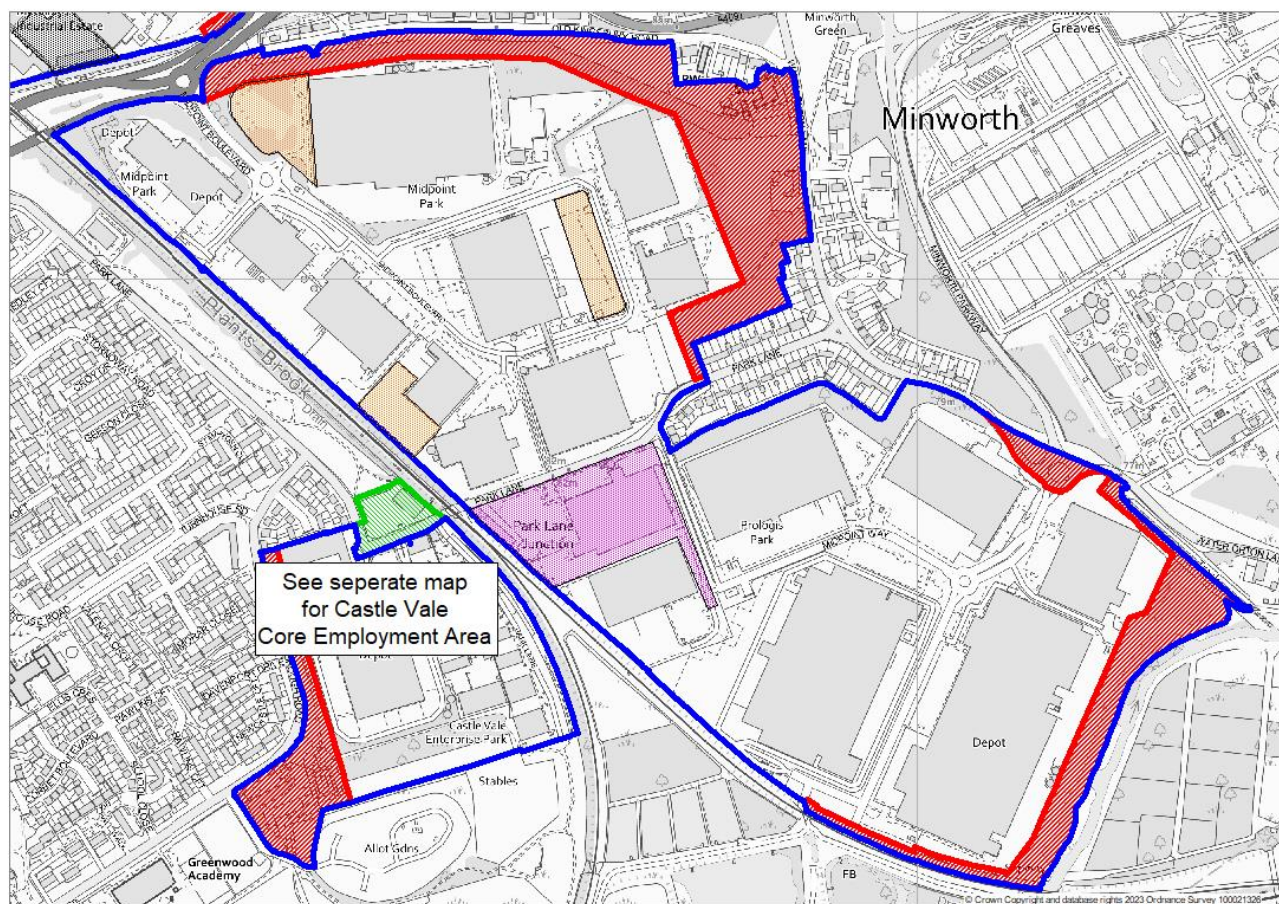
39 Spitfire and Merlin Park, JLR and Fort



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	8.63	24.53
Expired planning approvals	0	3.58
Former allocations	0	11.65
Urban capacity sites	0.81	16.74
Further opportunities identified through this assessment	4.08	7.48
Sub Total:	13.52	63.98

Areas around the edges of the Core Employment Area that are predominantly in non-industrial use (mainly class E or Sui Generis uses) are identified for removal (red shading). An industrial area to the north of Kingsbury Road is identified to be added in to the area, as suggested by the HEDNA (green shading). The HEDNA assessment also identified 8.63 hectares of land for potential redevelopment at Wood Lane in the north west, off Bromford Lane in the west and at The Fort Industrial Park in the east (all in blue shading). The urban capacity work identified two development opportunities amounting to 0.81 hectares on vacant or underutilised land in the west (black shading), and this assessment has considered that there is potential for more intensive development at the JLR Castle Bromwich Distribution Compound (orange shading).

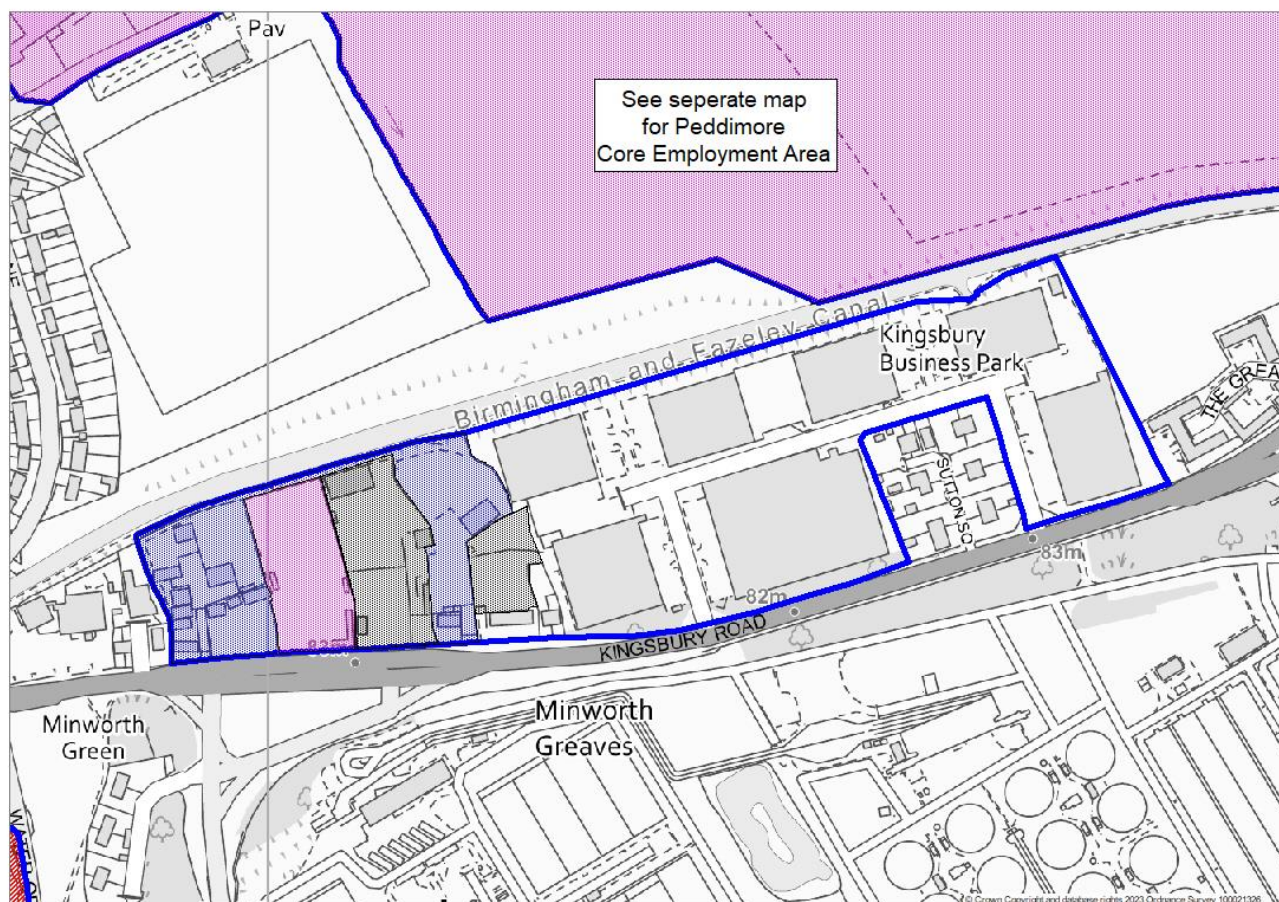
40 Midpoint Park



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	24.53
Expired planning approvals	0	3.58
Former allocations	0	11.65
Urban capacity sites	0	16.74
Further opportunities identified through this assessment	2.47	9.95
Sub Total:	2.47	66.45

Three opportunities amounting to 2.47 hectares are identified to intensify existing industrial uses through the development of undeveloped land adjoining some of the industrial units (orange shading). A existing HELAA 2023 site is also shown in the middle of the area (purple shading) but is not included in the figures above. Non-industrial uses in the north east of the area are recommended for removal, as well as other areas to tidy up the northern and eastern boundaries (all shown in red shading).

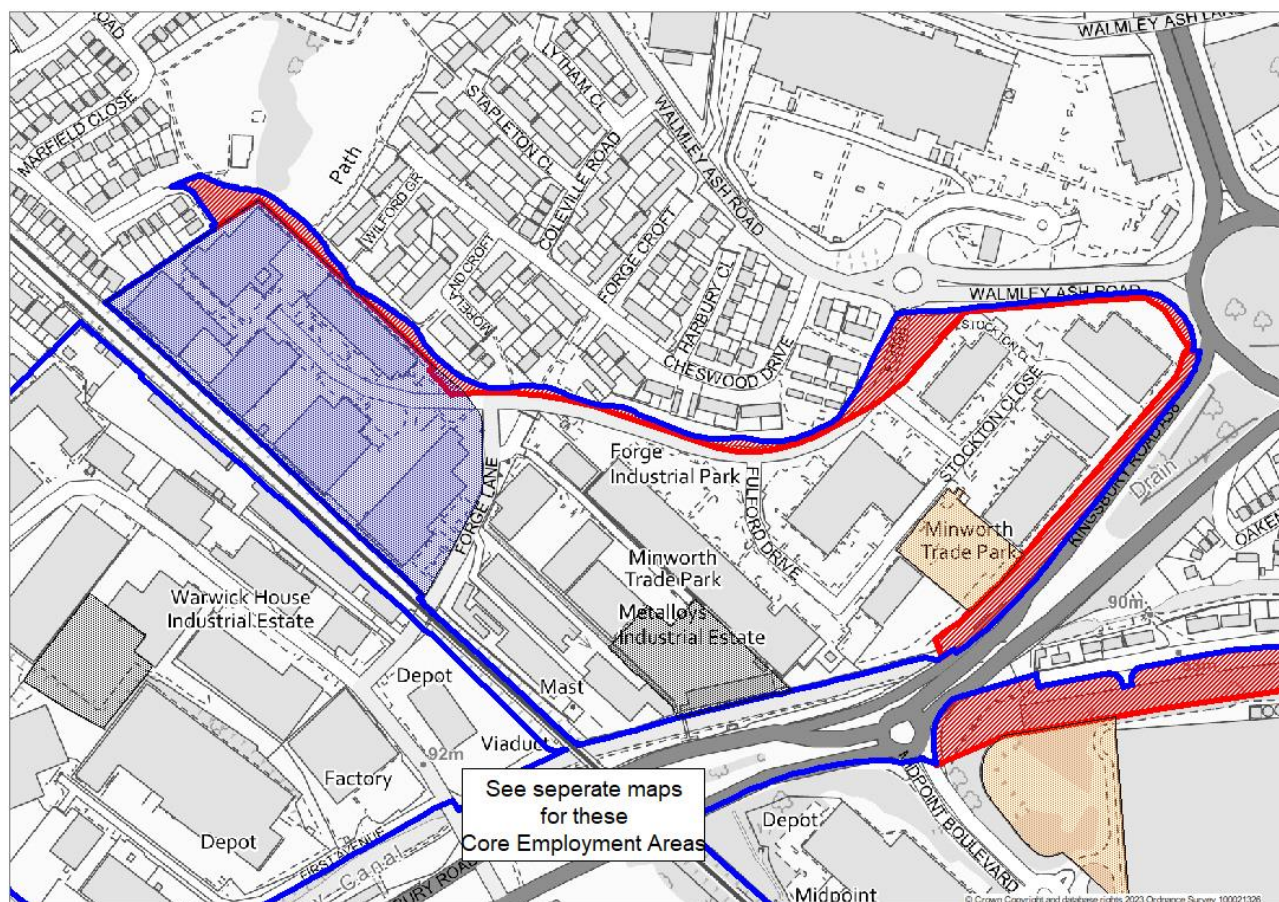
41 Kingsbury Business Park



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	1.37	25.9
Expired planning approvals	0	3.58
Former allocations	0	11.65
Urban capacity sites	0.93	17.67
Further opportunities identified through this assessment	0	9.95
Sub Total:	2.3	68.75

No changes are proposed to the boundaries of this Core Employment Area. Whilst the western area predominantly comprises of non-industrial uses, this part of area also has significant potential for redevelopment. This is reflected by the 1.37 hectare redevelopment opportunity identified in the HEDNA (blue shading), 0.93 hectares in the urban capacity work (black shading) and a recent planning approval for a warehouse which is included in the HELAA 2023 (purple shading, not included in the capacity figures). Land to the east of the Core Employment Area was promoted for industrial development through the call for sites process but as this falls within the Green Belt it has not been considered appropriate to include this as an extension to this designated area.

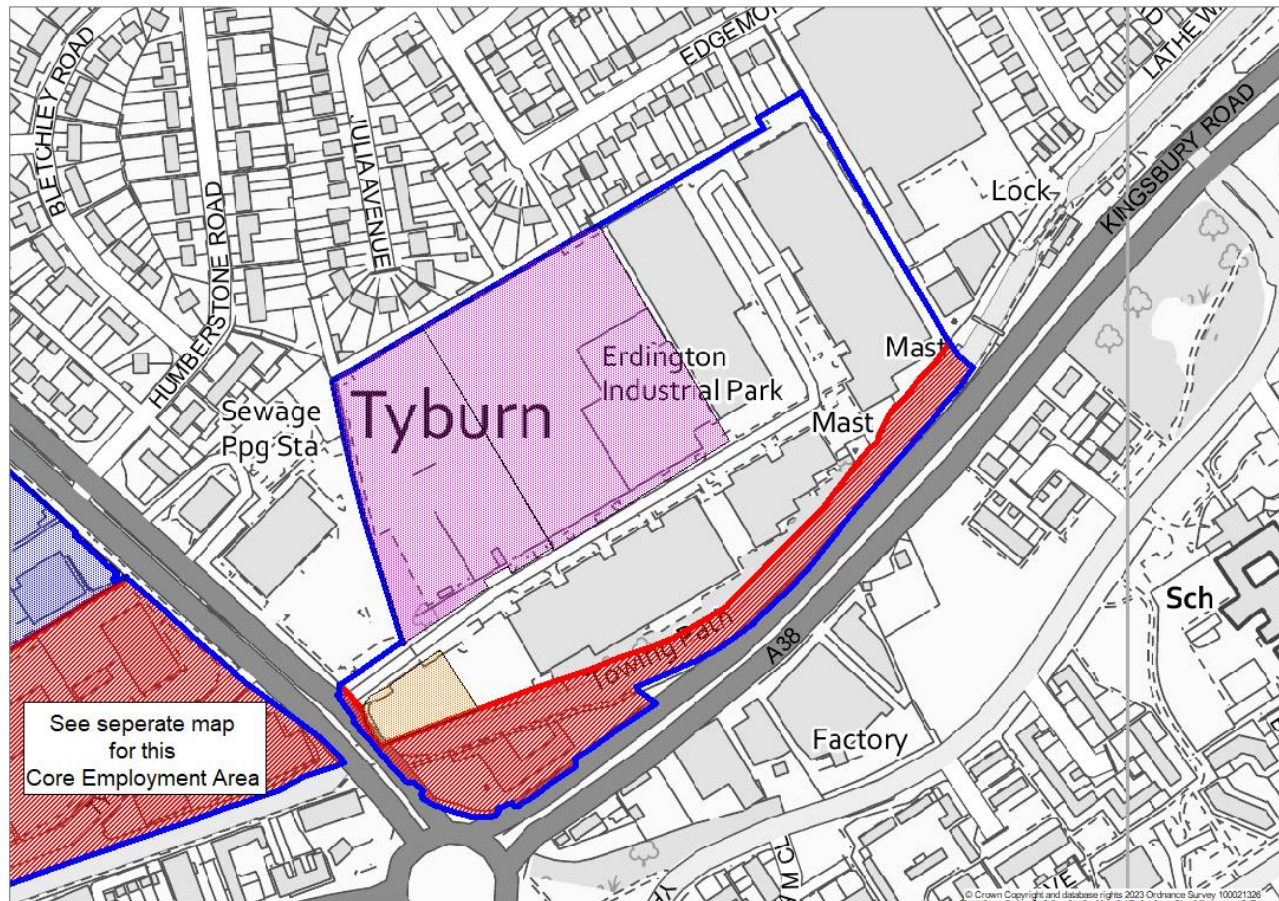
42a Minworth Industrial Park



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	3.8	29.7
Expired planning approvals	0	3.58
Former allocations	0	11.65
Urban capacity sites	0.7	18.37
Further opportunities identified through this assessment	0.48	10.43
Sub Total:	4.98	73.73

Minor changes are proposed to tidy up the northern boundary to exclude areas of open space and the recently constructed drive through café (red shading). The HEDNA identified a 3.8 hectare redevelopment opportunity in the north west of the area (blue shading). Further potential development opportunities have been identified through the urban capacity work (black shading) and through this assessment (orange shading) towards the south of the area, which together amount to 1.18 hectares.

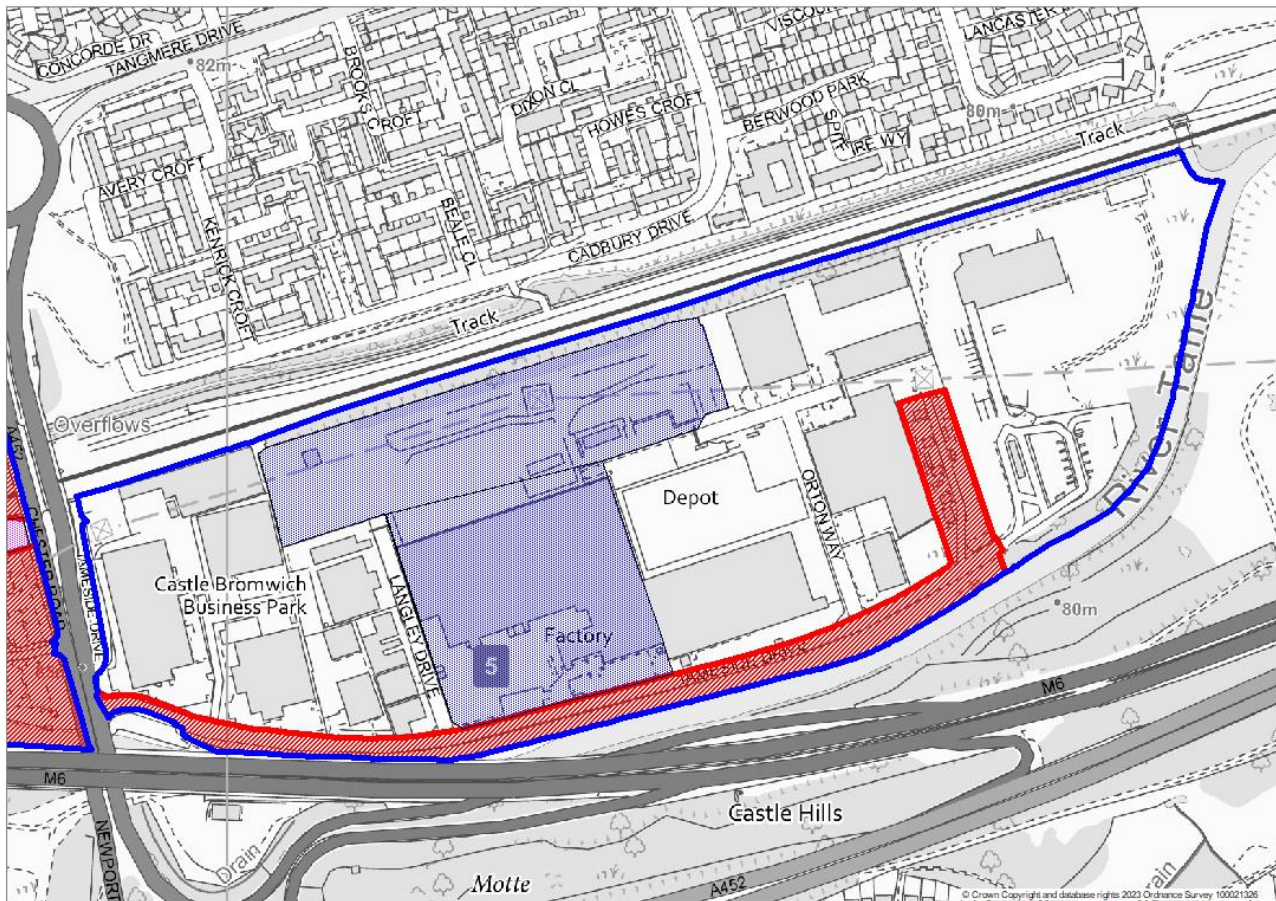
44 Erdington Industrial Park



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	29.7
Expired planning approvals	0	3.58
Former allocations	0	11.65
Urban capacity sites	0	18.37
Further opportunities identified through this assessment	0.19	10.62
Sub Total:	0.19	73.92

The pub and canal to the south of the Core Employment Area are proposed to be removed (red shaded area). Most of the development potential is already identified in the HELAA 2023 (purple shading) but a further development opportunity of 0.19 hectares on underutilised land has been identified by this assessment at the vehicular entrance to this area (orange shading).

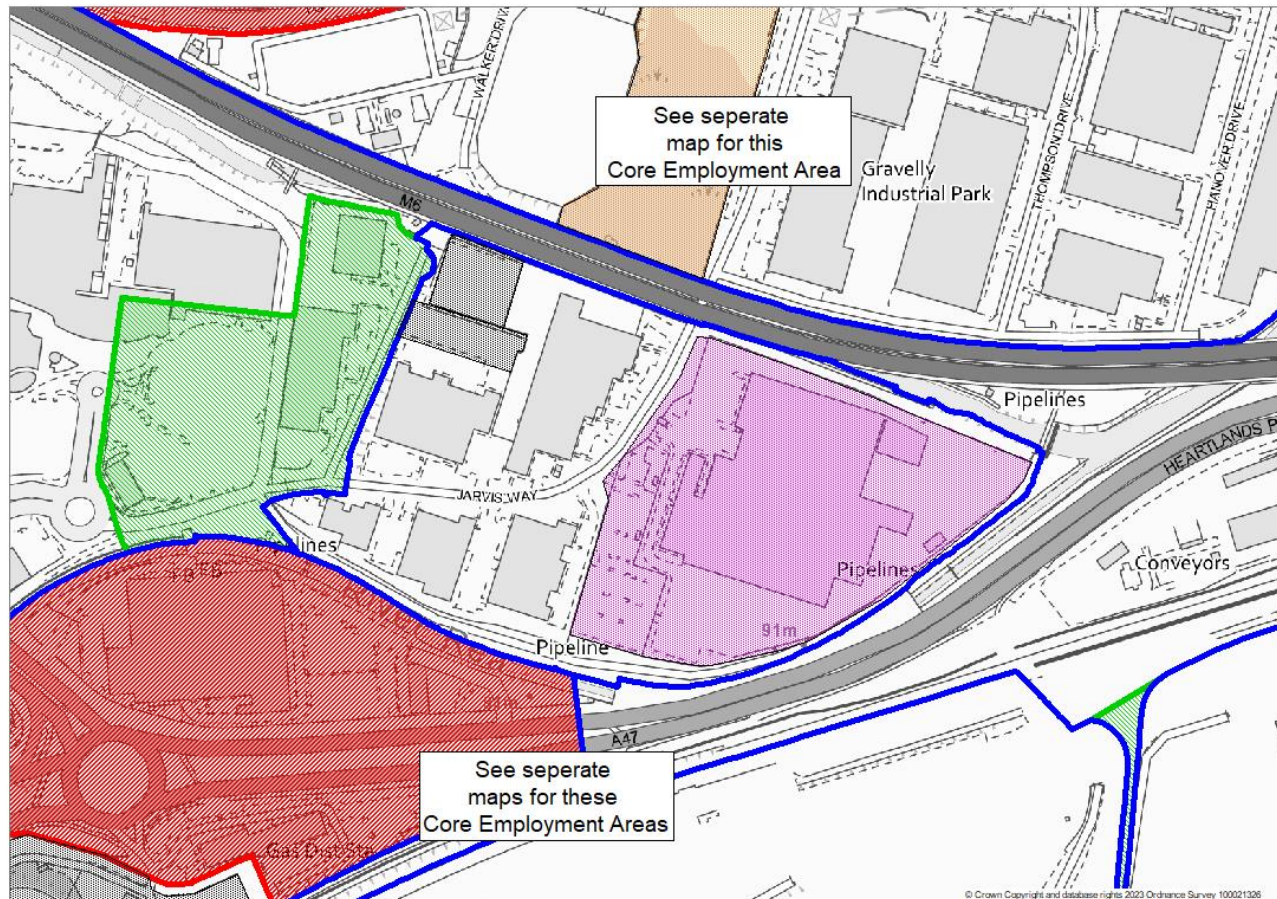
45 Castle Bromwich Business Park



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	6.09	35.79
Expired planning approvals	0	3.58
Former allocations	0	11.65
Urban capacity sites	0	18.37
Further opportunities identified through this assessment	0	10.62
Sub Total:	6.09	80.01

It is proposed that the traveller site to the east is removed as well as Tameside Drive and part of the River Tame corridor (all shown in red shading). The HEDNA identified the main areas of redevelopment potential in the area, amounting to 6.09 hectares (shown in blue shading).

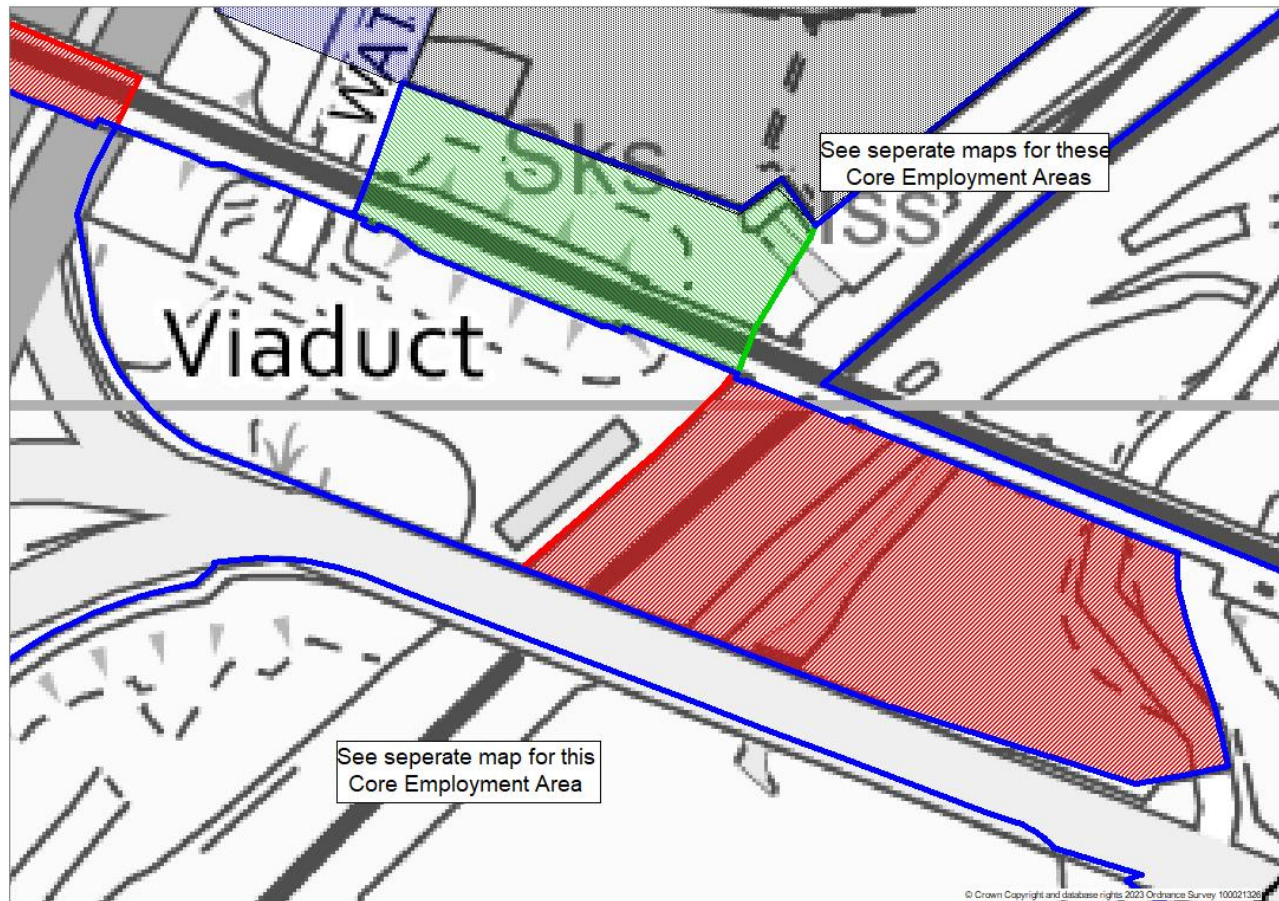
46 Gravelly Industrial Park



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	35.79
Expired planning approvals	0	3.58
Former allocations	0	11.65
Urban capacity sites	0.63	19
Further opportunities identified through this assessment	0	10.62
Sub Total:	0.63	80.64

It is proposed that this Core Employment Area should be extended westwards to cover the existing industrial premises to the west of Walker Drive, as recommended by the HEDNA, and also the area covered by planning approval 2022/09002/PA for new industrial development at Star City (all shown in green shading). Two sites with development potential amounting to 0.63 hectares have been identified through the urban capacity work at Walker Drive (black shading). A large redevelopment opportunity is already identified in the HELAA 2023 (purple shading) and is not included in the above figures.

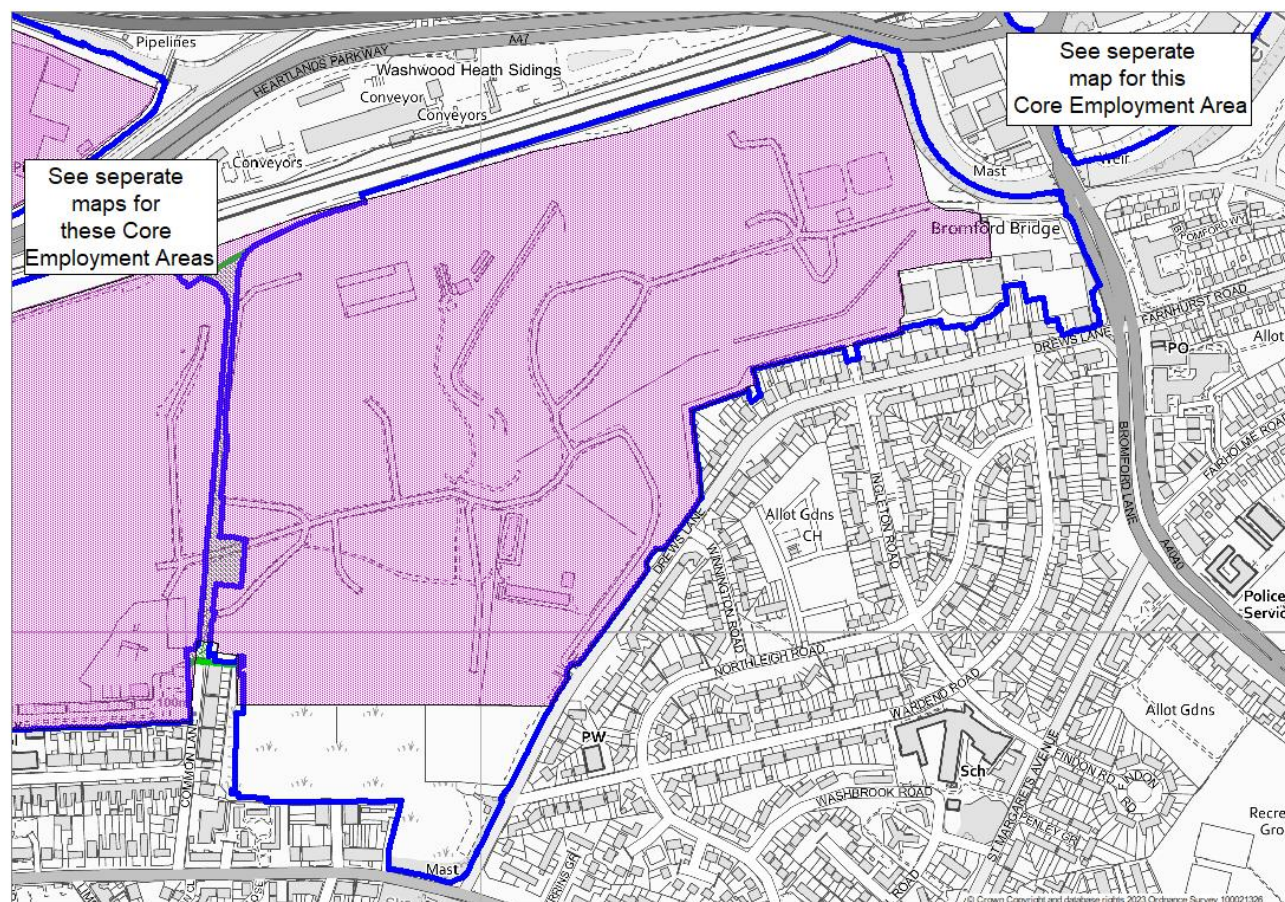
47 Nechells Scrap Rail



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	35.79
Expired planning approvals	0	3.58
Former allocations	0	11.65
Urban capacity sites	0	19
Further opportunities identified through this assessment	0	10.62
Sub Total:	0	80.64

It is recommended that the eastern side of the Core Employment Area should be removed as this has been heavily impacted by the construction of HS2 (red shaded area). The western part of the area may still present opportunities to support industrial development, but only if it is amalgamated with the wider Core Employment Area to the north.

48 Former LDV Site, Washwood Heath



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	35.79
Expired planning approvals	0	3.58
Former allocations	0	11.65
Urban capacity sites	0	19
Further opportunities identified through this assessment	0	10.62
Sub Total:	0	80.64

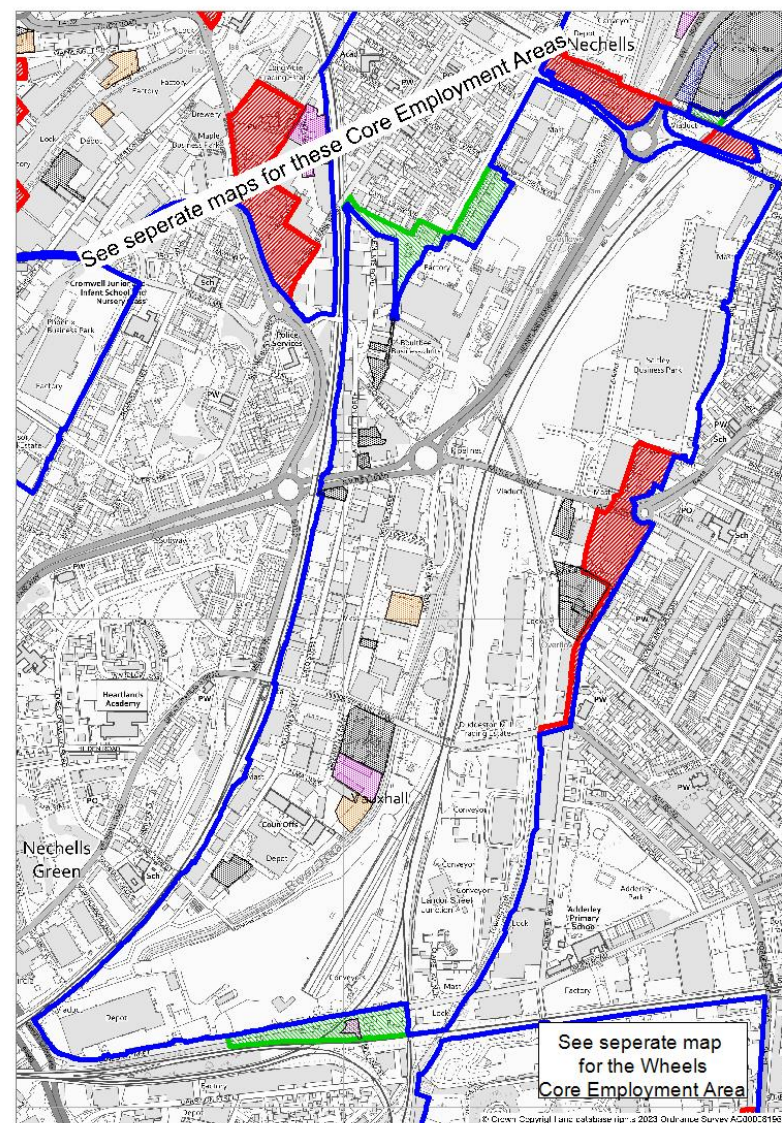
The development potential in this area has already been identified in the HELAA 2023 (purple shading). The vacant land in the south of the area is already covered by a planning approval for industrial development (2021/04634/PA) and so it hasn't been identified as a further potential development opportunity. The existing industrial units to the east, accessed off Bromford Lane, are predominantly in industrial uses. Given all of the above it is considered that the existing boundaries remain appropriate, although it is recommended that this area is merged together with the Core Employment Area to the west of Common Lane.

49 & 50 Vauxhall and Saltley Business Park

This is a large Core Employment Area that is predominantly in industrial use but currently has areas that have been cleared for the construction of HS2. There is an area of non-industrial uses in the east, at the end of Alum Rock Road, which is identified for removal (red shading). Two areas of green shading are proposed to be added in; an area of industrial uses evidenced by the LLPG at Mount Street to the north west of the area, and land between Landor Street and the railway line to the south of the area where there is some development potential as evidenced the HELAA 2023 site (purple shading).

The urban capacity work identified a variety of potential development opportunities in this area which together amount to 3.19 hectares (black shading). An expired planning approval as well as a further site opportunity have been identified in this assessment which together amount to a further 0.38 hectares (orange shading).

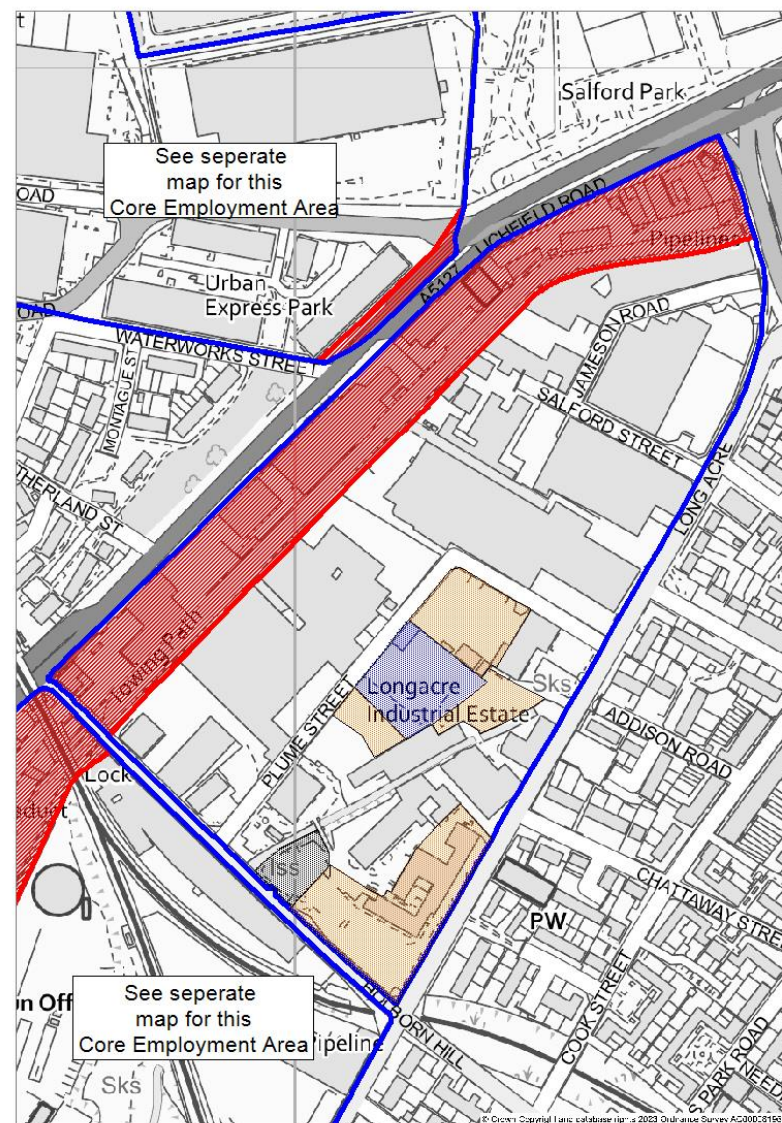
Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	35.79
Expired planning approvals	0.34	3.92
Former allocations	0.4	12.05
Urban capacity sites	3.19	22.19
Further opportunities identified through this assessment	0	10.62
Sub Total:	3.93	84.57



51 Salford Trading Estate

The area between the canal and Lichfield Road is recommended to be removed from the area as the uses here are predominantly non-industrial (red shaded area). A number of potential development opportunities have been identified between Long Acre and Plume Street, including a 0.4 hectare site identified in the HEDNA assessment, a 0.16 site identified in the urban capacity work (black shading) and 1.44 hectares on four sites identified through this assessment and expired planning approvals (orange shading).

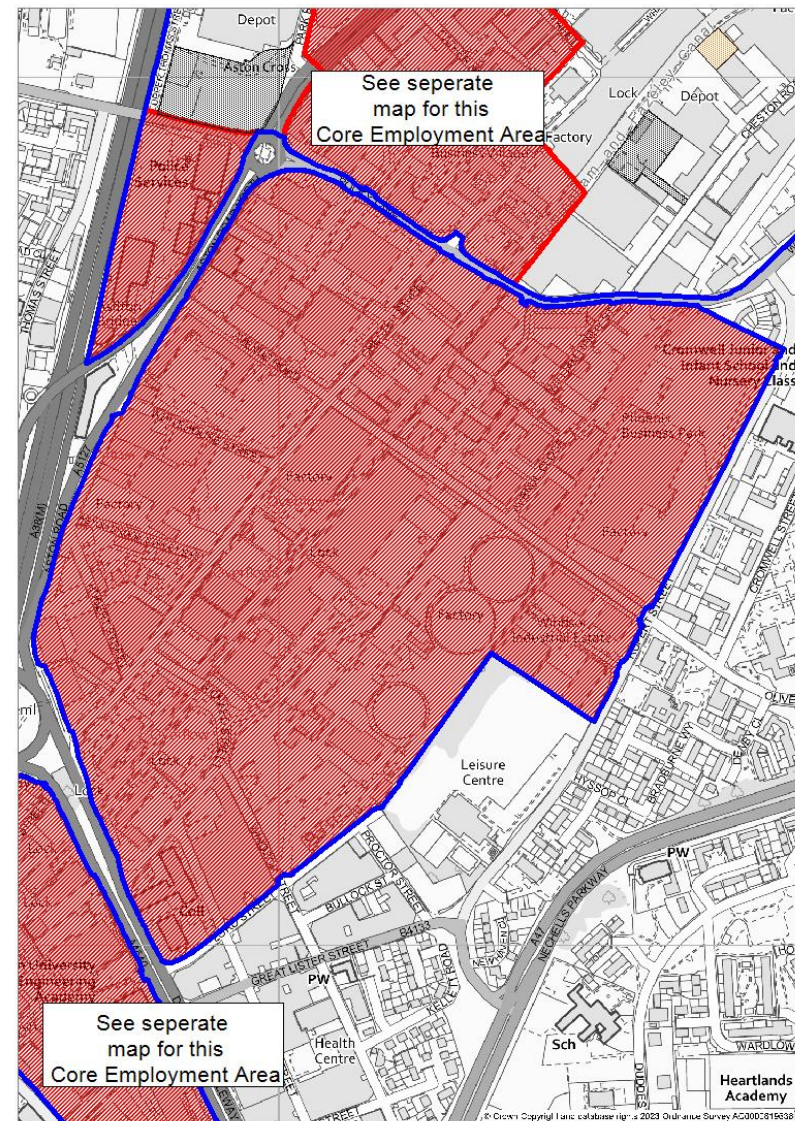
Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0.4	36.19
Expired planning approvals	0	3.92
Former allocations	0.11	12.16
Urban capacity sites	0.16	22.35
Further opportunities identified through this assessment	1.33	11.95
Sub Total:	2	86.57



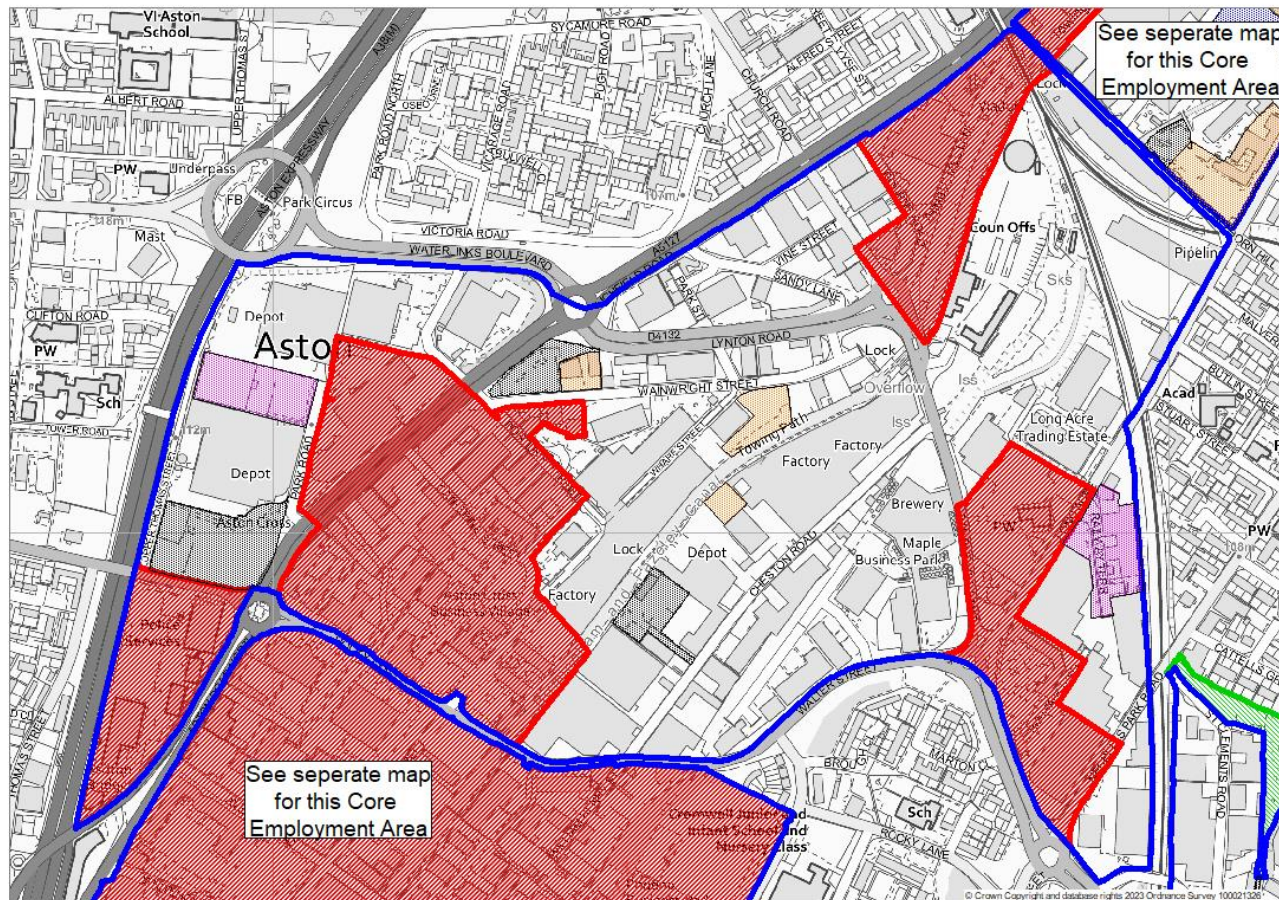
52a Windsor Industrial Area

This area is proposed for removal as although there are a number of existing B2 and B8 uses there are also a wide range of non-industrial uses dispersed across the area, and especially so in the west and the south. It is also being considered through the Central Birmingham Framework for a wider mixture of uses in the future, including residential. Any potential development opportunities in this area are therefore being considered in regard to how they can support a greater mix of uses rather than being specifically for industrial development.

Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	36.19
Expired planning approvals	0	3.92
Former allocations	0	12.16
Urban capacity sites	0	22.35
Further opportunities identified through this assessment	0	11.95
Sub Total:	0	86.57



52b Aston Cross



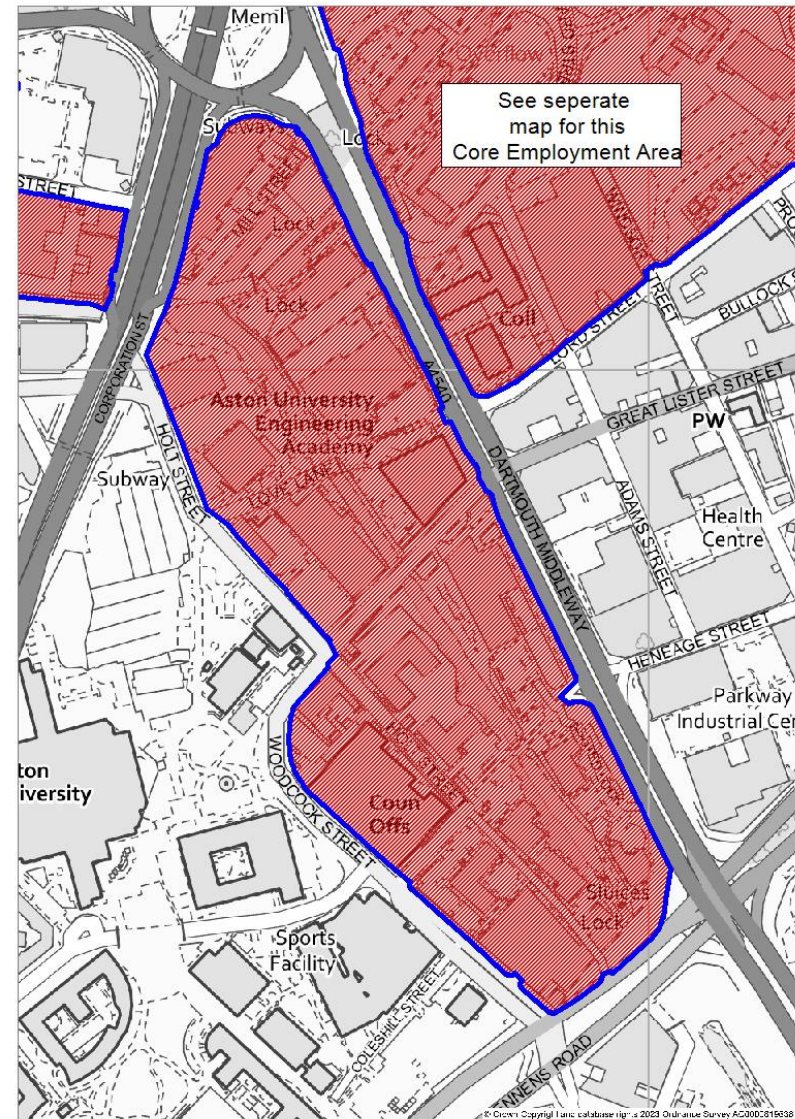
Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	36.19
Expired planning approvals	0.48	4.4
Former allocations	0.12	12.28
Urban capacity sites	1.85	24.2
Further opportunities identified through this assessment	0	11.95
Sub Total:	2.45	89.02

Whilst most of the Core Employment Area is in industrial use, there are significant concentrations of non-industrial uses which are recommended for removal (red shaded areas). There are a number of potential development opportunities across the area, 0.6 hectares of which are from expired planning approvals or were previously allocated for industrial development in the Unitary Development Plan (orange shading). The urban capacity work also identified 1.85 hectares of land with potential for development on vacant or underutilised land (black shading). There are also two existing HELAA 2023 sites in the west and east of the area which aren't included in the above figures (purple shading). No further development opportunities were identified by this assessment.

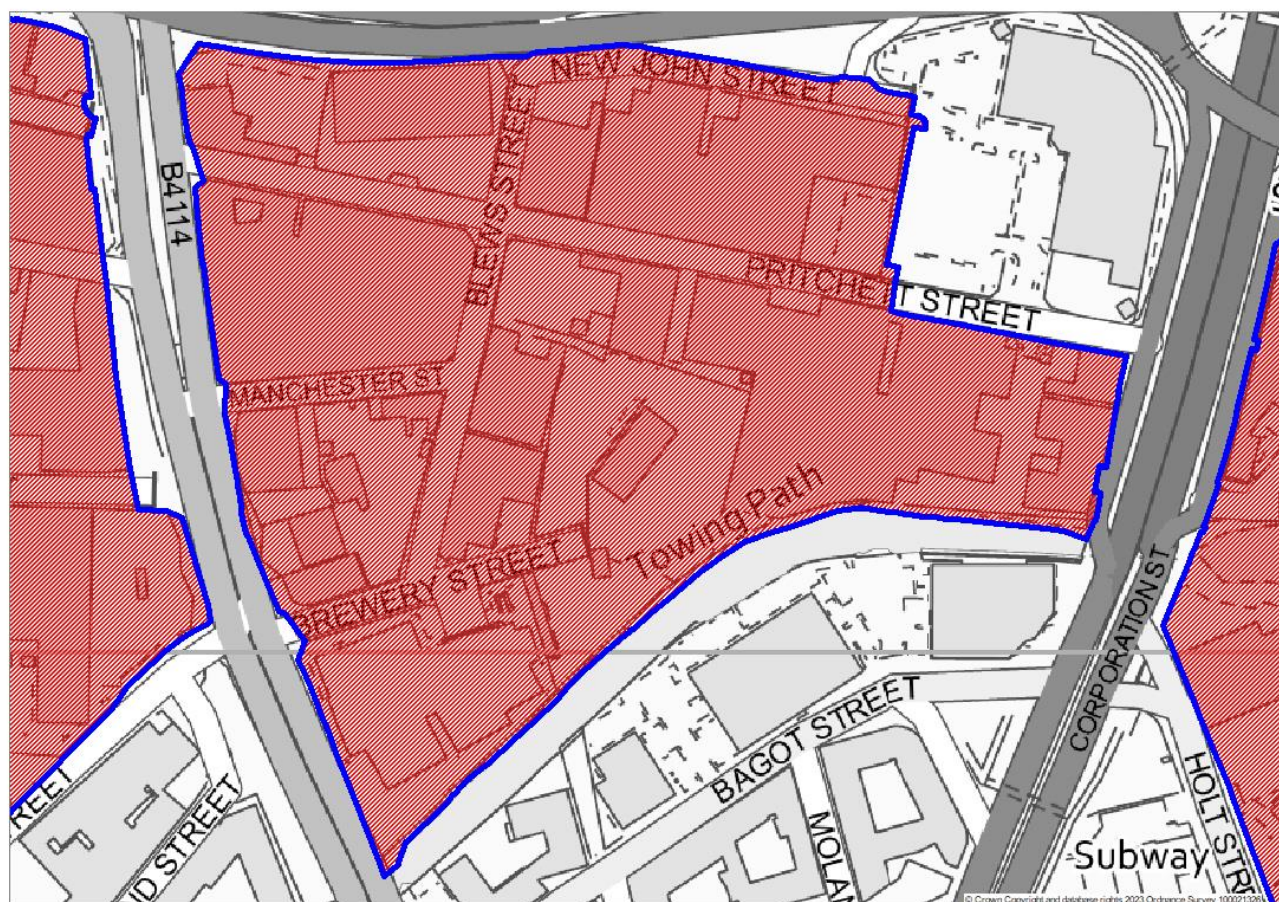
53 Aston Science Park

It is recommended that the designation of this area as a Core Employment Area is removed, as it is predominantly in class E and there are very existing B2 or B8 uses. It is also being considered as a focus for educational and science/technology uses through the Central Birmingham Framework. Any potential development opportunities in this area are therefore being considered in regard to how they can support these uses rather than being specifically for industrial development.

Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	36.19
Expired planning approvals	0	4.4
Former allocations	0	12.28
Urban capacity sites	0	24.2
Further opportunities identified through this assessment	0	11.95
Sub Total:	0	89.02



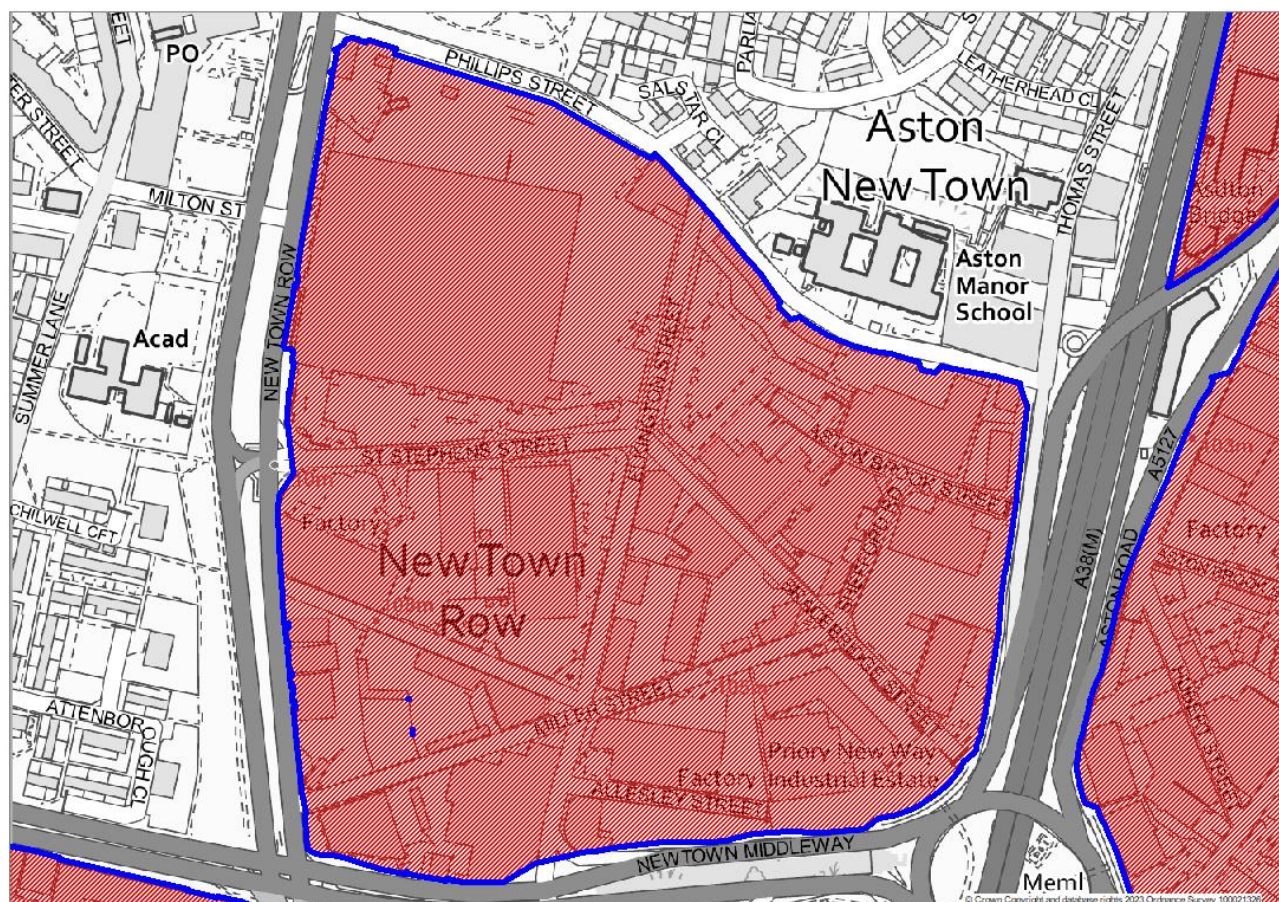
54a Pritchett Street



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	36.19
Expired planning approvals	0	4.4
Former allocations	0	12.28
Urban capacity sites	0	24.2
Further opportunities identified through this assessment	0	11.95
Sub Total:	0	89.02

It is recommended that the Core Employment Area designation is removed, as most of the existing uses shown in the LLPG data are commercial or small scale industrial within class E or Sui Generis use. It is also being considered through the Central Birmingham Framework for a wider mixture of uses in the future, including residential. Any potential development opportunities in this area are therefore being considered in regard to how they can support a greater mix of uses rather than being specifically for industrial development. It is considered that the broader policy for the protection of existing industrial uses can be applied here, rather than designating it as an area which limits the range of uses that can be developed here.

54b Phillips Street Area



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	36.19
Expired planning approvals	0	4.4
Former allocations	0	12.28
Urban capacity sites	0	24.2
Further opportunities identified through this assessment	0	11.95
Sub Total:	0	89.02

It is recommended that the designation for this area is removed as the LLPG in particular shows that the land uses in the area are predominantly non-industrial with a significant amount of class E and Sui Generis uses. The Newtown area is also being considered through the Central Birmingham Framework for a wider mixture of uses in the future that will support the local community. Any potential development opportunities in this area are therefore being considered in regard to how they can support a greater mix of uses rather than being specifically for industrial development.

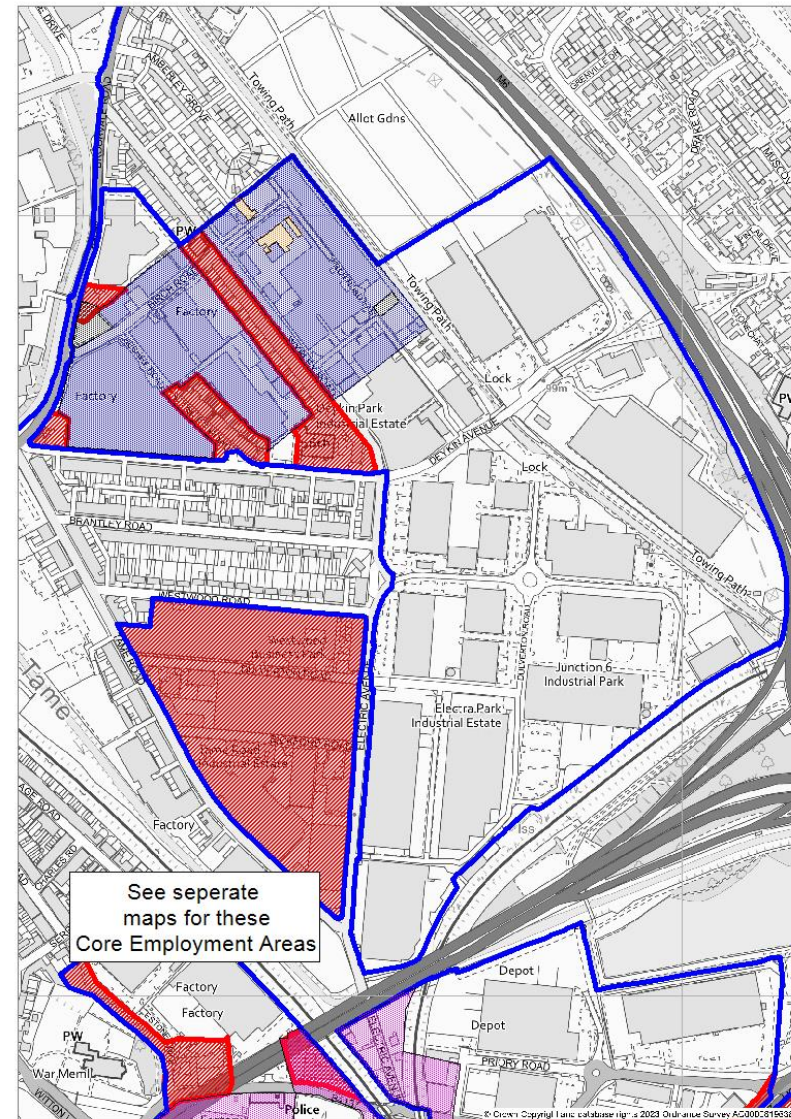
55 Witton

In line with the HEDNA recommendations non-residential uses in the northern part of the site are identified as being appropriate for removal from the Core Employment Area. This north western corner of the CEA (everything to the west of the canal and north of Deykin Avenue) has poor quality and dated existing industrial buildings, however it has high levels of occupancy as evidenced in the business rates data.

The HEDNA identifies a significant opportunity for redevelopment in this area amounting to 8.9 hectares which should also be able to address any potential issues arising in relation to the incompatibility of the industrial uses next to the residential properties. There are also small potential development opportunities identified from expired planning approvals (orange shading) and the urban capacity work (black shading) which together amount to 0.36 hectares.

The remaining areas to the east and south constitute high quality industrial areas which appear to be functioning well, and so no changes are proposed in this area.

Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	8.9	45.09
Expired planning approvals	0.15	4.55
Former allocations	0	12.28
Urban capacity sites	0.21	24.41
Further opportunities identified through this assessment	0	11.95
Sub Total:	9.26	98.28

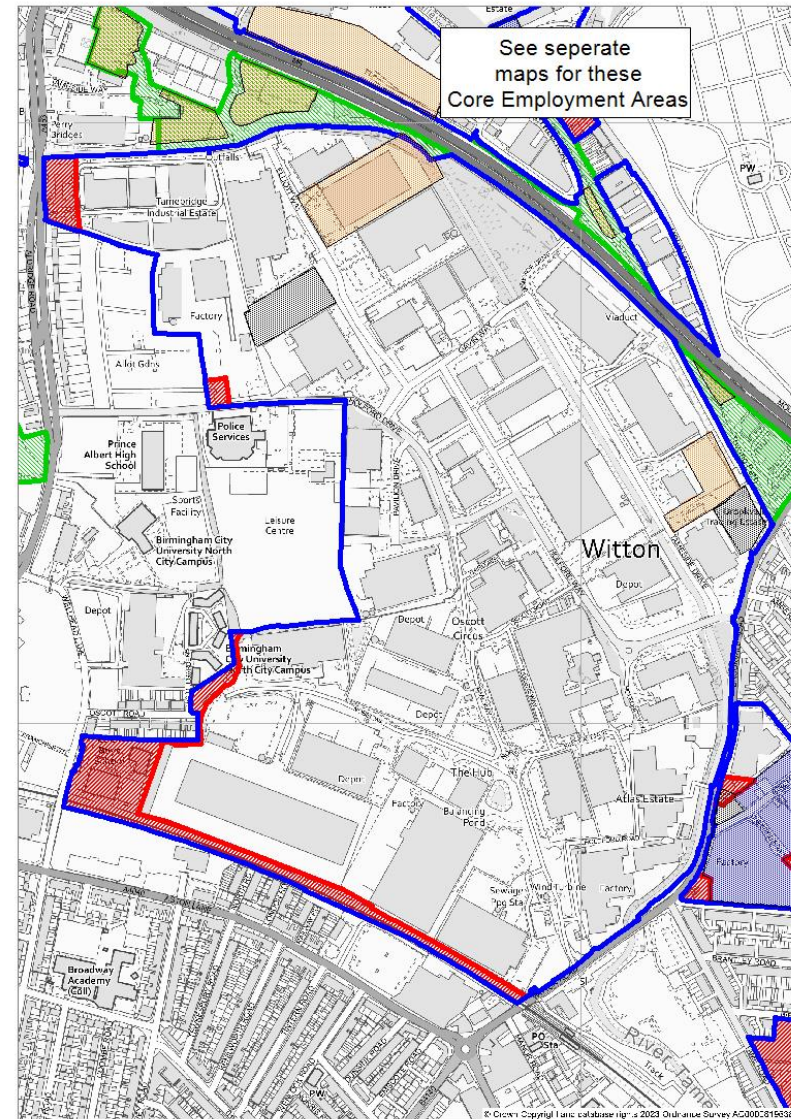


56 The Hub

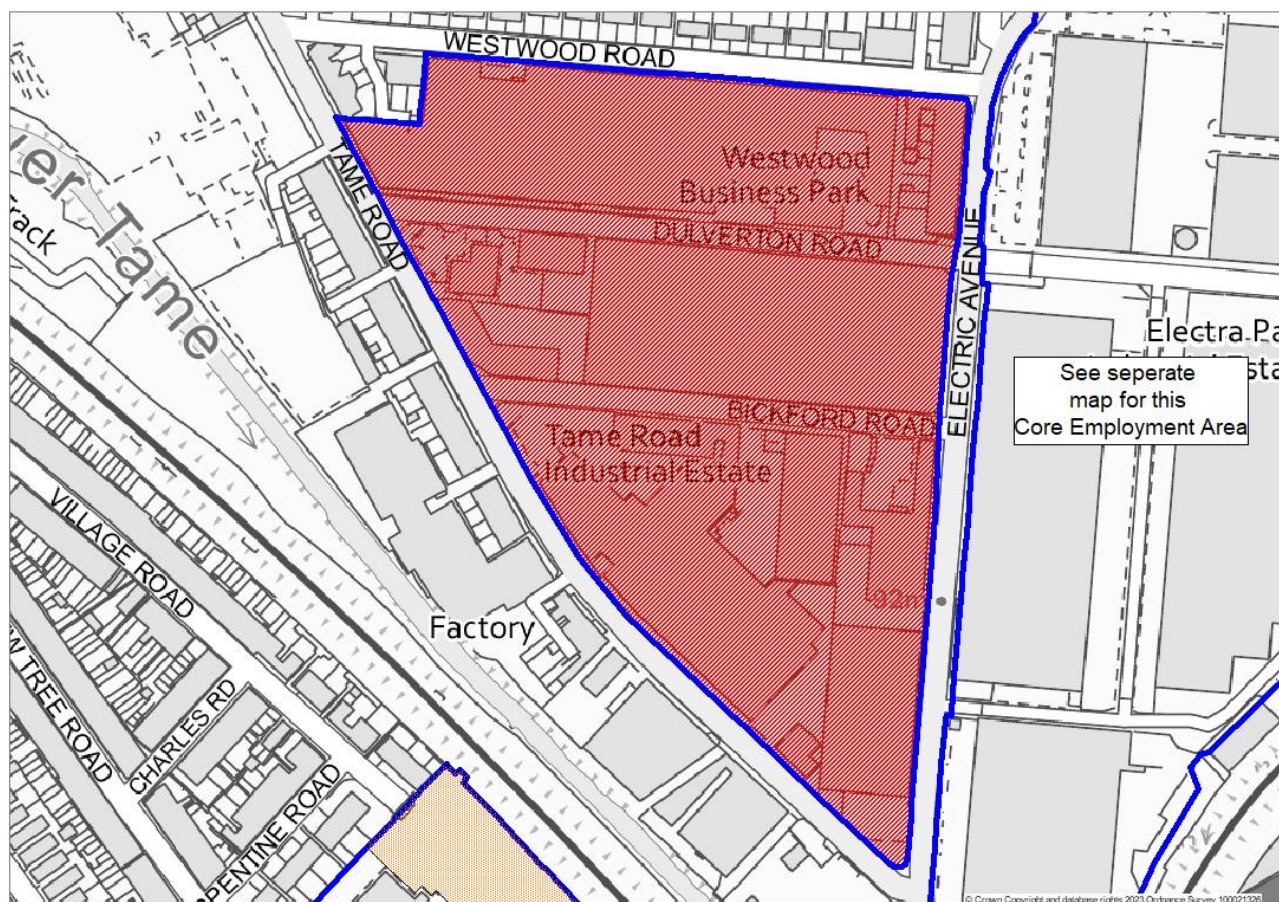
Amendments are proposed to the boundaries of this Core Employment Area to remove non-industrial uses to the west and south (shown in red shading). It is also proposed to extend the boundary to the north to encompass expired planning approvals and a further potential development opportunity at Tameside Way and to the east to encompass Brookvale Trading Estate and a former Unitary Development Plan allocation.

There are also development opportunities within the current Core Employment Area which have been identified from an expired planning approval, a former Unitary Development Plan allocation and the urban capacity work. All together, all of these potential development opportunities in the existing and extended designation amount to 4.84 hectares.

Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	45.09
Expired planning approvals	1.39	5.94
Former allocations	1.05	13.33
Urban capacity sites	1.49	25.9
Further opportunities identified through this assessment	0.91	12.86
Sub Total:	4.84	103.12



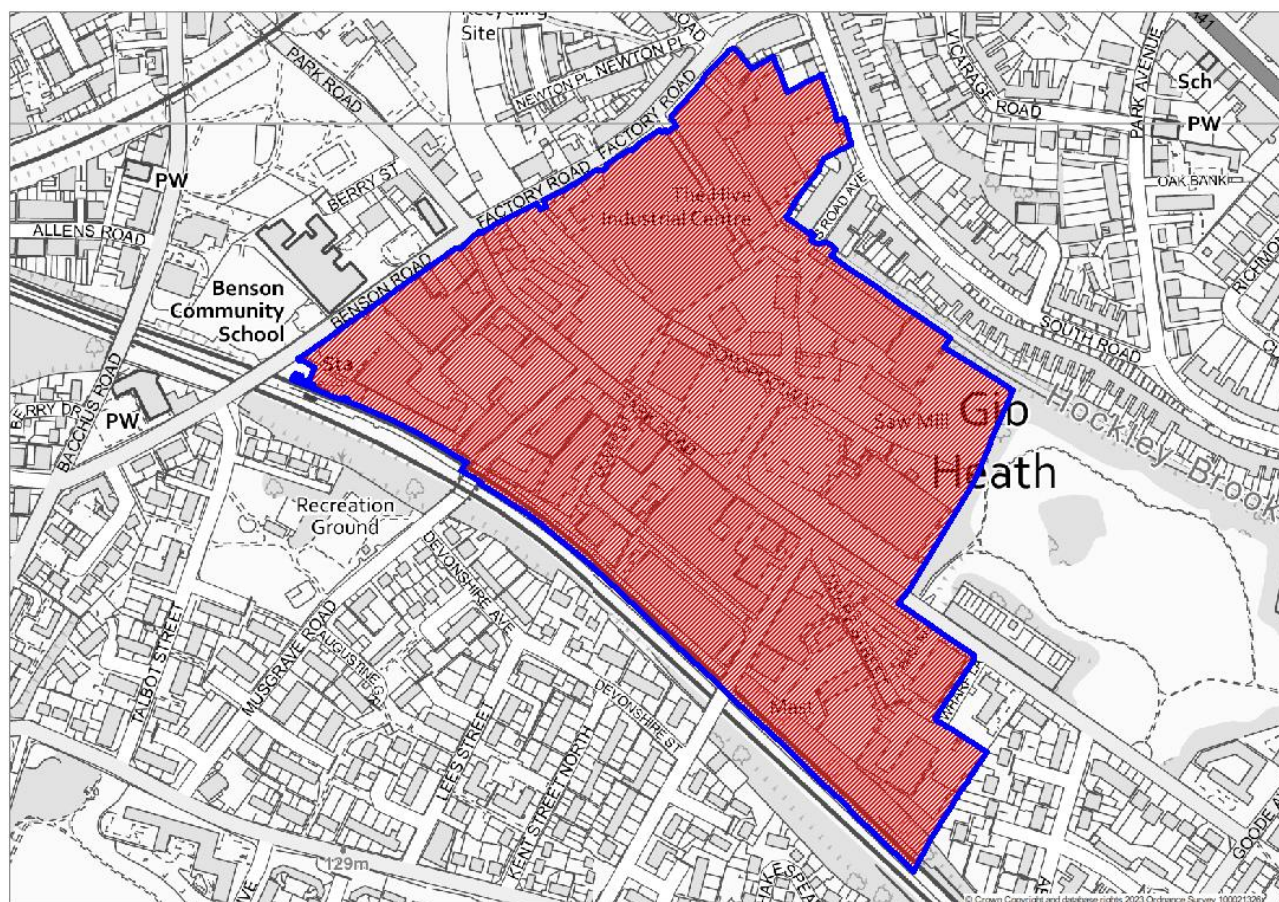
57 Westwood Business Park



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	45.09
Expired planning approvals	0	5.94
Former allocations	0	13.33
Urban capacity sites	0	25.9
Further opportunities identified through this assessment	0	12.86
Sub Total:	0	103.12

This Core Employment Area comprises of poor quality and aged industrial premises in close proximity to residential dwellings. Although there is evidence from business rates data that the area is well occupied there are also quite a number of vacant premises. There is also no potential identified for further industrial development in the area. To deliver better quality and more modern industrial premises would require a comprehensive redevelopment of the area, however owing to the close proximity of the residential properties it may be more beneficial to introduce uses that are less intensive and industrial in nature and so it is recommended that the designation of this area is removed.

58 Winson Green



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	45.09
Expired planning approvals	0	5.94
Former allocations	0	13.33
Urban capacity sites	0	25.9
Further opportunities identified through this assessment	0	12.86
Sub Total:	0	103.12

Although there are a number of existing B2 and B8 uses in this area there are also a wide range of non-industrial uses and a large number of vacant premises and sites. The better quality industrial uses are spread across different parts of the area and overall the quality and mixture of uses and occupancy is generally poor. The area would benefit from comprehensive redevelopment but given the surrounding uses and poor location on the road network it is considered that a greater range of uses could be introduced here and so it is recommended that the designation of this area is removed.

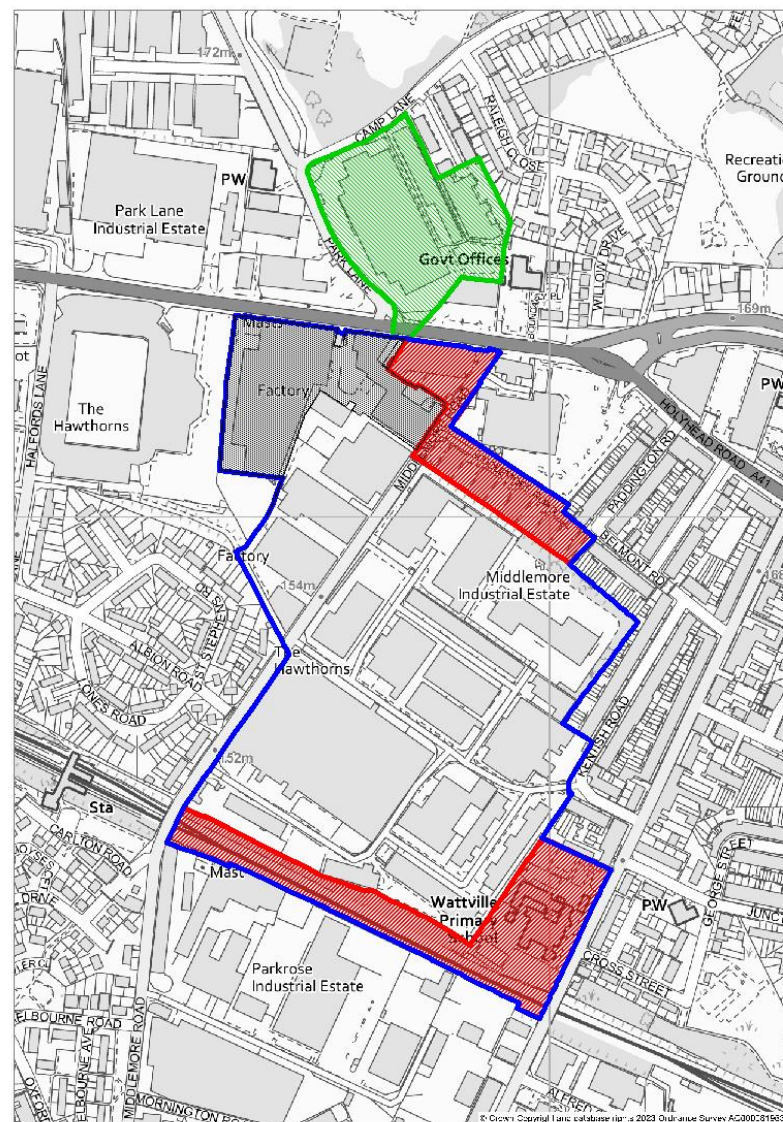
59i Middlemore Road

The school and railway line in the south of the area are recommended for removal, as is the retail unit at the junction of Middlemore Road and Holyhead Road and the Flexspace Business Centre to the north as LLPG data identifies that this is predominantly in office or class E use (all shown in red shading).

It is suggested that the northern boundary extended northwards to encompass the existing industrial uses to the north of Holyhead Road. This extended area (green shading) will also ensure consistency with the approach within Sandwell MBC as the premises to the west of Park Lane are also protected for industrial uses.

A redevelopment opportunity has been identified through the urban capacity work at the north of the area on the southern side of Holyhead Road which amounts to 2.2 hectares (black shading).

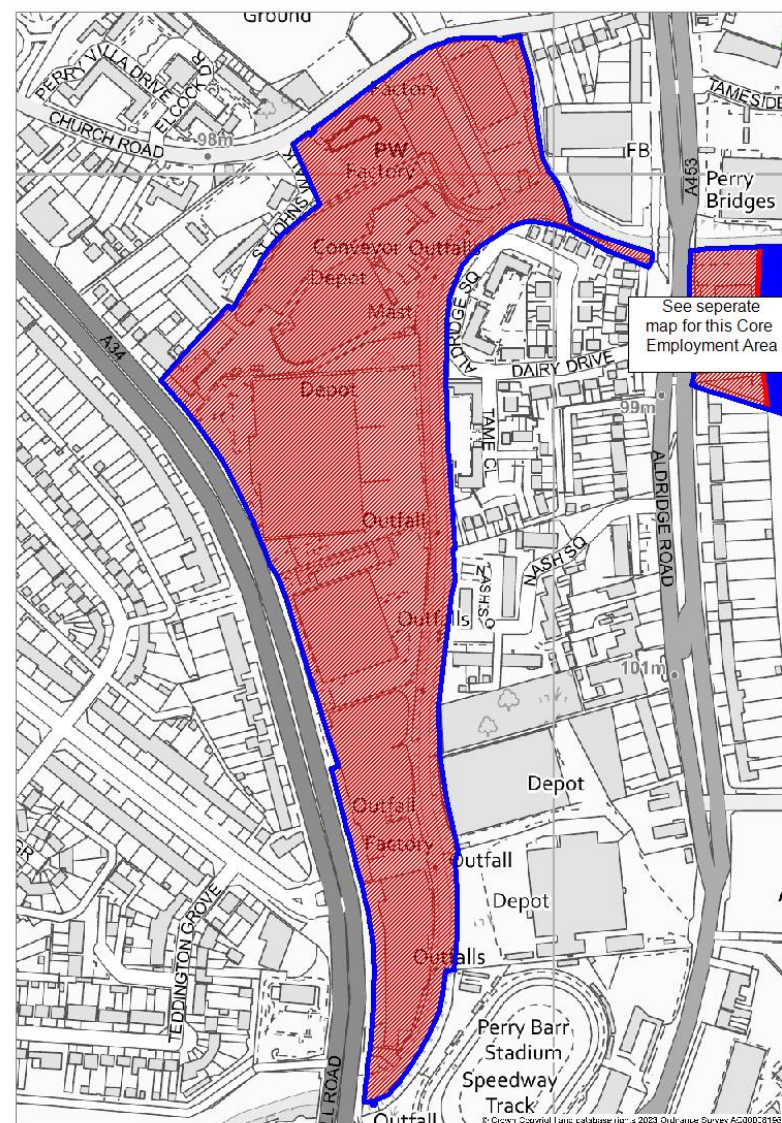
Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	45.09
Expired planning approvals	0	5.94
Former allocations	0	13.33
Urban capacity sites	2.2	28.1
Further opportunities identified through this assessment	0	12.86
Sub Total:	2.2	105.32



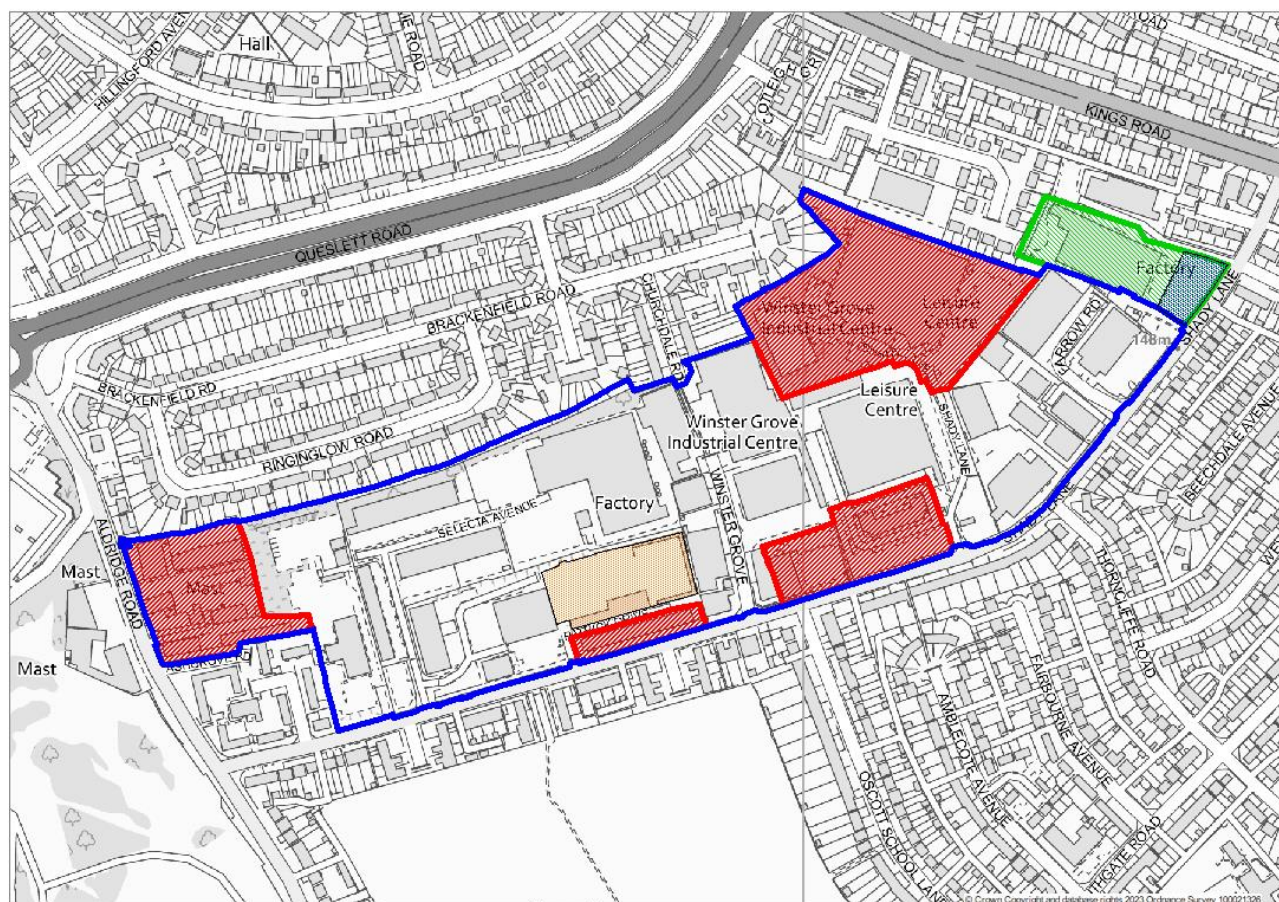
61i Land East of Walsall Road, Perry Barr

This area is recommended for removal as although it contains some modern and good quality industrial buildings it is predominantly in non-industrial or Sui Generis uses. There are also no development opportunities that have been identified in the area.

Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	45.09
Expired planning approvals	0	5.94
Former allocations	0	13.33
Urban capacity sites	0	28.1
Further opportunities identified through this assessment	0	12.86
Sub Total:	0	105.32



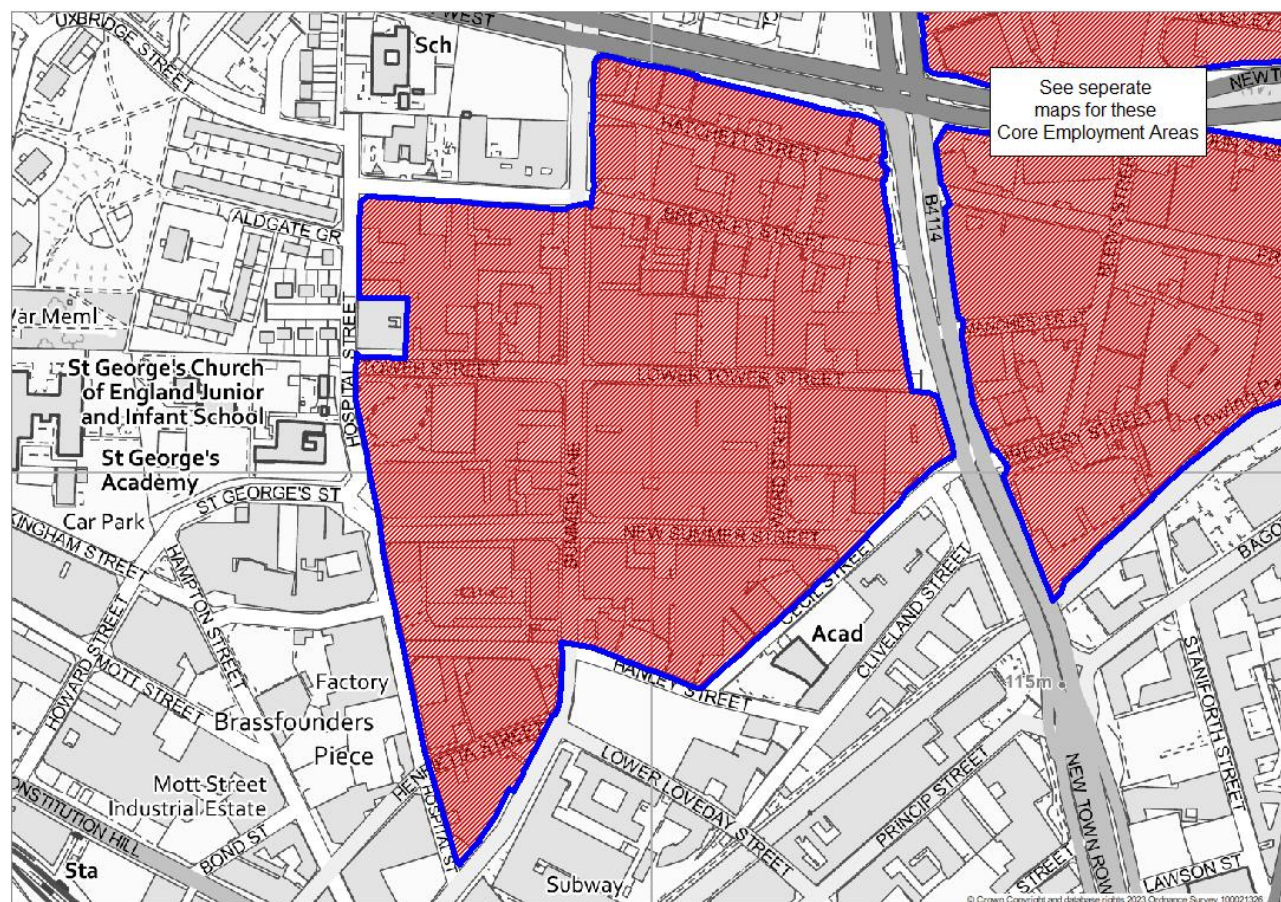
62 Kingstanding



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0.21	45.3
Expired planning approvals	0	5.94
Former allocations	0	13.33
Urban capacity sites	0	28.1
Further opportunities identified through this assessment	0.74	13.6
Sub Total:	0.95	106.27

Areas around the northern, southern and western boundaries that are not in an industrial use are proposed to be removed (red shading). As recommended by the HEDNA, the Brooks and Adams building has been suggested as an addition to the area as this building is in an existing industrial use (green shading). The HEDNA also identified a development opportunity of 0.21 hectares at the front of this building (blue shading). A further 0.74 hectare potential development opportunity site has also been identified through this assessment in the middle of the Core Employment Area, at the former Coleman Group waste processing site (orange shading). The Coleman Group have stated within a recent planning application (2021/01773/PA) that this site is surplus to their requirements.

63 Summer Lane



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	45.3
Expired planning approvals	0	5.94
Former allocations	0	13.33
Urban capacity sites	0	28.1
Further opportunities identified through this assessment	0	13.6
Sub Total:	0	106.27

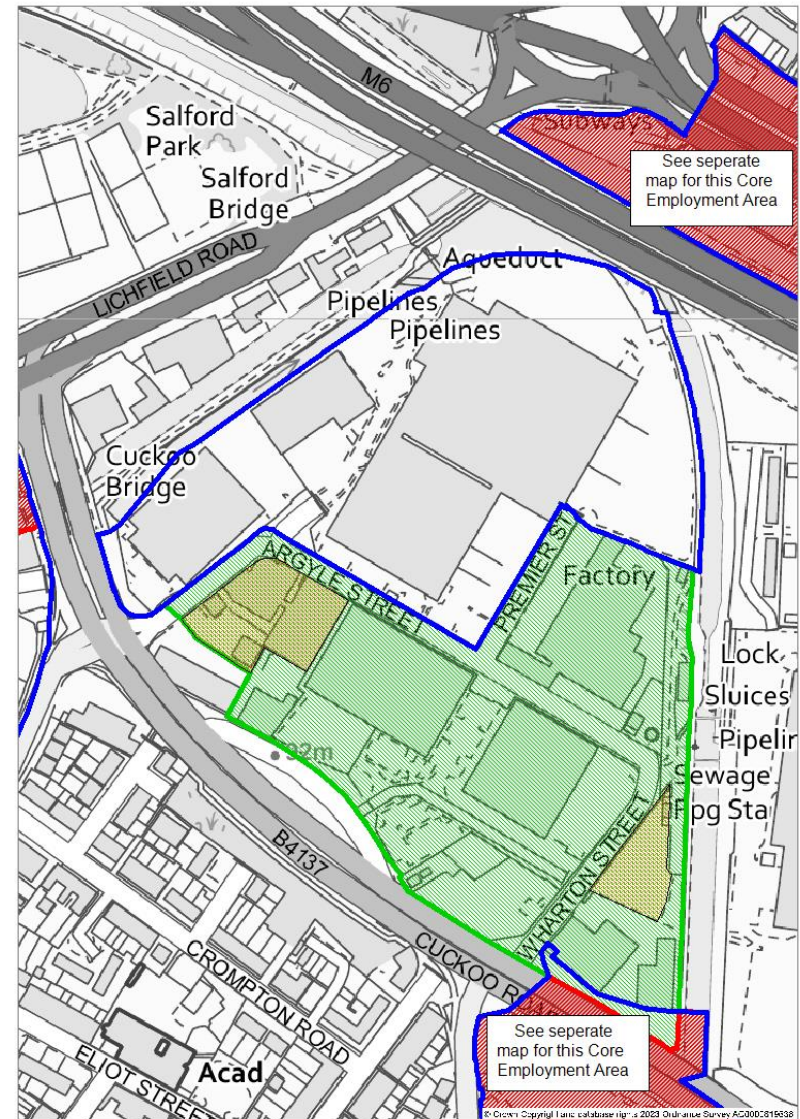
It is recommended that the designation of this Core Employment Area is removed. This is primarily due to the wide range of non-industrial uses that already exist in this area, as evidenced by the LLPG. Any industrial uses in the area are dispersed amongst these other uses. It is also being considered through the Central Birmingham Framework for a wider mixture of uses in the future, including residential, and it is evident from recent call for site submissions that there is a strong interest for non-industrial development in this area. Given all of the above it is considered that broader policies for the protection of industrial uses are more appropriate to apply in this area rather than a more specific Core Employment Area designation.

65i Argyle Street

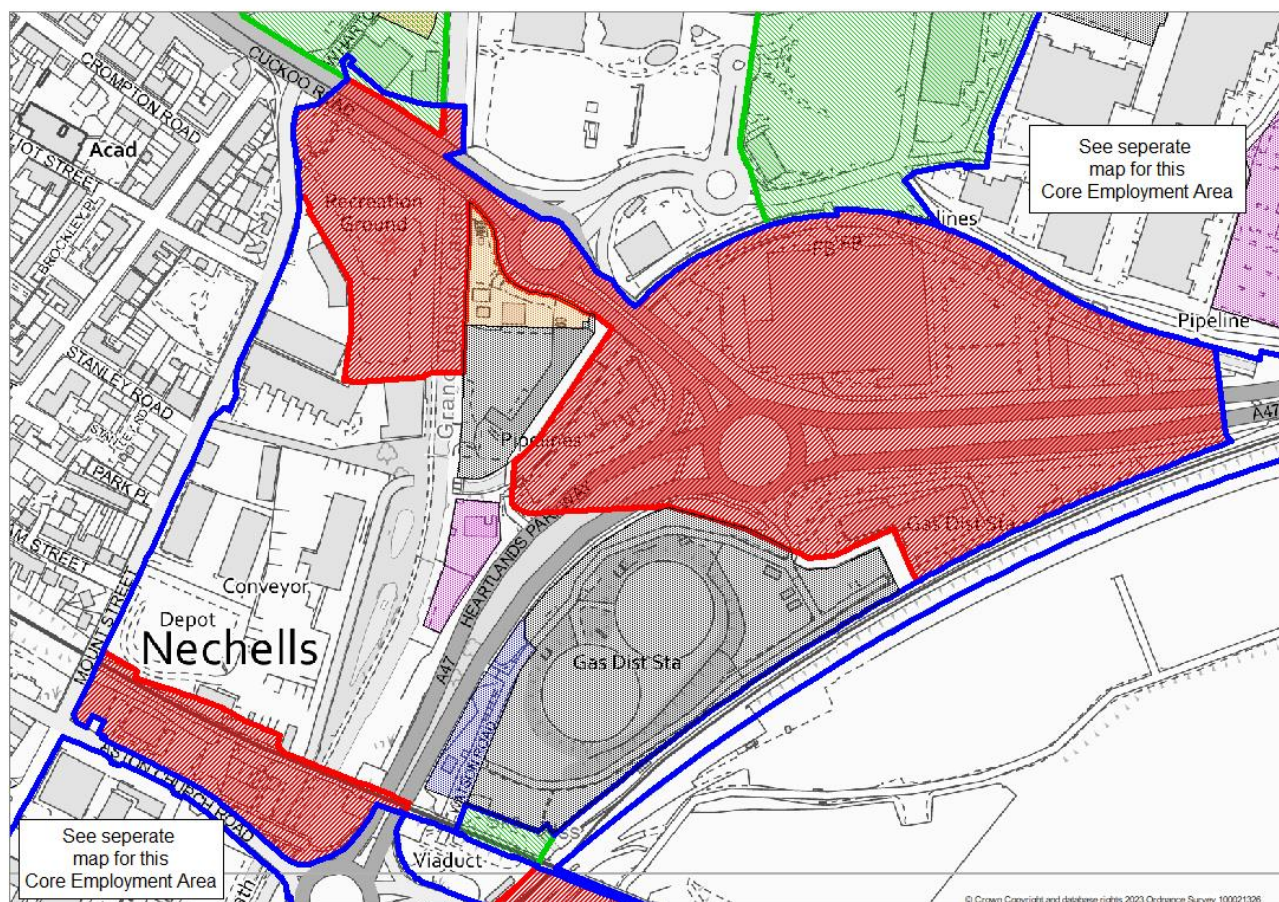
As recommended by the HEDNA and supported by the LLPG data, industrial uses to the south are recommended for inclusion in this Core Employment Area (green shading). The Argyle Business Centre at the corner of Argyle Street and Cuckoo Road are predominantly in a class E use and so haven't been included in this extended area.

Two potential development opportunities have been identified in orange shading, the one to the west at the corner of Argyle Street contains a cluster of vacant and dated units and so presents a redevelopment opportunity of 0.38 hectares. The one to the east is 0.18 hectares and has been cleared under planning approval 2021/01887/PA but has no future use currently committed.

Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	45.3
Expired planning approvals	0	5.94
Former allocations	0	13.33
Urban capacity sites	0	28.1
Further opportunities identified through this assessment	0.55	14.15
Sub Total:	0.55	106.82



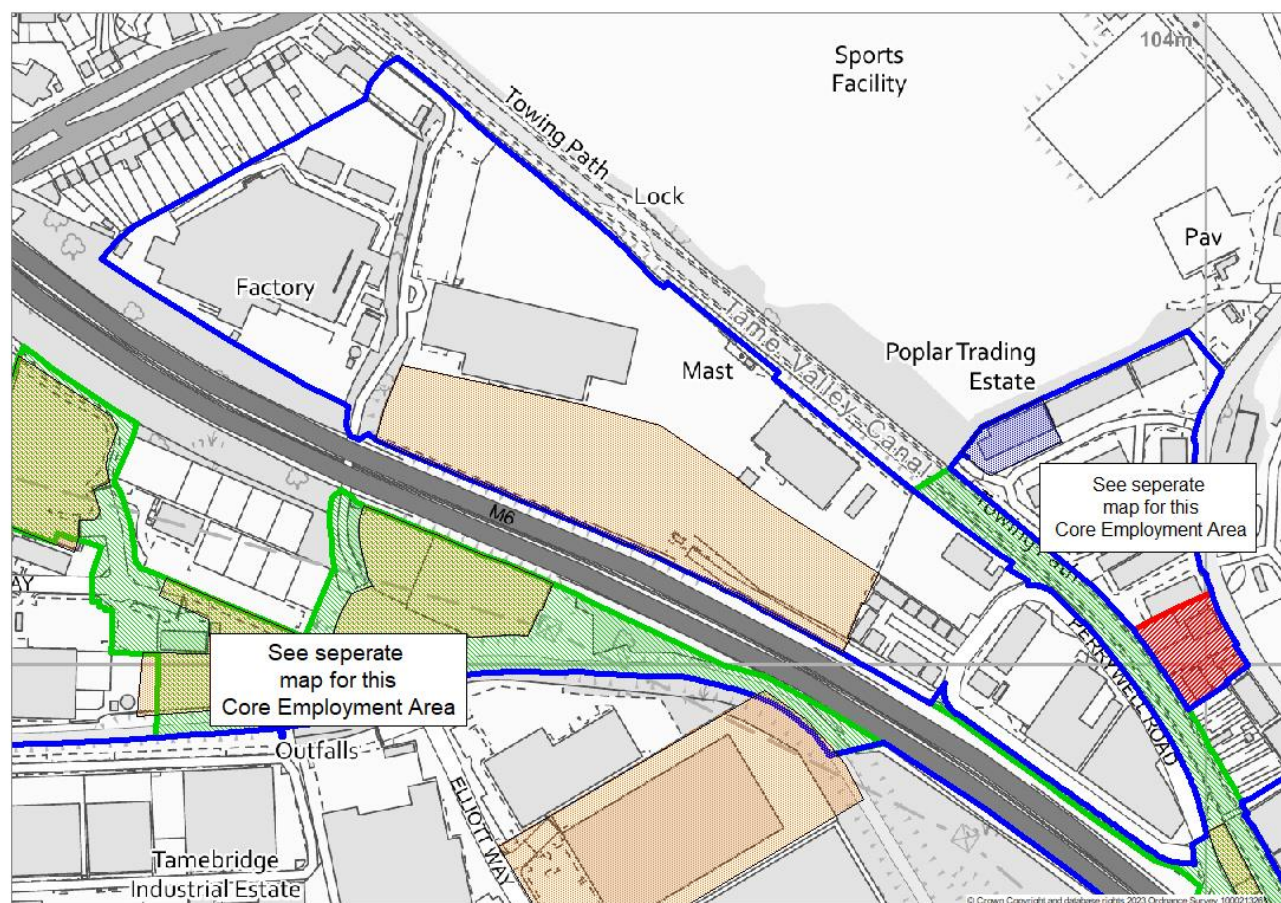
66 Dunton Trading Estate



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0.39	45.69
Expired planning approvals	0	5.94
Former allocations	0	13.33
Urban capacity sites	4.93	33.03
Further opportunities identified through this assessment	0.39	14.54
Sub Total:	5.71	112.53

As recommended by the HEDNA, the open space to the north west and the non-residential uses to the south west have been identified for removal. The LLPG data also identifies that most of the uses in the eastern part of the site are non-industrial and so these have also been identified for removal (all shown in red shading). Various development opportunities amounting to 5.71 hectares have been identified in the area, including the former gasworks site off Heartlands Parkway. A small addition (green shading) has been identified to the south of the area, which would enable this Core Employment Area to be merged with the remaining part of the adjoining Nechells Scrap Rail Core Employment Area (number 47).

67 Perrywell Road



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	45.69
Expired planning approvals	0	5.94
Former allocations	0	13.33
Urban capacity sites	0	33.03
Further opportunities identified through this assessment	2.5	17.04
Sub Total:	2.5	115.03

As recommended by the HEDNA, the area to the south east has been identified for inclusion together with further additions to tidy the boundary and to offer the potential to merge this Core Employment Area with adjoining areas at Moor Lane (all shown in green shading). A potential development opportunity of 0.13 hectares has been identified at the underutilised land in this expanded area and a much larger area of 2.37 hectares has been identified in the middle of the site which is an area of the care auction site that could be utilised more effectively for industrial development (both shown in orange shading).

68 Moor Lane

As recommended by the HEDNA and supported by the LLPG data the area to the south is identified for removal. This area also contains newly constructed residential properties and a public house (red shading).

The HEDNA assessment identified an opportunity to redevelop an existin poor quality industrial unit in the north west of the area amounting to 0.19 hectares (blue shading).

There is also potential to merge this area with other adjoining Core Employment Areas to the south west (green shading).

Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0.19	45.88
Expired planning approvals	0	5.94
Former allocations	0	13.33
Urban capacity sites	0	33.03
Further opportunities identified through this assessment	0	17.04
Sub Total:	0.19	115.22

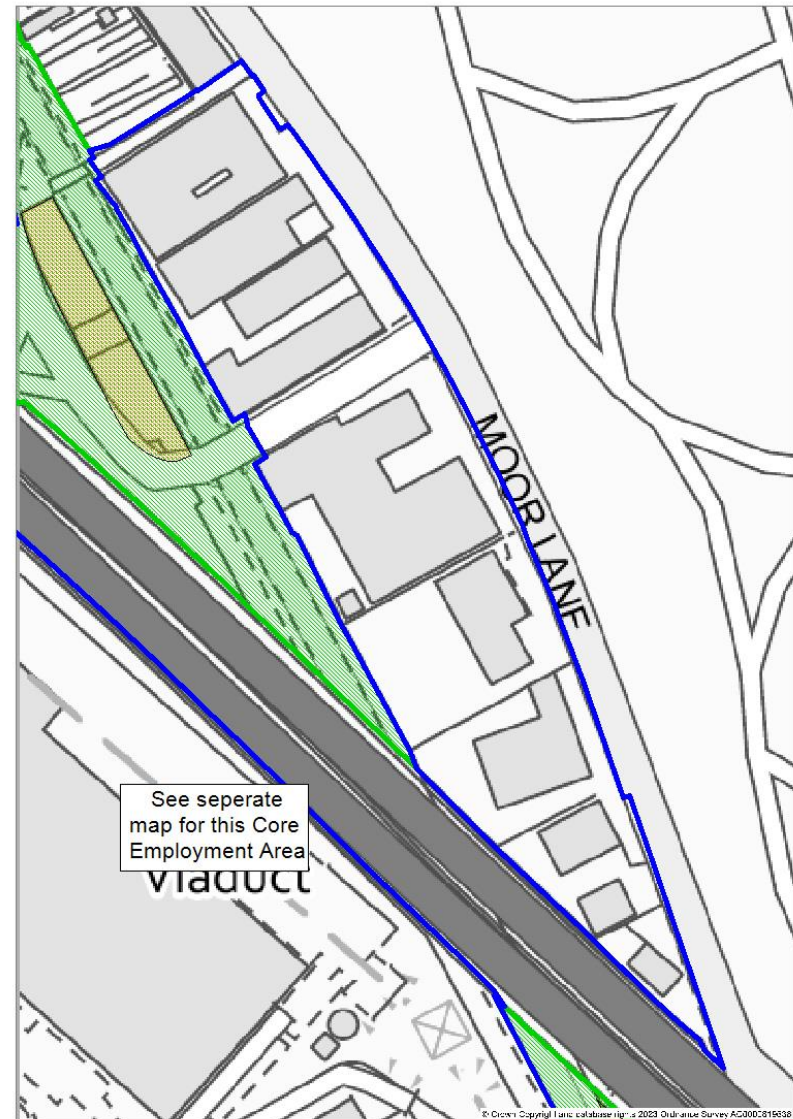


68a Moor Lane

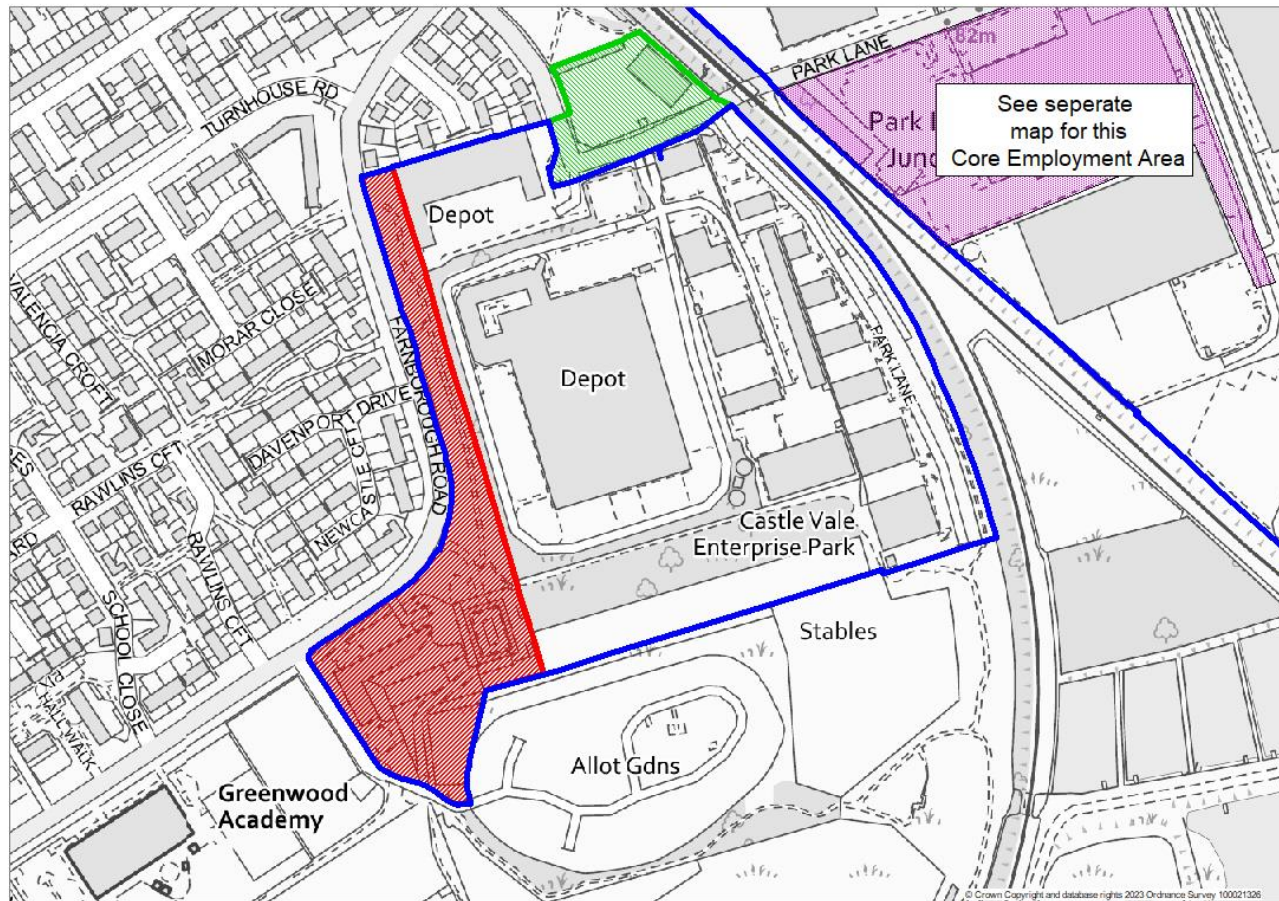
No changes are proposed for this Core Employment Area, although there is potential to merge it with other adjoining areas to the west (green shading).

The potential development opportunity identified on the map is covered under Core Employment Area 67 (Perrywell Road).

Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	45.88
Expired planning approvals	0	5.94
Former allocations	0	13.33
Urban capacity sites	0	33.03
Further opportunities identified through this assessment	0	17.04
Sub Total:	0	115.22



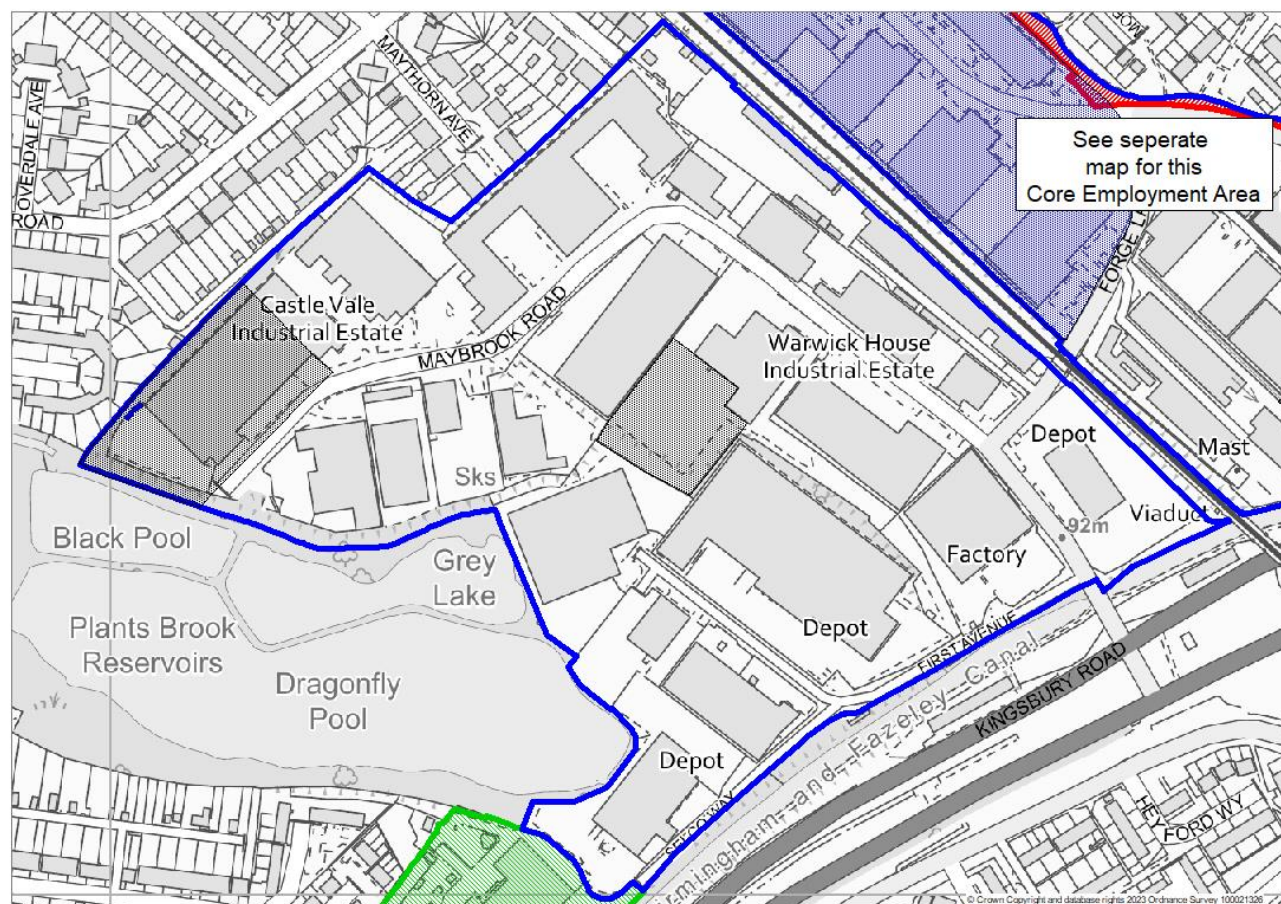
72 Castle Vale



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	45.88
Expired planning approvals	0	5.94
Former allocations	0	13.33
Urban capacity sites	0	33.03
Further opportunities identified through this assessment	0	17.04
Sub Total:	0	115.22

As recommended by the HEDNA and supported by the LLPG data, the area to the west is identified for removal as it contains a care home, an equestrian centre and a large landscape buffer and footpath along Farnborough Road (red shading). The industrial premises to the north of Park Lane have been identified for inclusion (green shading). No further areas for potential development have been identified.

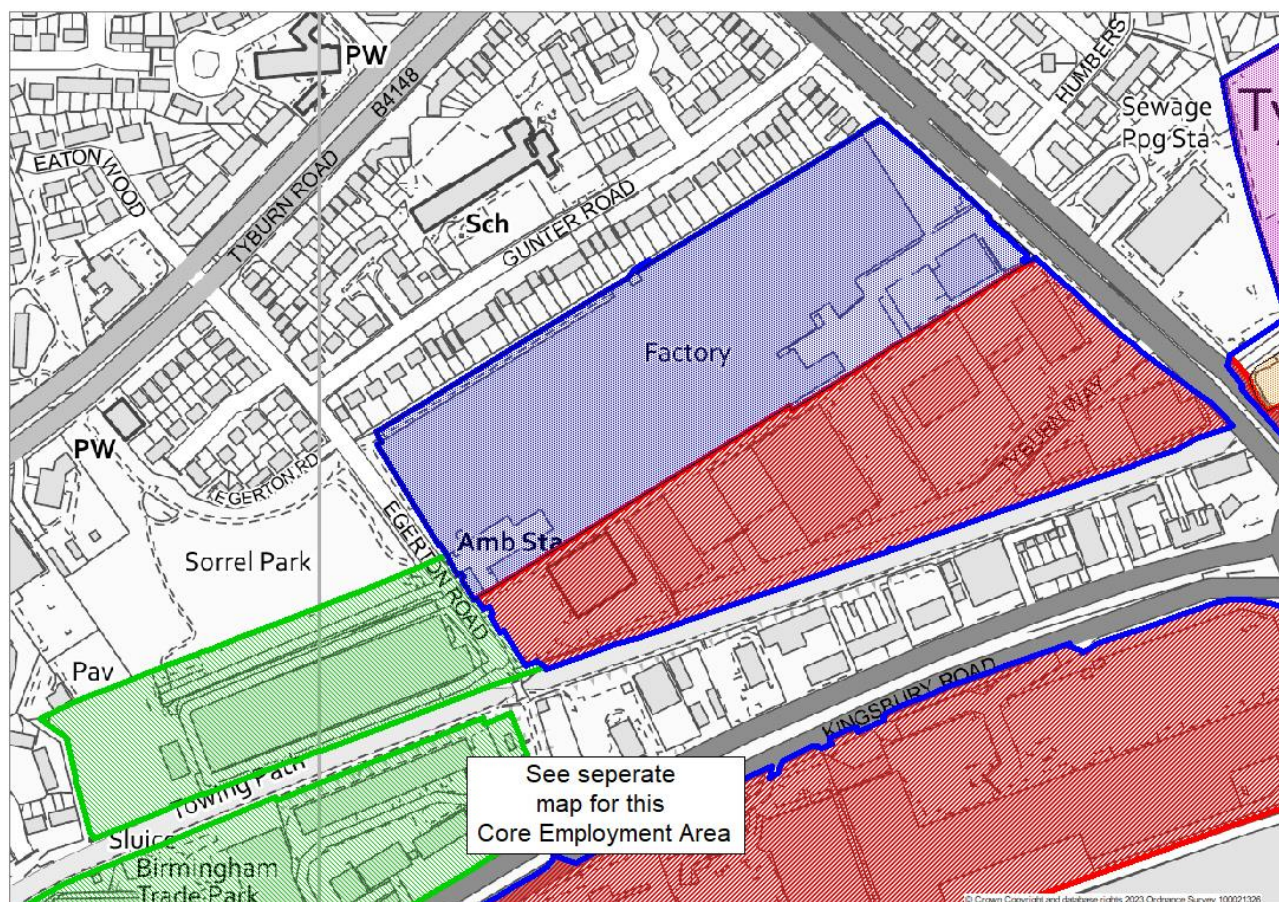
73 Minworth Industrial Park (West)



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	45.88
Expired planning approvals	0	5.94
Former allocations	0	13.33
Urban capacity sites	1.81	34.84
Further opportunities identified through this assessment	0	17.04
Sub Total:	1.81	117.03

An area to the south west containing existing industrial uses is identified to be added to the area (green shading). No other changes are proposed as the area is already predominantly in industrial use, as evidence by the LLPG data. There are two potential development opportunities amounting to 1.81 hectares identified in the urban capacity work (black shading). The westernmost of these is a vacant industrial building that would benefit from redevelopment. There may also be potential to merge this Core Employment Area with the eastern part of Minworth Industrial Park on the opposite side of the railway (CEA 42a).

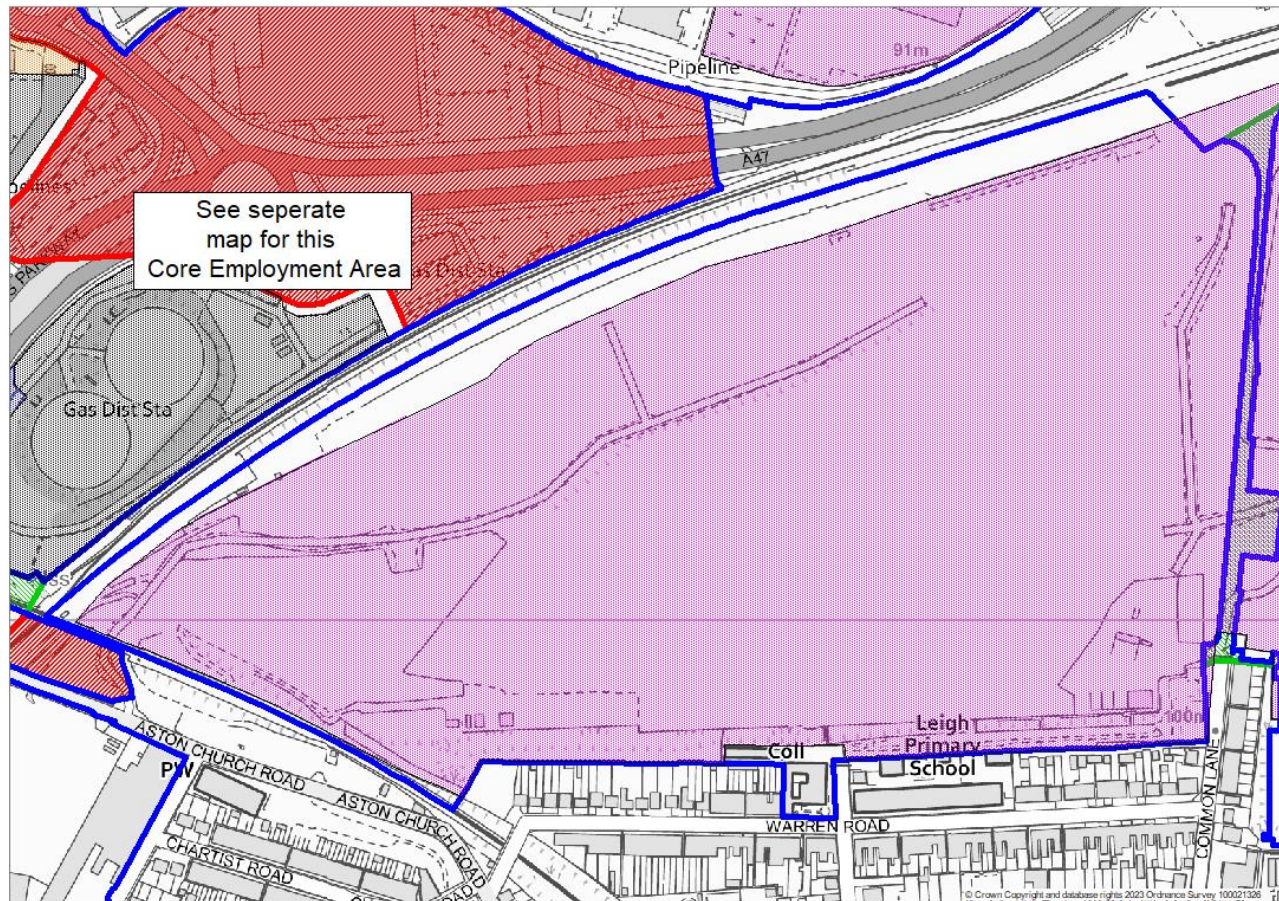
74 GKN and Adjoining Industrial Park



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	4.67	50.55
Expired planning approvals	0	5.94
Former allocations	0	13.33
Urban capacity sites	0	34.84
Further opportunities identified through this assessment	0	17.04
Sub Total:	4.67	121.7

The southern half of the site is identified for removal as the LLPG data shows that the uses here are predominantly non-industrial (red shaded area). Although currently vacant, the former GKN factory has potential to be redeveloped for new industrial uses (blue shading). As suggested by the HEDNA and supported by LLPG data, land to the west of Egerton Road is in industrial use and so this is recommended to be included in the Core Employment Area (green shading). There may also be potential to merge this with the extension to CEA 39 to the south of the canal.

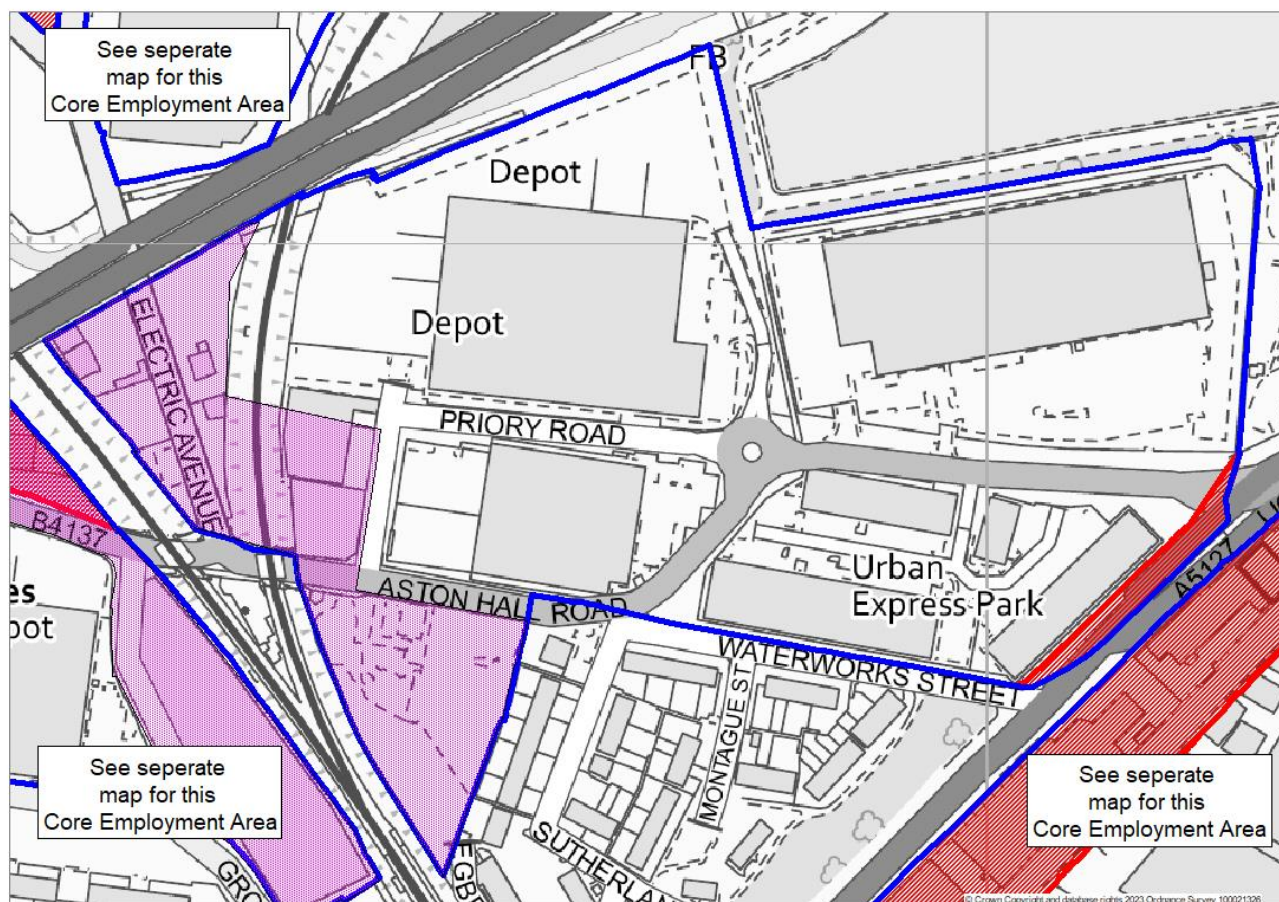
75 Former ASTROM Site



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	50.55
Expired planning approvals	0	5.94
Former allocations	0	13.33
Urban capacity sites	0	34.84
Further opportunities identified through this assessment	0	17.04
Sub Total:	0	121.7

The development potential in this area has already been identified in the HELAA 2023 (purple shading). It is considered that the existing boundaries remain appropriate, although it is recommended that this area is merged together with Core Employment Area 48 to the east of Common Lane.

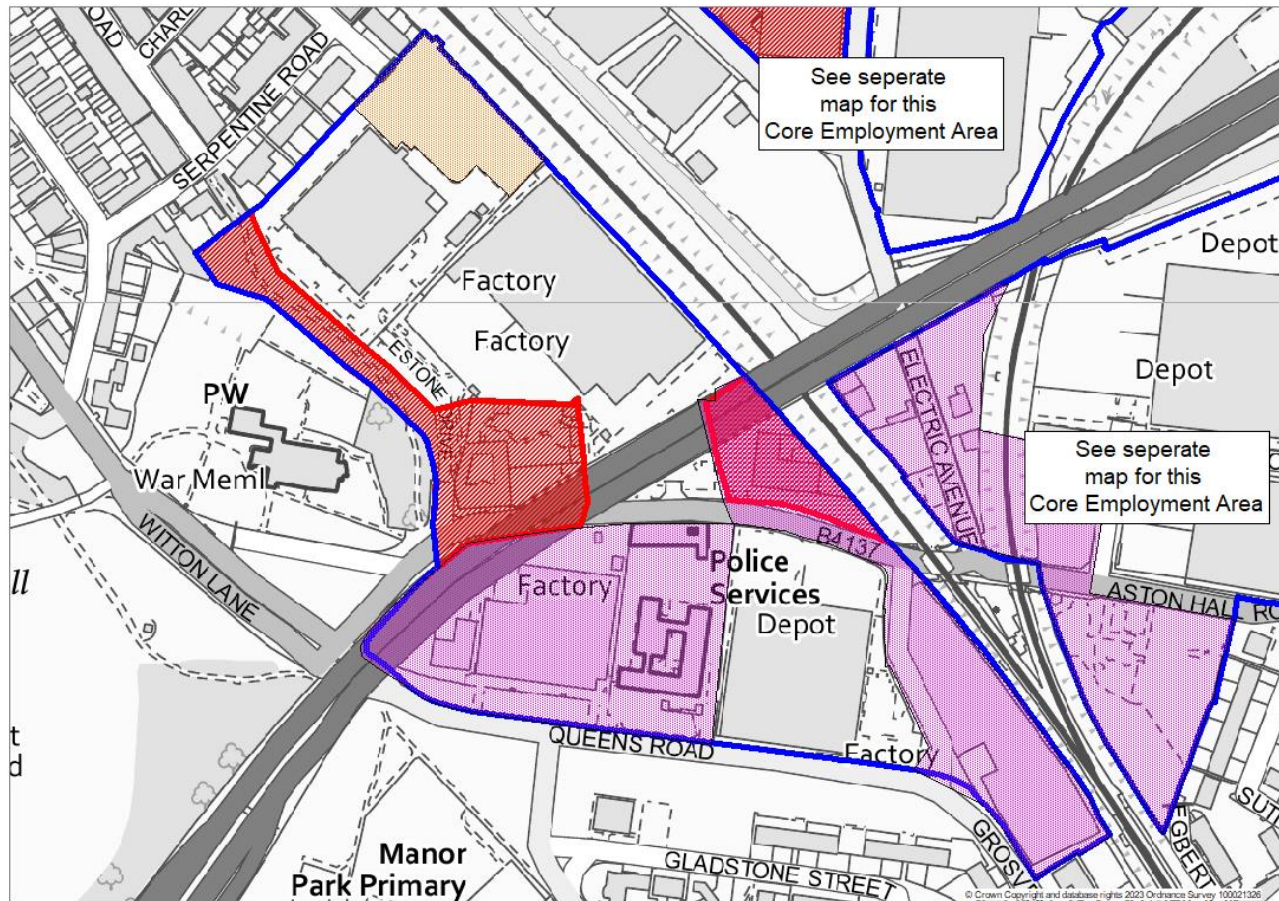
76i Aston Regional Investment Site



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	50.55
Expired planning approvals	0	5.94
Former allocations	0	13.33
Urban capacity sites	0	34.84
Further opportunities identified through this assessment	0	17.04
Sub Total:	0	121.7

Most of this area has been redeveloped for industrial uses under the Regional Investment Site designation and its allocation within the Aston, Newtown and Lozells Area Action Plan. The west of the area continues to present a redevelopment opportunity and is already included in the HELAA 2023 (purple shading), but the rest of the area is now well established as a modern industrial estate. The designation therefore remains appropriate and only a minor amendment is suggested to tidy up the eastern boundary (red shading).

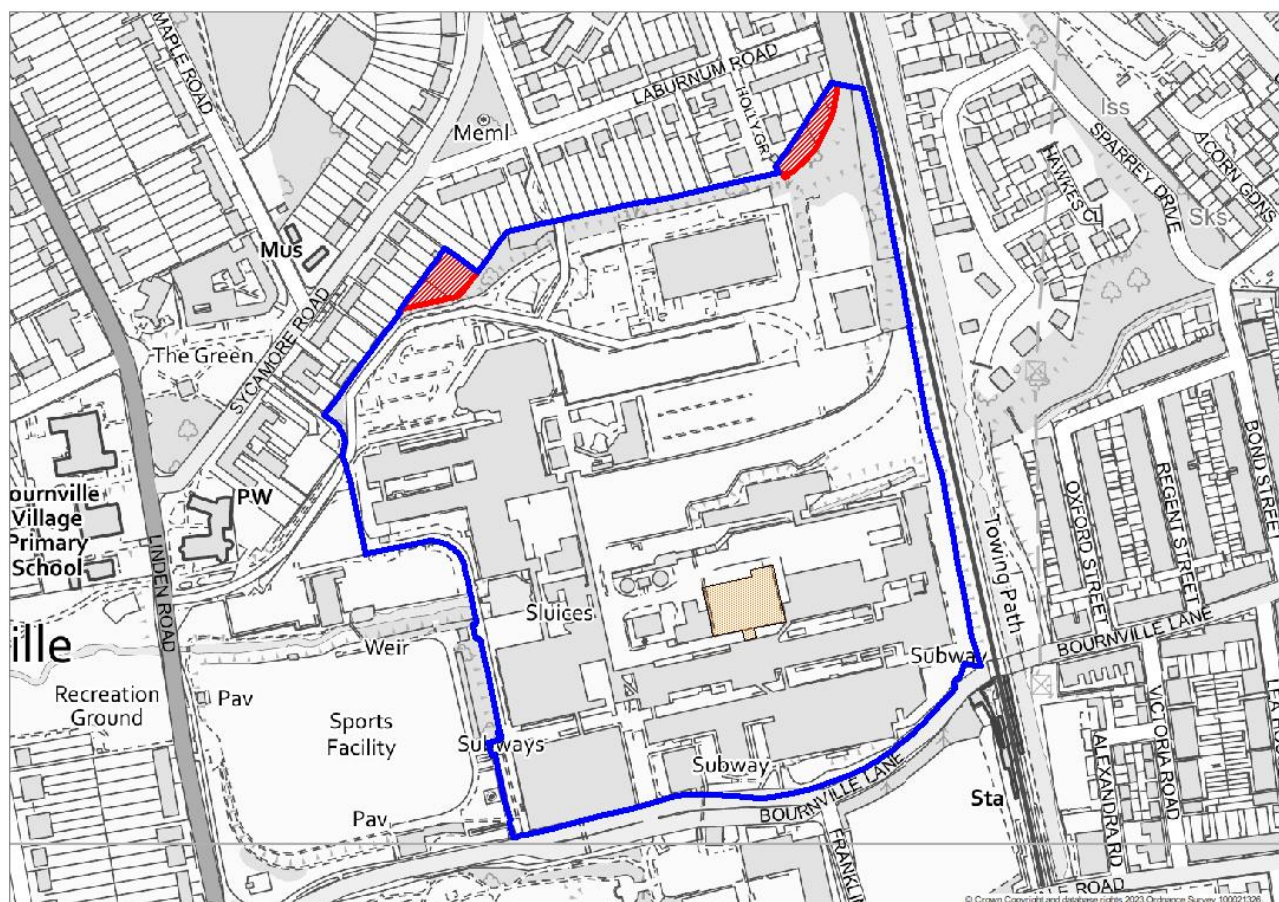
77 Aston Regional Investment Site



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	50.55
Expired planning approvals	0	5.94
Former allocations	0	13.33
Urban capacity sites	0	34.84
Further opportunities identified through this assessment	0.45	17.49
Sub Total:	0.45	122.15

The Aston Tavern, Aston Inn and an area of public open space are recommended for removal (red shaded areas). Most of the development opportunities in this area are already identified in the HELAA 2023 as they are allocated for industrial development in connection with the Regional Investment Site designation (purple shading). A further potential development site of 0.45 hectares is identified on vacant land to the north of the area (orange shading).

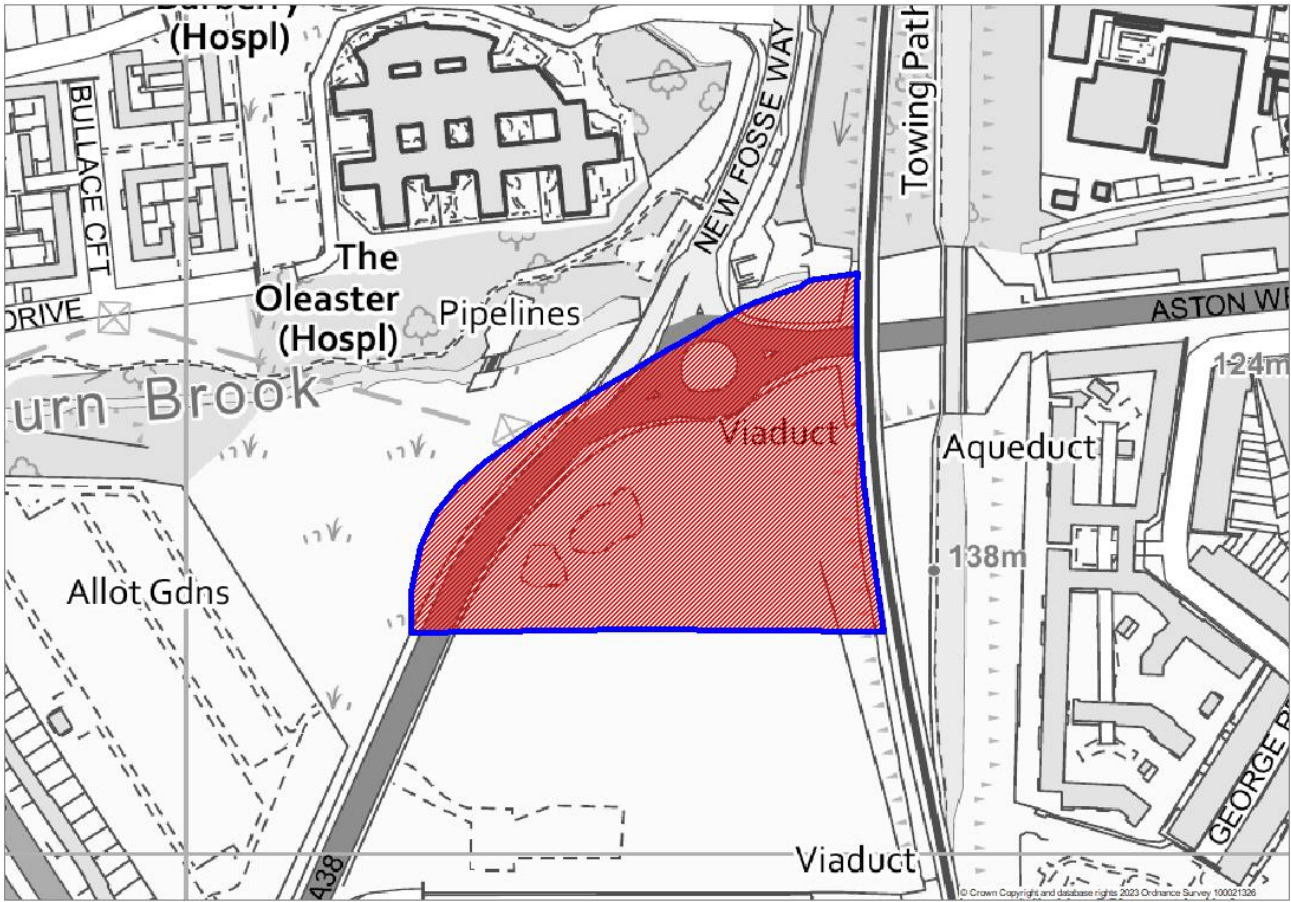
92 Cadburys



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	50.55
Expired planning approvals	0.21	6.15
Former allocations	0	13.33
Urban capacity sites	0	34.84
Further opportunities identified through this assessment	0	17.49
Sub Total:	0.21	122.36

The Core Employment Area is considered to remain appropriate and only minor amendments are suggested to the northern boundary to remove residential gardens (red shading). An expired planning approval in the centre of the site continues to present a further potential development opportunity amounting to 0.21 hectares.

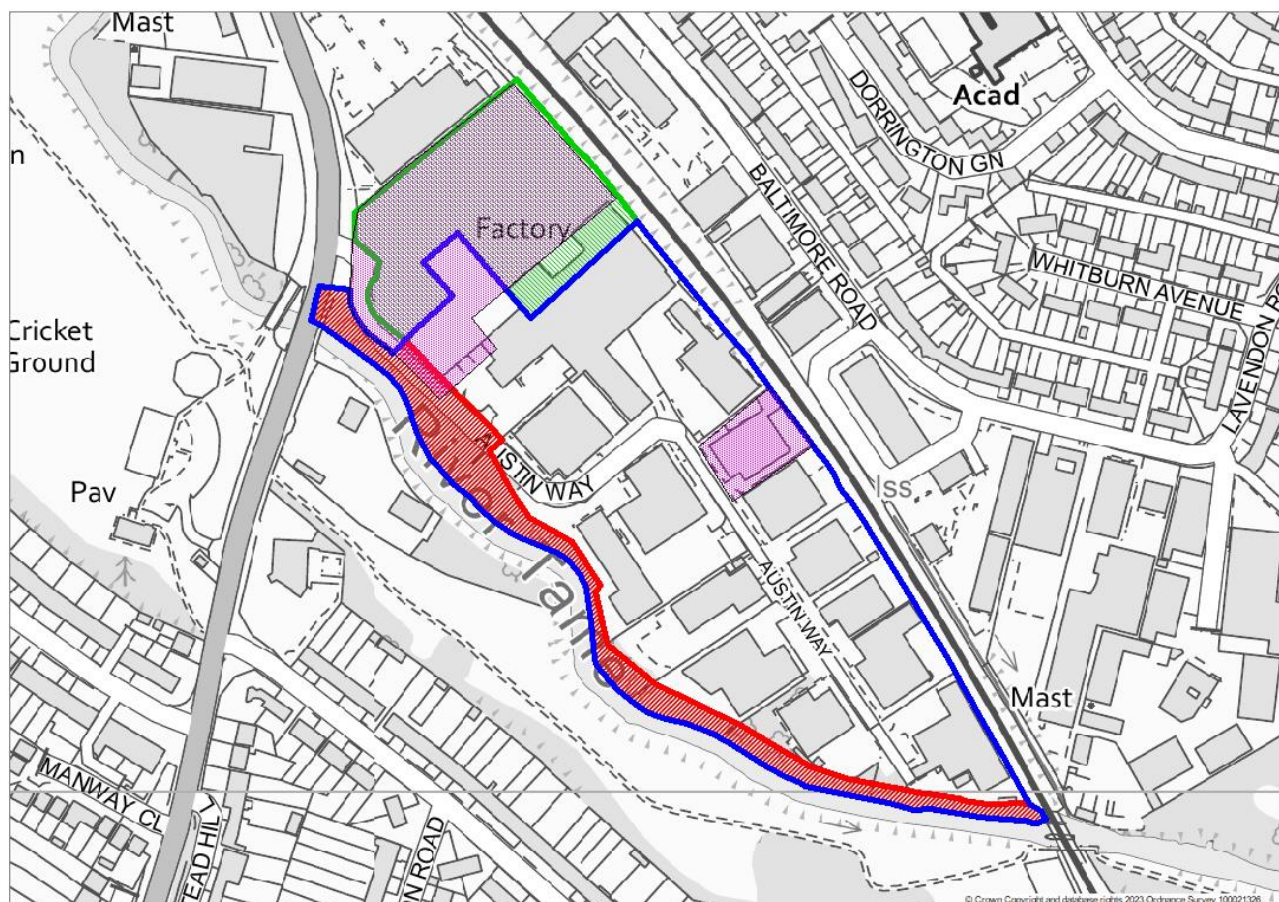
94 Birmingham Battery High Technology Site



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	50.55
Expired planning approvals	0	6.15
Former allocations	0	13.33
Urban capacity sites	0	34.84
Further opportunities identified through this assessment	0	17.49
Sub Total:	0	122.36

It is recommended that the designation of this Core Employment Area is removed as it is currently under development for class E uses.

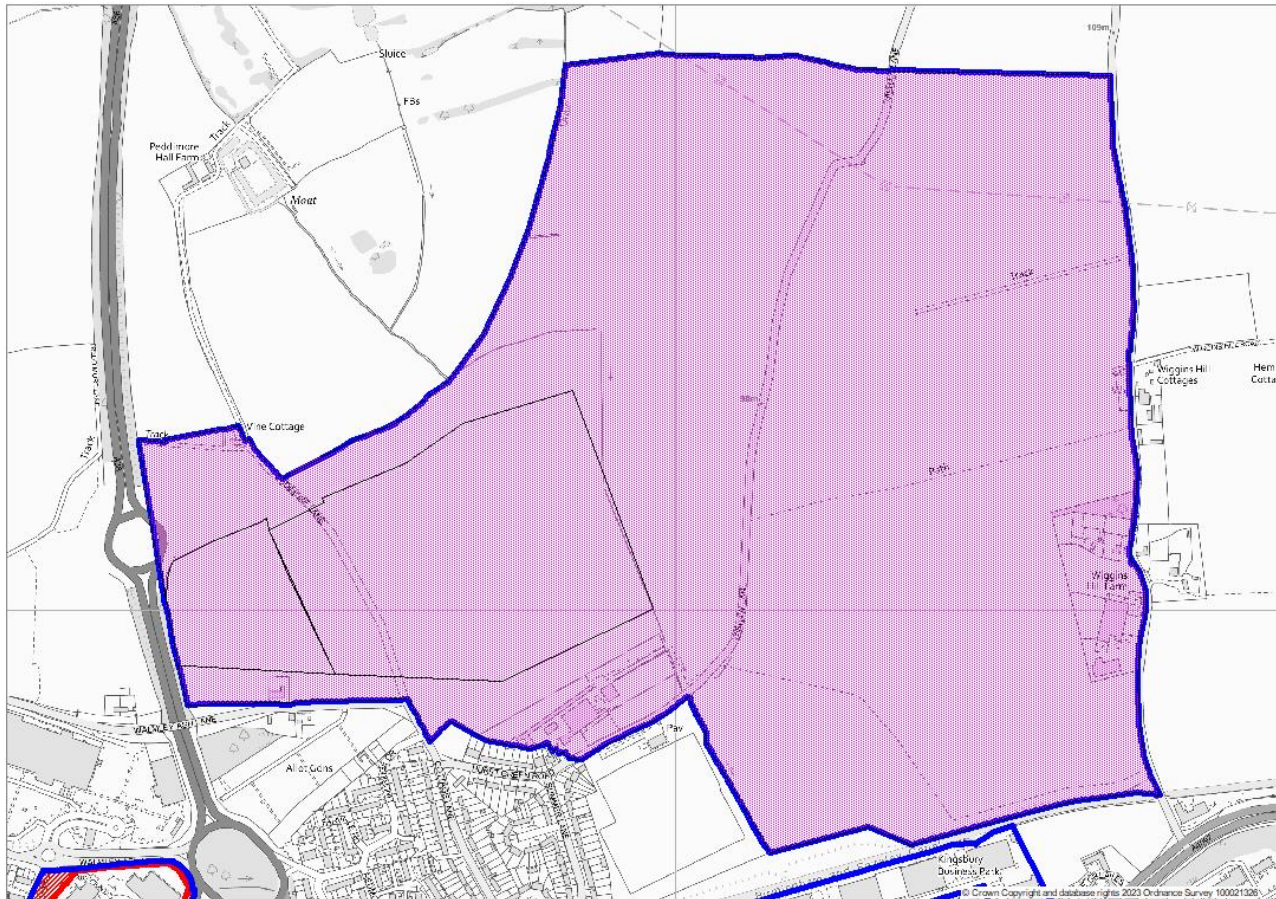
136 Land around Hamstead



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	50.55
Expired planning approvals	0	6.15
Former allocations	0	13.33
Urban capacity sites	0	34.84
Further opportunities identified through this assessment	0	17.49
Sub Total:	0	122.36

The area to the north relating to the new approval for industrial development (2022/04478/PA) is recommended to be added into the Core Employment Area (green shaded area). The land supply in this area is already recorded in the HELAA 2023, as is a further site on Austin Way (purple shaded areas). The amendments to the southern boundary are to ensure that it follows property boundaries and to provide a buffer for the river corridor (red shading). Whilst the LLPG data shows other industrial uses exist nearby to the east at Baltimore Road and on the opposite side of Walsall Road to the west, these areas also contain significant non-industrial uses. Promoting further industrial development at Baltimore Road would also conflict with the recently made 3Bs Neighbourhood Plan.

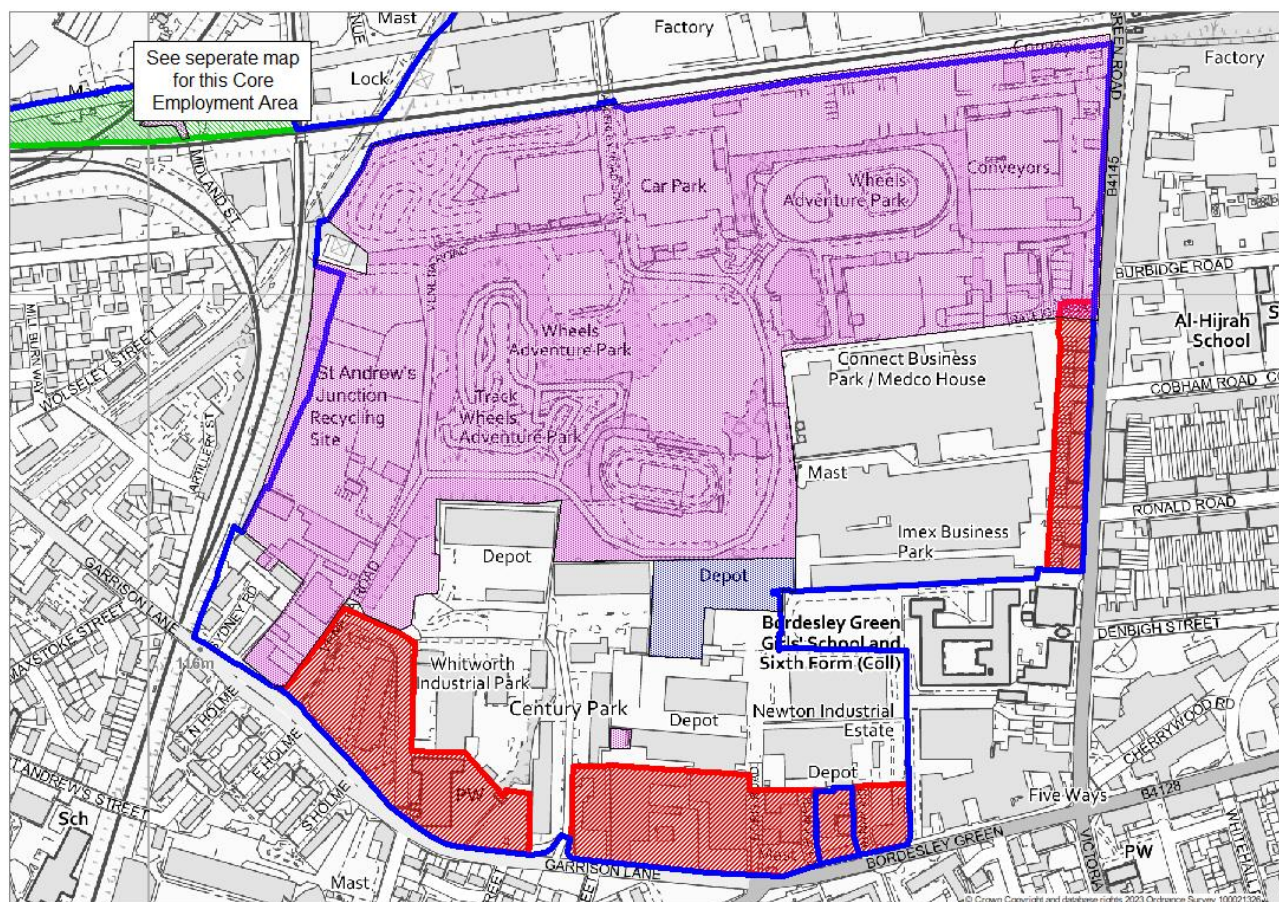
Peddimore



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	50.55
Expired planning approvals	0	6.15
Former allocations	0	13.33
Urban capacity sites	0	34.84
Further opportunities identified through this assessment	0	17.49
Sub Total:	0	122.36

Peddimore is currently allocated in the Birmingham Development Plan 71 hectares of industrial development. The whole site now benefits from planning approval, some of which is currently under construction. This is reflected by the entire site being identified in the HELAA 2023 (purple shading). The boundaries are considered to remain appropriate and no changes are proposed in this area.

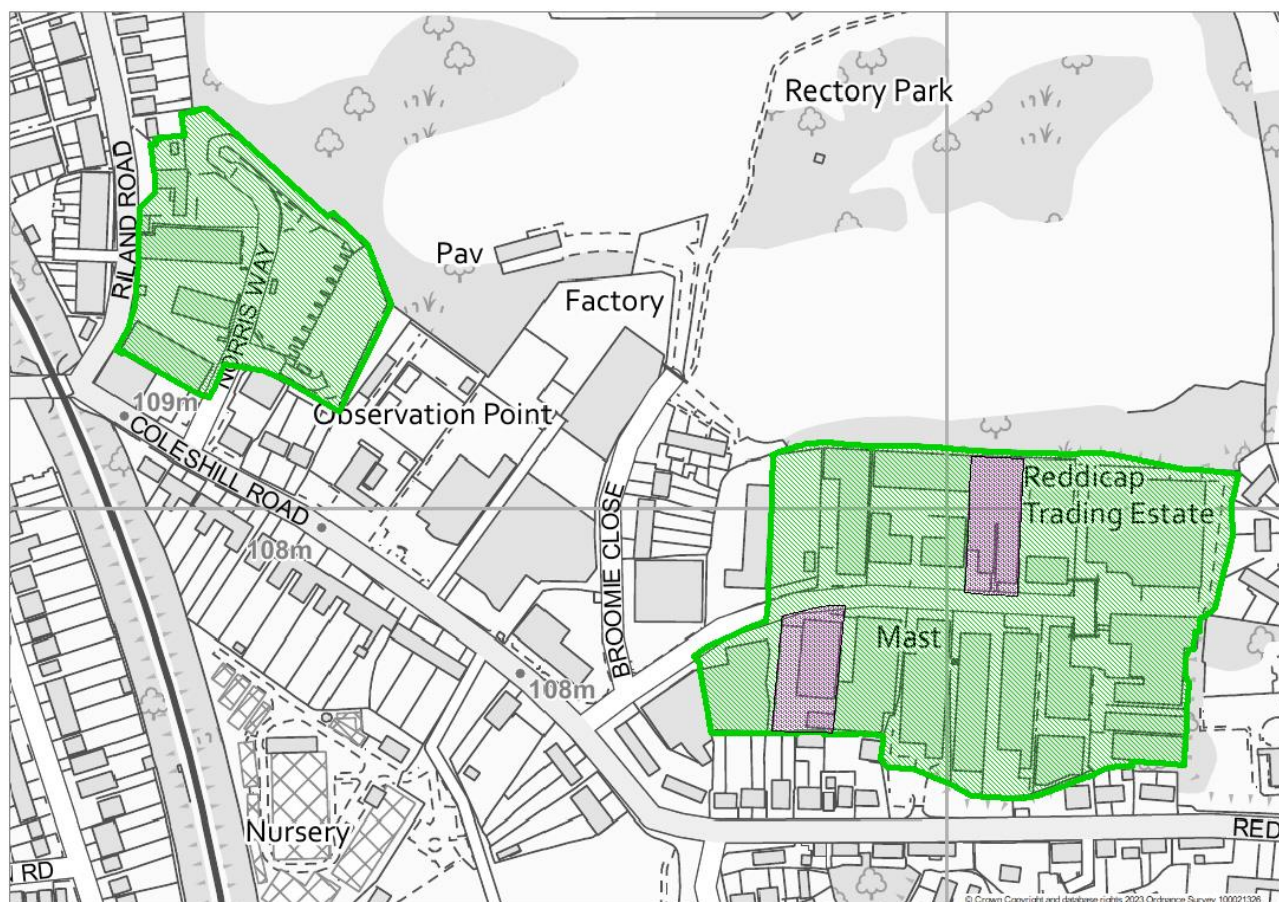
Wheels



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0.77	51.32
Expired planning approvals	0	6.15
Former allocations	0	13.33
Urban capacity sites	0	34.84
Further opportunities identified through this assessment	0	17.49
Sub Total:	0.77	123.13

It is suggested that non-industrial uses on the southern and eastern edges of the area are removed from the designation (red shading). The purple shading is a HELAA 2023 site that reflects the area allocated for industrial development in the Bordesley Park Area Action Plan. The previous HEDNA assessment identified a further development opportunity amounting to 0.77 hectares adjoining the south of the allocation (blue shading).

New Designation: Reddicap Trading Estate



Potential additional source of land supply:	Hectares in this area:	Cumulative hectares:
Previous HEDNA assessment	0	51.32
Expired planning approvals	0	6.15
Former allocations	0	13.33
Urban capacity sites	0	34.84
Further opportunities identified through this assessment	0	17.49
Sub Total:	0	123.13

There are two concentrations of existing industrial uses in this area that have been identified from LLPG and business rates data. The eastern area also includes two industrial development sites that are included in the HELAA 2023 (purple shading) but no other development opportunities have been identified through this assessment. The proposed boundaries of the new Core Industrial Area have been drawn around the properties that are predominantly in industrial use (green shaded area).