



Birmingham Local Plan Housing Land Supply Position Statement

October 2025

Housing Land Supply Position Statement 2025

1. Summary

- 1.1 Birmingham has **6.45 years** of deliverable housing land supply. This is derived from a 5-Year requirement of 27,078 dwellings and a supply of 34,905 dwellings.

2. Introduction

- 2.1 Paragraph 78 of the December 2024 National Planning Policy Framework (NPPF) states that local planning authorities are required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.
- 2.2 The Birmingham Development Plan (BDP) was adopted in January 2017 and so is more than five years old. A new Birmingham Local Plan is now being prepared to replace the BDP. This means that the Local Housing Need (LHN) figure must be applied when calculating the five-year housing land supply requirement.
- 2.3 This paper sets out how the City's five-year housing land supply position has been determined, when measured against the LHN.

3. Establishing the Housing Requirement

- 3.1 The latest LHN calculation from May 2025 is based on a national increase of 0.8% of the existing housing stock¹ and then adjusted to take account of local housing affordability². This gives Birmingham a 'base' local housing requirement of 4,513 new dwellings per annum.
- 3.2 Paragraph 78 of the NPPF states that where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20%. 'Significant under delivery' is measured by the Housing Delivery Test. The Housing Delivery Test (HDT) was introduced in 2018 and assesses a local planning authority's performance of housing delivery against its housing requirement over the previous 3 years. 'Significant under delivery' is defined as being a HDT result that showed delivery below 85% of the housing requirement.
- 3.3 The Housing Delivery Test 2023 shows that delivery in Birmingham over the previous three years has been 79% below the requirement. A 20% uplift is therefore required to be added on the base LHN figure above. This is illustrated in Table 1 below.

Table 1: The Housing Requirement 2025/26 to 2029/30

Year	New Dwelling Requirement
2025/26	4,513
2026/27	4,513

¹ Derived from the MHCLG Live Table 125: Dwelling stock estimates by local authority district: 2001 - 2024

² Derived from ONS House price to workplace-based earnings ratios, March 2025

Year	New Dwelling Requirement
2027/28	4,513
2028/29	4,513
2029/30	4,513
Sub Total	22,565
20% HDT uplift	4,513
Total	27,078

- 3.4 The total housing requirement for 2025-30 in Birmingham is therefore 27,078 dwellings.

4. The Deliverable Housing Land Supply

- 4.1 The housing capacity on deliverable sites is assessed through the annual Housing and Economic Land Availability Assessment (HELAA) process, which identifies sites suitable for housing and employment development in the city.
- 4.2 The NPPF defines a deliverable site as one which is available now, is in a suitable location for development and has a realistic prospect of being developed within five years. The review of sites is based on the Council's annual site monitoring and has a base date of 1st April 2025. The 2025 review of sites has identified a deliverable land supply of 34,905 dwellings of which 33,105 are on identified sites and a further 1,800 dwellings are on unidentified (windfall) supply.

Deliverable Housing Land Supply on Identified Sites

- 4.3 Table 2 shows the source of identified sites in the deliverable supply and a list of these sites can be viewed in the Appendix. 33% of the deliverable capacity on identified sites has detailed or outline planning permission (including permitted development), and 61% is under construction.

Table 2: Source of 5 Year Supply on identified sites

Status	Dwellings
Under Construction	19,955
Detailed Permission (Not Started)	10,814
Outline Permission	0
Permitted Development	246
Permission in Principle	0
Allocation in Adopted Plan	2,090
Other Opportunity	0
Total – Identified Sites	33,105

Supply on Unidentified Sites

- 4.4 The NPPF (paragraph 75) permits a windfall allowance as part of anticipated supply, where there is compelling evidence that they will provide a reliable source of supply. The City has a long track record of delivering windfall sites - and even with the best efforts of the HELAA to identify sites, windfalls continue to come forward and be developed in large numbers, as is inevitable for such a large and extensively developed urban area. The windfall

methodology was examined and accepted by the Inspector at the BDP hearings and has since been tested at two planning appeal inquiries:

- Former North Worcestershire Golf Club (2017/02724/PA, appeal reference APP/P6405/W/18/3192918): Paragraph 22 of the Secretary of State’s decision letter for this appeal states that: *“the Secretary of State sees no reason to adjust the (windfall) allowance”*.
- Land off Barrows Lane (Former Co-Op Playing Pitches), Yardley (2022/06190/PA, appeal reference APP/P4605/W/24/3342499): Paragraph 79 of the Inspector’s decision states that: *“My view is also that the windfall allowance is suitably conservative so as to be certain to yield at least 1,800 dwellings per year over the five year period”*.

4.5 A windfall allowance of 1,800 dwellings has therefore been added to the housing land supply, in accordance with the Council’s windfall methodology. The windfall methodology is explained in the 2025 HELAA Report.

Table 3: Source of housing land supply on unidentified sites

Status	Dwellings
Windfalls	1,800
Total Unidentified Supply	1,800

4.6 When this is added to the supply on identified sites, **the total supply of housing land is 34,905 new dwellings.**

Appendix Schedule of Sites

Please see the separate appendices accompanying this 5 Year Housing Land Supply Report.