



# Housing Prospectus

Housing development opportunities in Birmingham

March 2015

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# Foreword

In our Leader's Policy Statement of June 2014, we restated the commitment of this leadership to drive forward the housing agenda in this city.

The issue of the provision of new homes is an important topic of national political debate for the first time since the 1960s.

We welcome this debate, because we believe that here in Greater Birmingham we are leading the way in both providing new homes ourselves, but also ensuring delivery through partners in the private housebuilders and Housing Association sectors to close the 'housing gap'.

We expect the population of our City to grow by around 100,000 people by 2031, creating a need for at least an additional 80,000 new homes. This growth reflects the success of our City, because people choose to stay here and to raise families, or move to settle here from elsewhere. ONS figures show that between June 2012 and June 2013, 58,220 people in their thirties left London, with 5,480 moving to Birmingham - their most popular destination. The educational, employment, and quality of life on offer make Birmingham a hugely attractive City.

However it also requires us, as both the Strategic Housing and Planning Authority, to ensure that there will be enough new homes for the citizens of the City, with a range of different sizes and tenures to reflect the mixed and sustainable community that we wish to preserve.

Quality is also important to us.

The creation of high quality residential environments is important to attracting and retaining Birmingham's economically active population and ensuring that wealth generated within the City is spent within the City too. The development of carbon friendly new homes not only reduces fuel bills for residents at a time of rising energy costs, but also contributes to the Council's carbon reduction targets.

In this Prospectus, we set out the major housing development opportunities that exist across Birmingham. We want to positively encourage partners in the private house building and Housing Association sectors to build out these sites with new homes.

For the first time, all of these opportunities are listed in a single document to enable prospective developers to easily identify those sites which they may find attractive. Every major site is listed, together with key information, planning status and contact details both for the appropriate officers within the Council and the landowners.

We hope that potential developers and investors will find these opportunities attractive, and be inspired to invest in our great City.

## Sir Albert Bore

Leader,  
Birmingham City Council.

## Councillor Tahir Ali

Cabinet Member for Development, Transport and the Economy  
Birmingham City Council.

// WE WANT TO  
ENCOURAGE NEW  
HOUSING GROWTH  
WITHIN OUR CITY //



# Introduction

The housing offer of the City is directly related to wider lifestyle opportunities which makes it the ideal location to settle in the UK with exceptional connections to local, national and global audiences.

It is at the heart of the UK's road and rail network and boasts its own international airport with direct flights to over 100 destinations including cities in Europe, North America and Asia. Looking further ahead the arrival of HS2 will not only consolidate the city's advantage of its central location by providing 49 minute journey times to the capital but will also provide a once in a lifetime opportunity to further transform this great City.

The City's 5 universities and 4 major colleges provide a world class learning environment supporting over 73,000 undergraduate and postgraduate students. The City has a young population profile with 37% under 24 years of age and a total population of over 1 million citizens with 30% from black and minority ethnic communities.

Birmingham is recognised as the best English core city in terms of languages spoken (Cushman & Wakefield, European Cities Monitor 2010) and tops the ranking table in key language subjects at higher education institutions within a 1 hour drive of the City.

This scale of change means that Birmingham is fast becoming top of many international visitor lists and growing in stature as a place to live and work. Indeed Birmingham has recently been ranked as having the highest quality of life of any UK city outside of the capital for the second year running. In the Mercer Quality of Life Report, the City placed jointly with Rome, seeing off global competition from the likes of Los Angeles and Dubai.

Recent key indicators include:

- Birmingham property investment volumes in 2014 were up 19% at £1.04bn, 86% above average for the 2008-2013 period, according to Jones Lang LaSalle.
- GVA's Big Nine report revealed 340,000sq.ft of deals completed in the City Centre in the last quarter of 2014, more than doubling the five-year quarterly average of 161,677sq.ft. This included the 98,000sq.ft letting of Two Snowhill.
- Record numbers of foreign businesses are locating to the City, with Birmingham attracting more FDI projects in 2013-14 than any other region. The City has been ranked sixth in Europe, and top in the UK, for its investment prospects by PwC and the Urban Land Institute.

Birmingham is a cosmopolitan and vibrant modern City with a cost of living 60% lower than London and a diverse housing offer to suit all tastes and budgets. The City is one of Britain's greenest with more than one fifth of its area consisting of parks, nature reserves, allotments, golf courses and playing fields, many of which are linked by rivers, watercourses and canals.

For all of the reasons and more, Birmingham's population is set to increase over the next two decades. We expect the population of the City to grow by at least 100,000 up to 2031. This will require at least another 80,000 new homes, representing a financial opportunity of around £9bn for developers and housebuilders.

Of these 80,000 new homes, we expect that 62% will be homes for sale or private rent, with the remaining 38% for affordable tenures of all kinds.





This Prospectus has been produced to provide developers and investors with a list of the major housing development opportunities in Birmingham.

This Prospectus refers to documents that have been prepared in support of the Birmingham Development Plan (BDP) - notably the Site Delivery Plan, the Housing Growth Plan and the SHLAA - and presents the key opportunities for housing growth in the city. Given the scale of the city and of the opportunities, this Prospectus provides detailed information on the larger sites.

The Prospectus is intended to summarise the known housing development opportunities in the City in order that prospective developers, either from the private sector or the Housing Association movement, are aware of these opportunities and are incentivised to pursue them.

The Prospectus covers the following:

- Identifies the overall levels of housing growth that the Council is aiming to deliver.
- Gives an overview of the factors which have a key influence over the delivery of housing sites in Birmingham, including development viability and infrastructure.
- Sets out actions that will be undertaken/are underway to enable housing site delivery.
- Provides an overview of potential major estate regeneration opportunities.

The principal focus is on the delivery of large scale development sites, as it is recognised that these will be of greatest interest to developers. However information on the smaller sites is readily available in the SHLAA.

It is these large sites that make the most significant contribution to meeting the overall levels of growth identified in the BDP, with the remaining growth addressed through smaller sites, sites under construction and sites already delivered.

**Overall levels of housing growth for Birmingham**

The overall objective of the Council is to support the continued renaissance of Birmingham which will see the City Council plan for significant new development to meet the needs of its growing population and ensure that it builds a prosperous economy for the future.

Providing the right mix of homes for the citizens of the City, in the right place and across a range of affordability levels is crucial for a prosperous and thriving City.

The overall projected housing growth patterns are set out clearly within the Housing Growth Plan approved by Cabinet in October 2013. Over the period 2011 to 2031 the BDP sets out a level of housing

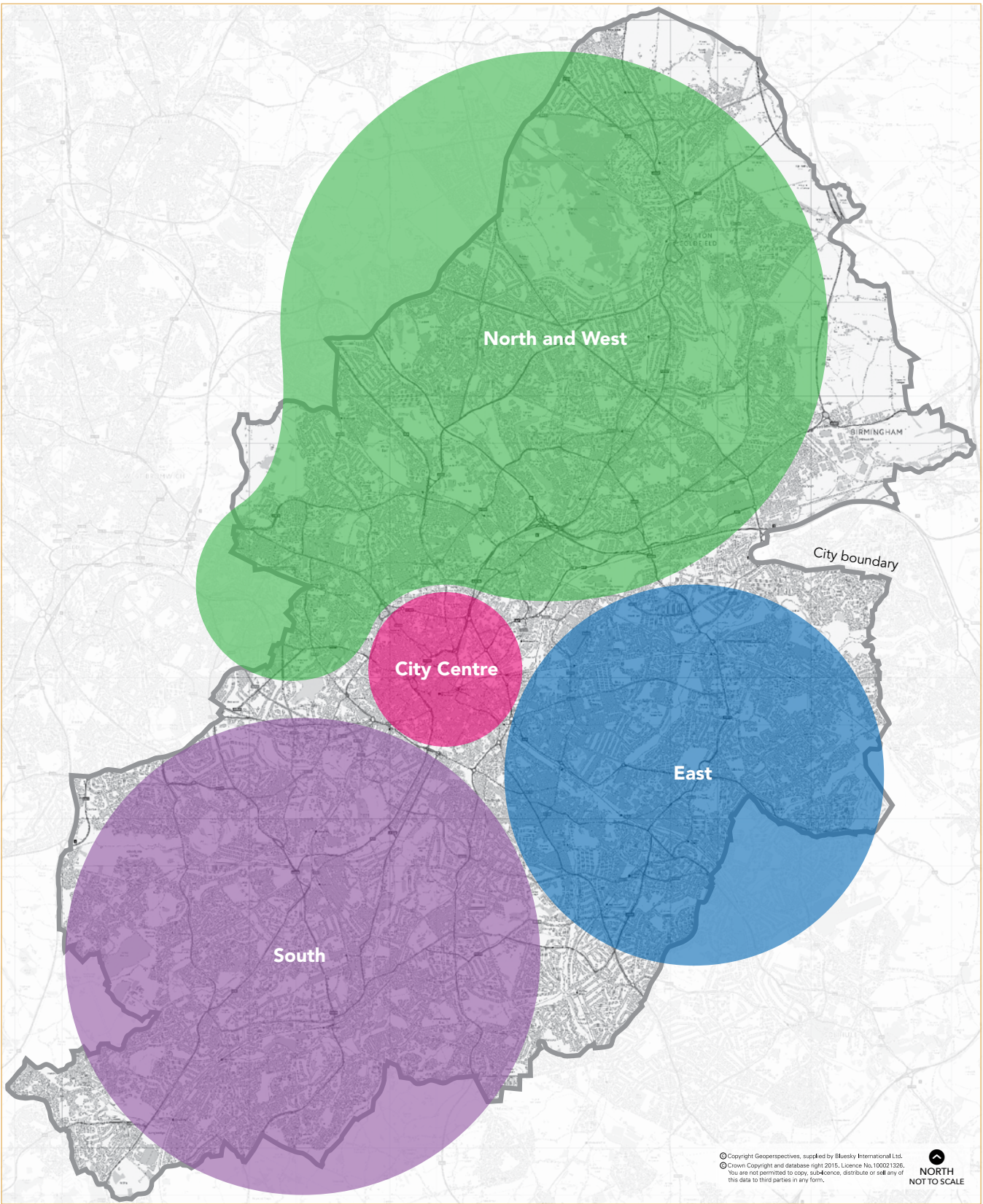
growth within Birmingham’s administrative boundary to support its growing population of some 80,000 additional dwellings.

Delivering this number of homes will require focusing significant development into a number of key locations which will provide homes, jobs and supporting facilities. These are identified as Growth Areas, and reflect the availability of development opportunities and existence of current or planned infrastructure. This ensures a focussed approach to driving forward major sites which will act as catalysts for wider development in the surrounding areas.

The City Council has secured £50,000 from Government to support housing development starting on site during 2014/15 and 2015/16. This ‘Site Delivery Fund’ will enable the City to prioritise resources and make further improvements to the Planning Service to help target key sites to unlock development and accelerate housing delivery.

Within this document the key sites are listed geographically according to the following categories:

- City Centre.
- North and West.
- East.
- South.







# The sites

City Centre

North and West

East

South



Introduction

Birmingham City Centre is an established economic hub served by excellent public infrastructure and benefiting from a diverse mix of retail, commercial, cultural, recreation and leisure uses.

As one of the UK's largest financial centres outside of London it is a location of choice for businesses with a significant number of regional and national HQs. The diversity of the Centre's economic role is supported by its reputation as a hub for creative industries and as the UK's fastest growing place for digital media ventures.

The centre attracts over 40 million people to the City with a number of visitor destinations including the Library of Birmingham, the Bullring shopping centre, the Mailbox, the International Convention Centre (ICC), Symphony Hall and the National Indoor Arena (NIA).

The City Centre benefits from a successful network of public squares, spaces and streets, as well as excellent access to national transport networks. It is also home to a growing residential community with over 30,000 people living in the City Centre.

The City Centre is expected to significantly grow over the next 15 years and has the potential to accommodate in the region of 12,800 new homes, together with 700,000sq.m of office floorspace and 160,000sq.m of comparison retail floorspace, within a wider aspiration to provide a higher quality environment.

There are a number of major investments and redevelopments that are planned or currently underway, including:

- The transformation of New Street Station into a 21st century transport hub, due for completion in 2015. This will increase capacity and radically improve the station environment and infrastructure. The £600m redevelopment also includes the Grand Central Shopping Centre, anchored by John Lewis.
- The arrival of High Speed 2 into the City Centre in 2026, with a terminus station, will significantly enhance the City's connectivity and will act as a major catalyst for development and regeneration activity, with the potential for at least 2,000 homes and 600,000sq.m of commercial floorspace in the area immediately around the station (known as Birmingham Curzon).
- The £129m Metro extension linking Snow Hill to New Street Station is due for completion in 2015, with further planned extensions out to Centenary Square and to HS2 terminus.
- The £65m programme of improvements to Birmingham Airport which has significantly enhanced capacity and opened up more routes worldwide.
- The new £188m Library of Birmingham, opened in 2013, which is the biggest library in western Europe.
- A new £180m campus for Birmingham City University in Eastside, with the first phase already delivered and second phase under construction.
- £12m Eastside City Park, opened in December 2012, which provides a major new public space within the heart of the City acting as a visitor attraction.

- The flagship Paradise Circus development, which will radically transform the City Centre, expanding the Central Business District with the provision of 180,000sq.m of commercial floorspace.
- The largest City Centre Enterprise Zone in England, with the potential to deliver 40,000 jobs. It is supported by a £275m Investment Plan.
- The proposed redevelopment of the Wholesale Markets as part of the Southern Gateway area will expand the City Centre Core to deliver a vibrant new destination, complementing and diversifying the leisure, retail and cultural offer. The wider area provides opportunities to expand the City Centres residential offer.

The housing market in the City Centre

The housing market in the City Centre has grown steadily since the late 1990s, and the principle form of development has been apartments.

The original city living concept took root in the Brindleyplace area, following the development of the ICC and NIA, and has subsequently spread to the Jewellery Quarter, Southside and Eastside. Most of this development has been aimed at the owner occupied market, but growth in the private rented sector apartment market has also been strong. While transactions had reduced during the recent recession, the apartment market is now recovering for both occupiers and investors, and rents for apartments remain strong.

The growth of major international companies in the City Centre such as Deutsche Bank, and the forthcoming investment in HS2 related activity including the HS2 Construction HQ and High Speed Rail College, will inevitably create a strong demand for more residential units in the city centre to accommodate workers.

The high number of higher educational establishments in the City Centre has led to a strong and competitive market for student accommodation.

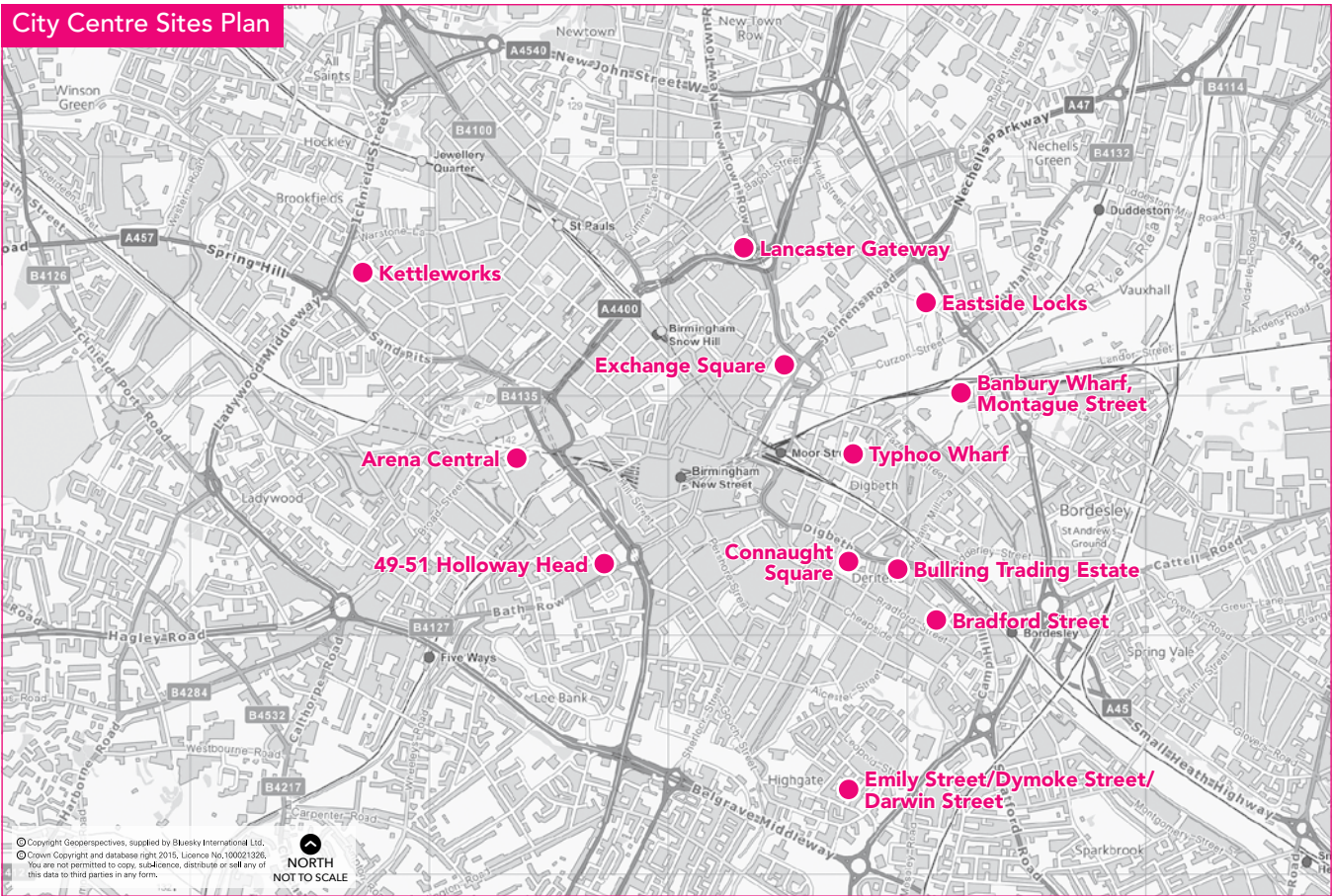
Specilaist agents operating in the City Centre such as Knight Frank point to high levels of unmet

demand for new, high quality apartments in the City Centre as a consequence of these factors.

The new infrastructure projects outlined above also mean that the advantages of City Centre living are substantially greater than they were during the 2000-2007, when the residential market in the City Centre expanded significantly. Overall therefore, there is an untapped opportunity for developers and investors to bring forward new build residential schemes in an environment which offers improved infrastructure and connectivity and a level of demand which has not been seen since 2007.

**List of major City Centre sites**  
This list provides a summary of the major residential development opportunities within the City Centre. By major, we mean schemes generating in excess of 250 new homes. Sites generating less than 250 homes are listed in the SHLAA and the BDP Site Delivery Plan.

Each description includes key information to enable any developer to carry out a basic assessment of the site and to contact the owners and the relevant officer at the City Council.





**Description:**

There are five sites at this location which the landowner is seeking to promote for a mixture of uses, including around 300 new residential apartments in addition to uses within planning classes A1 (Retail), A2 (Financial and Professional Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments), A5 (Hot Food Takeaways) and B1 (Business).

These sites offer the opportunity to deliver new homes as part of the wider introduction of new residential communities into the Southern Gateway regeneration area, with good access the City Centre. There is an opportunity to work with the existing landowner to bring this site forward.

**Type of housing:**

Apartments, as part of a high quality scheme.

**Potential capacity:**

300 dwellings.

**Size of site:**

0.7ha.

**Delivery considerations:**

The delivery of the scheme will need to address relocation of existing businesses, remediation and demolition. These issues are not considered significant.

**Planning status:**

There is an expired planning permission on site for 254 dwellings, with small scale ground floor commercial units.

**Anticipated timescales for delivery:**

There are a number of site assembly issues to be addressed, however it is anticipated that the site could be available within 5 years.

**Birmingham City Council contact:**

**Joanne Todd**  
Planning and Regeneration  
Telephone: (0121) 464 7790  
E-mail: joanne.todd@birmingham.gov.uk

**Landowner or agent contact:**

**John Jowitt**  
PJ Planning  
Telephone: 07974 239016.  
Email: john.jowitt@pjplanning.com

**Description:**

On one of the main transport routes into the City Centre, this site offers the opportunity to deliver a mixed use development as part of the City Centre Enterprise Zone and the wider Southern Gateway Area of Transformation. The site is located on the River Rea, in close proximity to the national coach station, and has easy access into facilities and services in the City Centre. There is an opportunity to work with the existing landowner to bring this site forward.

**Type of housing:**

Apartments, as part of a high quality scheme, with potential to provide other types of accommodation.

**Potential capacity:**

Up to 700 dwellings.

**Size of site:**

1.8ha.

**Delivery considerations:**

The site is in single ownership, and is mostly cleared. Development proposals will need to take account of the presence of the River Rea through the site and the associated flood risk (within flood zone 3).

**Planning status:**

Planning permission was in place for a mixed use development including 700 dwellings, as well as office, hotel, retail and leisure floorspace (approx. 20,000sq.m). Planning permission expired in early 2014, however the site is still considered suitable for residential development subject to satisfactorily addressing flood risk issues.

**Anticipated timescales for delivery:**

The site is substantially cleared and has the benefit of a (lapsed) planning permission. There is therefore potential for this site to be delivered early.

**Birmingham City Council contact:**

**Lesley Sheldrake**  
Planning and Regeneration  
Telephone: (0121) 675 3768  
E-mail: lesley.sheldrake@birmingham.gov.uk

**Landowner or agent contact:**

**Fran Rowley**  
Turley Associates  
Email: fran.rowley@turley.co.uk

**Ian Martin**  
Marlborough Property Co. Ltd  
Email: im@wa.co.uk





## Bullring Trading Estate

### Description:

This site offers the opportunity to deliver a mixed use development as part of the wider transformation of the Southern Gateway. The site is opposite the Custard Factory, Enterprise Hub, with easy access into facilities and services in the City Centre. There is an opportunity to work with the existing landowner to bring this site forward.

### Type of housing:

Apartments, as part of a high quality scheme.

### Potential capacity:

350 dwellings.

### Size of site:

1.4ha.

### Delivery considerations:

The site is in single ownership, however it has a number of businesses which will need relocating to enable redevelopment to take place. Part of the site is within flood zone 2, however an agreed strategy was put in place as part of securing planning permission to manage this risk. A Section 106 package has also been agreed.

The wider area will benefit from nearby regeneration and infrastructure provision associated with the proposed HS2 Station and development of the Southern Gateway Area of Transformation.

### Planning status:

Outline planning permission is in place for approximately 350 dwellings as part of a mixed use scheme providing retail and office space, as well as other uses (approximately 8,000sq.m). Planning permission is in place until October 2016.

### Anticipated timescales for delivery:

Significant work has already been done to prepare this site for development and therefore there is potential to bring this site forward early.

### Birmingham City Council contact:

**Joanne Todd**  
Planning and Regeneration  
Telephone: (0121) 464 7790  
E-mail: joanne.todd@birmingham.gov.uk

### Landowner or agent contact:

**David Folkes**  
A&J Mucklow (Investments) Ltd.  
Email: david.folkes@mucklow.com



## Emily Street/Dymoke Street/Darwin Street

### Description:

The site offers the opportunity to deliver new homes as part of the wider introduction of new residential communities into the Southern Gateway area within the City Centre. The site would benefit from the involvement of a developer and or investor to bring it forward for development.

### Type of housing:

Potential to provide a range of accommodation, including a mix of apartments, terraces and family housing.

### Potential capacity:

200 plus dwellings.

### Size of site:

5ha.

### Delivery considerations:

The site offers a developer an opportunity to become involved in the redevelopment of this industrial area to the south of the City Centre Core, which is surrounded by other residential uses. The site is estimated to have a capacity to deliver approximately 230 dwellings, and would benefit from masterplanning to enable its delivery and address issues around remediation, demolition, relocation of businesses and access.

### Planning status:

The site does not have planning permission but has been identified as a site suitable for residential use in the longer term.

### Anticipated timescales for delivery:

Development of this scheme is likely to be within a 10-20 year timescale.

### Birmingham City Council contact:

**Joanne Todd**  
Planning and Regeneration  
Telephone: (0121) 464 7790  
E-mail: joanne.todd@birmingham.gov.uk

### Landowner or agent contact:

The site is in multiple ownerships. Please contact Joanne Todd in the first instance.





**Description:**

Residential development on the Arena Central site will support the delivery of a landmark office-led mixed use scheme as part of the Enterprise Zone in the heart of the City Centre. The site benefits from excellent access to local amenities and public transport, including Brindley Place, and the new homes would cater for people working in the City Centre. There is an opportunity to work with the existing landowner to bring this site forward.

**Type of housing:**

Apartments, as part of a high quality scheme.

**Potential capacity:**

100 dwellings.

**Size of site:**

0.5ha.

**Delivery considerations:**

The site is in single ownership, with buildings unoccupied. The City Council is working with and supporting the owner to bring the site forward and address a number of issues, including access and demolition.

The site will also benefit from nearby regeneration and infrastructure provision associated with the City Centre Enterprise Zone including the Midland Metro extension to serve the site, adjacent public realm improvements to Centenary Square and the large scale office redevelopment at Paradise Circus.

**Planning status:**

Outline planning permission is in place for the site for approximately 100 dwellings as well as other uses, including 80,000sq.m of office floorspace. This permission expired in February 2015, although parts of the site have detailed consent. The landowner is looking to update their proposals for the site.

**Anticipated timescales for delivery:**

The site is largely cleared and available for development.

**Birmingham City Council contact:**

**David Wells**  
Planning and Regeneration  
Telephone: (0121) 464 6859  
E-mail: david.wells@birmingham.gov.uk

**Landowner or agent contact:**

**Chris Gardner**  
Miller Homes  
E-mail: chris.gardner@miller.co.uk

**Description:**

The opportunity to deliver new homes at Eastside Locks will complement the vision for a mixed use development on the site. With close links to the universities in the area, the site provides direct access to the HS2 station and proposed Midland Metro link, and also benefits from canal side frontage and is adjacent to the new £12m Eastside City Park. There is an opportunity to work with the existing landowner to bring this site forward.

**Type of housing:**

Apartments, as part of a high quality scheme.

**Potential capacity:**

160 dwellings.

**Size of site:**

0.5ha.

**Delivery considerations:**

The site is within the City Centre Enterprise Zone and the Birmingham Curzon HS2 Masterplan area as part of the learning and research quarter. Development is progressing on site already with Phase 2 of the Birmingham City University Campus under construction, permission secured for offices, and a student accommodation scheme

which started in early 2015. The residential element of the site is expected to be part of the final phases of the development. The remaining site is largely cleared and available for development to begin.

The wider area will benefit from nearby regeneration and infrastructure provision associated with the proposed HS2 Station.

**Planning status:**

Outline planning permission is in place for the site, allowing for approximately 160 dwellings to be provided on site alongside office, retail, education and other uses (some of which now have detailed permission).

**Anticipated timescales for delivery:**

The remaining site is largely cleared and available for development to begin.

**Birmingham City Council contact:**

**Joanne Todd**  
Planning and Regeneration  
Telephone: (0121) 464 7790  
E-mail: joanne.todd@birmingham.gov.uk

**Landowner or agent contact:**

**Paul Barber**  
Goodman  
Telephone: (0121) 508 8119.  
E-mail: paul.barber@goodman.com





## Exchange Square, Masshouse

### Description:

Exchange Square is a prime development site in the heart of the City Centre with the potential to deliver new homes as part of a mixed use development. It has excellent access to local amenities, including the new Eastside City Park, business, retail and university campus and connections to major transport networks, which will be further improved with the arrival of HS2 with the proposed station just 100 metres away.

### Type of housing:

Apartments, as part of a high quality scheme.

### Potential capacity:

1,000 plus dwellings.

### Size of site:

0.4ha.

### Delivery considerations:

The site forms part of the Birmingham Curzon HS2 Masterplan area, with the potential to provide an extension to the city core with a residential, commercial, office and associated mixed-use development, presenting a new front-door to the City immediately opposite the main entrance to the proposed new station. Phase one of the Masshouse Plaza development has delivered 340 dwellings and is the chosen destination for Birmingham's new £100 million Magistrates Court. The Exchange Square site is cleared and available for development to begin.

### Planning status:

Outline planning permission is in place for a residential-led mixed use development, including the potential for approximately 1,000 apartments.

### Anticipated timescales for delivery:

Development is scheduled to commence in 2015.

### Birmingham City Council contact:

**Joanne Todd**  
Planning and Regeneration  
Telephone: (0121) 464 7790  
E-mail: joanne.todd@birmingham.gov.uk

### Landowner or agent contact:

**James Payne**  
Nikal  
Telephone: (0161) 214 1800.  
E-mail: jap@nikal.uk.com



## Lancaster Gateway

### Description:

The site offers the opportunity to develop apartments and/or student accommodation with supporting commercial facilities. The site has close links to universities in the Eastside area of the City Centre. There is an opportunity to work with the existing landowner to bring this site forward.

### Type of housing:

Apartments or student accommodation as part of a high quality scheme.

### Potential capacity:

700 plus student units.

### Size of site:

Front site - 0.32ha (potential to include additional land).  
Site to rear of Vesey Street - 0.46ha.

### Delivery considerations:

The site is currently used as a car park. There are few constraints present which would prohibit development of the site. Given its prominent location, there is an opportunity to develop a landmark building.

### Planning status:

Planning permission was granted in 2008 for a 21 storey building, comprising student accommodation for 734 units, plus small scale ground floor commercial uses.

### Anticipated timescales for delivery:

The site is largely cleared and currently available for development, subject to planning and certain leases.

### Birmingham City Council contact:

**Lesley Sheldrake**  
Planning and Regeneration  
Telephone: (0121) 675 3768  
E-mail: lesley.sheldrake@birmingham.gov.uk

### Landowner or agent contact:

**Barry Allen**  
Savill's  
Telephone: (0121) 634 8411.  
E-mail: ballen@savills.com





# Kettleworks, Jewellery Quarter

**Description:**

The site offers the opportunity to deliver a residential focused development, as part of the Enterprise Zone, within the historic Jewellery Quarter, with easy access to local amenities and the City Centre. There is an opportunity to work with the existing landowner to bring this site forward.

**Type of housing:**

Apartments, as part of a high quality scheme.

**Potential capacity:**

500 dwellings.

**Size of site:**

2.6ha.

**Delivery considerations:**

The proposed development would involve new build and the refurbishment of existing buildings. The site is within the Jewellery Quarter Conservation Area. The site is in single ownership, with parts cleared. The new Birmingham Assay Office is already under development on the site.

**Planning status:**

The development of the site is primarily for residential use.

**Anticipated timescales for delivery:**

Parts of the site are cleared and ready for development.

**Birmingham City Council contact:**

**Joanne Todd**  
Planning and Regeneration  
Telephone: (0121) 464 7790  
E-mail: joanne.todd@birmingham.gov.uk

**Landowner or agent contact:**

**Gerald Sweeney**  
Alliance Planning.  
E-mail: gs@alliance-plan.co.uk



# Typhoo Wharf

**Description:**

This former tea factory, with its distinctive buildings and attractive canalside location, has the potential to deliver residential accommodation as part of a mixed use development within the City Centre Enterprise Zone. The site is located in the Digbeth Creative Quarter, has easy access into facilities and services in the City Centre and will be on the doorstep of the proposed HS2 station. The site would benefit from the involvement of a developer and or investor to bring it forward for development.

**Type of housing:**

Apartments as part of a high quality scheme.

**Potential capacity:**

350 dwellings.

**Size of site:**

3ha.

**Delivery considerations:**

The site forms part of the Birmingham Curzon HS2 Masterplan area, as an opportunity to deliver a mixed use scheme. The proposed development would involve new build and the refurbishment of existing buildings. The site is within the Warwick Bar Conservation Area and includes locally listed buildings. Part of the site is within Flood Zone 2, with conditions placed on the planning permission to manage this risk.

The site area will benefit from nearby regeneration and infrastructure provision associated with the City Centre Enterprise Zone, proposed HS2 Station and development of the Wholesale Markets site.

**Planning status:**

Planning permission is currently in place on part of the site for a retail-led mixed use scheme, including 350 dwellings until December 2015. There is the potential for development on the wider Typhoo Wharf site.

**Anticipated timescales for delivery:**

Planning approval is in place enabling this site to come forward for development shortly.

**Birmingham City Council contact:**

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**Landowner or agent contact:**

**Charles Gillett**  
Pennycuik Collins  
E-mail: charles.gillett@pennycuik.co.uk





# 49-51 Holloway Head

**Description:**

This site on Holloway Head occupies a prominent position, located just off one of the main arterial routes into the City Centre. There is an opportunity to provide new homes as part of a mixed use development in a landmark building. The site benefits from good access into the City Centre, with New Street Station and shops, restaurants and facilities at the Mailbox close by. There is an opportunity to work with the existing landowner to bring this site forward.

**Type of housing:**

Apartments, as part of a high quality scheme.

**Potential capacity:**

300 dwellings.

**Size of site:**

0.7ha.

**Delivery considerations:**

Parts of the site remain occupied, with other areas vacant. The delivery of the scheme will need to address issues of remediation, demolition and relocation of existing businesses. These issues are not considered significant.

**Planning status:**

There is an expired outline planning permission on site for 303 dwellings as part of a mixed use scheme including office and leisure uses (approx. 18,000sq.m).

**Anticipated timescales for delivery:**

Parts of the site are ready for development now, with the balance of the site likely to come forward over a 5-10 year period.

**Birmingham City Council contact:**

**David Wells**  
Planning and Regeneration  
Telephone: (0121) 464 6859  
E-mail: david.wells@birmingham.gov.uk

**Landowner or agent contact:**

**Daniel Chadwick**  
Corstorphine and Wright  
E-mail: dchadwick@cw-architects.co.uk



# Banbury Wharf, Montague Street

**Description:**

The Banbury Wharf site offers the potential to deliver a new exemplar residential neighbourhood as part of the City's HS2 Masterplan proposals. Residential development would be complemented by the Grand Union Canal and River Rea corridors, and would potentially cater for people working in the City Centre, in the Creative industries in Digbeth and for students at nearby universities and colleges in Eastside. The site would benefit from the involvement of a developer and/or investor to bring it forward for development.

**Type of housing:**

Potential to provide a range of residential accommodation, including a mix of apartments, terraces and courtyard houses that take advantage of the canal and river side setting.

**Potential capacity:**

Up to 700 dwellings.

**Size of site:**

9ha.

**Delivery considerations:**

The site forms part of the Birmingham Curzon HS2 masterplan area and has considerable redevelopment potential linked to the delivery of the new station, supporting infrastructure and environmental enhancements.

It would benefit from detailed masterplanning to enable its delivery and address issues around land remediation, relocation of businesses and flooding issues (due to the presence of the River Rea within the site).

**Planning status:**

The site is identified within the Digbeth Creative Quarter in the Birmingham Curzon HS2 Masterplan with the potential to deliver 500-700 new dwellings. A planning application would be supported where it can help achieve the aims set out in the Masterplan.

**Anticipated timescales for delivery:**

Timescales for this major regeneration scheme are likely to be linked to the delivery of HS2. Prompt intervention would enable the scheme to reap the benefits of the HS2 at an early stage.

**Birmingham City Council contact:**

**Joanne Todd**  
Planning and Regeneration  
Telephone: (0121) 464 7790  
E-mail: joanne.todd@birmingham.gov.uk

**Landowner or agent contact:**

The site is in multiple ownerships. Please contact Joanne Todd in the first instance.





## Introduction

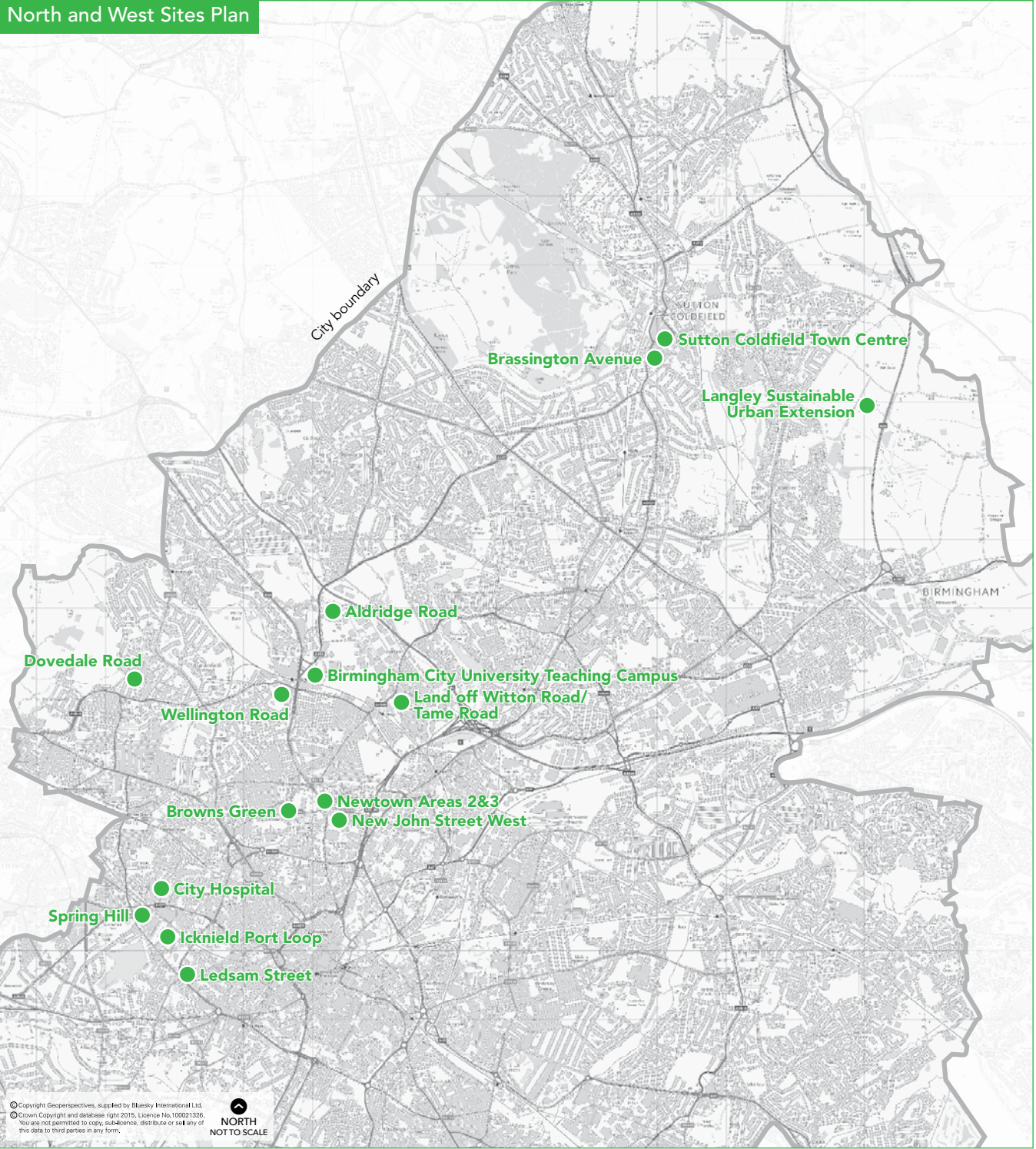
Residential opportunities in the north and west of the City are typically of a very different typology from the City Centre. While the City Centre is dominated by the need for apartments, the north and west of the City require a more balanced housing mix with a predominance of family housing.

The existing housing across this area covers a wide range, with high numbers of Victorian/Edwardian terraces in areas such as Handsworth, Lozells, and Aston, with large inter war estates in locations such as Erdington and Kingstanding, and more modern developments in Perry Barr and Sutton Coldfield.

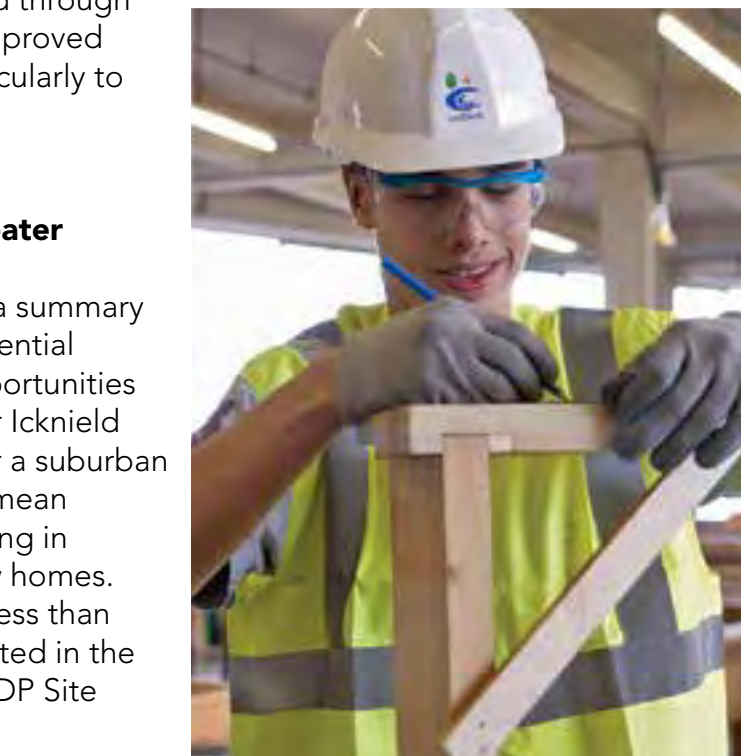
These areas represent a strong housing market across all market segments. Owner occupation remains the dominant tenure, but in some areas, notably Stockland Green and Kingstanding, the private rented sector has developed significantly in recent years. The north and west are characterised by excellent transportation links both by road and rail both to the job opportunities in the City Centre, and also by good links with wider employment opportunities via the M6/M5/M42 motorway network.

In recent years developments led by the Council have demonstrated a strong demand for housing for sale. Current major schemes where the Council and its partners are building homes and selling successfully include Perry Common in Kingstanding, Lyndhurst in Erdington, and Newtown in Aston ward, together with a plethora of smaller sites. All of these schemes demonstrate a strong demand from potential buyers as a result of pent up demand for high quality new housing supply.

These sites included in this document comprise only those with capacity for 100 new homes or more, and together represent opportunities for around 11,000 new homes, including the largest single residential designation of up to 6,000 homes in the Birmingham Development Plan at the proposed Langley Sustainable Urban Extension.







## Greater Icknield

Greater Icknield consists of a number of sites within and near to the Icknield Port Loop site which will provide easy access to the opportunities of the City Centre and create the environment, facilities and types of accommodation suitable for family living. It is proposed that approximately 3,000 new homes will be built and that 1000 new jobs will be created. The neighbourhood will be supported by the provision of a new secondary school, leisure facilities, local scale retail and significantly improved connectivity both within and to surrounding areas in accordance with the master plan already prepared.

The Dudley Road/Spring Hill Corridor highway improvements are required to accommodate the overall level of growth proposed for the area. They also directly impact on the development of the Spring Hill and City Hospital sites as they both

adjoin the Dudley Road. The Birmingham Cycle Revolution proposal will have a particularly beneficial impact on the development of Greater Icknield through contributing to improved connectivity, particularly to the City Centre.

### List of major Greater Icknield sites

This list provides a summary of the major residential development opportunities within the Greater Icknield area. By major, for a suburban area like this, we mean schemes generating in excess of 100 new homes. Sites generating less than 100 homes are listed in the SHLAA and the BDP Site Delivery Plan.

Each description includes key information to enable any developer to carry out a basic assessment of the site and to contact the owners and the relevant officer at the City Council.

### Description:

This is one of the most significant housing development opportunities in the City. The development will also include commercial facilities including a 7,000sq.m hotel and a 4,460sq.m swimming pool. The site occupies a prime location, close to City Centre, and is characterised by an extensive canal network which offers many opportunities for canal side development.

### Type of housing:

Predominantly low rise family housing with significant opportunities for apartments in appropriate locations.

### Potential capacity:

Up to 1150 dwellings.

### Size of site:

22.6ha.

### Delivery considerations:

The site is substantially in the ownership of the Homes and Communities Agency, the Canals and Rivers Trust and the City Council. Extensive clearance of existing uses has taken place across the site in order to assemble developable plots. The site does require some remediation and infrastructure and the landowners will be seeking a private sector investment partner to platform out individual plots for onward disposal.

### Planning status:

Outline planning permission is in place for the Icknield Port Loop site, with a joint venture in place between the Homes and Communities Agency, the Canals and Rivers Trust and the City Council.

### Anticipated timescales for delivery:

The scheme was launched at MPIM in 2014, and will be taken to the market in early 2015 to seek the appointment of a private sector development partner to provide working capital to progress the scheme. It is currently anticipated that the first phase of development will commence in 2017.

### Birmingham City Council contact:

**Stuart Morgans**  
Planning and Regeneration  
Telephone: (0121) 464 6863  
E-mail: [stuart.morgans@birmingham.gov.uk](mailto:stuart.morgans@birmingham.gov.uk)

### Landowner or agent contact:

**Ashley Skinner**  
Birmingham Property Services  
Telephone: (0121) 464 2117  
E-mail: [ashley.skinner@birmingham.gov.uk](mailto:ashley.skinner@birmingham.gov.uk)

**James Lazarus**  
Canal and River Trust.  
Telephone: (020) 3204 4419  
E-mail: [james.lazarus@canalrivertrust.org](mailto:james.lazarus@canalrivertrust.org)





Description:

There are a number of sites around the main IPL site which lend themselves to housing development and their development would be complementary to the major redevelopment at IPL.

Type of housing:

Predominantly low rise but high density family housing with significant opportunities for apartments in appropriate locations.

Potential capacity:

Up to 250 dwellings.

Size of site:

Around 4ha.

Delivery considerations:

Mixture of public and private ownership with individual plots generally within single ownership. As with the land that benefits from planning permission the sites occupy a prime location, close to the City Centre and with an extensive canal network which offers many opportunities for canal side development.

Planning status:

The site is identified within the emerging Birmingham Development Plan for housing development.

Anticipated timescales for delivery:

Some sites are ready for immediate development.

Birmingham City Council contact:

Stuart Morgans  
Planning and Regeneration  
Telephone: (0121) 464 6863  
E-mail: stuart.morgans@birmingham.gov.uk

Landowner or agent contact:

There are a number of different landowners across the area, please contact the City Council in the first instance who will be able to advise who the relevant contact is for each site.

**KEY**

- Land within Icknield Port Loop planning application boundary
- Land outside Icknield Port Loop planning application boundary



Description:

The site itself occupies a prime location, close to the City Centre and includes significant canal side development opportunities. There are a number of buildings of historic and architectural merit on the site and opportunities to incorporate these into the new development will need to be considered.

Type of housing:

Predominantly low rise family housing with significant opportunities for apartments in appropriate locations.

Potential capacity:

Up to 750 dwellings and associated facilities.

Size of site:

Around 20ha.

Delivery considerations:

A new acute hospital, the Midland Metropolitan, has recently been approved for funding by the Government and will be located just outside of the Birmingham municipality in Sandwell. The new hospital will accommodate the acute services currently being provided at City Hospital and Sandwell General Hospital and this will allow a substantial part of the site to come forwards for residential led mixed use development. Provisional funding from the Government has been secured for upgrades to the A457 which is immediately adjacent to the site and will further improve its connectivity.

Planning status:

The site is identified within the emerging Birmingham Development Plan for housing development.

Anticipated timescales for delivery:

The Midland Metropolitan Hospital is expected to open in 2019 and it is anticipated that development on the City Hospital site will commence shortly afterwards.

Birmingham City Council contact:

Jacob Bonehill  
Planning and Regeneration  
Telephone: (0121) 303 4057  
E-mail: jacob.bonehill@birmingham.gov.uk

Landowner or agent contact:

Graham Seager  
Sandwell and West Birmingham Hospitals NHS Trust  
Telephone: (0121) 517 5984  
E-mail: graham.seager@nhs.net





Description:

The site benefits from a canal side frontage and the potential for good views into the City Centre due to its elevation. The site is located on a main arterial route with excellent communication links both to the City Centre and to the north western suburbs of the City.

Type of housing:

Apartments.

Potential capacity:

400 dwellings and associated facilities.

Size of site:

Around 3.9ha.

Delivery considerations:

Provisional funding from the Government has been secured for upgrades to the A457 which is immediately adjacent to the site and will further improve its connectivity. It is anticipated that some remediation and infrastructure improvements will need to be undertaken.

Planning status:

The site is identified within the emerging Birmingham Development Plan for housing development.

Anticipated timescales for delivery:

This site could come forward within the next 5 years.

Birmingham City Council contact:

**Stuart Morgans**  
Planning and Regeneration  
Telephone: (0121) 464 6863  
E-mail: [stuart.morgans@birmingham.gov.uk](mailto:stuart.morgans@birmingham.gov.uk)

Landowner or agent contact:

**Hugh Cave**  
City and Provincial Properties  
Telephone: (020) 7535 1234  
E-mail: [hughcave@cpp-plc.co.uk](mailto:hughcave@cpp-plc.co.uk)



Description:

This site is well located for residential development on the edge of the City Centre and benefits from a canalside location. This site is close to existing City Centre apartment schemes and within easy walking distance of the central business district.

Type of housing:

High density residential led mixed use scheme between the canal and Ledsam Street, in keeping with other apartment schemes in the City Centre.

Potential capacity:

152 dwellings.

Size of site:

Around 3.4ha.

Delivery considerations:

There are both nationally and locally listed buildings on the site that will need to be sensitively integrated into the development. The site benefits from a canal side location.

Planning status:

The site is identified within the emerging Birmingham Development Plan for housing development.

Anticipated timescales for delivery:

This site could come forward within 7 to 10 years.

Birmingham City Council contact:

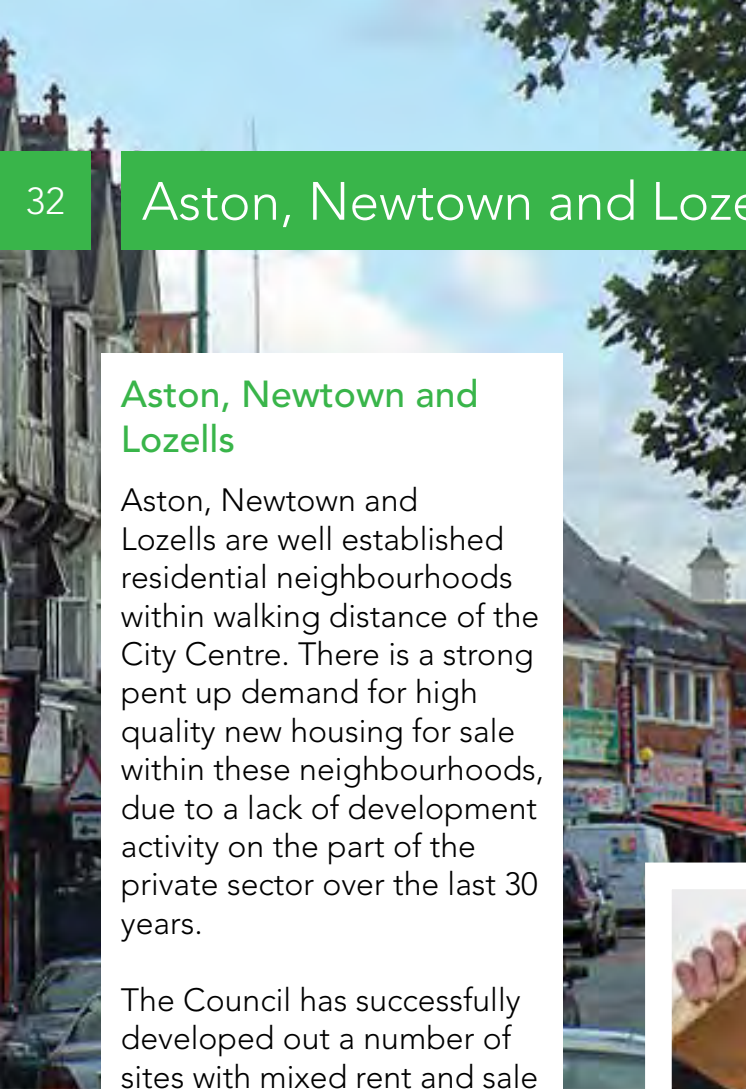
**Jacob Bonehill**  
Planning and Regeneration  
Telephone: (0121) 303 4057  
E-mail: [jacob.bonehill@birmingham.gov.uk](mailto:jacob.bonehill@birmingham.gov.uk)

Landowner or agent contact:

**Malcolm Gloster**  
GVA  
Telephone: (0121) 609 8417 or 07831 820623  
E-mail: [malcolm.gloster@gva.co.uk](mailto:malcolm.gloster@gva.co.uk)







**Aston, Newtown and Lozells**

Aston, Newtown and Lozells are well established residential neighbourhoods within walking distance of the City Centre. There is a strong pent up demand for high quality new housing for sale within these neighbourhoods, due to a lack of development activity on the part of the private sector over the last 30 years.

The Council has successfully developed out a number of sites with mixed rent and sale schemes over the last 3 years; however a strong appetite from potential buyers remains within these areas. It is anticipated that around 1,300 new homes will be built over the plan period across these areas.



**Description:**

This scheme is a second phase of the highly successful Newtown Area 1 scheme which is currently on site with Keepmoat and has both achieved a high standard of design quality but also exceeded expectations in terms of sales values that it has realised.

A high level of interest by prospective purchasers in the sales elements is anticipated.

**Type of housing:**

Predominantly family housing, mix of rented homes for the Council and homes for outright sale.

**Potential capacity:**

Up to 124 dwellings.

**Size of site:**

Around 2.4ha.

**Delivery considerations:**

The sites are still subject to clearance.

**Planning status:**

No approvals in place at this stage.

**Anticipated timescales for delivery:**

Development is currently programmed to commence in 2016/2017.

**Birmingham City Council contact:**

Joy Anibaba  
Planning and Regeneration  
Telephone: (0121) 464 6863  
E-mail: joy.anibaba@birmingham.gov.uk

**Landowner or agent contact:**

As above - City Council owned site.





# Land off Witton Road and Tame Road, Aston

Former Siemens Site

**Description:**  
The privately owned site contains vacant industrial buildings and associated hard standing areas. The River Tame runs through the site. It has excellent access by public transport with Witton train station nearby.

**Type of housing:**  
Predominantly family housing, with some scope for apartments.

**Potential capacity:**  
130 dwellings.

**Size of site:**  
6.6ha.

**Delivery considerations:**  
Remediation of land required as well as flood risk and ecology measures associated with the River Tame Site of Local Importance for Nature Conservation (SLINC).

**Planning status:**  
Renewed extant planning permission granted for 130 dwellings.

**Anticipated timescales for delivery:**  
The availability of cleared sites and a current planning approval means that this site could come forward for development at an early stage.

**Birmingham City Council contact:**  
**Uyen-Phan Han**  
Planning and Regeneration  
Telephone: (0121) 303 2765  
E-mail: [uyen-phan.han@birmingham.gov.uk](mailto:uyen-phan.han@birmingham.gov.uk)

**Landowner or agent contact:**  
**Lee Preece**  
Aston Villa Football Club  
Telephone: (0121) 326 1502  
E-mail: [lee.preece@avfc.co.uk](mailto:lee.preece@avfc.co.uk)



# New John Street West, Newtown

**Description:**  
This site is set within a predominantly residential area of Newtown, where there is a strong demand for new housing both for rent and for sale as demonstrated by the highly successful redevelopment at North Newtown.

**Type of housing:**  
Predominantly family housing with some opportunities for apartments.

**Potential capacity:**  
Approximately 110 dwellings.

**Size of site:**  
Around 2ha.

**Delivery considerations:**  
Premises are partly occupied by car repairs and industrial premises and land assembly is required.

**Planning status:**  
Allocated in Aston, Newtown and Lozells Area Action Plan.

**Anticipated timescales for delivery:**  
This site has potential for development in the medium to long term.

**Birmingham City Council contact:**  
**Uyen-Phan Han**  
Planning and Regeneration  
Telephone: (0121) 303 2765  
E-mail: [uyen-phan.han@birmingham.gov.uk](mailto:uyen-phan.han@birmingham.gov.uk)

**Landowner or agent contact:**  
The site is currently in multiple ownerships. Please contact the City Council in the first instance, who will be able to advise on the relevant contact.







Perry Barr

Perry Barr is a well-established neighbourhood with a diverse housing offer, and provides excellent transportation links to both the City Centre and the midlands motorway network. Key development opportunities are concentrated in and around the District Centre, which includes Birmingham City University's teaching campus site. The relocation of the University will provide an opportunity to deliver significant housing growth.

Sites within Perry Barr included in this document comprise only those with capacity for 100 new homes or more, and together total represent opportunities for around 417 new homes.



Description:

Mixed-use scheme - approximately 160 dwellings on part of the site with the potential for other town centre uses on the remainder, including commercial, retail and education.

Type of housing:

A mixture of family housing and apartments.

Potential capacity:

Approximately 160 dwellings.

Size of site:

Around 7.5ha.

Delivery considerations:

BCU has started its phased vacation of the site, and it is anticipated that part of the site will be available for development post September 2015. The majority of the site will be vacated by September 2017 (subject to planning approvals and new build premises elsewhere).

As the site is located adjacent to the A34 highway network, housing development would be best placed on the eastern part of the site, with commercial development and other town centre uses along the main road frontage.

Planning status:

The potential for residential development is identified in the submission version of the BDP. A masterplan is currently being prepared for Perry Barr District Centre, which will identify potential land use options for key development sites, including the teaching campus. No planning approvals at this stage.

Anticipated timescales for delivery:

The first sites will be available for development post 2017.

Birmingham City Council contact:

Claire Hemus  
Planning and Regeneration  
Telephone: (0121) 464 4813  
E-mail: [claire.hemus@birmingham.gov.uk](mailto:claire.hemus@birmingham.gov.uk)

Landowner or agent contact:

Brian Rance  
Birmingham City University  
Telephone: (0121) 331 5355  
E-mail: [brian.rance@bcu.ac.uk](mailto:brian.rance@bcu.ac.uk)





Description:

This site is located to the west of Perry Barr District Centre, and currently consists of an industrial use. Given its proximity to the District Centre and A34 corridor, the site benefits from good accessibility by road, rail and bus. This is a popular residential area with excellent transport links by both rail and road.

Type of housing:

Family housing with some apartments.

Potential capacity:

Approximately 145 dwellings.

Size of site:

Around 3.2ha.

Delivery considerations:

The site falls within a single ownership. The Birmingham-Walsall railway line is located to the north and noise mitigation measures will need to be considered. As the site is industrial in nature, remediation works are likely to be necessary for a residential scheme. Adjacent tree preservation orders and the topography of the site will need to be taken into account.

Planning status:

No planning approvals at this stage.

Anticipated timescales for delivery:

This site is suitable for development in a medium term timescale.

Birmingham City Council contact:

Stuart Morgans  
Planning and Regeneration  
Telephone: (0121) 464 6863  
E-mail: stuart.morgans@birmingham.gov.uk

Landowner or agent contact:

Parveen Mehta  
MWW  
Telephone: (0121) 344 4554  
E-mail: parveen.mehta@mww.co.uk



Description:

This is located to the north of Perry Barr District Centre, adjacent to the River Tame. This is a popular residential area with excellent transport links by both rail and road.

Type of housing:

Family housing with some apartments.

Potential capacity:

Approximately 112 dwellings.

Size of site:

Around 2.8ha.

Delivery considerations:

The site is privately owned and falls within a single ownership. It is located within Flood Zone 2; the Environment Agency would need to be consulted on development proposals. Whilst the site benefits from proximity to Perry Barr District Centre, with good public transport accessibility, remediation is likely to be necessary before development takes place.

Planning status:

No approvals in place at this stage.

Anticipated timescales for delivery:

This site is suitable for development in a medium term timescale.

Birmingham City Council contact:

Wahid Gul  
Planning and Regeneration  
Telephone: (0121) 675 4335  
E-mail: wahid.gul@birmingham.gov.uk

Landowner or agent contact:

James Hollyman  
Harrislamb  
Telephone: (0121) 213 6022  
E-mail: james.hollyman@harrislamb.co.uk





Sutton Coldfield

Sutton Coldfield Town Centre is the largest centre in Birmingham outside of the City Centre and has a sub-regional role.

The Sutton Coldfield Town Centre Regeneration Framework SPD (adopted in 2009) provides a vision and strategy for rejuvenating the Town Centre. It proposes significant mixed-use retail and office development taking place within the Centre to provide a substantially improved offer. This strategy is embedded within the Birmingham Development Plan and will be taken forward over the plan period.

Sutton Coldfield also includes the Sustainable Urban Extension (SUE) at Langley, which is a strategic Green Belt release of land proposed by the Birmingham Development Plan.

Other sites in the North and West have capacity for around 800 new homes in total.



Description:

Opportunity site with potential to accommodate a range of uses.

Type of housing:

Care village consisting of five blocks of flats.

Potential capacity:

Approximately 240 dwellings.

Size of site:

Around 1ha.

Delivery considerations:

The site is well located in the centre of Sutton Coldfield with good access to public transport facilities and amenities. It is anticipated that some remediation will be required.

Planning status:

Planning application: 2014/03221/PA.

Anticipated timescales for delivery:

Expected to start on site 2015.

Birmingham City Council contact:

**John Davies**  
Planning and Regeneration  
Telephone: (0121) 464 7799  
E-mail: john.s.davies@birmingham.gov.uk

Landowner or agent contact:

**James Lambert**  
Pegasus Life  
Telephone: (01926) 710 727  
E-mail: jlambert@pegasuslife.co.uk





# Sutton Coldfield Town Centre Primary Shopping Area

**Description:**

The proposals for new housing in this location also assume 30,000sq.m of retail and 20,000sq.m as part of a wider regeneration programme. Sutton Coldfield is a strong local centre with very high demand for new homes both for rent and for sale.

**Type of housing:**

A mixture of family housing and apartments.

**Potential capacity:**

Approximately 245 dwellings.

**Size of site:**

Around 11ha.

**Delivery considerations:**

The housing proposals are part of the wider regeneration of the town centre comprising redevelopment of a significant part of the town centre. The majority of the sites are controlled by a small number of private landowners; however there may be a need for some land assembly to be undertaken.

**Planning status:**

Proposals are set out in the adopted Sutton Coldfield Town Centre Regeneration Framework SPD and are also included in the emerging Birmingham Development Plan.

**Anticipated timescales for delivery:**

This opportunity will come forward within a medium term timescale.

**Birmingham City Council contact:**

**Jacob Bonehill**  
Planning and Regeneration  
Telephone: (0121) 303 4057  
E-mail: jacob.bonehill@birmingham.gov.uk

**Landowner or agent contact:**

The site is in multiple ownerships. Please contact Jacob Bonehill in the first instance.



# Langley Sustainable Urban Extension

**Description:**

The Sustainable Urban Extension (SUE) at Langley is a strategic Green Belt release of land proposed by the Birmingham Development Plan. The BDP public examination is still ongoing and the outcome will be confirmed later in this year.

All the land is being actively promoted by a consortium of developers and no significant constraints to development have been identified. There are identified delivery issues, including impacts on ecology, archaeology and the historic environment. However the risks these pose

are considered manageable and can be adequately minimised by appropriate design or mitigation.

**Type of housing:**

Mix of dwelling types, sizes and tenures.

**Potential capacity:**

Approximately 5,000 dwellings in plan period (although capacity for 6,000).

**Size of site:**

Around 273ha.

**Delivery considerations:**

The provision of infrastructure will be important to the delivery of the SUE, with supporting facilities such as schools, health care facilities, public open space and sports facilities needed to be an integral part of the development. In addition, strategic transport improvements will be needed to enable the delivery of the site, including access to the A38 and enhanced public transport connections to Sutton Coldfield, Birmingham City Centre and other areas.

**Planning status:**

A Supplementary Planning Document, including a masterplan and design code for Langley SUE will be prepared to guide development. A range of public sector partners will be involved in the delivery of the SUE including Centro, Network Rail, and the Highways Agency.

**Anticipated timescales for delivery:**

Development is currently anticipated to commence in 2017.

**Birmingham City Council contact:**

**Ian Macleod**  
Planning and Regeneration  
Telephone: (0121) 303 4019  
E-mail: ian.macleod@birmingham.gov.uk

**Landowner or agent contact:**

**Michael Davies**  
Savills  
Telephone: (0121) 634 8436  
E-mail: mpdavies@savills.com





# Dovedale Road, Kingstanding

**Description:**

Dovedale Road is the final phase of the Perry Common redevelopment which is being led by the Council and is based on the development of new homes on sites created by the clearance of defective houses. 800 new homes have already been developed on the site, and sales have proved strong in this area which is close to the border with Sutton Coldfield.

**Type of housing:**

Family housing, 50% rented for the local authority and 50% for open market sale.

**Potential capacity:**

Approximately 226 dwellings.

**Size of site:**

Around 4ha.

**Delivery considerations:**

Site assembly has already been achieved, infrastructure is substantially in place.

**Planning status:**

A planning application for the scheme is currently under consideration.

**Anticipated timescales for delivery:**

Development of this site is programmed to commence in mid 2015.

**Birmingham City Council contact:**

**Ron Williams**  
Planning and Regeneration  
Telephone: (0121) 303 4406  
E-mail: ron.williams@birmingham.gov.uk

**Landowner or agent contact:**

As above - City Council owned site.



# Browns Green, Handsworth Wood

**Description:**

The site, which is located at the junction of Friary Road and Handsworth Wood Road, benefits from good bus links into the City Centre, and Hamstead rail station is located 1 mile to the north.

**Type of housing:**

Apartments.

**Potential capacity:**

Approximately 155 dwellings.

**Size of site:**

Around 4.3ha.

**Delivery considerations:**

The site would see development around a series of existing 5 residential blocks comprising 377 flats arranged around a courtyard/ open space areas.

**Planning status:**

Detailed planning approval in place for 155 units (market and affordable). The site comprises 377 flats and the approved proposal would deliver a further 155 flats, giving an overall total of 532 units.

**Anticipated timescales for delivery:**

The site is available for development and has the benefit of a planning approval.

**Birmingham City Council contact:**

**Stuart Morgans**  
Planning and Regeneration  
Telephone: (0121) 464 6863  
E-mail: stuart.morgans@birmingham.gov.uk

**Landowner or agent contact:**

**James Butterfield and Mike Poole**  
Evenbrook  
Telephone: (0121) 500 1778  
E-mail: james.b@evenbrook.co.uk or mike.p@evenbrook.co.uk





Introduction

The east of the City comprises a wide range of established residential neighbourhoods. Traditional areas of terraced housing make up most of the inner area whilst large private and former municipal estates form the central and eastern part of the area.

There is a network of important local centres providing a wide range of retail and other facilities, and the A38 corridor, Tyseley and Garrett's Green provide major employment sites with further opportunities for job creation and economic growth. Heartlands Hospital is one of the region's key medical facilities and also a major employer in its own right. There are excellent local transport connections which will be further enhanced with proposed light rapid transit links, and a number of key highway improvements. The east benefits from proximity to the City Centre, as well as to the Airport, the NEC, proposed HS2 stations and Solihull MBC's UK Central initiative.

The number of sites suitable for new housing development is limited across the whole of this part of the City which provides challenges in terms of meeting local housing demand. However, the east offers future development opportunities for over 2,000 dwellings, as well as the potential to deliver new employment and retail floorspace. The Bordesley Park Area Action Plan is being prepared to guide development and investment across the area to the immediate east of the City Centre.

There are a small number of medium sized sites which the Council is bringing forward in the east. The Meadway, Stechford and Shard End areas are the main

focus to deliver positive change in the area, which will complement previous successful regeneration in the area. There are also a number of privately owned sites with significant capacity though these have their challenges.

The Meadway site is a major opportunity to provide new housing, an improved/redeveloped local centre, and a reconfiguration and improvement of the existing Kent's Moat Recreation Ground. The site is on the line of one of east Birmingham's potential rapid transit routes.

Stechford has the potential to become a new sustainable neighbourhood delivering new housing, improved transport infrastructure and connections, and environmental improvements. This will include an improved relationship with the adjoining Cole Valley linear open space.

There is potential for the former Yardley Sewage Works at Cole Hall Lane to be developed and provide up to 350 new homes. Development will be expected to provide a high quality housing environment that will deliver wider housing choice in Shard End as well as associated community facilities.

These sites included in this document comprise only those with capacity for 100 new homes or more, and together total represent opportunities for around 2000 new homes.





# The Meadway, Stechford and Yardley North

**Description:**

Meadway is one of the most attractive development sites in this part of the City. Transport links to the site are excellent by both rail and road, and the site is located within a well-established residential area. The scheme includes the clearance of local authority tower blocks (already completed), the clearance of a 1960s shopping centre and the reconfiguration of the adjoining public open space.

This site provides the opportunity deliver up to 300 dwellings, plus a new retail centre set within the context of reconfigured and improved public open space.

**Type of housing:**

There is opportunity to provide a range of house types including some apartments on the Meadway frontage. Development is likely to comprise up to 50% affordable for the local authority and 50% open market sale.

**Potential capacity:**

Approximately 300 dwellings.

**Size of site:**

Around 6ha.

**Delivery considerations:**

Part of the site is already available for development. Clearance of the shopping centre will be subject to further consultation. Redevelopment will require the rehousing of some existing residents and the relocation of existing businesses.

**Planning status:**

Although no detailed approvals are currently in place the emerging Birmingham Development Plan supports the development of new housing and retail in this location.

**Anticipated timescales for delivery:**

Development of the first phase is scheduled for 2016.

**Birmingham City Council contact:**

**Bali Paddock**  
Planning and Regeneration  
Telephone: (0121) 303 3968  
E-mail: bali.paddock@birmingham.gov.uk

**Landowner or agent contact:**

As above - City Council owned site.



# Cole Hall Lane, Shard End

**Description:**

Cole Hall Lane comprises a former sewage works which now forms part of the Cole Valley corridor and which is included in the Green Belt. The site is proposed to be taken out of the Green Belt as part of the Birmingham Development Plan which identifies it as a housing opportunity that could deliver up to 350 new homes. The wider area has seen the delivery of new housing through the regeneration of the Bucklands End and Shard End Crescent areas. The latter includes a new local centre.

**Type of housing:**

There will be opportunity to deliver a wide range of house types with 50% affordable for the local authority and 50% open market sale. This is a large site which gives to scope to create a new neighbourhood with its own identity.

**Potential capacity:**

Approximately 350 dwellings.

**Size of site:**

Around 8.4ha.

**Delivery considerations:**

Remediation of the site is a key issue, and the Council is in discussion with the Homes and Communities Agency over a funding package which will address both reclamation and infrastructure issues.

**Planning status:**

The removal of the site from the Green Belt is being progressed through the Birmingham Development Plan.

Detailed design will address site issues including proximity to the River Cole and existing trees around the edge of the site and wider connectivity to adjacent residential areas and local facilities.

**Anticipated timescales for delivery:**

A start on site is programmed for 2017.

**Birmingham City Council contact:**

**Shahid Iqbal**  
Planning and Regeneration  
Telephone: (0121) 303 6474  
E-mail: shahid.s.iqbal@birmingham.gov.uk

**Landowner or agent contact:**

As above - City Council owned site.





## Former Court Lane Allotments, Erdington

**Description:**

This former allotment site is located within Erdington ward, an area characterised by strong demand for family housing and good transport links. The site comprises a rare opportunity for development of family housing in a prime residential area.

**Type of housing:**

Existing outline approval is for a mix of 2, 3, 4 and 5 bed houses. Potential for up to 50% affordable for the local authority and 50% open market sale.

**Potential capacity:**

The site has capacity for around 124 dwellings.

**Size of site:**

Around 3.3ha.

**Delivery considerations:**

New access roads will be required as part of development.

**Planning status:**

An outline planning approval is already in place with the intention of discharging reserved matters in Spring 2015. This includes an area of open space to be provided within the development.

**Anticipated timescales for delivery:**

Development of this site is programmed to start in late 2015.

**Birmingham City Council contact:**

**Cathy Jesson**  
Planning and Regeneration  
Telephone: (0121) 303 7879  
E-mail: [cathy.jesson@birmingham.gov.uk](mailto:cathy.jesson@birmingham.gov.uk)

**Landowner or agent contact:**

As above - City Council owned site.



## Former Smith and Nephew Site, Alum Rock

**Description:**

This is a large former industrial site close to the Alum Rock Road local centre. All buildings have been demolished and the site has been subject to remediation by its current owners, Bovale Ltd. The site is also close to South Saltley where there has been recent investment in new housing, open space and health and community facilities.

**Type of housing:**

There is potential for a range of house types to meet the needs of the local community.

**Potential capacity:**

The site has capacity for 124 dwellings.

**Size of site:**

Around 3.3ha.

**Delivery considerations:**

This is a significant site which is large enough to offer a range of development solutions.

**Planning status:**

There has been a previous outline approval for residential development, which was subject to a Section 106 agreement to provide contributions towards affordable housing, off-site open space and school places. A revised outline planning application for residential development has been submitted.

**Anticipated timescales for delivery:**

The site is clear and ready for immediate development.

**Birmingham City Council contact:**

**Richard Thomas**  
Planning and Regeneration  
Telephone: (0121) 303 8453  
E-mail: [richard.l.thomas@birmingham.gov.uk](mailto:richard.l.thomas@birmingham.gov.uk)

**Landowner or agent contact:**

**James Hollyman**  
Harris Lamb (agent) on behalf of Bovale (landowner)  
Telephone: (0121) 213 6622  
E-mail: [james.hollyman@harrislamb.com](mailto:james.hollyman@harrislamb.com)





Bordesley Park is a mixed use area with a range of established residential, commercial and industrial uses. Development and regeneration is being guided by the preparation of the Bordesley Park Area Action Plan which outlines a vision to deliver up to 750 new homes and 3000 new jobs to transform the area. One of the locations with greatest potential for new housing is the Cherrywood Road area.

**Humpage Road/ Cherrywood Road**

**Description:**

There are two sites in this location which have the potential to either be built out together or independently. This is a settled residential area with a strong demand for new high quality homes. There is the potential to expand the sites through the acquisition of adjacent land and buildings.

**Type of housing:**

There has been some new housing built in this area and there would be an opportunity to provide a range of housing types to meet the needs of the local community.

**Potential capacity:**

The two sites could accommodate around 100 new homes, there is the scope to build them out independently of each other.

**Size of site:**

The two sites total 3.6ha.

**Delivery considerations:**

As both sites comprise former industrial land there may be ground condition issues to consider. Design

and layout will need to address adjoining uses which includes industrial premises which are to remain.

**Planning status:**

The Bordesley Park Area Action Plan is being prepared to guide development in the area and identifies both sites for development. The plan will be submitted for approval later this year. The proposed City Centre - airport NEC metro route passes along Bordesley Green very close to the sites.

**Anticipated timescales for delivery:**

These sites are likely to come forward within a 5 year timescale.



**Birmingham City Council contact:**

**Doug Lee**  
Planning and Regeneration  
Telephone: (0121) 303 9858  
E-mail: doug.lee@birmingham.gov.uk

**Landowner or agent contact:**

**Humpage Road**  
**Tom O'Donnell**  
Kiely Bros. Ltd. (owners)  
Telephone: (0121) 772 3800  
E-mail: tomodonnell@kielybros.co.uk

**Cherrywood Road**  
**Andy Plant**  
St Francis Group (owners)  
Telephone: 0845 555 4040  
E-mail: andy.plant@stfrancisgroup.com

**Description:**

This site comprises a number of industrial buildings in private ownership including the Cincinnati building which is locally listed. The site fronts the Birmingham and Fazeley Canal and is close to the A38, a key route into the City. It adjoins further industrial premises and established residential areas. It is close to Castle Vale which has been the focus of substantial regeneration and new development since 1991.

**Type of housing:**

The potential for residential development has been acknowledged and there is an opportunity for the existing locally listed building to be retained and refurbished as part of development proposals. Development could comprise apartments or more traditional housing.

**Potential capacity:**

430 new homes.

**Size of site:**

Around 8.7ha.

**Delivery considerations:**

The loss of industrial land would have to be addressed along with the locally listed status of part of the site. Proposals would also need to address the canal and an existing TPO on the site.

**Planning status:**

The site is a long established industrial premise with no other consents place.

**Anticipated timescales for delivery:**

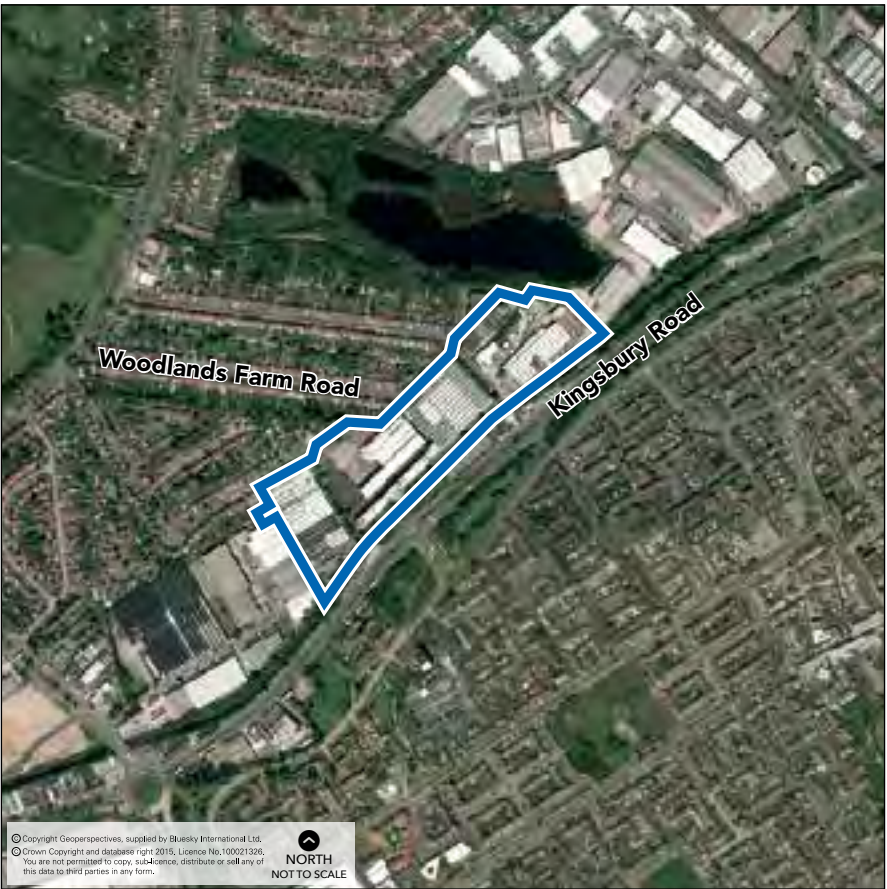
This opportunity will come forward within a medium term timescale.

**Birmingham City Council contact:**

**Peter Barton**  
Planning and Regeneration  
Telephone: (0121) 303 7789  
E-mail: peter.barton@birmingham.gov.uk

**Landowner or agent contact:**

**Nathan Cornish**  
Urban Splash  
Telephone: (0161) 839 2999  
E-mail: nathancornish@urbansplash.co.uk





# Nocks Brickworks, Holly Lane, Erdington

**Description:**

This site comprises a former quarry/brick works which was filled during the 1960s and early 1970s. Planning permission has been secured by the owners for land reclamation of the site and its development for housing purposes. The site is within an established residential area with good access to a range of local facilities.

**Type of housing:**

Concept plans for the site have indicated up to 200 houses comprising a variety of house types of 2 and 3 storeys.

**Potential capacity:**

Up to 200 new homes.

**Size of site:**

Around 6.2ha.

**Delivery considerations:**

Development will be subject to reclamation and regrading of the site. Detailed design layouts will be agreed as part of this process. The concept layout provides 1.6 hectares of open space within the development.

**Planning status:**

Planning permission exists for the site.

**Anticipated timescales for delivery:**

Delivery of the site is expected to be achievable between 5 and 10 years.

**Birmingham City Council contact:**

**Peter Barton**  
Planning and Regeneration  
Telephone: (0121) 303 7789  
E-mail: peter.barton@birmingham.gov.uk

**Landowner or agent contact:**

**Mrs M. Simpson-Gallego**  
Pegasus Planning Group Ltd.  
(agent for Persimmon Homes)  
Telephone: (0121) 308 9570  
E-mail: michelle.simpson-gallego@pegasuspg.co.uk



# Montgomery Street, Sparkbrook

**Description:**

This is an area of older industrial premises that adjoins the Grand Union Canal. The site is on the edge of the Sparkbrook area which contains a wide range of local amenities and which has good access to the City Centre. Some premises are still in use whilst others are vacant or partially occupied. The area has longer term potential for mixed uses including new employment and residential uses. The housing development could comprise up to 300 dwellings.

**Type of housing:**

There are opportunities for a range of housing types that could meet local housing needs as well as address the development opportunities of a canal frontage. This could include higher density housing and apartments.

**Potential capacity:**

Around 300 new homes.

**Size of site:**

Around 4.6ha.

**Delivery considerations:**

A number of premises are currently occupied and in separate ownerships. Relocation of existing business to safeguard jobs will be important. Informal planning guidance will be prepared to address the detailed site issues.

**Planning status:**

This is a longer term development opportunity dependent upon site assembly.

**Anticipated timescales for delivery:**

This opportunity will come forward within a medium to longer term timescale.

**Birmingham City Council contact:**

**Noreen Akhtar**  
Planning and Regeneration  
Telephone: (0121) 675 9272  
E-mail: noreen.akhtar@birmingham.gov.uk

**Landowner or agent contact:**

The site is currently in multiple ownerships. Please contact the City Council in the first instance, who will be able to advise on the relevant contact.





Introduction

The south is a notably affluent area of the City, including high value locations such as Edgbaston, Harborne, and Selly Oak. It is characterised by solid residential areas built around a core of thriving local centres.

Much of the area is close to the City's boundaries with Worcestershire and the surrounding shires, and access to the transportation links both into the City and out across the motorway network is excellent.

Demand for new homes is very strong, and current major housing schemes at sites such as Longbridge, Egg Hill and Walkers Heath, Kings Norton are evidence of this appetite among potential buyers.

There is a known demand for high end, quality housing to suit the professional and managerial cohort given the proximity of Birmingham University, the Queen Elizabeth Hospital Complex and the commercial quarter at Edgbaston. The provision of this type of housing both dovetails with the City's economic policies and helps reduce commuting.

Of equal importance is the need for affordable housing and housing for first time buyers. Areas such as Kings Heath, Stirchley and Northfield are popular and have active local communities.

A particular feature of South Birmingham is its green network of parks, open spaces and water courses. The Rivers Rea and Cole provide opportunities for walking, cycling and play, as do the Chinn Brook, Bourn and Bournbrook. Reservoirs at Bartley Green and Edgbaston and a series of pools across Bournville, Edgbaston, Moseley, along with Sarehole and Trifford Mills give the area an unrivalled semi rural feel.

The Selly Oak/South Edgbaston area has the potential for 650 dwellings, 30,000sq.m retail floorspace, and 5 hectares of employment sites (including office floorspace).

The area will be transformed into a thriving area with a mix of new high quality retail, research, healthcare, educational, residential and other uses.

The main development opportunities are:

- Investment into Selly Oak District Centre to bring in new retail uses and revitalise the high street and adjacent sites.
- Creation of an Economic Regeneration Zone for new medical technology development, to expand the City's high value added growth sectors, increasing employment prospects and prosperity.
- Continued investment in hospitals and the University, to provide world class research, teaching and healthcare.
- Major new housing schemes and improvements to the residential environment.

Other sites in the south include the major regeneration scheme at Kings Norton and the potential scheme at Druids Heath. In both cases the Council is the major landowner and at Kings Norton extensive clearance and land assembly is in progress.

The sites included in this document comprise only those with capacity for 100 new homes or more, and together total represent opportunities for around 1700 new homes.





Former Birmingham Battery Site

Land between Bristol Road, Harborne Lane and Aston Webb Boulevard

Description:

This is one of the most significant development sites in South Birmingham, and is designated as one of the City's six Economic Zones. The focus is on medical research in the form of a 'Life Sciences' campus, accompanied by a major mixed-use development.

Outline planning application has been granted for a mixed use development comprising of life sciences campus (Use Classes B1a, B1b, B1c), supermarket (Use Class A1), non-food retail units (Use Class A1), financial and professional units (Use Class A2), cafe and restaurant units (Use Class A3), drinking establishments (Use Class A4), hot food take-away (Use Class A5), leisure (Use Class D2), student accommodation (Sui Generis), petrol filling station (Sui Generis), a linear open space walkway 'greenway', vehicular access to the site, car parking (including multi storey car parking), landscaping, retaining walls, and associated works including demolition of existing buildings.

Matters reserved: scale, layout, appearance, landscaping, pedestrian and cycle access, and vehicular access within the site.

Type of housing:

Development to include 15,000sq.m of student accommodation.

Potential capacity:

Approximately 50 dwellings.

Size of site:

Around 0.9ha.

Delivery considerations:

Part of large mixed use development.

Planning status:

Outline Planning Permission 2013/02178/PA granted 28/11/2013.

Anticipated timescales for delivery:

Ground remediation work in progress and due for completion 2016. Construction to commence within 5 years.



Birmingham City Council contact:

**Liz Jesper**  
Planning and Regeneration  
Telephone: (0121) 303 3121  
E-mail: [liz.jesper@birmingham.gov.uk](mailto:liz.jesper@birmingham.gov.uk)

Landowner or agent contact:

**Ms Susie Rolls**  
Turleys  
Telephone: (020) 7851 4010 or 07876 393 383  
E-mail: [susie.rolls@turley.co.uk](mailto:susie.rolls@turley.co.uk)

Longbridge

The redevelopment of the former MG Rover car plant at Longbridge in south west Birmingham is the largest regeneration scheme in the West Midlands encompassing 190 hectares.

The area will provide a sustainable employment-led mixed use scheme integrating strong environmental standards and featuring:

- A mixed use local centre.
- New employment including a 25 hectare Regional Investment Site and ITEC Park to provide around 10,000 jobs.
- High quality sustainable housing to provide a minimum of 1450 dwellings with a target of 35% affordable homes.
- Improved access to and movement around Longbridge, environmental, open space improvements and other social/ economic benefits.

Description:

Mixed use redevelopment of the former MG Rover car plant, including 1450 new homes on a number of sites.

Type of housing:

Family homes, apartments and extra care facility.

Potential capacity:

Approximately 1450 dwellings.

Size of site:

Around 190.2ha.

Delivery considerations:

Some remediation work is necessary to deliver the housing sites.



Planning status:

Various sites now have planning permission or are in the pipeline for residential development, including 700 on the former East Works site in Bromsgrove District (now under construction), in addition to 130 on Lickey Road Phases 1 and 2 (already completed). Permission has been granted for a further 80+ dwellings on Lickey Road Phase 3 and the former flight shed site at Lowhill Lane for up to 95 dwellings which also has outline consent for residential. The former West Works site is in part allocated for residential development and will also have capacity for approximately 350 dwellings in the future.

Anticipated timescales for delivery:

- Lickey Road sites: Available 0-5 years.
- Lowhill lane site: Subject to remediation 0-5 years.
- West works: 1-10 years.

Birmingham City Council contact:

**Keith Watson**  
Planning and Regeneration  
Telephone: (0121) 303 9868  
E-mail: [keith.a.watson@birmingham.gov.uk](mailto:keith.a.watson@birmingham.gov.uk)

Landowner or agent contact:

**Michael Murray**  
St Modwen Properties PLC  
Telephone: (0121) 647 1000  
E-mail: [mmurray@stmodwen.co.uk](mailto:mmurray@stmodwen.co.uk)

Longbridge Helpdesk

Telephone: (0121) 222 5554  
E-mail: [longbridgehelpdesk@stmodwen.co.uk](mailto:longbridgehelpdesk@stmodwen.co.uk)



Description:

Kings Norton is one of the largest redevelopment sites in this part of the City. The scheme will see the clearance of 876 local authority homes and their replacement with over 1000 new homes. Three phases of development have already been completed or are on site and this latest phase will see the development of around 300 new dwellings.

Kings Norton occupies an attractive position on the edge of the City, adjacent to the Green Belt and convenient for access to the motorway network. The scale of this phase represents an opportunity rarely available in this part of the City.

Type of housing:

Predominantly family housing. Up to 50% affordable for the local authority, 50% open market sale.

Potential capacity:

Approximately 300 dwellings.

Size of site:

Around 6ha.

Delivery considerations:

Clearance of this phase has been substantially completed. The site will be made available on a phased basis as clearance continues to be implemented.

Planning status:

No consents are in place for this site. Clearance of unfit properties is progressing on a phased basis.

Anticipated timescales for delivery:

Sites have been marketed in 2014, with a view to a start on site in 2015.

Birmingham City Council contact:

**Bali Paddock**  
Planning and Regeneration  
Telephone: (0121) 303 3968  
E-mail: bali.paddock@birmingham.gov.uk

Landowner or agent contact:

As above - City Council owned site.



Description:

This site requires the retention and conversion of Manor House to create 20 apartments, the refurbishment of Rose Cottage and Windmill Cottage and erection of 103 new dwellings on surrounding land.

Type of housing:

Low rise family housing and apartments.

Potential capacity:

Approximately 123 dwellings.

Size of site:

Around 5.2ha.

Delivery considerations:

See below.

Planning status:

No extant planning permission. Planning application 2012/07097/PA is current, but due to go to planning committee shortly with a recommendation to approve subject to S106.

Anticipated timescales for delivery:

This site is ready for development.

Birmingham City Council contact:

**Keith Watson**  
Planning and Regeneration  
Telephone: (0121) 303 9868  
E-mail: keith.a.watson@birmingham.gov.uk

Landowner or agent contact:

**Paul McCann**  
Banner Homes  
Telephone: (0844) 800 3510 or 07860 227 095  
E-mail: mccann@bannerhomes.co.uk





# Druids Lane Site, Druids Heath

## Description:

Druids Heath is a large municipal estate on the City boundaries. A significant number of homes on the estate have passed into private ownership via the Right to Buy. The estate borders Green Belt and open countryside and also benefits from easy access to the M42/M40 motorway network. Sites for around 143 dwellings have already been identified; however clearance of existing local authority housing is under consideration which would increase the scale of the opportunity.

## Type of housing:

Low rise family housing, 50% affordable for the local authority, 50% open market sale.

## Potential capacity:

Minimum of 143 dwellings.

## Size of site:

Minimum of 2.8ha.

## Delivery considerations:

Further clearance will be considered to enhance the scale of the opportunity.

## Planning status:

No consents are in place on this site.

## Anticipated timescales for delivery:

Development of sites on this estate is programmed for 2019.

## Birmingham City Council contact:

**Steve Dallaway**  
Planning and Regeneration  
Telephone: (0121) 303 3349  
E-mail: [steve.dallaway@birmingham.gov.uk](mailto:steve.dallaway@birmingham.gov.uk)

## Landowner or agent contact:

As above - City Council owned site.





# Delivery and commitment

The Council will support developers to build new homes and has a policy of actively supporting housing growth across all tenures in furtherance of its wide objective of building the future of the City.

This strategic support to housing growth is set out in the statutory Birmingham Development Plan and in the Housing Growth Plan.

The Council is very keen to see the development of purpose built Private Rental Sector (PRS) housing in the City both to increase supply of housing overall, and to drive up standards in this sector. The Council's support for purpose built Private Rented Sector developments is set out in the Housing Growth Plan. In addition the Council is encouraging developers to become active in this market by developing its own PRS scheme in the City Centre.

As the Planning Authority, Birmingham City Council will commit to the following for each site where development proposals are being progressed:

- Nominate a Planning Lead Officer and inform the developer who they are, with contact details. The Case Officer will chair and arrange project meetings.
- Set a programme for each development in agreement with the developer setting out key stages and milestones, from pre application through to implementation. Use a Planning Performance Agreement where relevant.
- Set out the requirements for the validation of an application by providing a checklist to the developer as well as providing support during the process.

- Inform the developer at an early stage what the Council's aspirations are for any legal agreements.
- Regularly review the project plan and provide feedback to the developer in order that any necessary revisions can be made.
- Provide timely responses to requests for discussions and meetings, if necessary with the Project Champion.
- Prioritise submitted applications in terms of validation process and consultation responses.

We are committed to working with our development partners in delivering quality and viable housing proposals.

Birmingham has a national reputation as an authority which is supportive of housing growth, a reputation which we are keen to maintain by engaging strategically with developers to bring forward high quality residential schemes that will add to the quality of the built environment and meet the housing needs of the citizens of our great City.

**Waheed Nazir**  
Director of Planning and Regeneration.

// WE ARE  
COMMITTED TO  
WORKING WITH  
OUR DEVELOPMENT  
PARTNERS IN  
DELIVERING QUALITY  
AND VIABLE HOUSING  
PROPOSALS //



# Appendix

## Key planning documents

### Strategic Housing Land Availability Assessment (SHLAA) (2012)

The 2012 SHLAA identifies a capacity of 35,113 dwellings on identified sites (such as those with planning permission), and 9,785 dwellings on unidentified sites (such as windfalls and bringing vacant properties back into use). This gives a total capacity of 44,898 dwellings. The SHLAA identifies capacity by supply period (within 5 years, 6-10 years and beyond 10 years). The capacity of identified sites within the first 5 years is 8,702 dwellings.

Sites within the SHLAA are assessed for their suitability, availability and achievability to make a judgment in the plan making context as to whether a site can be considered deliverable, developable or not currently developable for housing development. To be considered deliverable a site is available now, offers a suitable location for housing development now and

there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan; and to be considered developable a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.

### Infrastructure Delivery Plan (2013)

The Infrastructure Delivery Plan (IDP) identifies the key infrastructure necessary to support the growth aspirations of the BDP. It contains infrastructure proposals which are site/area specific and identifies City wide infrastructure needs. There are clear infrastructure proposals which are needed to unlock development proposals, whereas some infrastructure is needed to meet wider Plan objectives. The IDP identifies the infrastructure considered essential to deliver during the Plan period.

### Strategic Housing Market Assessment (SHMA) 2012

The SHMA sets out projected affordable housing need in the next five years, and advises on affordable housing policy. It also assesses the total demand for housing over the plan period to 2031 and advises on the Core Strategy housing target. In addition the SHMA estimates the mix of that demand in terms of housing type and tenure.

### Birmingham Development Plan 2031 Site Delivery Plan October 2013

The Site Delivery Plan has been produced to demonstrate that the overall levels of development set out in the Birmingham Development Plan (BDP) are achievable and that the overall spatial strategy can be realised.

The Site Delivery Plan covers the following:

- Identifies the overall levels of growth that the BDP is aiming to deliver.
- Gives an overview of the considerations which have a key influence over the delivery of sites in Birmingham, including development viability and infrastructure.
- An assessment of delivery for identified development sites.
- Actions that will be undertaken/ are underway to enable site delivery.

A key part of the SDP is the assessment of delivery of large scale development sites. Principally it is focussed on housing,

employment, retail and office development. The sites assessed are based on the evidence underpinning the BDP, including the Strategic Housing Land Availability Assessment (2012). It also links into other key parts of the evidence base, including the Infrastructure Delivery Plan.

### Smaller housing development sites

The Council's SHLAA lists all identified housing sites from small infill sites to major development opportunities. This document also lists sites which are not included within this Prospectus, notably - City Centre sites with a capacity of less than 250 new homes; sites outside the City Centre with a capacity of less than 100 new homes.



housing prospectus / key planning documents



key planning documents / housing prospectus







