



BIRMINGHAM DEVELOPMENT PLAN

Strategic Housing Land Availability Assessment (SHLAA) 2014

September 2014

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1. Summary of Findings

1.1 The 2014 SHLAA consists of 1,312 identified sites with a capacity of 38,395 dwellings. An additional unidentified capacity of 7,635 windfall dwellings together with 800 currently long term empty dwellings which will be brought back into use brings the total SHLAA capacity to 46,830 dwellings.

1.2 The site schedules are in Appendix 9 of this report.

Table 1: The 2014 SHLAA

Category	Dwellings
Under Construction	4,471
Detailed Planning Permission (Not Started)	5,971
Outline Planning Permission	5,028
Permitted Development (B1a-C3)	332
Allocation in Adopted Plan	2,825
Allocation in Draft Plan	7,726
Other Opportunity within a BDP Growth Area	6,682
Other Opportunity outside the BDP Growth Areas	5,360
Sub Total – Identified Sites	38,395
Bringing vacant properties back into use	800
Windfalls Below the SHLAA survey threshold (<0.06ha)	935
Windfalls Above the SHLAA survey threshold (>=0.06ha)	6,700
Broad Areas for Growth	0
Sub Total – Unidentified Sites	8,435
Total SHLAA	46,830

1.3 To compare this SHLAA capacity of 46,830 with the housing requirement set out in the pre submission version of the Birmingham Development Plan it is necessary to add to it completions (4,159) and vacant dwelling returned to use (793) over the period 2011-14. This brings the total supply 2011-31 to 51,782 dwellings.

Table 2: Supply Period

Time Period	Identified Supply	Unidentified Supply	All*
Short Term - Within 5 Years	11,881	2,160	14,041
Medium Term – 6 to 10 Years	14,268	2,250	16,518
Longer Term – Beyond 10 Years**	12,246	4,025	16,271

*identified sites and other unidentified opportunities

**2024-2031

Table 3: Planning Status by Supply Period

Category	Within 5 Years	Years 6 to 10	Beyond 10 years*	Total
Under Construction	4,034	363	74	4,471
Detailed Permission (Not Started)	4,107	1,437	427	5,971
Outline Permission	1,571	1,968	1,489	5,028
Permitted Development (B1a-C3)	332	0	0	332
Allocation in Adopted Plan	120	1,436	1,269	2,825
Allocation in Draft Plan	392	3,224	4,110	7,726
Other Opportunity within BDP Growth Area	1,061	2,135	3,486	6,682
Other Opportunity outside BDP Growth Areas	264	3,705	1,391	5,360
Total – Identified Sites	11,881	14,268	12,246	38,395
Windfalls	1,360	2,250	4,025	7,635
Long Term Vacant Properties	800	0	0	800
Total - Other Opportunities	2,160	2,250	4,025	8,435
Total SHLAA	14,041	16,518	16,271	46,830

* to 2031

2. Introduction

2.1 The SHLAA is a study of sites within Birmingham that have the potential to accommodate housing development. Its purpose is to provide evidence to support the Local Development Framework, in particular the Birmingham Development Plan. It is a key component of the evidence base to support the delivery of land to meet the need for new homes within the city. The main role of the assessment is to:

- Identify sites with potential for housing
- Assess their housing potential
- Assess when they are likely to be developed

2.2 Whilst the SHLAA is a key part of the evidence base it is a technical document only. It is not a decision making document and it does not allocate land for development. As a technical exercise the SHLAA is based on the best information at a given point in time. The inclusion of a site in the SHLAA does not mean that it will be developed for housing, it does not mean that housing is the only suitable use for a site, and it does not necessarily mean, where it is not already the case, that planning permission would be granted for housing. Circumstances may change over time.

2.3 Some of the sites identified in this study may only be suitable for specialist housing, such as age restricted retirement housing, extra care housing or purpose built student accommodation where this accords with the Department of Communities and Local Government's (CLG) definition of a dwelling. Other sites may require additional land assembly to ensure a satisfactory scheme can be delivered.

2.4 The City Council would like to acknowledge the important contribution made by developers, agents, landowners, property specialists, local planners, regeneration officers, housing renewal officers, planning management officers, the Panel and other stakeholders to producing the SHLAA.

The 2014 SHLAA – Important Information

2.5 Work on updating the SHLAA typically begins in April, with the final report being published around the end of the year. However, the 2014 update was undertaken to a much condensed timetable in response to a request from the Birmingham Development Plan Public Examination inspector who requested information on the 5-Year land supply position at 2014.

2.6 The City Council committed to publishing the 2014 5-Year supply position by mid-September, which meant that the technical work for the SHLAA had to be undertaken prior to this.

2.7 One of the principal means of speeding up the process was to undertake the update without input from the SHLAA Stakeholder Panel as meetings have to be arranged well in advance to facilitate attendance. As the stakeholder Panel was not involved in this update it

was considered important to retain the methodology used for the 2013 SHLAA as this had been subject to input and scrutiny from the Panel.

2.8 The intention, following the completion of the 2013 SHLAA, was that the methodology for future reviews would be revisited to assess it against the National Planning Policy Guidance. However, it would not have been possible to meet the deadline for publishing the SHLAA had this exercise been undertaken.

3. Background

Policy Context

3.1 The requirement to produce a SHLAA was introduced by Government in November 2006 with the publication of Planning Policy Statement 3 (PPS3): Housing. PPS3 stated that a top priority for Government was to ensure that land availability was not a constraint on the delivery of more homes.

3.2 In July 2007 the Department of Communities and Local Government (CLG) published “Strategic Housing Land Availability Assessments – Practice Guidance” which set out a broad methodology to be used when undertaking an assessment.

3.3 In March 2012 PPS3 was replaced by the National Planning Policy Framework (NPPF). The NPPF maintains the requirement for the preparation of SHLAAs. In March 2014 National Planning Policy Guidance was published, which includes guidance on undertaking SHLAAs. This 2014 SHLAA is an update of the 2013 SHLAA and it uses the same methodology (based on the 2007 guidance). The methodology may change in future updates once consideration has been given to the PPG.

The SHLAA in Birmingham

3.4 The City Council has monitored planning commitments for many years. This has provided accurate, up to date information regarding progress towards meeting the city’s housing targets. In 2004, in order to get a better understanding of housing land supply Chesterton’s PLC were commissioned to undertake an Urban Capacity Study. This in turn provided a useful starting point, in terms of potential sites, for the city’s first SHLAA.

3.5 The City Council published its first SHLAA in June 2008. This was undertaken on behalf of the City Council by ENTEC UK Limited, and was undertaken with a base date of 2007. This was a comprehensive study of uncommitted, sites above 0.05 hectares. It identified a potential capacity of 32,000 dwellings in addition to planning commitments.

3.6 Work on the 2007 SHLAA began just prior to the publication of the CLG best practice guidance. Initial work on the study was therefore undertaken based on the 2005 draft guidance. A range of stakeholders including housebuilders, housing associations, developers and interested public and private sector groups were consulted on the study parameters, including the scope and methodology. Feedback was generally positive and resulted in a finalised scoping report. However, the publication by CLG of best practice guidance in June 2007 made it necessary to undertake a further round of stakeholder consultation to ensure that the updated guidance was adequately addressed by the study. Full details of the stakeholders and their responses, together with details of conformity with the best practice guidance can be found in the publication “Birmingham City Council – Strategic Housing Land Availability Assessment – 27th June 2008”. As such they are not repeated here.

3.7 The Best Practice Guidance states that once undertaken the assessment should be kept up to date. It acknowledges that whilst a comprehensive first assessment is required it may only be necessary to carry out a full resurvey when a significant change makes this necessary. As such the City Council's approach since the ENTEC study was undertaken has not been to "reinvent the wheel" but to build on the sound base provided by that assessment. The SHLAA has been updated annually since 2010. From 2010 onwards the SHLAA has included commitments in addition to sites with no planning status.

3.8 The 2010 SHLAA identified a capacity of 52,254 dwellings of which 44,909 were on identified sites. In 2011 the capacity was 41,502 of which 37,227 were on identified sites and in 2012, 44,898 of which 35,113 were on identified sites.

3.9 The City Council's approach has been to improve and add value to the SHLAA with each update, to have a consistent approach and to be informed by a settled stakeholder panel.

3.10 The SHLAA 2014 database is held in MAPINFO format. The SHLAA database includes the following key information:

- A list of sites, cross-referenced to maps showing locations and boundaries of specific sites.
- An assessment of the potential quantity of housing that could be delivered on each identified site.
- An assessment of when the site is realistically expected to be developed

3.11 The 2014 SHLAA can be downloaded (in pdf format) from the City Council's web site at Birmingham.gov.uk/plan2031 and then selecting 'Evidence base'. Sites can also be viewed in high resolution via the City Council's web site using 'Local View'. (See appendix 8).

Maintaining a Five-Year Supply of Deliverable Sites

3.12 The 2014 SHLAA, which covers the period 2014-31, has not been undertaken with a view to arriving at any specific dwelling capacity. It has been undertaken as a self contained assessment to consider potential housing land supply in the short, medium and longer term.

3.13 The findings of the SHLAA should be considered alongside the city's housing target in order to determine the five year supply of deliverable sites.

3.14 A 5-Year Supply position statement is published annually and can be viewed or downloaded from the City Council's web site.

4. Managing the Assessment

Preparing for the Assessment

4.1 In undertaking this update of the SHLAA the City Council has sought to follow the methodology set out in the DCLG Practice Guidance as closely as possible. Issues regarding the management of the assessment, as set out in the practice guidance were considered before work commenced.

Management Issues Checklist

Issue	Outcome
Could the assessment be carried out jointly with the other local planning authorities in the housing market area?	The City Council already has a SHLAA so this is an update using an existing methodology. A strategic housing study has been commissioned by the GBSLEP to meet the requirements of the NPPF. This will include establishing the HMA boundary (likely to be in excess of seven local authority areas) and bringing together and analysing the SHLAAs of authorities within the HMA, once defined. A parallel study has also been commissioned by the Black Country LEP, Stages 1 and 2 of this study have been completed and the final stage is now about to commence. Will be considered for future reviews in accordance with the NPPG.
Is there is an existing Housing Market partnership that could be used as the forum to take forward the assessment and, if not, whether it could now be initiated?	A City Housing Partnership already exists. A SHLAA Panel was established in 2010. The Panel provides specialist input and advice.
Are all relevant partners already involved in the partnership, where it exists, and if not, which key stakeholders need to be included?	Representation includes Homes & Communities Agency, nominees of the Home Builders Federation, housebuilders, landowners and the City Housing Partnership.
What are the resources for the project – within the local planning authority(s) and the Partnership;	Resources (staff and funding) mainly provided by BCC and are in place.
What is the composition and skills needed by any project team who will be carrying out the Assessment on behalf of the partnership?	Planning, Regeneration, Housing, Research Officers. Geographic Information specialists.
What are the management and scrutiny arrangements, including who is responsible for what and who makes the decisions?	Project responsibility: Head of Planning and Growth Strategy (BCC). Overall responsibility: Director of Planning and Regeneration (BCC). Scrutiny: The SHLAA Panel.

How will the quality of the project work be ensured?	Planning commitments monitoring audited April 2010 – top grading awarded. Work reviewed and verified by those inputting.
The work programme and project milestones, taking into account resources, timings of the relevant plans or assessments of five years supply of specific deliverable sites, or other evidence gathering exercises, such as the employment land review.	Elements form part of Planning and Regeneration (BCC) work programme. Individual elements assigned to individual officers work programmes. Specific work programme for SHLAA. Timetable set to meet key delivery dates for Birmingham Development Plan and 5-year land supply.

Work Programme

4.2 The work programme was put in place early in 2014 (see appendix 1).

Stakeholder Panel

4.3 A SHLAA Stakeholder Panel was established in 2011. One new member joined the Panel in 2013. Membership consists of representatives from the City Housing Partnership, the Homes and Communities Agency, Barratt Homes, Richborough Estates, Bruton Knowles, Miller Homes, RPS and Savills, (the latter three having being nominated by the Home Builders Federation). Several members of the Panel have a declared interest, insofar as their companies or clients are promoting the allocation of Green Belt land in the north east of the city for housing development. However, as noted in paragraph 2.7 the Panel were not directly involved in this update although with an unchanged methodology their previous contributions remain valid.

5. Fundamentals and Assumptions

6.1 The primary purpose of a SHLAA is to demonstrate that the housing trajectory set out in the Birmingham Development Plan can be met by identifying sites which are suitable for housing development, assessing how much housing the sites can deliver and assessing when the sites are likely to be developed. But it is also important that the SHLAA identifies a varied portfolio of development opportunities which are:

- Capable of delivering the types, sizes and tenures of housing that are required in the city so as to meet the diverse needs of all members of the community.
- Suitable for, and attractive to, a wide range of developers from large national volume builders to small local builders and niche developers.
- Suitable for both the private sector and the social/affordable sector.
- Distributed throughout the city.

6.2 In addition the sites identified in the SHLAA should:

- Contribute to the creation of sustainable, mixed communities and
- Maximise the potential for development in the city.

6.3 Whilst many of the sites in the SHLAA will be suitable for various tenures of family housing or housing for single people and couples, some development proposals relate to specific needs, for instance for housing for the elderly or students.

The City Centre

6.4 The city centre is the regional centre of the West Midlands. Pre-recession it was a major source of new housing in the city with almost 10,500 additional dwellings being delivered in ten years (2001-11) bringing the city centre population to 30,000. It is anticipated that the residential population of the city centre will continue to grow providing not only 'city living' style apartments but also high density housing suitable for families in a more diversified city centre product.

6.5 The inspectors, in their report into the West Midlands RSS phase 2 review, published in 2009, concluded that the city living market would return and that the City Council's housing requirement should reflect this view, as the types of households requiring this sort of accommodation have not gone away. The City Council concur with this view.

6.6 It is clear that city living style development is taking longer to recover than other forms of housing. There are, however, positive indications that the city centre market is improving with an increasing number of pre application discussions taking place with developers who are expressing an increasingly positive view of this market. Despite this a cautious approach has been taken to assessing when development might take place in the city centre, especially with regard to development in the short term given the markets recent reluctance to build apartments.

Purpose Built Student Accommodation

6.7 With five universities and six large further education colleges, Birmingham has a large student population and a significant amount of housing demand originates from students. In parts of the city where there are high concentrations of students living in Houses in Multiple Occupation measures are being put in place to encourage students to relocate into purpose built accommodation where the HMOs have impacted on the neighbourhood's ability to remain balanced and sustainable.

6.8 There are currently 70,500 students¹ studying at Birmingham's universities of which 56,300 are on full time courses. The Universities estimate that around 35% of full time students live at their parental home resulting in a minimum demand for bespoke accommodation of 36,600 bedspaces. The city currently has 17,500 bedspaces in purpose built accommodation. If all existing planning permissions for purpose built student accommodation were implemented this would provide a further 4,094 bed spaces.

6.9 Student households are included in DCLG's household projections (as single person households) and as such are included in the housing requirement. However, there has, over recent years, been some uncertainty as to whether purpose built student accommodation could be counted towards meeting that requirement. During the preparation of the 2010 SHLAA DCLG confirmed that self-contained purpose built student cluster flats and studio apartments did count towards meeting the housing requirement. This is evidenced by the email at appendix 7 clarifying the position. Cluster flats and studio apartments with planning permission have therefore been included in the SHLAA since 2010.

6.10 Sites which are under construction or have detailed planning permission and have been cleared are included within the five year supply. Those with planning permission but with existing buildings remaining on the site have been included in years 6 to 10. Sites without planning permission have not been included.

6.11 Purpose built student clusters / studio apartments contribute 1,568 dwellings to the SHLAA.

6.12 In November 2011 DCLG published guidance² on housing definitions which states that "...all student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing provision in local development plans". However, at this time the City Council continue to use the more cautious approach, counting clusters not bedspaces although this significantly undercounts the number of students being accommodated.

6.13 The City Council will continue to monitor the development of purpose built student accommodation, CLG definitions and the contribution made towards meeting the city's housing requirements.

¹ HESA 2012/13

² DCLG, Definitions of general housing terms, Published 14 November 2012

Bedspaces and Clusters

Purpose Built Student Accommodation – Planning Status (Net)	Total Bed spaces	Number of Self Contained Cluster Flats / Studio Apartments
Under Construction	1,352	476
Detailed Planning Permission (Not Started)	2,742	1,092
Total	4,094	1,568

Assumptions

6.14 The following assumptions were made when assessing sites.

The Housing Potential of the Sites – Dwelling Capacities

6.15 The following rules were applied in assessing the capacity of sites:

- Where sites already had planning permission the site capacity is as specified in the permission, unless the best information available indicated that a revised scheme was likely to be brought forward and this would result in a lower capacity.
- On sites allocated in adopted or draft plans the capacity is as set out in the plan.
- With regard to sites which have no formal planning status, where some indication of a site's potential capacity was available, for instance from pre application discussions, the Call for Sites or from an emerging plan then this was accepted as the site's capacity.
- Where sites were not in the planning system and no site specific information was available the development densities set out in the saved UDP policy (and the submission version of the Birmingham Development Plan) were applied.

The policy states that development should take place at a minimum of 100 dwellings per hectare (dph) in the city centre, 50 dph in local centres and on good public transport corridors and 40 dph elsewhere. This is consistent with the NPPF which states that local planning authorities should “set out their own approach to housing density to reflect local circumstances”.

The policy acknowledges that there may be occasions where lower densities would be appropriate, for instance in conservation areas, mature suburbs or to enable diversification, for instance through the provision of family housing in the city centre. The densities set out in the policy were not, therefore, applied slavishly and were refined on a site-by-site basis to take account of site specific information. Capacities were adjusted to take account of such things as tree preservation orders, listed buildings, topography, site shape and other constraints. Capacities were also reduced on sites where there was a reasonable prospect that the site would come forward for mixed use development subject to it being consistent with development plan policy.

6.16 The densities in the SHLAA relate to the land covered by the residential development itself, spaces associated with that development such as gardens, driveways and courtyards and roads within the site boundary. They do not include ancillary uses such as open space.

6.17 Sites located in the city centre are expected to be developed at higher densities than those outside and higher capacities are assumed. In many instances the capacities on these sites will require the development of apartments. It is acknowledged that the market for, and the development industry's willingness to build, apartments diminished in the recession although there are signs that even this segment of the market is recovering. There are, however, sites in the city centre where development would not necessarily need to be apartments as the suggested capacities could be achieved with high density mews or town houses if suitably designed.

6.18 Although the capacities are based on the best information available it is accepted that actual development capacities may differ – some will be lower but others will be higher. In addition, different types of developer, from volume builders to small local builders and housing associations to specialist developers such as those providing retirement housing or 'city living' type housing, will produce different proposals (and capacities) for the same site.

6.19 The capacity that SHLAA sites are developed at will continue to be monitored.

Build Rates

6.20 Where detailed site specific information is not available the SHLAA assumes sites will be developed at the following rates:

- Apartment schemes will be built out in their entirety over a period of one year for smaller schemes and two years for larger schemes.
- Housing schemes with a single outlet will be delivered at:
 - 40 dwellings per annum for sites in the first five years supply and 50 dwellings per annum thereafter for private sector development. This allows for more difficult economic conditions in the short term.
 - 50 dwellings per annum for social and affordable housing providers, and for BMHT schemes.

6.21 Build rates will continue to be monitored.

6. The Assessment – Site Specific Supply

7.1 The sources of information checklist set out in the good practice guidance formed the basis for the update of the SHLAA.

Sources of information - Checklist

Source	Outcome
Site allocations not yet the subject of a planning permission	Have access to data. Included as a commitment if in an adopted plan. Included as 'Other Opportunity' if in a draft plan.
Planning permissions / sites under construction	Have access to data. All sites visited.
Site specific development briefs	Have access to data. Considered.
Dwelling starts and completion records	Have access to data. All sites visited.
Planning application refusals (particularly on grounds of prematurity)	Have access to data. Considered but none identified.
Existing SHLAA	Have access to data. Forms starting point for update. All existing SHLAA sites re-evaluated.
Local planning authority Urban Capacity Study	Have access to data. Urban Capacity Study replaced by SHLAA since 2008. No longer relevant.
Local planning authority Empty Property Register	Have access to data. Via Empty Property Strategy.
English House Condition Survey	Have access to data.
National Land Use Database	Have access to data.
Register of Surplus Public Sector Land	Have access to data.
Local planning authority Employment Land Review	Have access to data. Updated 2012.
Valuation Office database	Have access to data.
Local planning authority vacant property registers (industrial and commercial)	Vacant land considered.
Commercial property databases e.g. estate agents and property agents	Considered when submitted through the Call for Sites
Ordnance Survey maps	Have access to data. Desktop trawl.
Aerial photography	Have access to data. Desktop trawl

7.2 There are two distinct elements to the Birmingham SHLAA. The first is concerned with committed sites (i.e. those which have a formal planning status) and the second is concerned with other development opportunities which are not currently in the planning 'system'. In some ways the update process is different for the two elements.

Review of Committed Sites

7.3 The City Council has a longstanding and effective system in place for monitoring planning commitments for residential development. The Birmingham Land Availability and Development Enquiry Service ('BLADES'), is a system which has been developed to provide comprehensive details of all sites (not just residential) which constitute a strategic land resource, and allow the development of these sites to be monitored. The database contains data relating to any parcel of land which has a commitment for development. The information provided has, over many years, proved to be essential in monitoring the Local Development Scheme, enabling policy development at both the local and regional level, and enabling the completion of statutory returns to government.

7.4 The planning commitments database is updated on an ongoing basis throughout the year by City Council Planning Officers. Each planning application, planning decision and demolition notice is reviewed in order to assess whether it affects or constitutes a land resource site. Planning Committee reports provide a useful check to ensure that all of the planning applications have been examined (including delegated decisions). Internal liaison ensures that changes to the status of plans and allocations are identified. The Local Services Directorate, which has responsibility for the City Council's housing function, provides information on local authority starts, completions and demolitions which enable site visit data to be checked.

7.5 The main 'stock-check' of sites with full planning permission and sites with served demolition notices is undertaken annually to a base date of 1st April. All sites are visited in order to ascertain the number of dwelling completions and starts during the year and dwellings under construction at the year end.

7.6 A number of improvements have been made to the BLADES system in recent years, including technical improvements and better integration with the City Council's Geographical Information Systems. Most of the component parts remain the same as before including the tried and tested way that information is collected. Some changes to the fields within the database itself have been made to reflect changing monitoring requirements and to ensure consistency with the SHLAA database.

7.7 In March 2010, Birmingham Audit, the City Council internal auditors undertook an audit of the BLADES system to test its ability to meet the requirements of Local Area Agreement Performance Indicator 154 'Net additional homes provided'. The audit specifically examined the arrangements which were in place which enabled the indicator to be determined and the robustness of the output. The audit concluded "Controls evaluated are adequate, appropriate and are operating effectively to ensure that risks are being managed and objectives should be met" and the highest level of assurance rating was awarded.

7.8 The annual stock check of sites resulted in a planning commitments database of factual and unadjusted data which set out the position at 1st April 2014. These sites were then considered for inclusion in the SHLAA. Additional work was undertaken to establish whether any of the committed sites should be discounted or excluded from the SHLAA.

Sources of Sites Checklist

Source	Outcome
Existing housing allocations and site development briefs	All included. Allocations in adopted plans and draft plans identified separately.
Unimplemented / outstanding planning permissions for housing	Each site with full Planning Permission visited to determine progress (if any). Likelihood of implementation assessed. Lapsed permissions removed from commitments but reassessed for continued inclusion as an uncommitted opportunity
Planning permissions for housing that is under construction	Each site with full Planning Permission visited and progress recorded.

7.9 The SHLAA also considers the contribution that can be made from the conversion of offices to residential (B1a – C3) as permitted development.

Review of Uncommitted Sites

7.10 Although all committed sites were considered for inclusion in the SHLAA it was necessary to set a cut off when considering uncommitted sites. This cut off was set at 0.06ha in order to ensure that the SHLAA was a manageable exercise. The SHLAA does not include any uncommitted sites below this threshold.

7.11 There were two main stages involved in updating this element of the existing SHLAA. The first was to re-examine all of the existing sites in the 2013 SHLAA and the second was to add new sites.

7.12 The potential sources identified in the good practice guidance formed the basis for the identification of new sites although additional sources were identified in addition to those in the CLG guidance. Sports pitches, open space and allotments have been included as potential sources where these have been declared surplus to requirements by the City Council.

Sources of Additional Sites – Checklist

Sources of Sites	Outcome
Land allocated (or with permission) for employment or other land uses which are no longer required for those uses	Considered for inclusion.
Vacant and derelict land and buildings	Considered for inclusion.
Surplus City Council land	Considered for inclusion.
Surplus public sector land	Considered for inclusion.
Land in non-residential use that may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development, including	Considered for inclusion. Extensive trawl.

conversion of existing buildings.	
Additional housing opportunities in established residential areas, such as under-used garage blocks	Considered for inclusion.
Large scale redevelopment and re-design of existing residential areas	Included for all sizes of redevelopment site not just large scale. All such sites have been included whether they result in a net gain, net loss or no change to dwelling numbers.
Sites in rural settlements and rural exception sites	Not considered for inclusion. Birmingham does not have a rural area.
Urban extensions	Considered and included. Since the 2012 SHLAA was published the City Council have undertaken public consultation on options for a large scale sustainable urban extension on land currently in the Green Belt and have subsequently allocated land for an urban extension in the pre submission version of the Birmingham development Plan. This has been included in the SHLAA.
New free standing settlements	Not considered for inclusion. Birmingham is largely urban. There is no scope for a new settlement within the city's boundary.
Sub division of existing Housing	Considered for inclusion if planning permission granted. Not considered otherwise as difficult to anticipate. Would come forward as windfalls.
Flats over shops	Considered for inclusion if planning permission granted. Not considered otherwise, as difficult to anticipate. Would come forward as windfalls.
Empty Houses	Considered for inclusion if part of City Council's Empty Homes Strategy which aims to bring private sector, longer term empty dwellings back into use.
Land and buildings currently in employment use	Considered for inclusion if located outside core employment areas
Allotments	Considered for inclusion if declared surplus by the City Council.
Open Space	Considered for inclusion if declared surplus by the City Council.
Sports pitches	Considered for inclusion if declared surplus by the City Council.
School Playing fields	Considered for inclusion if declared surplus by the City Council.

The 'Call for Sites'

7.13 The City Council issues a call for sites each year. A notice is placed on the City Council's web site (see appendix 3) and submissions are invited in the previous year's report. In previous years the City Council has also written to around 250 stakeholders inviting submissions, but due to the very tight timetable for the 2014 update this was not possible.

7.14 Prior to 2013 the response to the Call for Sites was quite good. However, in 2013 just four submissions were made (none of which were considered suitable) while in 2014 no submissions at all were received.

7.15 A form setting out the minimum information requirements was produced to assist stakeholders when submitting sites for consideration (appendix 2).

Additional Sources

7.16 Officers sought to identify additional sites during the fieldwork element of the study.

Site Submissions in the Green Belt

7.17 Over recent revisions to the SHLAA a number of sites within the adopted Green Belt have been put forward for inclusion. Green Belt land has also been submitted for consideration for allocation during recent development plan public consultations. The City Council's position in response to these submissions has been, and remains, that although the Green Belt land submitted for inclusion in the SHLAA is potentially suitable for housing development, only land with a realistic prospect of delivering housing should be included. The City Council's policy will continue to be to resist inappropriate development in the Green Belt and only where land is removed from the Green Belt following a local plan review will it be included in the SHLAA. The SHLAA is not a policy making document.

7.18 Over the last couple of years the City Council has undertaken public consultations on options for delivering additional housing growth (which sought views on alternative locations for a possible large scale sustainable urban extension on land currently in the Green Belt) and on the pre submission version of the Birmingham Development Plan (which proposes an sustainable urban extension) in Sutton Coldfield. This BDP allocation has been included as a housing site in this revision of the SHLAA.

Site Visits

7.19 The sites in the 2014 SHLAA have been visited by officers.

Reviewing Existing Sites

7.20 The review of the existing SHLAA sites included:

- The removal of sites which had been developed since the current SHLAA was undertaken. Developed sites were removed from the SHLAA irrespective of whether they had been developed for residential or any other use. The principal source of

information was the BLADES commitments monitoring system which monitors completions for all strategic uses across the city.

- The removal of uncommitted sites that had been granted Planning Permission for an alternative use or which had been allocated for an alternative use in an adopted plan.
- The removal of committed sites where a planning permission for an alternative use was likely to be implemented.
- A realignment of site boundaries to reflect the above where only part of an existing SHLAA site was affected. Where site sizes were reduced capacities were reduced pro rata to the site size.
- The removal of both committed and uncommitted sites where up to date information suggested that they were now unlikely to come forward for housing development. This took account of the 'local knowledge' of planning control officers, local planners, regeneration officers, Housing renewal officers, emerging development plans and on advice offered by developers.
- Commitments were discounted where the best information available indicated that a revised scheme with fewer dwellings was likely to be brought forward (i.e. for a mixed use scheme or for houses rather than apartments).
- The removal of commitments where the best information available indicated that a planning permission would not be implemented and a new application was unlikely (for instance the permission for 700 apartments at Arena Central).
- A review of constraints where new information was available.
- A re-evaluation of each site's suitability, availability and deliverability where new information was available.

7. The Assessment – Unidentified Supply

The Housing Potential of Windfall Sites

8.1 The CLG Practice Guidance acknowledges that it may not be feasible to identify all potential development opportunities in more urbanised areas. This is certainly the case in Birmingham, although this study has attempted to identify as many as possible.

8.2 The NPPF permits a windfall allowance to be included in all of the SHLAA's supply periods, including the first 5 years. It states that "Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply".

8.3 Birmingham is a city with an urban area covering more than 22,000 hectares. The resources required to undertake a comprehensive survey in such a large built up area are huge. Whilst every effort has been made to be as comprehensive as possible when undertaking the SHLAA it is inevitable that opportunities will have been missed. It is also the case that with an urban area of this size there will be a continual supply of land and buildings reaching the end of their useful life in their current use which may be suitable for residential development. These opportunities can be very difficult to foresee in the short term, let alone ten or fifteen years in advance.

8.4 Birmingham has a long and impressive track record in delivering windfall sites, with 67% of all completions during the period covered by the UDP (1991 to 2011) taking place on sites which came forward as windfalls. Between 2001 and 2014, 17,662 windfalls received planning permission, an average of 1,359 per annum and 18,496 windfall dwellings were completed at an average of 1,423 per annum. The rate at which windfalls are brought forward and developed will continue to be monitored on an annual basis.

8.5 A windfalls assumptions paper is at Appendix 5. In assessing the potential of windfalls, sites above and below the SHLAA survey threshold have been considered separately.

Windfall sites below the SHLAA survey threshold (0.06ha)

8.6 It is assumed that small windfall sites, below the SHLAA survey threshold will continue to be brought forward and developed throughout the period covered by the SHLAA.

8.7 Typically, these small sites include flats above shops, the sub division of existing housing, intensification – for instance where a single dwelling is replaced by two – and small self-build schemes. Occasionally high density apartment schemes also fall under the threshold.

8.8 In the SHLAAs of 2007 and 2010 it was assumed that 175 dwellings per annum would come forward from this source. This reflected completion rates from 2001 to 2007. However, monitoring has indicated that a reduced supply of new housing is coming forward from these smaller windfall sites.

8.9 The change made to national planning policy to the definition of garden land (from Greenfield to Brownfield) is likely to have had an impact on small windfalls as garden development has tended to be on small sites. As development on garden land is now much less likely to be permitted and to ensure consistency with the NPPF no allowance has been made for windfalls on garden land.

Small Sites (<0.06ha) Windfall Allowance

Time Period	Annual Contribution (Dwellings)	Period Contribution (Dwellings)
Short Term – Within 5 Years	40	160 ³
Medium Term – Years 6 to 10	50	250
Longer Term – Beyond 10 Years	75	525

8.10 A conservative windfall allowance has been included in the SHLAA. In the short term (within 5 years) it is assumed that 40 dwellings per annum will be completed on sites of this size (excluding the first year when all sites would have been included in the SHLAA) and in the medium term (6 to 10 years) it is assumed that this will increase to 50 dwellings per annum reflecting improving economic conditions. In the longer term (beyond 10 years) it is anticipated that completions on windfall sites below the survey threshold will continue to increase albeit not to pre-recession levels. A small sites windfall allowance of 75 dwellings per annum has been made for years 10+.

Windfall sites above the SHLAA survey threshold

8.11 Although the initial SHLAA was undertaken as a comprehensive survey of potential residential development opportunities of at least 0.06ha, unidentified sites above this threshold continue to deliver significant levels of new housing.

8.12 The rate at which new windfall sites are coming forward (being granted detailed planning permission) has slowed in recent years in line with worsening economic conditions although the success of the city's SHLAAs in identifying development opportunities will also have had an impact. Since the low point in 2009/10 the number of windfall dwellings receiving detailed planning permission has increased each year as economic conditions improve and the market recovers.

8.13 The trend with regard to completions on larger windfall sites has been downward for a number of years. In 2013/14 479 dwellings were completed on sites which came forward as windfall sites.

8.14 It is expected that dwellings will continue to be developed in Birmingham on windfall sites greater than the survey threshold throughout the plan period at rate of 300 per annum in the first five years, 400 per annum in year's six to ten and 500 per annum in the longer term when the degree of certainty which can be attached to the SHLAA is likely to diminish.

³ Assumes no windfalls in year 1.

Larger Sites (>=0.06ha) Windfall Allowance

Time Period	Annual Contribution (Dwellings)	Period Contribution (Dwellings)
Short Term – Within 5 Years	300	1,200 ⁴
Medium Term – Years 6 to 10	400	2,000
Longer Term – Beyond 10 Years	500	3,500

8.15 This windfall allowance in the 2014 SHLAA takes account of performance during difficult economic circumstances. It is anticipated that the windfall assumptions will be significantly exceeded as conditions improve. No allowance has been made for windfalls on garden land. Some windfall sites receive planning permission and are developed in the same year) and are therefore never included within a SHLAA. This can particularly happen where smaller builders or self-builders are involved, and this is likely to increase as the economy improves.

8.16 Sites which come forward as permitted development as part of the recent changes enabling change of use from offices (B1a) to residential, although not requiring planning permission, are also effectively windfalls where these have not previously been identified. In 2013/14 notification was received for 157 such conversions while work began on 54 dwellings which had been previously notified. While these have not been taken into account in establishing the windfall allowance they add flexibility to the allowance and the SHLAA.

Empty Houses – Bringing Vacant Properties Back into Use

8.17 The DCLG Practice Guidance identifies Empty homes as a source of supply. Bringing empty homes back into use is a particularly good source of supply in the current climate where house building rates have dropped. The City Council's Empty Homes Strategy sets targets for bringing empty private sector homes back into use. As a general rule the longer a property remains vacant the more dilapidated it becomes. For that reason the Empty Homes Strategy targets long term empty private sector properties. The strategy also aims to ensure that 60 per cent of private sector properties returned to use have three or more bedrooms and are in Council Tax bands A to C.

8.18 The strategy is implemented in a variety of ways when persuasion or the use of incentives has proved to be unsuccessful in dealing with the owners of empty properties. Options include the use of Compulsory Purchase Orders, the retention of larger CPO properties, enforced sale, the use of s215 of the Town and Country Planning Act 1990, the Local Government (Miscellaneous Provision) Act 1982 and empty dwelling management orders.

8.19 The 2011 Census showed that there were 14,359 vacant properties in the city. This is 3.38% of the dwelling stock. The City Council acknowledge that a vacancy rate of 3% is required for the housing market to operate effectively so the Empty Homes Strategy is

⁴ Assumes no windfalls in year 1

seeking to reduce vacancies in the city to this level. To achieve 3% vacancies the number of vacant properties has to be reduced by 1,609.

8.20 The headline target for the Empty Homes strategy is to bring 200 properties requiring high level intervention (in accordance with the now abolished national indicator BVPI 64) back into use each year during the period 2013-2018. At the moment funding is committed up to 2018. Only the period for which funding is in place has been included in the SHLAA. If the empty homes strategy is extended, with funding in place, this will be reflected in future reviews of the SHLAA.

8.21 It is important to note that vacant properties are flows. As properties are brought back into use others will fall vacant. As part of these flows private sector properties are returned to use through government funded initiatives such as the 'Empty Homes Lease & Repair scheme' and the 'Empty Homes Community Grants Programme'. Other properties are brought back into use by their owners without grant or intervention from the City Council. Within the public sector properties are returned to use once they have been returned to Decent Homes standards.

8.22 The Empty Properties Strategy is an intervention which has been put in place to ensure that more properties are brought back into use than fall vacant. The properties brought back into use through the Strategy are effectively net reductions in the number of vacancies. This SHLAA only takes account of those properties brought back into use following direct intervention from the City Councils Empty Homes Team, i.e. only the properties considered to be over and above those in the general flow.

8.23 The Empty properties Strategy returned 260 vacant private sector properties to use in 2011/12, 258 in 2012/13 and 275 in 2013/14.

The Housing potential of Broad Locations

8.24 The CLG best practice guidance suggests that broad locations, where housing development is considered feasible and will be encouraged, should be included in the SHLAA even though specific sites have not yet been identified. This is part of a proactive approach to planning, which reflects positive choices about the direction of future housing development, rather than a reactive approach to development opportunities as they arise.

8.25 This SHLAA has sought to identify specific development opportunities rather than broad locations.

8.26 The Submission version of the Birmingham Development Plan was subject to a period of public consultation beginning 6th January 2014 prior to its submission to the Secretary of State. The plan seeks to maximise the opportunities for growth in the city up to 2031 and it identifies ten growth areas including a large urban extension on land removed from the Green Belt. The City Council have sought to identify specific development opportunities within these growth areas. There is therefore, no additional capacity which can be included within broad locations for longer term growth. Whilst additional opportunities may well to

come forward within the growth areas these are taken into account in the windfall allowance.

8. Assessing When & Whether Sites Will Be Developed

9.1 The NPPF introduced slightly revised definitions of deliverable and developable from those in the CLG Practice Guidance. In the footnote to paragraph 47 it states “To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged”.

9.2 The suitability, availability and achievability of each site was therefore examined in order to determine whether, using the best information available, the site is likely to be developed in the short term (within 5 years), medium term (6 to 10 years) or longer term (beyond 10 years).

Assessing the Suitability for Housing

9.3 The CLG Practice Guidance on assessing suitability for housing states “A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. Sites allocated in existing plans for housing or with planning permission for housing will generally be suitable, although it may be necessary to assess whether circumstances have changed which would alter their suitability. For other sites, the following factors should be considered to assess a site’s suitability for housing, now or in the future – policy restrictions, physical problems or limitations, potential impacts and environmental conditions”.

9.4 All sites included within the 2014 SHLAA are, at the current time, considered to be suitable for housing development. All new sites were reviewed by the Officers from the City Council’s Planning and Regeneration area teams prior to inclusion. All sites in the 2013 SHLAA which are no longer considered suitable have been removed.

9.5 Planning permissions were reviewed and removed where there were strong reasons to believe that the permission would not be implemented and where an application for renewal would, due to changing circumstances, be resisted. Other sites without formal planning status were rejected for a variety of reasons including serious constraints, incompatibility with adjoining uses and incompatibility with current and emerging policy.

Assessing Availability for Housing

9.6 The CLG Practice Guidance states “A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This means that it is controlled by a housing developer who has expressed an intention to develop, or the land owner has expressed an intention to sell. Because planning applications can be made by persons who do not need to have an interest

in the land, the existence of a planning permission does not necessarily mean that the site is available”

9.7 Where site specific information was available this has been used to assess whether a site is available now or at some time in the future. Area based planning and regeneration officers have sought to ascertain pertinent information from developers and landowners. However, it was not possible or practical to get detailed information for all 1,312 SHLAA sites. For those where specific information was not available a number of assumptions were used to ascertain availability. A site is available now if:

- It is under construction.
- The site has detailed planning permission and the applicant or owner is a housing developer⁵.
- The site has outline planning permission, the applicant or owner is a housing developer and there are no known constraints.
- The site has planning permission (detailed or outline) and has been cleared.
- The site is in the BMHT development programme.

Assessing Achievability for Housing

9.8 The CLG Practice Guidance on assessing achievability for housing states “A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period” It goes on to say that this will be affected by market factors, cost factors and delivery factors.

9.9 The NPPF at paragraph 47 states that “Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans”.

The Housing Market

9.10 The economic conditions brought about by the recession significantly undermined the house building industry. In order to help understand the issues in September 2010 the City Council brought together stakeholders including representatives from the house building industry (including the Home Builders Federation), the social housing sector to discuss issues concerning the viability of housing provision in Birmingham. It was clear from this event and from other discussions with house builders that difficult times were anticipated. The issues affecting the industry included:

- The limited availability of mortgages to potential buyers
- The large deposits which are required by the banks
- Concerns over potential interest rate rises
- The reluctance of households to commit to moving house due to concerns over job security in the current economic climate

⁵ At the time of application.

- With residential land values falling towards other land use values the expectations of land owners are not being met. In many cases this is causing landowners to hold on to land, waiting for better times and higher values.
- The requirement of the banks that development achieves a certain level of profit.

9.11 Over the last ten years the situation regarding viability has been subject to significant change. Viability work undertaken by ENTEC for the 2007 SHLAA found most sites were viable with section 106 costs included, whilst a much smaller number of sites were viable with reduced s106 contributions. Relatively few sites were considered to be marginal. Despite this, just a couple of years later in 2009/10 net dwelling completions in Birmingham were just 922, the lowest for decades.

9.12 The SHLAA Stakeholder Panel discussed the current market at the Panel meeting on 27th February 2014. The private sector members were of the view that although the situation was improving times were still difficult in the house building industry. The demand remains mainly for 3 and 4 bedroom properties and landowners are continuing to hold onto land in the hope of a higher value in the future. There is competition for good sites but developing average sites remains difficult.

9.13 Despite circumstances remaining challenging there are good signs of improvement. Whilst the economic situation has improved, banks have been restructured, house builders have refinanced and government have introduced initiatives such as 'get Britain Building' and 'Home Buy' it is still necessary to be cautious when considering the whether sites are deliverable.

9.14 Land Registry data shows that house prices in Birmingham rose 3.6% in 2013, following a small drop in 2012. In 2013 10,182 homes were sold, an increase of 1,464 on the previous year. Prices have continued to rise during 2014, increasing by 1.8% between January and July. New starts on site were much higher in 2013/14 than in recent years with construction beginning on 2,079 dwellings (up from 1,054 in the previous year).

9.15 Since the recession developers have been particularly reluctant to build apartments, preferring instead to build family housing where perspective purchasers already have equity in housing, development rates are more easily controlled and cash flow is easier to generate. This in turn has impacted on the city centre where the 'city living' market has been particularly weak.

9.16 There are, however, positive signs that the city centre market is starting to return. There is similar developer interest relating to apartments outside the City Centre partially resulting from the governments permitted development rights for the conversion of offices to residential.

Assessing Achievability

9.17 All sites in the SHLAA are considered to be achievable at some point during the BDP plan period.

9.18 A number of assessments have been undertaken with regards to the viability and deliverability of housing sites which have helped inform whether sites are likely to be developed in the short, medium or longer term. Details of these are provided below. These assessments have been supplemented by site specific information, for instance from developers with regard to their intentions, but also from consideration of a site's attractiveness in terms of location and the ease at which it could be developed.

9.19 Great caution has been exercised in the city centre given that the city living apartment market is only now starting to show signs of recovery. Within the City Centre a site is only regarded as being achievable now if:

- It is under construction.
- It has a funding stream (i.e. Get Britain Building, HCA, City Council etc.)
- There is some specific information (for instance from the developer) suggesting that development will proceed in the short term.

9.20 The City Council has sought to establish and maintain a supply of sites which could reasonably be expected to be developed within five years. This site specific supply amounts to 11,881 dwellings on 678 sites. 85% of this supply has planning permission or is permitted development.

Community Infrastructure Levy Viability Assessment

9.21 The viability of residential development in the city was assessed by GVA.

9.22 New regulations governing Section 106 agreements were published in 2010 allowing Local Authorities to adopt a Community Infrastructure Levy (CIL) as the mechanism to secure funding to contribute to infrastructure. The City Council commissioned GVA to produce a draft charging schedule in accordance with the regulations. As the CIL charges should not be set at such a level that it risks the delivery of the Birmingham Development Plan a detailed assessment of financial viability was undertaken⁶ during the preparation of the draft charging schedule.

9.23 The assessment used a Residual Appraisal Model which enabled the impact of differing levels of CIL on land values and scheme viability to be examined⁷. A series of fourteen hypothetical development typologies were tested comprising nine residential and four residential-led mixed use. Between them the typologies are based upon the envisaged scale, nature and characteristics of current and future residential development likely to take place in the city i.e. scheme designs that while notional are realistic and reflect the current and future proposed policy environment.

9.24 The assessment was undertaken for the whole city and for the seven residential market areas into which the city had been divided in order to enable differential impacts that may arise due to differing values and costs across the area to be considered. The assessment tested both a 2012 market and a 2016 market - estimating where costs and values were

⁶ CIL Economic Viability Assessment, BCC, October 2012

⁷ Whereby gross development value minus total costs minus developers profit equals residual land value

likely to be in 2016. The assumptions were tested through engagement with developers, agents and registered providers active in Birmingham.

9.25 Following this assessment the draft CIL tariff for residential development in the city was set at £55 / £115 per square metre depending on the location of the scheme. These were the levels at which the majority of schemes (greater than 70%) were viable with 35% affordable housing. For the remaining schemes the City's affordable housing policy is sufficiently flexible to reduce or waive the affordable housing requirement in order to ensure the viability of the scheme. These charges have now been reviewed, and revised charges of £0 / £69 per square metre have been set. Consultation on these charges took place in 2014. These reduced charges will further increase the viability of residential development within the city. It is anticipated that the CIL will be adopted by April 2015.

9.26 The full assessment can be viewed at Birmingham.gov.uk/cil

Sites Delivery Plan (SDP)

9.27 In October 2013 the City Council published a Sites Delivery Plan. This Site Delivery Plan was 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. It gives an overview of the considerations which have a key influence over the delivery of sites in Birmingham, including development viability and infrastructure. An updated version of the Delivery Plan will be published in October 2014.

9.28 The Sites Delivery Plan focuses on sites which make a significant contribution to the overall strategy of the BDP. In terms of housing, SHLAA sites with a capacity of 100 dwellings or more in the city centre and 50 dwellings or more elsewhere were assessed.

9.29 The Sites Delivery Plan looks at key considerations which can impact on site delivery, and is based on the best available knowledge at the time of appraisal. It considers issues which are largely in the control of the public sector and private developers and landowners to understand if there are any abnormal issues or costs associated with bringing sites forward. It considered remediation, ownership, demolition, environmental issues, access, utilities and other issues such as funding and viability.

9.30 The study concluded that while constraints were identified on some sites which required further consideration there were no issues identified which would prevent any of the assessed housing sites from being delivered.

9.31 The study can be viewed in full at Birmingham.gov.uk and selecting 'evidence base'.

Housing Growth Plan (HGP)

9.32 In October 2013 the City Council published a Housing Growth Plan (HGP). The HGP is aimed at assisting and encouraging private sector house building activity in Birmingham and to speed housing delivery following the economic downturn. It sets out the City Council's

strategy to increase housing delivery over the next 5 years and focusses on outlining measures which could incentivise these key providers. These measures include:

- Considering using an element of the New Homes Bonus to incentivise development.
- Ensuring flexibility in the Planning system
- Considering if the Council could assist potential owners to purchase homes
- Marketing the housing offer in Birmingham
- Finding ways to Incentivise the private rented sector
- Building quality homes at higher density
- Developing new partnership models with the private sector
- Continuing to identify and release surplus land and work with private developers

Other City Council Measures

9.33 As the recession began to take hold the City Council's Planning Committee agreed measures to reduce the burden on developers in order to try and encourage housing development to take place more quickly than would otherwise happen. Although the city's affordable housing policy has always been applied flexibly to ensure development was viable the Committee enabled existing section 106 agreements for affordable housing to be reviewed. The Committee also allowed extensions to the duration of planning permissions to enable developers to apply for permission without the short-term pressure to build out the scheme. These measures remain in place.

The ENTEC Affordable Housing Viability Study (2010)

9.34 The ENTEC Affordable Housing Viability Study was published in October 2010. The assessment examined the impact of the emerging affordable housing policy on the viability of residential development.

9.35 The assessment was undertaken using the Three Dragons Development Appraisal Toolkit. This provides a residual valuation taking into account site specific factors. The main output of the model is the residual value which is available to be shared between the developer and the landowner. It takes account of house prices, dwelling mix, rental values, development costs together with abnormal costs and the impact of providing affordable housing and other planning obligations. The study took account of market trends including house prices and land values. The assessment divided the city into ten housing sub markets and assumed a residual value of £1m.

9.36 The assessment acknowledged that the timing, degree and implications of economic recovery are difficult to predict although historical trends suggest that land values should recover. The assessment modelled market growth scenarios and considered the viability of development with and without affordable housing, under growth scenarios of between 1% and 9%. At 1% growth the study found that development was viable in seven of the ten market areas to 2021 and was viable in an eighth market area until 2016 (when level 6 of the code for sustainable homes was due to be introduced⁸). Generally, the higher the growth

⁸ The requirement for Level 6 of the code for sustainable homes is no longer being taken forward by the City Council and has been excluded from the pre submission version of the BDP.

scenario the more viable development becomes. However the study showed that two of the market areas remained problematic as far as delivering affordable housing was concerned irrespective of the growth scenario, particularly in the short term.

9.37 The Assessment can be viewed at, or downloaded from, the city Council's web site at birmingham.gov.uk/plan2031 and selecting 'Evidence base'.

9. Future Reviews

10.1 The SHLAA is not a one off study. It will be kept up to date and will be revised on a regular basis and published on the City Council's web site.

10.2 In 2015 the methodology will be revisited to take account of any changes necessary to ensure consistency with the recently published Planning Policy Guidance.

10.2 Interested parties are invited to submit sites for consideration for inclusion in the following years SHLAA at any time prior to the end of September. The minimum information required is set out on the form attached as appendix 2.

10.3 In addition the City Council acknowledge that the circumstances of individual SHLAA sites can change and would therefore welcome any comments from developers, agents, landowners or other stakeholders with regard to any of the sites in the SHLAA 2014 so that changing circumstances can be reflected in the next revision.

10.4 Please send any new SHLAA site submissions or any additional information regarding sites in the 2014 SHLAA to:

Planning and Growth Strategy
1 Lancaster Circus Queensway
Birmingham
B4 7DQ

Or by email to: planningstrategy@birmingham.gov.uk

Appendices

Appendix 1

Work Programme / Timetable

Key Stages	Month
<u>Review Committed Sites</u> Ensure planning commitments monitoring system up to date Preparation for visits to all committed sites Visit all committed housing sites (c700 sites) / record latest position Update the planning commitments database – data input & verification Establish / check availability & achievability (including any discounting) Review sites - omit those unlikely to be delivered Assign time period	April April May / June July August August Early September
<u>Review Uncommitted Sites</u> Visit existing uncommitted sites (c500) Review 'Call for Sites' submissions Review any comments received on the 2013 SHLAA Review BMHT Development Programme (c100+ sites) Remove any current sites which are no longer suitable or developable Establish / check availability & achievability (including any discounting) Assign time period	June / July August August July / August August August Early September
<u>Establish SHLAA Database</u> Merge committed / uncommitted elements of the database. Consistency checking and verification Final data trawl to fill any gaps in the database	August Early September Early September
<u>Review Unidentified Supply</u> Vacant properties, windfalls, broad areas for growth etc.	August
<u>Reporting</u> Publish 2014 SHLAA including mapping Publish 2014 5-Year Supply Position Paper	Mid-end September

Appendix 2

Minimum Information Requirement Form for New Sites

Information Required	Site Details
1. What is the Address of the Site?	
2. What is the Size of the Site (in Hectares)	
3. What is the estimated capacity of the site (net dwellings)	
4. Is the site: A. Previously Developed – Cleared B. Previously Developed – Vacant (not cleared) C. Previously Developed – Still in use D. Greenfield	
5. What is the current use of the site? (if applicable)	
6. If the site is cleared, derelict or vacant what was its most recent use?	
7. Are there any buildings on the site? If so, how many? Are they derelict, vacant or in use?	
8. What are the adjoining land uses?	
9. What impact would these adjoining land uses have on the sites attractiveness / marketability for housing?	

Continued Overleaf....

.....Continuation

<p>10. Are there any known constraints to the development of the site which would:</p> <ul style="list-style-type: none"> • need to be addressed before the site could be developed, or • which would impact on the residential capacity of the site. 	<p>Yes / No Yes / No</p>
<p>11. If 'Yes' give details. (Consider - Contamination, Access, Topography, TPO's, Pylons, Noise, Conservation Area, National or Local listing, Flood Risk).</p>	
<p>12. Generally, what is your opinion of the housing market in the local area? Is it:</p> <ul style="list-style-type: none"> • Strong • Average • Weak 	
<p>13. Does a house builder / developer have an interest in the site?</p> <p>14. If Yes what interest? (Owner / Option to Buy etc)</p> <p>15. What is the name and address of the house builder / developer?</p>	<p>Yes / No</p>
<p>16. Has the site owner indicated that they are prepared to sell the site for development?</p>	<p>Yes / No</p>
<p>When would you envisage the site being delivered? (Best estimate). From 1st April 2013?</p> <ul style="list-style-type: none"> ▪ Within 5 years ▪ 5 to 10 years ▪ Beyond 10 years 	
<p>18. Any other Comments / Details</p>	

Continued Overleaf....

.....Continuation

19. Are you: A. The site owner B. A developer C. A planning consultant D. A housing association E. Other (please state)	
20. If you are a Planning Consultant / Agent, who are you representing?	
21. Your Contact Details: Name Address Telephone number email	
22. What is the Name and Address of site owner?	
23. Is the site owner aware that the site has been submitted for inclusion within the SHLAA?	Yes / No

Please complete a separate form for each site, append a plan showing the site boundary, and return to, Planning Strategy, 2nd Floor, 1 Lancaster Circus, Queensway, Birmingham, B4 7DQ or planningstrategy@birmingham.gov.uk

Appendix 3

Student Accommodation – Explanatory Email from CLG

"Richard Field" <Richard.Field@communities.gsi.gov.uk> 16/09/2010 10:11	To: g.Ball@birmingham.gov.uk
	cc: Jane Hinton" <Jane.Hinton@communities.gsi.gov.uk>
	Subject: re purpose built student flats

Dear Greg,

I can confirm that purpose built, self-contained or cluster student accommodation (i.e. not halls of residence) should be included in monitoring of housing supply. There were a couple of years in the middle of the last decade when this type of accommodation was excluded, but it was reinstated at the start of 2008/09, although not all guidance documents were updated to reflect this at that time.

Richard

Richard Field
Statistician | Housing Supply
0303 4442272

Housing Markets & Planning Analysis (HMPA) | Analytical Services Directorate
Communities & Local Government
Zone 2/J4 | Eland House | Bressenden Place
London | SW1E 5DU

Appendix 4

The SHLAA Database

Field	Description
Reference Number	Unique Reference Number
Address	Postal Address
Ward	Name of Ward
Size	Size of site in Hectares
Capacity	Dwelling Capacity of site (Net)
Capacity > 5 years	Dwellings within 5 years
Capacity 5-10 years	Dwellings in years 6 to 10
Capacity < 10 years	Dwellings beyond 10 years
Status of site	Under construction, detailed planning permission, outline planning permission, allocation in adopted plan, allocation in draft plan, other opportunity in growth area, other opportunity outside growth area.
Further status details	E.g. Planning application number, DPD name
Existing use - Category	Category of existing land use (or previous use if cleared)
Existing Use - Detail	Specific existing land use (or previous use if cleared)
Ownership Details	Name of owner (where known) ⁹
Developer Details	Name of developer (where known) ¹⁰
Constraints	Details of any known constraints
BDP Growth Area	Name of growth area
Additional information	All other comments / information. For example. Planning applications, pre application discussions, whether cleared, funding, progress to date etc.

⁹ Latest known owner - This may be from a planning application and could be subject to change

¹⁰ Latest known developer – This may be subject to change at any time.

Appendix 5

Windfalls Assumptions Paper

1. Purpose

1.1 To determine the extent to which windfalls contribute to meeting the City's housing requirement and to establish and justify the windfall allowances in the 2014 SHLAA.

2. Background

2.1 In March 2012 the National Planning Policy Framework (NPPF) was published. The NPPF addresses the issue of including windfalls in the housing land supply in a more positive manner than the guidance which it replaced (PPS3). The NPPF, at paragraph 48, states:

“Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens”.

2.2 Birmingham has a long and impressive track record in delivering windfall sites, with 67% of all completions during the period covered by the UDP (1991 to 2011) taking place on windfall sites. In a city with an urban area of over 22,000 hectares it is inevitable that there will be a continual supply of land and buildings reaching the end of their useful life in their current use which are suitable for residential use. These opportunities can be very difficult to foresee.

2.3 This paper examines the supply and development of windfall sites since 2001. It reviews the assumptions made for the 2013 SHLAA and considers the implications for the 2014 SHLAA.

2.4 Data used in this assessment has been taken from the Birmingham Land Availability and Development Enquiry Service ('BLADES'), a system which monitors planning commitments and residential development. In order to undertake this analysis data relating to windfalls has been extracted from the database and analysed independently. All figures in this paper are net.

3. What is a Windfall Site?

3.1 The NPPF defines windfall sites as “Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available”. The CLG SHLAA Practice Guidance expands on this by

adding “These could include, for example, large sites resulting from, for example, a factory closure or small sites such as a residential conversion or a new flat over a shop”.

For the purpose of this paper and the windfall allowance in the SHLAA, windfalls are sites which have not previously been identified at the time that detailed planning permission is granted. That means, not only have they not been identified through the local plan process but also that they have not been included within the SHLAA.

4. Previous Windfall Assumptions

4.1 Recent SHLAA estimates of the contribution of windfalls towards meeting the city’s housing requirement have been considerably less than historical achievement. There are a number of reasons for this including:

- Evidence from monitoring, which has indicated that a reduced supply of new dwellings were coming forward from windfall sites,
- The impacts of the economic downturn on the house building industry,
- The increased number of sites being identified through the SHLAA process,
- The temporary hiatus in ‘city living’ type schemes.

4.2 In assessing the contribution which windfall sites could potentially make, no allowance was made for windfalls on garden land.

The 2011 SHLAA

4.3 In accordance with national planning guidance in place at the time the 2011 SHLAA did not include a windfall allowance in the first ten years supply. It did, however, include an allowance for the longer term period (beyond 10 years). On small sites (below the SHLAA survey threshold of 0.06ha) this was 75 dwellings per annum and for larger sites 500 dwellings per annum.

4.4 Although no allowance was made in the SHLAA for the first ten years, estimates were made of the potential contribution that windfall sites might make (Paras 4.81 & 4.87). These were 40 dwellings per annum on small sites and 200-300 per annum on large sites in years 1 to 5, and 50 dwellings per annum on small sites and 300-400 per annum on larger sites in years 6 to 10.

The 2012 & 2013 SHLAAs

4.5 For both the 2012 and 2013 SHLAAs the assumptions were refined. No changes were made to the assumptions on small sites. The assumptions for larger sites were refined to 300 dwellings per annum in years 1 to 5, 400 dwellings per annum in years 6 to 10, and 500 dwellings per annum beyond 10 years. Unlike the 2011 SHLAA, from 2012 onwards these assumptions were included in the SHLAA for all time periods, including the first five years.

4.6 In all previous SHLAAs the windfall assumptions have been conservative estimates. It was anticipated that delivery would exceed the assumptions.

5. The Supply of Windfall Sites

5.1 Since 2001 17,662 dwellings have received detailed planning permission on windfall sites, an average of 1,358 per annum. Of these 16,028 were for new build schemes and 1,634 involved the conversion of an existing building. 9,292 (53%) of windfalls were located in the city centre. 15,203 (86%) of the windfalls coming forward were apartments and 2,459 were houses. With regards to previous land use 7,143 (41%) of the windfall dwellings being granted detailed planning permission were on land previously in employment use. 426 (2%) of windfall dwellings over this period were on garden land.

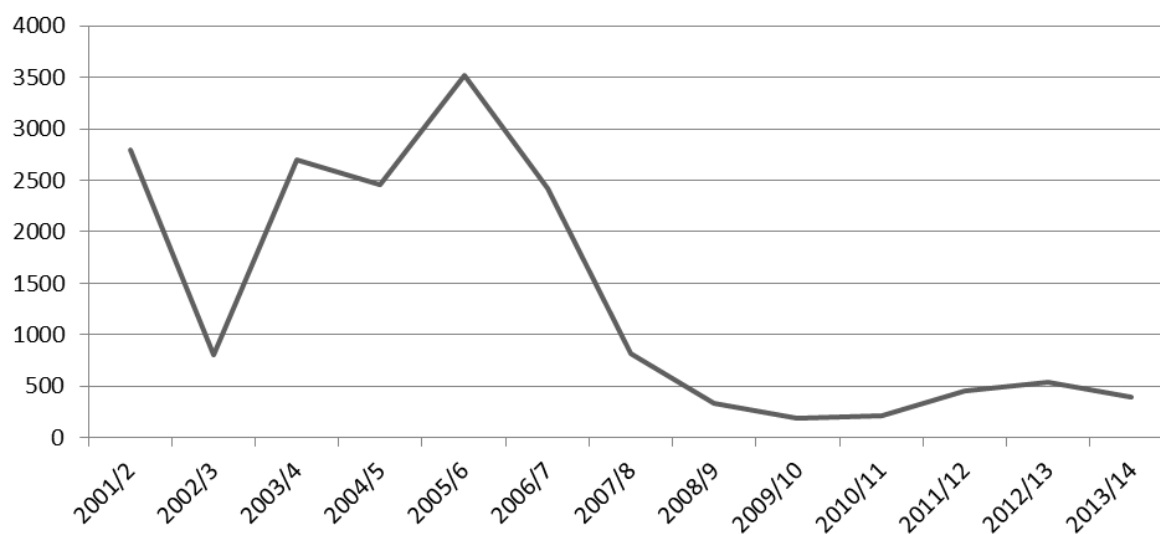
Table 1: The Supply of Windfalls

Year	Windfalls Granted Detailed Planning Permission	New build / Conversion		In / Out of City Centre		House / Apartment		Over / Under 0.06ha	
		New Build	Conv	In	Out	House	Apt	0.06 >	< 0.06
2001/2	2798	2637	161	777	2021	397	2401	2570	228
2002/3	807	713	94	453	354	105	702	649	158
2003/4	2698	2612	86	1725	972	224	2474	2528	170
2004/5	2452	1981	471	1639	813	249	2203	2306	146
2005/6	3522	3464	58	2407	1115	366	3156	3355	167
2006/7	2422	2380	42	1674	748	221	2201	2338	84
2007/8	822	748	74	368	454	134	688	698	124
2008/9	339	307	32	54	285	110	229	221	118
2009/10	185	192	-7	59	126	109	76	56	129
2010/11	215	171	44	28	187	38	177	118	97
2011/12	456	294	162	44	412	164	292	304	152
2012/13	545	260	285	41	504	188	357	417	128
2013/14	401	269	132	23	378	154	247	272	129
Total	17662	16028	1634	9292	8369	2459	15203	15832	1830

5.2 Although 17,662 windfall dwellings have come forward and been granted detailed planning permission since 2001 there have been large variations year to year from a high of over 3,500 in 2005/6 to a low of just under 200 in 2009/10. Generally the six years from 2001/2 to 2006/7 saw high levels of windfalls coming forward (2,450 per annum). Thereafter, the number of windfalls declined sharply with just 739 receiving detailed planning permission in the period 2008/9 to 2010/11, an average of 246 per annum.

Over the last five years the vast majority of windfalls have come forward outside the city centre in contrast to the preceding five years.

Fig 1: Windfall Dwellings receiving detailed planning permission.



5.3 At April 2014 there was an outstanding supply of 5,683 dwellings which had come forward as windfalls and been granted detailed planning permission. Of these 4,815 (85%) were apartments and 2,934 (61%) were in the city centre.

5.4 Of the 17,662 windfall dwellings 1,830 were on sites below the SHLAA survey threshold. Of these 818 were new build and 1,012 were conversions. Of the 1,830 dwellings on small sites 390 (21%) were on garden land. Small windfall sites typically include flats above shops, the sub division of existing housing, intensification – for instance where a single dwelling is replaced by two - and small self-build schemes. Occasionally high density apartment schemes also fall under the threshold. Previous uses of small sites coming forward as windfalls included retail (23%), offices (22%) and industrial (18%).

6. The Development of Windfall Sites

6.1 Since 2001 18,496 dwellings have been completed on sites which came forward as windfalls, an average of 1,423 completions per annum. Of these 16,264 were new build schemes. 8,960 (48%) of the 18,496 dwellings completed on windfall sites were located in the city centre. 15,179 (82%) of the windfalls completed were apartments and 3,317 were houses.

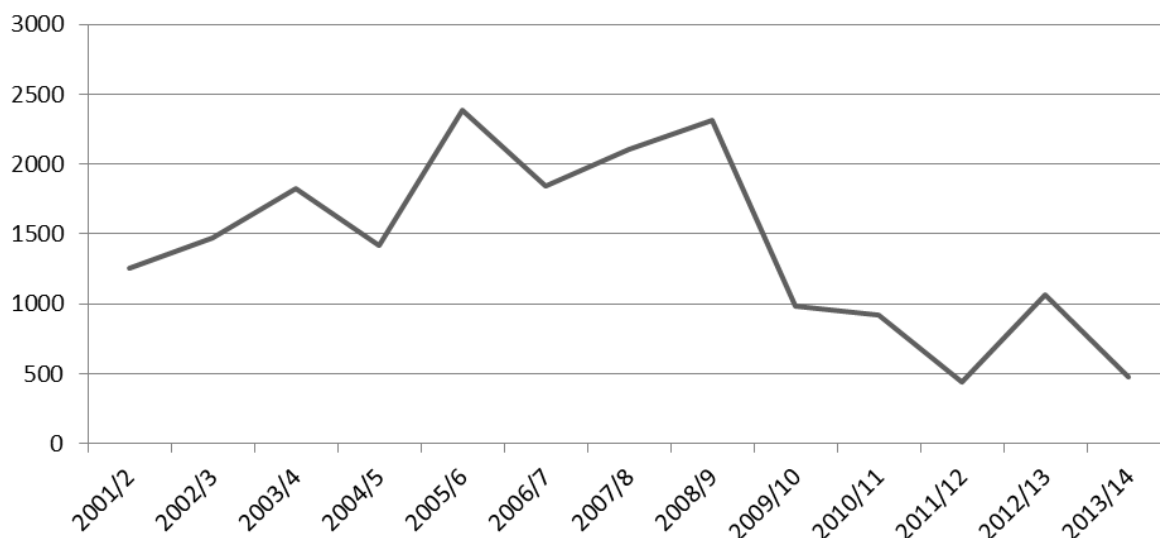
6.2 Although 18,496 windfall dwellings have been built since 2001 there have been large variations from year to year from a high of almost 2,400 in 2005/6 to a low of 442 in 2011/12. The 479 completions in 2013/14 was the second lowest of the thirteen year period.

6.4 Of the 18,496 windfall completions 1,472 were on sites below the SHLAA survey threshold. Of these 668 were new build and 804 were conversions. 464 (32%) of dwellings built on small windfall sites were in the city centre. A breakdown of windfall completions by site size is at Appendix B.

Table 2: The Development of Windfalls

Year	Windfalls Completed	New build / Conversion		In / Out of City Centre		House / Apartment		Over / Under 0.06ha	
		New Build	Conv	In	Out	House	Apt	0.06 >	< 0.06
2001/2	1252	942	310	367	885	247	1005	1099	153
2002/3	1474	1207	267	715	759	266	1208	1301	173
2003/4	1826	1650	176	935	891	189	1637	1712	114
2004/5	1416	1252	164	595	821	233	1183	1278	138
2005/6	2382	2132	250	1453	929	293	2089	2277	105
2006/7	1839	1750	89	1115	724	289	1550	1698	141
2007/8	2106	1724	382	1311	795	325	1781	1914	192
2008/9	2311	2132	179	1397	914	209	2102	2191	120
2009/10	985	902	83	544	441	214	771	890	95
2010/11	919	863	56	305	614	242	677	860	59
2011/12	442	414	28	14	428	204	238	406	36
2012/13	1065	879	186	102	963	477	588	874	95
2013/14	479	417	62	107	372	129	350	428	51
Total	18496	16264	2232	8960	9536	3317	15179	16928	1472

Fig 2: Windfall Dwellings Developed.



6.5 It is clear from the tables that windfalls have historically played a very important role in enabling housing growth in the city. Indeed at first glance the windfall completions figures can appear disproportionately high when they are compared with annualised completions summaries (for instance in the Annual Monitoring Report). There are two reasons for this:

6.6 Firstly, until recently relatively few sites have been allocated since the UDP was adopted in 2005 and those that have, for instance through the Longbridge Area Action Plan, have

only recently started delivering completions. (This situation is likely to change as the emerging BDP allocates additional sites and the SHLAA identifies additional opportunities).

6.7 Secondly, windfalls very rarely come forward on sites which are already in residential use. There are, therefore, very few demolitions of existing housing on windfall sites which means that the gross and net capacities on windfall sites are very similar.

6.8 With identified sites this is not the case. Since 2001 many sites identified through the local planning process involved the demolition and replacement of existing housing. With a housing stock of over 400,000 dwellings there is a continual programme of renewal and regeneration of housing which is no longer suitable for purpose. In many cases this involves the demolition of high rise tower blocks and their replacement with traditional low rise housing.

6.9 Although windfall sites have traditionally come forward in large numbers it is important to ensure that there is no double counting. When detailed planning permission is granted the site will be checked against the SHLAA to ensure that it is not already identified as a development opportunity. Windfalls coming forward in one year will be included as identified supply in the following years SHLAA (and the windfall allowance will be reduced by the applicable annual assumption). Some windfall sites come forward and are developed or partially developed in the same year. Where this occurs the completed dwellings will never be included in a SHLAA.

7. Commentary

7.0 Windfalls have made an important contribution to meeting the city's housing growth over the last 20 years. Windfall dwellings make a major contribution to net completions as they rarely involve the demolition of existing housing.

7.2 Figures for new supply coming forward and for completions on windfall sites are not directly comparable on a year to year basis as there is usually a time lag between permission and completion. They are better considered as flows. Since 2001 the number of windfalls receiving detailed planning permission and the number of completions on windfall sites have been broadly similar although there were some large variations between new supply coming forward and completions taking place in individual years.

7.3 There was a noticeable downturn in the number of windfall dwellings being granted detailed planning permission after 2005/6 although the numbers still remained reasonably high for the next year or two. This reduction reflected the country's worsening economic position and the difficulties this brought for the house building industry. This was, however, not unique to windfall sites as planning applications for housing development generally, with the exception of those for subsidised housing, saw a downturn after 2005/6.

7.4 The drop off in new windfall supply began to impact on completions a couple of years later in 2008/9. Despite this windfall sites continued to make a substantial and important contribution to the provision of new housing in Birmingham with an average of 850 dwellings per annum being built on such sites between 2009/10 and 2012/13.

7.5 There have been some large variations in the number of windfall dwellings being granted detailed planning permission from one year to the next. However, since 2009/10 completions of windfalls has exceeded new supply, implying that there could be a reduced supply of windfall sites available for development in the short term.

7.6 The market for apartments, particularly in the city centre, was particularly affected by the economic downturn. Prior to 2007 a significant proportion of windfalls coming forward and being built had been apartments, many of which were in the city centre. The market has been reluctant to provide apartments in the current economic climate and this has had a significant impact on new windfall supply coming forward although the City Council expect both the market for apartments and the 'city living' concept to return in the medium to longer term. However as the SHLAA has sought to identify as many specific opportunities as possible in the city centre it is not anticipated that windfalls will return to previous levels in the city centre.

7.7 Of the outstanding supply of 5,683 dwellings (at April 2014) which have come forward as windfalls and been granted detailed planning permission 4,815 are apartments. Work has begun on 1,026 of these. Of the supply in the city centre 97% are apartments.

7.8 Whilst the difficult economic conditions have no doubt played the major role in the reduction in the supply of new windfalls coming forward and being built the reduction began after the City Council undertook its first SHLAA in 2007. As this was the first major exercise to identify suitable uncommitted housing sites it will no doubt have identified some sites which would otherwise have come forward as windfalls. Subsequent reviews of the SHLAA will no doubt have impacted further on the supply of windfalls. The SHLAA process should result in an increased proportion of net completions taking place on identified sites and a reduced supply of windfalls coming forward.

7.8 However, even in 2011/12 when completions on windfalls were at their lowest for many years (442) they still made an important contribution to house building in the city.

8. Looking Forward

8.1 It is anticipated that, as the economy improves and the housing market becomes stronger, that the number of windfalls coming forward will increase in number and that windfalls will continue to make a significant contribution to delivering housing in Birmingham.

8.2 In particular the market for apartments and the housing market within the city centre will be closely monitored. These have had the biggest impact as far as windfalls are concerned in the past and will potentially do so again in an improved market. A resurgence in the market for apartments in the medium or longer term, particularly in the city centre, could have a huge impact on the windfall assumptions as was demonstrated in the middle of the last decade when individual schemes were being brought forward on small plots delivering many hundreds of dwellings.

8.3 The fact that there was a decrease in the number of windfall sites coming forward and receiving planning permission during the recession and in its immediate aftermath does not necessarily mean that sites are not becoming available. It is likely that new sites are continuing to become available, potentially in greater numbers as the recession impacted on businesses, but they are not being brought forward for development at this time due to the economy and the difficulties within the housing market. This could potentially result in a 'backlog' of sites which will be brought forward as the economy and the housing market improves.

9. Windfall Assumptions

9.1 The contribution that windfalls can reasonably be expected to make to housing delivery is set out in table 3. These assumptions are based on a gradual recovery of the economy and the housing market with the contribution of windfalls reflecting the market generally. In the short term, although improving, conditions are likely to remain difficult and will continue to impact on the house building industry.

9.2 When supply starts to pick up there will still be a lag before completions occur. In the medium term it is envisaged that additional sites will be brought forward and be developed and in the longer term it is anticipated that market conditions will have improved sufficiently for developers to return to markets which have been neglected during the economic downturn, such as the market for apartments to meet the demand for smaller dwellings both inside and outside the city centre. It is anticipated that windfalls will play a more prominent role in the longer term as the degree of certainty which can be attached to the SHLAA is likely to diminish.

9.3 Account has been taken of the site specific capacity identified by the SHLAA which has sought to reduce the reliance on windfall sites. As a result, even in the longer term, it is not assumed that the contribution of windfalls will return to pre-2007 levels. However, windfalls coming forward on small sites below the SHLAA threshold will be unaffected.

Table 3: Windfall Assumptions

Time Period	Annual Contribution (Dwellings)	Period Contribution (Dwellings)
Small Sites		
Short Term - Within 5 Years	40	160
Medium Term – Years 6 to 10	50	250
Longer Term – Beyond 10 Years	75	525
Larger Sites		
Short Term - Within 5 Years	300	1,200
Medium Term – Years 6 to 10	400	2,000
Longer Term – Beyond 10 Years	500	3,500

9.4 No windfall allowance has been made for year 1 as all supply identified at the SHLAA base date is included.

9.5 Although not included in the windfall allowance sites which come forward as permitted development as part of the recent changes enabling change of use from offices (B1a) to residential, although not requiring planning permission, are also effectively windfalls where these have not previously been identified at the point notification to develop is received. In 2012/13 notification was received for 489 such conversions. While these have not been taken into account in establishing the windfall allowance they add an element of flexibility to the allowance.

10. Implications for the 2014 SHLAA

10.1 The windfall allowance over the period covered by the 2014 SHLAA (2014–2031) is 7,635 dwellings.

10.2 With regards to the supply period, it is assumed that windfalls will contribute 1,360 dwellings within 5 years, 2,250 dwellings in years 6 to 10 and 4,025 beyond 10 years.

10.3 The City Council will continue to monitor windfalls and will adjust the windfall assumptions in future updates to the SHLAA should the best information available indicate that it would be appropriate to do so.

10.4 The windfall assumptions remain conservative when compared to actual performance. As such they allow for an element of flexibility in the SHLAA.

Windfall Assumptions Paper - Appendix A

The Supply of Windfall Sites

Table A1(1): The Supply of Larger Windfalls (Above the SHLAA Survey Threshold)

Year	Windfalls Granted Detailed Planning Permission	New build / Conversion		In / Out of City Centre		House / Apartment		Over / Under 0.06ha	
		New Build	Conv.	In	Out	House	Apt	0.06 >	< 0.06
2001/2	2570	2573	-3	622	1948	375	2195	n/a	n/a
2002/3	649	619	30	413	236	42	607	n/a	n/a
2003/4	2528	2504	24	1654	873	157	2371	n/a	n/a
2004/5	2306	1904	402	1575	731	208	2098	n/a	n/a
2005/6	3355	3399	-44	2364	991	302	3053	n/a	n/a
2006/7	2338	2343	-5	1671	667	193	2145	n/a	n/a
2007/8	698	689	9	348	350	78	620	n/a	n/a
2008/9	221	265	-44	40	181	73	148	n/a	n/a
2009/10	56	129	-73	34	22	73	-17	n/a	n/a
2010/11	118	143	-25	-1	119	0	118	n/a	n/a
2011/12	304	227	77	18	286	128	176	n/a	n/a
2012/13	417	207	210	33	384	118	299	n/a	n/a
2013/14	272	208	64	5	267	112	160	n/a	n/a
Total	15832	15210	622	8776	7055	1859	13973	n/a	n/a

Table A1(2): The Supply of Small Windfalls (Below the SHLAA Survey Threshold)

Year	Windfalls Granted Detailed Planning Permission	New build / Conversion		In / Out of City Centre		House / Apartment		Over / Under 0.06ha	
		New Build	Conv.	In	Out	House	Apt	0.06 >	< 0.06
2001/2	228	64	164	155	73	22	206	n/a	n/a
2002/3	158	94	64	40	118	63	95	n/a	n/a
2003/4	170	108	62	71	99	67	103	n/a	n/a
2004/5	146	77	69	64	82	41	105	n/a	n/a
2005/6	167	65	102	43	124	64	103	n/a	n/a
2006/7	84	37	47	3	81	28	56	n/a	n/a
2007/8	124	59	65	20	104	56	68	n/a	n/a
2008/9	118	42	76	14	104	37	81	n/a	n/a
2009/10	129	63	66	25	104	36	93	n/a	n/a
2010/11	97	28	69	29	68	38	59	n/a	n/a
2011/12	152	67	85	26	126	36	116	n/a	n/a
2012/13	128	53	75	8	120	70	58	n/a	n/a
2013/14	129	61	68	18	111	42	87	n/a	n/a
Total	1830	818	1012	516	1314	600	1230	n/a	n/a

Windfall Assumptions Paper - Appendix B

The Development of Windfall Sites

Table A2(1): The Development of Larger Windfalls (Above the SHLAA Threshold)

Year	Windfalls Completed	New build / Conversion		In / Out of City Centre		House / Apartment		Over / Under 0.06ha	
		New Build	Conv.	In	Out	House	Apt	0.06 >	< 0.06
2001/2	1099	896	203	477	622	283	820	n/a	n/a
2002/3	1301	1149	152	643	658	234	1067	n/a	n/a
2003/4	1712	1589	123	936	776	156	1556	n/a	n/a
2004/5	1278	1189	89	556	724	191	1089	n/a	n/a
2005/6	2277	2069	208	1490	787	257	2020	n/a	n/a
2006/7	1698	1669	29	1088	610	274	1424	n/a	n/a
2007/8	1914	1633	281	1226	688	277	1637	n/a	n/a
2008/9	2191	2085	106	1340	851	175	2016	n/a	n/a
2009/10	890	873	17	541	349	182	708	n/a	n/a
2010/11	860	815	45	457	403	226	634	n/a	n/a
2011/12	406	392	14	0	406	210	196	n/a	n/a
2012/13	970	844	126	92	878	442	528	n/a	n/a
2013/14	428	393	35	95	333	118	310	n/a	n/a
Total	17024	15596	1428	8941	8085	3025	14005	n/a	n/a

Table A2(2): The Development of Small Windfalls (Below the SHLAA Survey Threshold)

Year	Windfalls Completed	New build / Conversion		In / Out of City Centre		House / Apartment		Over / Under 0.06ha	
		New Build	Conv.	In	Out	House	Apt	0.06 >	< 0.06
2001/2	153	46	107	62	91	21	128	n/a	n/a
2002/3	173	58	115	109	64	32	141	n/a	n/a
2003/4	114	61	53	44	70	33	81	n/a	n/a
2004/5	138	63	75	24	112	42	94	n/a	n/a
2005/6	105	63	42	22	83	36	69	n/a	n/a
2006/7	141	81	60	42	99	15	126	n/a	n/a
2007/8	192	91	101	85	107	48	144	n/a	n/a
2008/9	120	47	73	33	87	34	86	n/a	n/a
2009/10	95	29	66	4	91	32	63	n/a	n/a
2010/11	59	48	11	1	58	16	43	n/a	n/a
2011/12	36	22	14	14	22	-6	42	n/a	n/a
2012/13	95	35	60	10	85	35	60	n/a	n/a
2013/14	51	24	27	12	39	11	40	n/a	n/a
Total	1,472	668	804	462	1,008	349	1,117	n/a	n/a

Appendix 6

Outputs

Status by Time Period

Status	Time Period			
	Within 5 years	6 – 10 Years	Beyond 10 Years	Total
Under Construction	4,034	363	74	4,471
Detailed PP	4,107	1,437	427	5,971
Outline PP	1,571	1,968	1,489	5,028
Permitted Development	332	0	0	332
Allocation in adopted plan	120	1,436	1,269	2,825
Allocation in draft plan	392	3,224	4,110	7,726
Other Opportunity in BDP Growth Area Strategic Location	313	721	2,418	3,452
Other Opportunity in BDP Growth Area	748	1,414	1,068	3,230
Other Opportunity not in BDP Growth Area	264	3,705	1,391	5,360
Total	11,881	14,268	12,246	38,395

Status by Distribution

Status	Location ¹¹				Total
	North west	East	South	Central	
Under Construction	964	839	1,807	861	4,471
Detailed PP	1,096	844	1,490	2,541	5,971
Outline PP	1,352	945	1,018	1,713	5,028
Permitted Development	28	13	101	190	332
Allocation in adopted plan	740	483	469	1,133	2,825
Allocation in draft plan	6,815	669	90	152	7,726
Other Opportunity in BDP Growth Area Strategic Location	0	0	0	3,452	3,452
Other Opportunity in BDP Growth Area	518	589	276	1,847	3,230
Other Opportunity not in BDP Growth Area	767	2,814	1,779	0	5,360
Total	12,280	7,196	7,030	11,889	38,395

Time Period by Distribution

Time Period	Location				Total
	North west	East	South	Central	
Within 5 years	2,448	2,619	3,906	2,908	11,881
6 to 10 years	4,798	3,677	2,399	3,394	14,268
Beyond 10 years	5,034	900	725	5,587	12,246
Total	12,280	7,196	7,030	11,889	38,395

¹¹ Administrative boundaries used by the Planning and Regeneration Area Teams. See map at appendix 7.

Appendix 7

Map showing Wards and Planning Administrative Areas



Appendix 8

Schedule of Sites

The sites on the schedule are ordered by ward. A ward location plan is at appendix 8. An AO sized plan in PDF format showing the sites on the schedule can be viewed or downloaded by going to:

www.birmingham.gov.uk/plan2031 and selecting 'Evidence base'

The sites can also be viewed in higher resolution on the City Council's interactive web mapping system 'Local View' using the link on the SHLAA web page. Local View allows you to view sites at any scale and access the details associated with the site.

Acocks Green

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E10	Rear 230 Fox Hollies Road & 75-79 Hazelwood Road, Land fronting Green Acres	Other Opportunity not in BDP Growth Area	0.26	0	12	0
E54	Eaton Electricals Ltd, Reddings Lane	Outline Planning Permission 2010/01029/PA	2.57	72	0	0
E71	Summer Road/Fox Hollies Road	Other Opportunity not in BDP Growth Area	1.39	0	56	0
E75	Land between 18 -24 Netherfield Gardens & Warwick Road	Other Opportunity not in BDP Growth Area	0.14	0	0	7
E76	Tysley La / Warwick Road	Other Opportunity not in BDP Growth Area	1.29	0	42	0
E77	Between 28 Knights Road & 785 Wrawick Road	Other Opportunity not in BDP Growth Area	0.17	0	8	0
E78	Between 43 & 61 The Avenue	Other Opportunity not in BDP Growth Area	0.06	0	0	2
E79	Junction of Olton Boulevard East & Warwick Road	Other Opportunity not in BDP Growth Area	0.45	0	18	0
E81	Rear of 10 - 26 Bericote Croft	Other Opportunity not in BDP Growth Area	0.08	0	0	3
E82	Adj 109 Westley Road	Other Opportunity not in BDP Growth Area	0.16	0	8	0
E83	Rear of 635 - 773 Warwick Road	Other Opportunity not in BDP Growth Area	1.83	0	60	0
E84	Rear of 44 - 96 Knights Road	Other Opportunity not in BDP Growth Area	0.7	0	28	0
E261	133 to 141 Reddings Lane	Other Opportunity not in BDP Growth Area Expired Planning Permission: 2014 (2013/04196/PA Extant)	0.56	0	22	0
E262	95 Reddings Lane	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.25	0	8	0
E300	2 Severne Road and 221 Gospel Lane	Under Construction	0.04	1	0	0

Acocks Green

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E313	Site of 1 to 31 Knights Road	Detailed Planning Permission 2013/08672/PA Extant	0.12	10	0	0
E319	1073 Warwick Road	Detailed Planning Permission 2011/07410/PA	0.18	20	0	0
E355	69 and 71 Yardley Road	Other Opportunity not in BDP Growth Area Expired Planning Permission - Site Cleared	0.07	0	8	0
E356	Rear of Eastbourne House, Beeches Avenue	Detailed Planning Permission 2014/00434/PA	0.42	14	0	0
E357	19 Station Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.11	0	6	0
E358	15 to 17 Station Road	Detailed Planning Permission 2014/00006/PA	0.06	4	0	0
E365	74 Francis Road	Detailed Planning Permission 2013/04805/PA	0.15	0	12	0
E435	435 Shirley Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.06	0	3	0
E469	Land Adjacent to 2 and 8 The Willows	Detailed Planning Permission 2010/02856/PA	0.08	2	0	0
E505	15 Broad Road	Under Construction 2011/05489/PA	0.06	3	0	0
E507	42 Flint Green Road	Detailed Planning Permission 2011/08546/PA	0.05	-1	0	0
E520	Warwick Road	Other Opportunity not in BDP Growth Area Promoted by Developer/Owner	0.78	0	35	0
E558	Adjacent 8 Olton Croft	Detailed Planning Permission 2013/00319/PA	0.02	1	0	0
E569	Adjacent 4 Grattidge Road	Under Construction 2012/05569/PA	0.21	5	0	0
E596	Eaton Electricals Ltd, Reddings Lane	Other Opportunity not in BDP Growth Area Promoted by Developer/Owner	2.8	0	100	0

Acocks Green

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E625	41 Mayfield Road, Tyseley	Detailed Planning Permission 2013/05245/PA	0.03	1	0	0
E636	76 Westley Road, Acocks Green, Birmingham, B27 7UH	Under Construction 2013/09311/PA	0.05	4	0	0
E641	2 Francis Road, Acocks Green	Detailed Planning Permission 2014/02082/PA	0.03	-1	0	0
E667	20 Dudley Park Road, Acocks Green	Detailed Planning Permission 2013/07567/PA	0.06	7	0	0
E674	78 Westley Road	Detailed Planning Permission	0.05	2	0	0

Aston

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC10	Barr Street 154-156	Allocated in Adopted Plan UDP 2005 (HR22)	0.12	0	8	0
CC26	Land bounded by Hospital St / Summer La / Henrietta St / Hampton St	Other Opportunity in BDP Growth Area	0.5	0	0	50
CC27	1-3 Bond St	Under Construction 2011/08319/PA	0.07	10	0	0
CC28	27-51 Constitution Hill	Allocated in Adopted Plan UDP 2005 (M30). Jewellery Quarter Framework SPG	0.11	0	0	8
CC29	Land bounded by Henrietta St / Buckingham Road / Hampton St / Hospital St	Other Opportunity in BDP Growth Area	1.28	0	0	90
CC30	Land bounded by Hampton St / Motts St / Buckingham St	Other Opportunity in BDP Growth Area	0.42	0	0	29
CC31	Land bounded by Motts St / Howard St / Hampton St / Constitution Hill	Allocated in Adopted Plan UDP 2005 (M30). Jewellery Quarter Framework SPG	1.24	0	0	87
CC33	Rear of 70 -80 Unett St	Allocated in Adopted Plan UDP 2005 (HR22)	0.09	0	0	6
CC34	Lower Loveday St / Hanley St / Princip St / New Town Row	Other Opportunity in BDP Growth Area	2.84	0	0	199
CC35	Junction of Band St & Constitution Hill	Allocated in Adopted Plan UDP 2005 (M30). Jewellery Quarter Framework SPG	0.12	0	0	8
CC172	Former Bonds Nightclub, Hampton Street	Allocated in Adopted Plan UDP 2005 (M30). Jewellery Quarter Framework SPG. Expired Planning Permission	0.08	0	24	0
CC188	Rear of 6 to 16 Smith Street	Allocated in Adopted Plan UDP 2005 (HR22)	0.24	0	10	0
CC275	Shadwell Steet	Other Opportunity in BDP Growth Area	0.95	0	0	67
CC286	41-43Great Hampton Street	Allocated in Adopted Plan UDP 2005 (M30). Jewellery Quarter Framework SPG	0.8	0	80	0
CC290	Lench Street/Vesey St/Lancaster Street	Detailed Planning Permission 2011/06764/PA Extant	0.48	299	0	0

Aston

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC291	Globe Works	Detailed Planning Permission 2012/08253/PA	0.41	0	176	0
CC292	Bagot Street	Detailed Planning Permission 2011/03661/PA	0.31	93	0	0
CC294	The Woodman Public House, Well Street	Under Construction 2012/04813/PA	0.02	1	0	0
CC314	291 to 295 Corporation Street	Detailed Planning Permission 2012/07082/PA	0.03	61	0	0
CC330	Summer Lane, Honduras Wharf, Phase 2, Aston, Birmingham, B19	Detailed Planning Permission 2013/03203/PA	0.19	101	0	0
N17	Between Prestbury Road and Ettington Road	Allocated in Adopted Plan Aston, Newtown and Lozells AAP	0.31	0	18	0
N65	North Newtown Area 2 site 4	Allocated in Adopted Plan UDP 2005 (HR22)	0.65	0	0	30
N66	North Newtown Area 2 site 5	Allocated in Adopted Plan UDP 2005 (HR22)	0.15	0	0	8
N67	North Newtown Area 2 Opp1	Allocated in Adopted Plan UDP 2005 (HR22)	0.1	0	0	7
N70	Farm Street 52	Allocated in Adopted Plan UDP 2005 (HR22)	0.06	0	2	0
N73	Pakfield Walk (adj 8)	Other Opportunity in BDP Growth Area	0.06	0	1	0
N98	Site corner of Alma Street & Newbury Road	Allocated in Adopted Plan Aston, Newtown and Lozells AAP	0.33	0	20	0
N99	136-152 Victoria Road	Other Opportunity in BDP Growth Area	0.32	0	13	0
N102	Rear of, 106-116 Wheelers Street	Allocated in Adopted Plan UDP 2005 (HR22)	0.08	0	0	6
N105	Rear of 5-15 Attenborough Close	Allocated in Adopted Plan UDP 2005 (HR22)	0.1	0	0	5

Aston

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N106	Between 53 & 47 Parliament Street	Allocated in Adopted Plan	0.07	0	3	0
		UDP 2005 (HR22)				
N107	6 Parliament Street	Allocated in Adopted Plan	0.1	0	5	0
		UDP 2005 (HR22)				
N111	330 Hospital Street	Allocated in Adopted Plan	0.14	0	13	0
		UDP 2005 (HR22)				
N112	Site includes 76-97 Clifford Way & 1-64 Alma Way	Under Construction 2012/06728/PA	5.65	168	0	0
N328	Site of Wheelers Tavern, Wheelers Street	Allocated in Adopted Plan	0.15	0	7	0
		Aston, Newtown and Lozells AAP				
N333	Adjacent 6 Freer Road	Detailed Planning Permission	0.02	1	0	0
		2012/07870/PA				
N351	34 to 36 Trinity Road	Under Construction	0.13	3	0	0
N363	147 to 149 Fentham Road	Under Construction	0.05	1	0	0
N366	Land Adjacent 61 Camborne Close	Detailed Planning Permission	0.02	1	0	0
		2011/04031/PA Extant				
N432	31 to 33 Birchfield Road	Other Opportunity in BDP Growth Area	0.06	0	2	0
		Expired Planning Permission - Conversion				
N491	Electricity sub station, Roslin Grove	Allocated in Adopted Plan	0.07	0	3	0
		UDP 2005 (HR22)				
N492	161 to 211 Birchfield Road	Allocated in Adopted Plan	0.59	0	14	0
		Aston, Newtown and Lozells AAP. Expired Planning Permission				
N509	Old Bridge Street	Allocated in Adopted Plan	1.8	0	0	0
		Aston, Newtown and Lozells AAP				
N510	New John St West	Allocated in Adopted Plan	3.14	0	0	100
		Aston, Newtown and Lozells AAP				
N513	Milton Street/Newtown Row	Allocated in Adopted Plan	0.2	0	15	0
		Aston, Newtown and Lozells AAP				

Aston

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N514	Gower Street	Allocated in Draft Plan	0.71	0	21	0
		Aston, Newtown and Lozells AAP				
N515	Johnstone Street/Birchfield Road	Allocated in Adopted Plan	0.3	0	30	0
		Aston, Newtown and Lozells AAP				
N523	Chain Walk	Allocated in Draft Plan	0.46	0	50	0
		Perry Barr/Birchfield A34 North Regeneration Framework				
N559	353 Birchfield Road	Under Construction	0.05	6	0	0
N577	200 Trinity Road	Detailed Planning Permission	0.1	4	0	0
		2011/04738/PA				
N601	Sapphire Tower, Sutton Street to be demolished. 118 flats	Allocated in Adopted Plan	0.36	-105	0	0
		UDP 2005 (HR23)				
N602	Barry Jackson Tower, Brooklyn Avenue	Allocated in Adopted Plan	0.14	-112	0	0
		UDP 2005 (HR23)				
N664	273-279 Birchfield Road, Aston	Detailed Planning Permission	0.12	8	0	0
		2013/03085/PA				
N675	131 Birchfield Road, Birchfield	Detailed Planning Permission	0.03	3	0	0
		2014/00658/PA				
N689	Penhurst Avenue, r/o 253-255 Birchfield Road, Perry Barr, Birmingham, B20 3DG,	Detailed Planning Permission	0.05	5	0	0
		2013/07210/PA				
N736	St Josephs House, 98 Phillips Street, Birmingham, B6 4PZ	Under Construction	0.09	7	0	0
		2013/01506/PA				

Bartley Green

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S33	Wychbury Road Allotments	Other Opportunity not in BDP Growth Area	1.55	0	50	0
S36	Bourn Avenue	Allocated in Adopted Plan UDP 2005 (HR24B)	0.08	0	0	10
S37	The Holloway	Allocated in Adopted Plan UDP 2005 (HR24B)	0.11	0	5	0
S63	Modbury Avenue	Other Opportunity not in BDP Growth Area	0.11	0	2	0
S64	Monmouth Road	Other Opportunity not in BDP Growth Area	0.06	0	2	0
S74	Woodcock Lane (rear 178)	Other Opportunity not in BDP Growth Area	0.06	0	2	0
S88	The Curdale Shopping Centre	Other Opportunity not in BDP Growth Area	0.59	19	0	0
S107	California Pentecostal Church adjoining 176 Stonehouse Lane	Other Opportunity not in BDP Growth Area	0.27	0	0	11
S110	141-145 Barnes Hill	Other Opportunity not in BDP Growth Area	0.2	0	0	8
S112	21 Culford Drive	Other Opportunity not in BDP Growth Area	0.36	0	18	0
S113	167 Jiggins Lane	Other Opportunity not in BDP Growth Area	0.11	0	0	4
S114	Coopers Arms, adjacent to 10 Bean Croft	Other Opportunity not in BDP Growth Area	0.16	0	6	0
S117	55, 61 Stevens Avenue, rear of 2-58 Simcox Gardens	Other Opportunity not in BDP Growth Area	1.89	0	75	0
S118	Land adjacent to 17 Jiggins Lane	Other Opportunity not in BDP Growth Area	0.07	0	0	2
S119	Land adjacent to 35 Willow Coppice	Other Opportunity not in BDP Growth Area	0.06	0	0	2

Bartley Green

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S245	170 to 204 Cromwell Lane	Under Construction 2012/04213/PA	0.42	15	0	0
S263	Land at Ley Hill Farm Road	Under Construction	1.77	50	0	0
S264	Land at Ley Hill Farm Road and Holloway	Under Construction 2009/04379/PA	3.08	112	0	0
S268	67 to 81 Moors Lane	Under Construction 2012/04211/PA	0.52	23	0	0
S282	124 to 142 Burnel Road	Other Opportunity not in BDP Growth Area Planning Committee Resolution	0.26	12	0	0
S543	2 Loftus Close, Shenley Lane	Under Construction 2013/01939/PA	0.5	19	0	0
S592	Bangham Pit Road	Other Opportunity not in BDP Growth Area	1.02	30	0	0
S723	Fourlands Road	Under Construction 2013/08372/PA	0.3	12	0	0
S728	244 Jiggins Lane, Site adjacent to, Bartley Green	Detailed Planning Permission 2014/00519/PA	0.03	1	0	0

Billesley

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S42	Braceby Avenue rear 81	Other Opportunity not in BDP Growth Area	0.09	0	4	0
S43	Braceby Avenue rear 233	Other Opportunity not in BDP Growth Area	0.07	0	2	0
S47	adjacent 30 Capcroft Road	Under Construction 2013/03415/PA	0.28	15	0	0
S58	Glenavon Road 23	Other Opportunity not in BDP Growth Area	0.07	0	2	0
S93	Yardley Wood Road	Other Opportunity not in BDP Growth Area	1.29	0	64	0
S120	Land to the rear of 713-735 Millpool South Road	Other Opportunity not in BDP Growth Area	0.63	0	0	15
S121	Land to the rear of 9-49 Ravenshill Road	Other Opportunity not in BDP Growth Area	0.32	0	0	10
S384	178 Slade Pool Farm Road	Detailed Planning Permission 2014/00005/PA	0.15	6	0	0
S389	Site of 17 to 19 Pendeen Road	Under Construction	0.07	6	0	0
S532	Melfort Grove	Other Opportunity not in BDP Growth Area Identified by City Council	0.07	2	0	0
S536	Guestholme, maypole Grove	Detailed Planning Permission 2013/06335	0.3	12	0	0
S589	Moseley delivery Office, 25 Howard Road east	Other Opportunity not in BDP Growth Area Promoted by Developer/Owner	0.2	0	12	0
S604	59 Trittiford Road	Detailed Planning Permission 2012/04051/PA	0.02	1	0	0
S658	Scribers Lane	Under Construction 2011/06407/PA	0.03	3	0	0
S669	664 Yardley Wood Road	Under Construction 2011/05286/PA	0.03	1	0	0

Billesley

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S718	Land adjacent to 51 Ravenshill Road, Yardley Wood, Birmingham, B14 4HL	Under Construction 2013/03529/PA	0.03	1	0	0

Bordesley Green

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E46	Broadway Avenue	Other Opportunity not in BDP Growth Area	0.22	0	30	0
E136	land between 143 & 159 Muntz Street	Other Opportunity in BDP Growth Area	0.22	0	9	0
E137	Kieran's Place public house, Muntz Street	Other Opportunity in BDP Growth Area	0.07	0	3	0
E138	Junction Green Lane / Third Avenue	Other Opportunity not in BDP Growth Area	0.17	0	14	0
E139	45-51 Blake Lane	Other Opportunity not in BDP Growth Area	0.24	0	12	0
E140	Junction of Bordsley Green / Blakeland Street	Other Opportunity not in BDP Growth Area	0.16	0	8	0
E141	Adjacent 275 Belchers Lane	Other Opportunity not in BDP Growth Area	0.07	0	3	0
E142	Adjacent 87 Wright Street	Other Opportunity in BDP Growth Area Expired Planning Permission (2014)	0.06	0	4	0
E265	8 to 14 St Oswalds Road	Under Construction 2011/02088/PA	0.27	12	0	0
E266	Land adjacent 163 Mansel Road	Outline Planning Permission 2009/03043/PA	0.04	0	1	0
E267	252 to 254 Somerville Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.05	0	2	0
E268	Land between 58 to 64 Blakeland Street	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.06	0	3	0
E269	514 to 522 Green Lane	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.09	0	5	0
E270	55 Hob Moor Road	Detailed Planning Permission 2011/08508/PA	0.11	3	0	0
E323	Hob Moor Close	Under Construction 2003/06227/PA	0.37	5	0	0

Bordesley Green

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E446	551 to 555 Green Lane	Detailed Planning Permission 2013/04231/PA	0.04	8	0	0
E459	Rear of Custard House Public House Blake Place	Other Opportunity not in BDP Growth Area Expired Planning Permission: 2014	0.16	0	7	0
E522	297 Somerville Road	Detailed Planning Permission 2012/00181/PA	0.04	1	0	0
E526	476 and 478 Bordesley Green	Detailed Planning Permission 2012/00749/PA	0.03	3	0	0
E550	598 Coventry Road	Detailed Planning Permission 2012/04031/PA Extant	0.02	5	0	0
E628	94 Burlington Road, Birmingham, B10 9PA	Under Construction 2013/05709/PA	0.02	1	0	0
E647	51-55 Muntz Street, Land to the rear of, Small Heath, Birmingham, B10 9SN	Detailed Planning Permission 2013/07614/PA	0.03	3	0	0

Bournville

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S10	Selly Oak Hospital, Raddlebarn Road	Outline Planning Permission 2012/02303/PA	17.74	120	250	280
S293	Rear of 33A to 39, Bunbury Road fronting Lindsey Avenue	Allocated in Adopted Plan UDP 2005 (HR29)	0.23	0	9	0
S300	Site of 64 to 74, Longfellow Road	Detailed Planning Permission 2010/04914/PA Extant	0.6	46	0	0
S341	Former car park site, Hudsons Drive	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.16	0	6	0
S344	1650 Pershore Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.51	0	45	0
S349	1403 to 1407 Pershore Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.05	0	2	0
S506	Rear of 3 to 11 Ivy Road	Under Construction 2011/06240/PA	0.02	1	0	0
S507	49 Hazelwell Street	Detailed Planning Permission 2010/03482/PA	0.04	0	3	0
S527	Land at Hazlewell Lane and Pershore Road	Outline Planning Permission 2010/05404/PA	4.11	-10	0	0
S588	BVT Estate Office, Oak Tree Lane, Bournville	Other Opportunity not in BDP Growth Area Promoted by Developer/Owner	0.35	0	10	0
S641	adj 49 Ivy Road	Detailed Planning Permission 2012/04820/PA	0.02	1	0	0
S694	Franklin House, Bournville Lane, Birmingham, B30 2HP	Permitted Development (B1a to C3) Permission no longer required: May 2014	0.63	96	0	0
S695	68 Warren Road, Stirchley, Birmingham, B30 2NY	Detailed Planning Permission 2014/00330/PA	0.02	1	0	0

Brandwood

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S38	Allenscroft Road	Other Opportunity not in BDP Growth Area	0.07	0	1	0
S45	Broadmeadow Close A	Detailed Planning Permission 2013/06987/PA	0.14	7	0	0
S52	Dawberry Road next to 72	Other Opportunity not in BDP Growth Area	0.07	0	2	0
S65	Newick Grove (adj 14)	Other Opportunity not in BDP Growth Area	0.09	0	2	0
S75	8-10 Sheffield Road	Detailed Planning Permission 2013/08236/PA	0.22	15	0	0
S126	Land adjacent to 177 Dawberry Fields Road	Under Construction 2012/08295/PA	0.24	7	0	0
S127	Land adjacent to 41-43 Millbrook Road	Other Opportunity not in BDP Growth Area	0.07	0	3	0
S128	Druids Lane site, Druids Heath	Other Opportunity not in BDP Growth Area	84.41	0	250	0
S356	Between 17 and 39 and rear of Kings Road	Allocated in Adopted Plan UDP 2005 (H57)	0.86	0	0	34
S358	Dawberry Allotments (part of), Off Harton Way	Outline Planning Permission 2013/04725/PA	1.77	48	0	0
S372	194 to 196 Sunderton Road	Detailed Planning Permission 2012/00744/PA Extant	0.14	3	0	0
S376	108 Livingstone Road	Outline Planning Permission 2011/05350/PA Extant	0.08	0	1	0
S531	Shalnecote Grove	Other Opportunity not in BDP Growth Area Identified by City Council	0.06	0	0	2
S542	MillPool Hill Marina	Other Opportunity not in BDP Growth Area	0.88	0	40	0
S643	70 Colmore Road	Detailed Planning Permission 2012/03394/PA	0.06	3	0	0

Brandwood

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S644	Adjacent 25 Westminster Drive	Under Construction 2013/01819/PA	0.14	3	0	0
S645	adjacent 299A Alcester Road South	Outline Planning Permission 2012/06586/PA	0.06	5	0	0
S646	Land adjacent 25 Beechwood Road	Detailed Planning Permission 2012/04185/PA	0.07	1	0	0
S654	Rear of 249 to 251 Alcester Road South	Detailed Planning Permission 2012/02223/PA	0.08	3	0	0
S673	208 Monyhull Hall Road	Outline Planning Permission 2012/07072/PA	0.24	0	6	0
S693	2 All Saints Road, Kings Heath	Permitted Development (B1a to C3) Permission no longer required: May 2014	0.04	3	0	0
S699	264 Alcester Road South, Brandwood	Permitted Development (B1a to C3) Permission no longer required: May 2014	0.02	1	0	0
S712	BELLS LANE, TRAVELLERS CHECK, DRUIDS HEATH, BIRMINGHAM	Detailed Planning Permission 2013/05344/PA	0.16	4	0	0
S713	Land adjacent to 37 Towpath Way, Kings Heath, Birmingham, B14 6QB	Detailed Planning Permission 2013/06348/PA	0.08	10	0	0
S729	The Mountaineer PH, Ashburton Road, Kings Heath, Birmingham, B14 6JA	Detailed Planning Permission 2014/00026/PA	0.18	14	0	0

Edgbaston

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S3	The Princess Royal Centre	Detailed Planning Permission 2010/04807/PA	0.97	82	0	0
S23	186, Harborne Road	Other Opportunity not in BDP Growth Area	0.18	0	4	0
S24	184, Harborne Road	Other Opportunity not in BDP Growth Area	0.17	0	5	0
S56	Foster Way site A	Other Opportunity not in BDP Growth Area	0.11	0	0	3
S134	16 Frederick Road	Other Opportunity not in BDP Growth Area	0.32	0	0	16
S137	29 Harrisons Road	Other Opportunity not in BDP Growth Area	0.24	0	0	10
S142	Land adjacent to 16 Straut Close	Other Opportunity not in BDP Growth Area	0.06	0	1	0
S316	128 Portland Road	Other Opportunity not in BDP Growth Area Expired Planning Permission (2008/04068/PA)	0.14	0	6	0
S318	323 to 327, Hagley Road	Detailed Planning Permission 2010/04016/PA	0.13	17	0	0
S319	Part 125 Portland Road	Under Construction	0.07	1	0	0
S332	Land Adjacent 14 Pritchatts Road	Detailed Planning Permission 2013/00061/PA	0.1	1	0	0
S335	35a Portland Road	Under Construction 2012/07638/PA	0.2	2	0	0
S336	Land Corner of Harold Road and Waterworks Road	Under Construction 2009/01375/PA	0.1	10	0	0
S352	Site of 248 to 250 Bristol Road	Detailed Planning Permission 2012/01169/PA	0.47	4	0	0
S400	197 to 199 Hagley Road	Detailed Planning Permission 2013/09404/PA PD Permission	0.11	8	0	0

Edgbaston

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S420	21 Clarendon Road	Under Construction 2012/03390/PA	0.13	1	0	0
S423	24 Somerset Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.55	0	1	0
S448	9 to 11 St Augustines Road	Under Construction	0.16	6	0	0
S482	281 Hagley Road	Other Opportunity not in BDP Growth Area	0.24	0	0	10
S484	29, Rotton Park Road	Other Opportunity not in BDP Growth Area	0.1	0	0	6
S486	395, Gillott Road	Other Opportunity not in BDP Growth Area	0.1	0	0	2
S487	STW Works	Allocated in Draft Plan Birmingham Development Plan	2.99	0	90	0
S553	Land adjacent 26A Elvetham Road	Detailed Planning Permission 2011/07607/PA	0.09	1	0	0
S577	269 Hagley Road	Under Construction 2011/08743/PA	0.1	9	0	0
S595	Westbourne Road	Detailed Planning Permission 2011/00725/PA	1.47	0	53	0
S603	229 Hagley Road	Detailed Planning Permission 2012/02111/PA	0.13	4	0	0
S618	98 Bristol Road	Detailed Planning Permission 2012/06425/PA	0.14	-2	0	0
S636	30 Westfield Road	Under Construction 2012/04777/PA	0.52	1	0	0
S666	Edgbaston Cricket Club Phase 1	Under Construction	1.5	55	0	0
S674	Edgbaston Cricket Club Phase 2	Detailed Planning Permission 2011/05161/PA	0.72	121	0	0

Edgbaston

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S683	470 Gillott Road, Edgbaston, Birmingham, B16 6LH	Detailed Planning Permission 2013/03337/PA	0.04	-1	0	0
S687	Asquith House Hotel, 19 Portland Road, Edgbaston, Birmingham, B16 9HN	Under Construction 2013/07443/PA	0.14	9	0	0
S690	Montague Mews, 5 Montague Road, Edgbaston, Birmingham, B16 9HR	Detailed Planning Permission 2013/08668/PA	0.03	2	0	0
S691	24 Carlyle Road, Edgbaston	Detailed Planning Permission 2013/09133/PA	0.03	4	0	0
S698	25 Spring Road, Edgbaston	Detailed Planning Permission 2014/01051/PA	0.06	1	0	0
S708	125 Portland Road, Edgbaston	Detailed Planning Permission 2013/04016/PA	0.04	2	0	0
S711	30A Noel Road, Edgbaston, Birmingham, B16 9PS	Under Construction 2013/03169/PA	0.02	1	0	0
S725	Former West Midlands Ambulance Station, Bristol Road	Detailed Planning Permission 2013/07698/PA	0.44	259	0	0
S726	14 Clarendon Road	Under Construction	0.06	-3	0	0
S727	4 Farquhar Road	Under Construction	0.29	-3	0	0
S736	34 Richmond Hill Road, Edgbaston, Birmingham, B15 3SB,	Under Construction 2013/04372/PA	0.3	7	0	0

Erdington

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E176	Site between 133 & 131a Short Heath Road	Other Opportunity not in BDP Growth Area	0.06	0	0	2
E211	Lyndhurst Estate Phases 2 & 3	Outline Planning Permission Multiple PAs	7.97	179	0	0
E212	Topcroft Road (rear 8)	Other Opportunity not in BDP Growth Area	0.07	0	2	0
E213	Former Court Lane Allotments Baldmoor Lake Road	Outline Planning Permission 2010/06527/PA	3.77	124	0	0
E296	Rear of 296 to 306 Gravelly Lane	Detailed Planning Permission 2013/08000/PA Extant	0.18	7	0	0
E298	99 to 103 Station Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.05	0	8	0
E301	124 Wood End Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.03	0	2	0
E306	Above 247 High Street	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.01	0	2	0
E332	Lane at Spring Lane	Allocated in Adopted Plan UDP 2005 (HR44A)	1.35	40	0	0
E341	779 to 787 Chester Road	Detailed Planning Permission 2012/01580/PA	0.26	48	0	0
E343	Adjacent 4 Orphanage Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.11	0	8	0
E379	Nocks Brickworks, Holly Lane	Outline Planning Permission 2013/02792/PA Extant	6.34	0	250	0
E381	4 to 8 Bowcroft Grove	Under Construction 2012/05750/PA	0.2	10	0	0
E383	Land between Yenton Grove and Bowcroft Grove	Under Construction 2012/05750/PA	0.31	24	0	0
E384	Land between Bowcroft Grove and Chase Grove	Under Construction 2012/05750/PA	0.45	16	0	0

Erdington

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E385	Adjacent 9 Chase Grove	Detailed Planning Permission 2012/05750/PA	0.1	1	0	0
E386	Site of 2 to 16 Hervey Grove	Under Construction 2012/05750/PA	0.54	23	0	0
E387	19 to 23 Hervey Grove	Under Construction 2012/05750/PA	0.24	7	0	0
E515	Camberley Grove, Short Heath	Other Opportunity not in BDP Growth Area	0.26	0	7	0
E523	893 to 895 Chester Road	Detailed Planning Permission 2012/02832/PA	0.13	2	0	0
E524	105a Church Road	Detailed Planning Permission 2012/04230/PA	0.03	1	0	0
E538	2a Harrison Road	Detailed Planning Permission 2012/06439/PA	0.1	5	0	0
E541	72 and 74 Grange Road	Under Construction 2012/07945/PA	0.15	-2	0	0
E553	5 Machin Road and 83 Summer Road	Outline Planning Permission 2012/06007/PA	0.07	0	11	0
E557	1 to 41 Sutton Road	Outline Planning Permission 2011/08251/PA	0.24	15	0	0
E586	Unit 1 Stuart Court Gravelly Lane	Detailed Planning Permission 2013/02334/PA	0.02	6	0	0
E587	Six Ways House, 15 Sutton New Road	Permitted Development (B1a to C3) Permission no longer required: May 2013	0.08	9	0	0
E588	239 High Street	Permitted Development (B1a to C3) Permission no longer required: May 2013	0.01	3	0	0
E589	65 Gravelly Lane	Detailed Planning Permission 2012/02975/PA	0.01	0	2	0
E597	Land adjacent The Leopard Public House	Detailed Planning Permission 2011/01787/PA	0.04	5	0	0

Erdington

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E605	Rear of 547 Holly Lane	Under Construction 2010/02753/PA	0.03	1	0	0
E606	156 Springthorpe Road	Detailed Planning Permission 2010/05831/PA	0.01	1	0	0
E608	26 Broadfields Road	Detailed Planning Permission 2011/03615/PA	0.02	1	0	0
E613	1st & 2nd Floors, 46C High Street, Erdington	Detailed Planning Permission 2013/05591/PA	0.01	2	0	0
E620	4 Plants Grove, Erdington, Birmingham, B24 0HP	Under Construction 2013/02935/PA	0.01	1	0	0
E635	30 Machin Road, Erdington, Birmingham, B23 6DR	Detailed Planning Permission 2013/09473/PA	0.03	1	0	0
E651	Land adjoining 7 Osborne Road South, Erdington, Birmingham, B23 6TT	Detailed Planning Permission 2013/06552/PA	0.02	1	0	0
E653	27 - 31 Jerrys Lane, Erdington	Detailed Planning Permission 2013/04580/PA	0.12	4	0	0
E662	Lyndhurst Estate Phase 1b	Under Construction 2013/02105/PA	3.53	117	0	0
E663	Lyndhurst Estate	Under Construction	0.64	13	0	0
E665	109 Sutton Road	Under Construction	0.07	-1	0	0
E675	Rookery House, Erdington	Other Opportunity not in BDP Growth Area	0.19	15	0	0

Hall Green

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S29	Adjacent 163, Cole Valley Road	Under Construction	0.13	3	0	0
S51	Chilcote Close	Other Opportunity not in BDP Growth Area	0.06	0	2	0
S153	188 Robin Hood Lane	Other Opportunity not in BDP Growth Area	0.22	0	9	0
S154	Land To the rear of 5-29 Doveridge Road	Other Opportunity not in BDP Growth Area	0.32	0	13	0
S156	1320 Stratford Road	Other Opportunity not in BDP Growth Area	0.85	0	34	0
S158	293-313 Shaftmoor Lane	Other Opportunity not in BDP Growth Area	0.42	0	5	0
S159	205-207 Lakey Lane	Other Opportunity not in BDP Growth Area	0.12	0	5	0
S160	Land to the rear of 15-87 Cateswell Road	Other Opportunity not in BDP Growth Area	2.5	0	82	0
S161	23-31 Baldwins Lane	Other Opportunity not in BDP Growth Area	0.48	0	15	0
S215	Welby Road Hall Green	Under Construction 2011/08739/PA	0.93	43	0	0
S411	275 Highfield Road	Detailed Planning Permission 2013/06461/PA Extant	0.11	1	0	0
S416	22 Burnaston Road	Other Opportunity not in BDP Growth Area Expired Planning Permission: 2011	0.19	0	2	0
S418	146 to 156 Sarehole Road	Other Opportunity in BDP Growth Area Expired Planning Permission	0.47	0	16	0
S493	2 Cole Valley Road	Under Construction 2013/04966/PA	0.14	10	0	0
S619	York House, 973 Stratford Road	Detailed Planning Permission 2012/07564/PA	0.07	8	0	0

Hall Green

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S653	Rear of 19 Tixall Road	Detailed Planning Permission	0.03	1	0	0
		2012/01924/PA				
S668	265 Baldwins Lane	Detailed Planning Permission	0.03	1	0	0
		2012/00510/PA				
S670	42 Delamare Road	Detailed Planning Permission	0.06	1	0	0
		2011/01485/PA				
S671	Land fronting Palmcourt Avenue	Detailed Planning Permission	0.03	1	0	0
		2012/01830/PA				
S679	1273 Stratford Road, Hall Green Junior School	Under Construction	0.02	-1	0	0
		2013/01838/PA				
S685	638 Fox Hollies Road, Hall Green, Birmingham, B28 9DN	Detailed Planning Permission	0.05	1	0	0
		2013/05677/PA				
S719	32 Nairn Close, Hall Green, Birmingham, B28 0NX	Detailed Planning Permission	0.03	1	0	0
		2013/09239/PA				
S720	104 Southam Road, Rear of, Hall Green	Detailed Planning Permission	0.02	1	0	0
		2013/07635/PA				
S721	Land Adjacent to 28 Cateswell Road, Hall Green, Birmingham, B28 8NE	Detailed Planning Permission	0.02	1	0	0
		2013/03325/PA				
S730	169 Cole Valley Road	Detailed Planning Permission	0.06	1	0	0
		2014/00430/PA				

Handsworth Wood

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N7	Friary Gardens	Other Opportunity not in BDP Growth Area	0.29	0	0	6
N8	Park Hill/Hamstead Hill	Other Opportunity not in BDP Growth Area	0.77	0	10	0
N178	Site adjacent 15 Hamstead Hall Road	Other Opportunity not in BDP Growth Area	0.14	0	0	6
N179	14 Handsworth Wood Road	Other Opportunity in BDP Growth Area	0.21	0	3	0
N180	15 Stockwell Road	Other Opportunity not in BDP Growth Area	0.35	0	0	14
N181	26 Coopers Road	Other Opportunity not in BDP Growth Area	0.07	0	1	0
N182	Site rear of and including 1Clent Road	Other Opportunity not in BDP Growth Area	0.61	0	19	0
N184	Site between 6 & 16 Butler's Road	Detailed Planning Permission 2013/07379/PA	0.19	0	0	2
N185	Site adjacent 6 Devonshire Road	Other Opportunity not in BDP Growth Area	0.09	0	0	1
N286	Land adjacent Upland Public House, Oxhill Road	Other Opportunity not in BDP Growth Area Expired Planning Permission: 2011	0.35	0	19	0
N288	Site of Upland Public House, Oxhill Road	Other Opportunity not in BDP Growth Area Expired Planning Permission: 2011	0.36	0	13	0
N299	Land Adjacent 2 to 4 Trafalgar Road	Detailed Planning Permission 2013/09108/PA	0.1	4	0	0
N302	Adjacent 21 Church Lane	Detailed Planning Permission 2011/04943/PA Extant	0.02	1	0	0
N309	Browns Green	Detailed Planning Permission 2010/00524/PA	4.29	155	0	0
N324	Rear of 82 Handsworth Wood Road	Detailed Planning Permission 2013/06556/PA	0.05	2	0	0

Handsworth Wood

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N397	33 Wellington Road	Under Construction 2007/07621/PA	0.14	5	0	0
N436	29 Somerset Road	Under Construction 2008/04345/PA	0.14	2	0	0
N511	56-86 Holyhead Road	Allocated in Draft Plan A41 Framework	1.8	0	0	30
N547	Adjacent 40 Cranbrook Road	Detailed Planning Permission 2011/06768/PA	0.02	1	0	0
N553	86 to 88 Stockwell Road	Detailed Planning Permission 2011/01090/PA	0.07	4	0	0
N554	Land Adjacent 2 Millfield Road	Detailed Planning Permission 2011/04379/PA	0.02	1	0	0
N555	Rear of 32 Hamstead Hall Avenue	Detailed Planning Permission 2011/04379/PA	0.01	1	0	0
N572	116 Church Lane	Detailed Planning Permission 2011/04373/PA	0.04	-1	0	0
N589	92 Handsworth Wood Road	Under Construction 2012/00627/PA	0.2	-1	0	0
N607	The Grove Public House, Grove Lane	Detailed Planning Permission 2012/01388/PA	0.01	1	0	0
N648	Posey Close	Other Opportunity not in BDP Growth Area	0.16	0	0	6
N673	3-5 Oakland Road, Handsworth	Detailed Planning Permission 2013/07622/PA	0.09	10	0	0
N679	288 Rookery Road, Handsworth	Detailed Planning Permission 2014/0411/PA	0.03	-3	0	0
N685	Land adjacent to 17 Friary Road, Handsworth, Birmingham, B20 1BD	Detailed Planning Permission 2013/01209/PA	0.02	1	0	0
N686	R/O 15 High Trees, Handsworth, Birmingham, B20 1HS	Detailed Planning Permission 2013/02116/PA	0.03	1	0	0

Handsworth Wood

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N716	215-219 Rookery Road, Handsworth	Detailed Planning Permission 2014/02346/PA	0.02	3	0	0

Harborne

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S13	The Oaklands, Weather Oaks	Other Opportunity not in BDP Growth Area	0.38	20	0	0
S69	Sedgehill Avenue (rear 25)	Other Opportunity not in BDP Growth Area	0.11	0	3	0
S143	Land adjacent to 12 Northfield Road	Under Construction 2013/01043/PA	0.23	6	0	0
S146	3 Serpentine Road	Other Opportunity not in BDP Growth Area	0.13	0	0	5
S148	Land to the rear of The Green Man PH, Metchley Lane	Other Opportunity not in BDP Growth Area	0.16	0	8	0
S149	Land adjacent to 25 Woodbourne Road	Other Opportunity not in BDP Growth Area	0.18	0	0	2
S151	Land adjacent to 270 Hagley Road	Other Opportunity not in BDP Growth Area	0.3	0	17	0
S152	Land adjacent to 296 Hagley Road	Other Opportunity not in BDP Growth Area	0.18	0	10	0
S216	61, High Street (Over)	Other Opportunity not in BDP Growth Area	0.06	0	0	3
S285	Land bounded by Hight Street and Harborne Park Road and Albert Road and Albert Walk	Other Opportunity not in BDP Growth Area Expired Planning Permission: 2011	0.11	0	17	0
S289	431 to 435, Hagley Road	Detailed Planning Permission 2010/06505/PA Extant	0.49	30	0	0
S308	Land adjacent 1, St Johns Road	Detailed Planning Permission 2013/06331/PA Extant	0.2	12	0	0
S310	Site of 8 to 22, Harborne Park Road	Detailed Planning Permission 2010/00651/PA Extant	0.08	0	6	0
S315	Portland Centre, Portland Road	Under Construction 2013/02668/PA	3.4	88	0	0
S317	278 Hagley Road	Other Opportunity not in BDP Growth Area Expired Planning Permission: 2011	0.11	0	22	0

Harborne

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S431	91 Tennial Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.06	0	3	0
S485	Rear of 2 to 26, Basrnsley Road	Other Opportunity not in BDP Growth Area	0.27	0	8	0
S514	4 Albany Road	Other Opportunity not in BDP Growth Area Expired Planning Permission: 2014	0.07	0	6	0
S548	Land rear of 78 to 80 Greenfield Road	Detailed Planning Permission 2013/07280	0.05	1	0	0
S584	42 Sandon Road	Detailed Planning Permission 2012/00622/PA	0.05	2	0	0
S590	Woodleigh Avenue, Harborne	Detailed Planning Permission 2013/03141/PA	0.36	14	0	0
S601	Scarlet Pimpernel Public House, Tennial Road	Under Construction 2012/01478/PA	0.12	6	0	0
S616	17 Bull Street	Detailed Planning Permission 2012/06909/PA	0.03	1	0	0
S635	106 High Street, Harborne	Under Construction	0.22	14	0	0
S657	Land rear of 31 Milford Copse	Detailed Planning Permission 2010/06918/PA	0.46	4	0	0
S664	65 - 67 Cadnum Close	Under Construction 2012/02681/PA	0.45	19	0	0
S678	Church House, 173-175 Harborne Park Road	Detailed Planning Permission 2013/06658/PA	0.27	10	0	0
S696	329 Lordswood Road, Harborne, Birmingham, B17 8PR	Detailed Planning Permission 2014/00481/PA	0.17	1	0	0
S722	78 Greenfield Road, Harborne, Birmingham, B17 0EE	Detailed Planning Permission 2013/08466/PA	0.04	-4	0	0

Hodge Hill

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E26	20 Firs Farm Drive	Allocated in Adopted Plan UDP 2005 (HR11)	0.14	0	3	0
E38	Adjacent 95 Old Bromford Lane	Other Opportunity not in BDP Growth Area	0.11	0	3	0
E95	Junction of Bromford Dr & Reynoldstown Road	Other Opportunity not in BDP Growth Area	0.06	0	0	2
E97	Rear of 12 - 14 Pan Croft	Other Opportunity not in BDP Growth Area	0.13	0	3	0
E98	Garages adj Thistle House	Other Opportunity not in BDP Growth Area	0.06	0	2	0
E99	Garages adj 17 Blossom Grove	Other Opportunity not in BDP Growth Area	0.06	0	0	3
E100	61 - 67 Austy Close	Other Opportunity not in BDP Growth Area	0.14	0	2	0
E101	Adjacent The Comet Public House, Collingbourne Avenue	Other Opportunity not in BDP Growth Area	0.12	0	5	0
E103	Adjacent 138 Shawdales Road	Allocated in Adopted Plan UDP 2005 (HR11)	0.13	0	0	5
E105	16 Coleshill Road	Other Opportunity not in BDP Growth Area	0.37	0	0	15
E106	Between 17 Hyperion Road & 7 Papyrus Way	Other Opportunity not in BDP Growth Area	0.14	0	8	0
E107	Adjacent 17 Papyrus Way	Other Opportunity not in BDP Growth Area	0.07	0	6	0
E108	Junction of Tipperary Close & Trigo Croft	Other Opportunity not in BDP Growth Area	0.07	0	5	0
E109	Adjacent 7 - 17 Hyperion Road	Other Opportunity not in BDP Growth Area	0.07	0	4	0
E110	Land adjacent 25 Trigo Croft	Other Opportunity not in BDP Growth Area	0.06	0	4	0

Hodge Hill

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E111	Rear of 19 - 25 Trigo Croft	Other Opportunity not in BDP Growth Area	0.06	0	4	0
E258	796 Washwood Heath Road	Permitted Development (B1a to C3) 2014/03611/PA	0.1	1	0	0
E328	Rear of Bromford Inn Public House, Bromford Lane	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.46	0	18	0
E351	140 Coleshill Road	Under Construction 2012/08389/PA	0.05	1	0	0
E375	Adjacent 1 Wincanton Croft	Under Construction	0.02	2	0	0
E376	117 Brockhurst Road	Under Construction	0.05	1	0	0
E461	Land fronting Wallbank Court and Church Walk	Under Construction 2013/03029/PA	0.12	6	0	0
E485	Berrandale Road	Allocated in Adopted Plan UDP 2005 (HR11)	1.17	0	60	0
E486	Old Moat Way	Under Construction 2011/06154/PA	0.5	1	0	0
E487	Hyperion Road	Other Opportunity not in BDP Growth Area Identified by City Council	0.32	0	19	0
E488	Tipperary Close/Chipperfield Road	Other Opportunity not in BDP Growth Area Identified by City Council	0.81	25	25	0
E489	Chipperfield Road	Other Opportunity not in BDP Growth Area Identified by City Council	0.86	25	25	0
E492	The Barley Mow, St Margarets Road, Washwood Heath	Detailed Planning Permission 2013/06583/PA	0.46	0	23	0
E564	St Phillips & St James Church Centre Hodge Hill Road	Under Construction 2012/02850/PA	0.39	7	0	0
E570	Adjacent 1 Vallian Croft	Detailed Planning Permission 2012/07374/PA	0.01	1	0	0

Hodge Hill

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E584	Holbrook Tower, Bromford Drive	Other Opportunity not in BDP Growth Area	0.68	0	-89	0
E600	William Cook Road	Under Construction 2011/06218/PA	0.04	1	0	0
E604	Fairholm Road	Detailed Planning Permission 2011/05335/PA	0.45	42	0	0
E619	49 Radstock Avenue, Hodge Hill, Birmingham, B36 8HD	Under Construction 2013/00803/PA	0.05	-1	0	0
E623	268 Washwood Heath Road	Detailed Planning Permission 2013/04674/PA	0.05	-1	0	0

Kings Norton

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S17	Rear of 251 to 277, Alvechurch Road	Detailed Planning Permission 2011/02095/PA	0.39	12	0	0
S40	Baldwin Road	Other Opportunity not in BDP Growth Area	0.3	0	12	0
S62	Masshouse Lane	Other Opportunity not in BDP Growth Area	0.09	0	1	0
S162	Kings Norton Estate Primrose Estate	Detailed Planning Permission Multiple PAs	12.74	53	0	0
S165	Kings Norton Estate Pool Farm	Under Construction	34.9	90	0	0
S172	Land adjacent to 39 Camp Lane	Other Opportunity not in BDP Growth Area	0.27	0	5	0
S173	108 Wharf Road	Other Opportunity not in BDP Growth Area	0.25	10	0	0
S534	Stockmans Close	Under Construction 2012/04549/PA	1	44	0	0
S540	Lakeside Centre, Lifford Lane, Kings Norton	Other Opportunity not in BDP Growth Area Promoted by Developer/Owner	4.8	0	50	0
S569	122 Parsons Hill	Detailed Planning Permission 2011/07226/PA	0.02	1	0	0
S591	Grange Farm Drive/Rednal Road Garages	Detailed Planning Permission 2012/03507/PA	0.08	2	0	0
S607	20 The Green	Detailed Planning Permission 2012/05130/PA	0.05	1	0	0
S632	Between 73 and 77 Grange Farm Road	Detailed Planning Permission 2012/03506/PA	0.05	1	0	0
S633	456 Redhill Road	Under Construction 2012/05837/PA	0.31	5	0	0
S637	33 Grange Hill Road	Detailed Planning Permission 2012/01175/PA	0.22	1	0	0

Kings Norton

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S638	Rear 84 Beaks Hill Road	Under Construction 2013/04530/PA	0.05	1	0	0
S659	238 Pershore Road South	Detailed Planning Permission 2010/04776/PA	0.04	2	0	0
S676	280 Pershore Road South	Under Construction	0.03	10	0	0
S681	63 Pershore Road South, Kings Norton, Birmingham, B30 3EL	Under Construction 2013/02892/PA	0.01	-1	0	0
S689	42 Bells Lane, Kings Norton, Birmingham, B14 5QN	Detailed Planning Permission 2013/08922/PA	0.07	2	0	0
S707	Site adjacent 2 The Crest, West Heath, Birmingham, B31 3PY	Detailed Planning Permission 2013/01599/PA	0.03	1	0	0
S709	Land to the rear of 85 Pershore Road South, Sedge Avenue, Kings Norton, Birmingham, B38 8SJ	Detailed Planning Permission 2013/06730/PA	0.04	1	0	0
S734	Land to rear of 122 Green Acres Road, Kings Norton, Birmingham, B38 8NL	Outline Planning Permission 2014/03031/PA	0.28	0	6	0

Kingstanding

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N15	Kingstanding Road/Rushden Croft	Other Opportunity not in BDP Growth Area	0.52	0	10	0
N137	Site to rear of 146-156 Rough Road	Other Opportunity not in BDP Growth Area	0.07	0	0	3
N138	72 Warren Farm Road	Other Opportunity not in BDP Growth Area	0.26	0	10	0
N140	Site including 3 - 7 & 15, 17 Perry Common Road & 2 - 6 Turfpit Lane	Other Opportunity not in BDP Growth Area	0.38	0	7	0
N141	35 Hawthorn Road	Other Opportunity not in BDP Growth Area	0.13	0	1	0
N375	Parkhouse Drive and Faulkners Farm Drive	Detailed Planning Permission 2012/07432/PA	0.21	9	0	0
N376	3 to 5 Danesbury Crescent	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.07	0	5	0
N385	Dovedale Road, Perry Common	Under Construction	1.35	59	0	0
N386	Adjacent Perry Common School, fronting Enderbury Road	Allocated in Adopted Plan UDP 2005 (HR1)	0.2	0	8	0
N497	Osier Grove	Detailed Planning Permission 2012/07432/PA	0.37	14	0	0
N499	Lakes Road/Daisy Drive	Detailed Planning Permission 2012/07432/PA	0.23	10	0	0
N500	Lakes Road	Detailed Planning Permission 2012/07432/PA	0.28	20	0	0
N501	Parkhouse Drive/Suffield Grove	Detailed Planning Permission 2012/07432/PA	0.3	14	0	0
N502	Parkhouse Drive/Faulkners Farm Drive	Detailed Planning Permission 2012/07432/PA	0.06	2	0	0
N520	Faulkners Farm Drive/Osier Grove	Detailed Planning Permission 2012/07432/PA	0.34	6	0	0

Kingstanding

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N631	574 College Road	Detailed Planning Permission	0.39	27	0	0
		2012/00136/PA				
N694	783 Kingstanding Road, Kingstanding, Birmingham, B44 9RJ	Detailed Planning Permission	0.04	3	0	0
		2013/02604/PA				
N695	land adjacent 114 Turfpits Lane, Erdington, Birmingham, B23 5DP	Under Construction	0.05	2	0	0
		2013/02569/PA				
N726	Dovedale Road West Phase 2, Perry Common	Allocated in Adopted Plan	4.32	166	0	0
		BMHT				

Ladywood

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC1	Ledsam Street	Allocated in Draft Plan	3.38	0	0	152
		Birmingham Development Plan				
CC2	83 to 97 Camden Street	Allocated in Adopted Plan	0.39	0	0	20
		UDP 2005 (M30). Jewellery Quarter Framework SPG Expired Planning Permission				
CC13	41 Cuild Close	Other Opportunity in BDP Growth Area	0.14	0	0	5
CC42	Adj 240 Holiday St	Other Opportunity in BDP Growth Area	0.19	0	0	13
CC43	82 Granville St	Other Opportunity in BDP Growth Area	0.16	0	0	11
CC44	Gas St / Berkely St	Other Opportunity in BDP Growth Area	0.15	0	0	11
CC45	White Swan Public House Grosvenor St West	Under Construction 2013/03227/PA	0.15	3	0	0
CC54	Land off Warstone Parade & Pemberton St	Allocated in Adopted Plan UDP 2005 (M30). Jewellery Quarter Framework SPG	0.27	0	0	19
CC57	109 - 119 Carver St	Allocated in Adopted Plan UDP 2005 (M30). Jewellery Quarter Framework SPG	0.18	0	0	13
CC60	Summer Hill Road / Powell St	Allocated in Adopted Plan UDP 2005 (M30). Jewellery Quarter Framework SPG	0.38	0	0	27
CC61	Junction of Powell St / Summer Hill Terrace	Allocated in Adopted Plan UDP 2005 (M30). Jewellery Quarter Framework SPG	0.23	0	0	16
CC63	between Camden St / Albion St / Camden Dr	Allocated in Adopted Plan UDP 2005 (M30). Jewellery Quarter Framework SPG	0.71	0	0	50
CC65	Legge La / Camden Dr /Slone St	Detailed Planning Permission 2012/00952/PA	1.06	18	0	0
CC71	86 - 86C Old Snow Hill	Detailed Planning Permission 2012/05339/PA	0.09	1	0	0
CC72	Warehouse, Corner Lionel St / Ludgate Hill	Allocated in Adopted Plan UDP 2005 (M30). Jewellery Quarter Framework SPG	0.09	0	0	6

Ladywood

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC73	Mary Ann Street between Consitution Hill & Railway	Allocated in Adopted Plan	0.2	0	0	14
		UDP 2005 (M30) Jewellery Quarter Framework SPG				
CC74	The Square, Ryland St	Other Opportunity in BDP Growth Area	0.73	0	0	51
CC76	Land between Old Show Hill / Lionel St / Railway	Allocated in Adopted Plan	0.38	0	0	27
		UDP 2005 (M30). Jewellery Quarter Framework SPG				
CC77	Between 62 & 90 Constitution Hill	Detailed Planning Permission	0.23	109	0	0
		2013/00361/PA Extant				
CC119	35 to 38 Summer Hill Road	Allocated in Adopted Plan	0.06	0	0	4
		UDP 2005 (M30). Jewellery Quarter Framework SPG. Expired Planning Permission				
CC126	5 Powell Street	Allocated in Adopted Plan	0.08	0	0	6
		UDP 2005 (M30). Jewellery Quarter Framework SPG				
CC128	30 to 33 Sherborne Street	Other Opportunity in BDP Growth Area - Strategic Location	0.12	0	7	0
		Expired Planning Permission: 2014				
CC129	Old Union Mill, Grosvenor Street West	Other Opportunity in BDP Growth Area	0.15	0	11	0
		Expired Planning Permission (2011)				
CC130	Former Council Depot, Sherborne Street	Outline Planning Permission	0.49	0	35	0
		2012/04442/PA				
CC132	Land corner of Carver Street and Warstone Lane	Under Construction	0.7	98	0	0
CC133	41and 42 Tenby Street North	Allocated in Adopted Plan	0.1	0	24	0
		UDP 2005 (M30). Jewellery Quarter Framework SPG. Expired Planning Permission.				
CC134	The Birmingham Mint, Icknield Street	Under Construction	1.18	106	0	0
CC135	Land bounded by Pope Street, Moreton Street and Carver Street	Allocated in Adopted Plan	0.39	0	0	14
		UDP 2005 (M30). Jewellery Quarter Framework SPG. Expired Planning Permission				
CC136	47 to 50 Tenby Street North	Under Construction	0.11	14	0	0
		2012/06886/PA				
CC137	92 to 95 Carver Street	Detailed Planning Permission	0.09	0	24	0
		2010/07162/PA				

Ladywood

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC139	Land fronting Carver Street and Pope Street	Allocated in Adopted Plan	0.31	0	0	138
		UDP 2005 (M30). Jewellery Quarter Framework SPG Expired Planning Permission				
CC140	Land fronting Carver Street and Pope Street	Allocated in Adopted Plan	0.22	0	0	103
		UDP 2005 (M30). Jewellery Quarter Framework SPG. Expired Planning Permission				
CC142	Former Sandpits Industrial Estate, Summer Hill Street	Detailed Planning Permission	0.44	0	133	0
		2013/07932				
CC143	121 to 137 Camden Street	Allocated in Adopted Plan	0.18	0	43	0
		UDP 2005 (M30). Jewellery Quarter Framework SPG. Expired Planning Permission.				
CC145	37 to 55 Camden Street	Detailed Planning Permission	0.16	36	0	0
		2011/03272/PA				
CC149	Land bounded by Lee Bank Middleway and Bell Barn Road and Spring Street	Detailed Planning Permission	0.26	31	0	0
		2014/01127/PA				
CC150	Land bounded by Lee Bank Middleway and Spring Street and Bristol Street	Outline Planning Permission	1.47	347	0	0
		2010/07236/PA Extant				
CC153	Land corner of Holliday Street and Bridge Street	Outline Planning Permission	0.52	0	0	97
		2010/06462/PA				
CC155	212 to 223, Broad Street	Other Opportunity in BDP Growth Area	0.31	0	0	31
		Outstanding Detailed Permission will not be implemented.				
CC157	Land corner of Granville Street and Holliday Street	Under Construction	0.24	0	80	0
CC158	Land corner of Ridley Street and Washington Street	Detailed Planning Permission	0.12	50	0	0
		2013/02045/PA Extant				
CC159	Land fronting and adjacent 20 Exeter Street	Allocated in Adopted Plan	0.26	0	18	0
		UDP 2005 (HR23). Expired Planning Permission				
CC161	Land corner of Exeter Passage and Windmill Street	Allocated in Adopted Plan	0.16	0	66	0
		UDP 2005 (HR23). Expired Planning Permission				
CC162	Land between Florence Street and Ernest Street	Allocated in Adopted Plan	0.25	0	72	0
		UDP 2005 (HR23) Expired Planning Permission				
CC163	Land fronting Florence Street and Ernest Street	Allocated in Adopted Plan	0.15	0	61	0
		UDP 2005 (HR23) Expired Planning Permission				

Ladywood

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC165	79 to 83 Holloway Head	Outline Planning Permission 2011/03502/PA Extant	0.1	0	66	0
CC166	66 to 68 Severn Street	Detailed Planning Permission 2011/07291/PA	0.04	6	0	0
CC167	43 to 49 Northwood Street	Allocated in Adopted Plan UDP 2005 (M30). Jewellery Quarter Framework SPG. Expired Planning Permission	0.07	0	23	0
CC168	50 to 60 Northwood Street	Under Construction	0.19	0	44	0
CC169	5 to 8 Caroline Street	Detailed Planning Permission 2013/03716/PA	0.07	14	0	0
CC171	35 Vyse Street	Detailed Planning Permission 2010/05135/PA	0.06	2	0	0
CC175	Land corner of Edward Street and Helena Street and Scotland Street	Outline Planning Permission 2012/03901/PA Extant	0.13	0	58	0
CC176	Site of Convention Service Station, The Parade	Detailed Planning Permission 2007//00063/PA	0.2	0	63	0
CC177	3 to 5 Legge Lane	Detailed Planning Permission 2011/01188/PA	0.11	0	15	0
CC179	29 Legge Lane	Detailed Planning Permission 2013/01795/PA Extant	0.2	0	78	0
CC181	109 to 138 Northwood Street	Outline Planning Permission 2010/00357/PA Extant	1.23	0	148	0
CC182	100 Charlotte Street	Detailed Planning Permission 2014/02181/PA	0.2	10	0	0
CC183	32 to 36 Albion Street	Under Construction	0.12	2	0	0
CC184	Land adjacent 5 Scotland Street	Detailed Planning Permission 2012/02580/PA	0.08	14	0	0
CC185	Land bounded by Great Charles Street, Ludgate Hill and Livery Street	Allocated in Adopted Plan UDP 2005 (M30) Jewellery Quarter Framework SPG	0.82	0	0	59

Ladywood

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC187	1 and 2 Mary Ann Street	Detailed Planning Permission 2013/00384/PA Extant	0.05	0	8	0
CC189	66 and 67 Great Hampton Street	Other Opportunity in BDP Growth Area Expired Planning Permission	0.09	0	6	0
CC219	Martineau Galleries, between Priory Queensway and Moor Street	Outline Planning Permission 2005/07564/PA	3.52	0	0	340
CC239	119 to 123 Branston Street	Under Construction 2006/05027/PA	0.03	6	0	0
CC241	30,32 & 34 Vittoria Street	Detailed Planning Permission 2011/01030/PA	0.05	0	9	0
CC243	39 Warstone Lane	Detailed Planning Permission 2011/06042/PA	0.01	0	1	0
CC245	27 and 28 Pemberton Street	Detailed Planning Permission 2012/07293/PA	0.03	0	2	0
CC246	6 to 7 Legge Lane	Other Opportunity in BDP Growth Area Expired Planning Permission	0.06	0	8	0
CC249	2 to 18 Vittoria Street	Detailed Planning Permission 2012/00471/PA	0.01	0	7	0
CC250	32 Frederick Street	Under Construction	0.05	15	0	0
CC252	57 to 59 Tenby Street North	Under Construction 2010/04440/PA	0.02	6	0	0
CC253	14 and 15 Frederick Street	Under Construction	0.04	1	0	0
CC263	49 TO 51 Holloway Head	Other Opportunity in BDP Growth Area Expired Planning Permission (2014)	0.51	0	303	0
CC264	121 Suffolk Street Queensway	Other Opportunity in BDP Growth Area Expired Planning Permission (2014)	0.09	0	14	0
CC265	60 to 62 Constitution Hill	Detailed Planning Permission 2012/01171/PA	0.18	2	0	0

Ladywood

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC267	Richard Lorne House, St Vincent Street	Other Opportunity in BDP Growth Area	0.49	32	0	0
CC268	Ernest Street and Holloway Head	Allocated in Adopted Plan UDP 2005 (HR23). Expired Planning Permission	0.12	0	0	55
CC269	Central Hall, Corporation Street	Other Opportunity in BDP Growth Area	0.22	0	0	67
CC277	12 Regent Parade	Under Construction 2010/05781/PA	0.1	2	0	0
CC278	Site of former Duke of York Public House, Hockley Hill	Detailed Planning Permission 2011/01681/PA	0.04	3	0	0
CC282	33 to 37 Vittoria Street	Detailed Planning Permission 2011/02263/PA	0.05	2	0	0
CC285	UNIT 2 Vittoria Street	Detailed Planning Permission 2011/08701/PA	0.01	1	0	0
CC295	Adjacent Birmingham Mint, Pemberton Street	Detailed Planning Permission 2012/02078/PA	0.08	8	0	0
CC296	34 AND 35 Tenby Street	Under Construction 2012/01340/PA	0.1	8	0	0
CC298	83 TO 85 Caroline Street	Under Construction 2013/08589/PA	0.08	13	0	0
CC299	Site of 36 and 38 Camden Street	Detailed Planning Permission 2012/01775/PA	0.01	2	0	0
CC300	Adjacent to York Terrace	Detailed Planning Permission 2012/04621/PA	0.2	13	0	0
CC302	30 TO 34 Carver Street	Detailed Planning Permission 2013/02379/PA	0.09	24	0	0
CC303	83 to 97 Camden Street	Detailed Planning Permission 2012/05794/PA	0.39	7	0	0
CC304	5 Kingston Row	Detailed Planning Permission 2011/07409/PA	0.03	1	0	0

Ladywood

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC305	38 & 39 George Street	Detailed Planning Permission 2013/01011/PA	0.02	2	0	0
CC306	Canterbury House	Permitted Development (B1a to C3) Permission no longer required: May 2013	0.18	120	0	0
CC307	Devonshire House, 40 Great Charles Queensway	Permitted Development (B1a to C3) Permission no longer required: May 2013	0.04	40	0	0
CC310	50 to 54 Carver Street	Detailed Planning Permission 2013/02682/PA	0.07	8	0	0
CC315	11 Tenby Street North	Under Construction 2011/02204/PA	0.17	7	0	0
CC316	17 Key Hill Drive, Hockley	Detailed Planning Permission 2013/01177/PA	0.04	4	0	0
CC317	Queen Chambers, 86B Old Snow Hill, Birmingham, B4 6HW	Detailed Planning Permission 2013/01728/PA	0.02	8	0	0
CC318	16-18 Horse Fair	Detailed Planning Permission 2012/08409/PA	0.07	5	0	0
CC320	3rd, 4th & 5th Floors, 66-69 New Street, Birmingham, B2 4DU	Permitted Development (B1a to C3) Permission no longer required: May 2014	0.08	14	0	0
CC321	2-3 Kingston Row	Detailed Planning Permission 2014/00137/PA	0.01	2	0	0
CC323	154 Warstone Lane, Hockley	Permitted Development (B1a to C3) Permission no longer required: May 2014	0.01	1	0	0
CC324	32 Water Street, Fluid Space Arts, Birmingham, B3 1HL	Detailed Planning Permission 2014/01487/PA	0.05	6	0	0
CC325	Units 1 and 2 Bath Court, Bath Row, Edgbaston, Birmingham, B15 1NE	Detailed Planning Permission 2014/02485/PA	0.02	3	0	0
CC326	1st, 2nd, 3rd, 4th & 5th Floors, York House, 38 Great Charles Street	Permitted Development (B1a to C3) Permission no longer required: May 2014	0.02	10	0	0
CC327	Land at 86-87 Carver Street, Birmingham, B1 3AL	Detailed Planning Permission 2013/01280/PA	0.3	61	0	0

Ladywood

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC328	33 Pitsford Street, Hockley, Birmingham, B18 6LJ	Detailed Planning Permission 2013/05972/PA	0.15	12	0	0
CC332	Haynes House, 28-34 Albert Street, Birmingham, B4 7UD	Detailed Planning Permission 2013/08662/PA	0.02	5	0	0
CC333	5 REGENT PLACE	Under Construction	0.02	4	0	0
N2	38 Heath Street South and adjacent site	Allocated in Draft Plan Birmingham Development Plan	14.59	0	200	0
N3	Site corner of Monument Road & Ladywood Road	Detailed Planning Permission 2012/07863/PA	1.16	45	0	0
N4	IPL Site	Allocated in Draft Plan	3	0	0	150
N148	164-206 Dudley Road	Other Opportunity in BDP Growth Area	0.08	0	0	3
N290	Land rear of Hagley Road and Monument Road	Detailed Planning Permission 2010/04872/PA Extant	0.22	0	14	0
N528	Adjacent 121 Summerfield Crescent	Detailed Planning Permission 2013/03655/PA Extant	0.03	1	0	0
N624	Rear of 159 to 161 Rotton Park Road	Detailed Planning Permission 2014/01128/PA	0.05	1	0	0
N628	Metropolitan House, 1 Hagley Road	Under Construction	0.3	271	0	0
N717	IPL Site	Outline Planning Permission 2011/07399/PA	21.7	300	500	350
N718	IPL Site	Allocated in Draft Plan	4	0	0	100

Longbridge

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S39	Amroth Close	Other Opportunity not in BDP Growth Area	0.13	0	7	0
S66	Newman Way Rear (114)	Other Opportunity not in BDP Growth Area	0.07	0	3	0
S89	Arden Road Frankley site 1	Other Opportunity not in BDP Growth Area	1.45	0	30	0
S179	1401& 1405-1409 Bristol Road South	Other Opportunity not in BDP Growth Area	0.18	0	0	9
S182	Land adjacent to 317 Leach Green Lane	Other Opportunity not in BDP Growth Area	0.28	0	0	6
S183	Land to the rear of 17-25 Wyre Close	Other Opportunity not in BDP Growth Area	0.3	0	12	0
S184	Land to the rear of 1-19 Balaams Wood Drive	Other Opportunity not in BDP Growth Area	0.71	0	28	0
S224	Former MG Rover works, Bristol Road South	Allocated in Adopted Plan Longbridge AAP	7.49	0	250	100
S238	Egghill Estate Phases 5,6,9 and 11	Detailed Planning Permission	9	102	75	0
S251	East Works Groveley Lane	Under Construction	16.17	199	200	74
S466	Birmingham Great Park, Bristol Road South	Under Construction	1.37	8	0	0
S468	Birmingham Great Park, Bristol Road South	Under Construction	1.26	2	0	0
S537	Lyttleton House, Ormond Road, Rednal	Other Opportunity not in BDP Growth Area Identified by City Council	0.42	0	15	0
S586	East of Lickey Road Longbridge	Detailed Planning Permission 2013/06476/PA	1.03	82	0	0
S608	Drive House, Sheldon Drive	Detailed Planning Permission 2011/07922/PA	0.1	1	0	0

Longbridge

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S702	Site of flight shed & VEC energy centre, MG Rover Site	Outline Planning Permission 2013/06429/PA	3.13	95	0	0
S703	Land east of Lickey Road, Longbridge, Birmingham	Outline Planning Permission 2013/06311/PA	1.38	60	0	0
S731	The Former Chapel, Great Park, Rubery, Birmingham	Detailed Planning Permission 2013/01075/PA	0.22	6	0	0
S732	65 Thornthwaite Close, Land adjacent, Rednal, Birmingham, B45 0DS	Detailed Planning Permission 2014/00752/PA	0.02	1	0	0
S737	Egghill Estate Phases 1,2 ,4 and 8	Under Construction	3.75	162	0	0
S739	Former MG Rovers works	Other Opportunity in BDP Growth Area	3.04	260	0	0

Lozells and East Handsworth

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N9	Wellington Road, Aston	Allocated in Adopted Plan	2.96	0	145	0
		Aston, Newtown and Lozells AAP				
N33	54 and rear of 56 to 64, Villa Road	Other Opportunity in BDP Growth Area	0.1	0	3	0
N34	11, Maxwell Avenue	Detailed Planning Permission	0.07	0	3	0
		2013/00781/PA				
N37	Site of 71 to 77, Lozells Road	Other Opportunity in BDP Growth Area	0.1	0	4	0
N54	Radnor Road	Allocated in Adopted Plan	0.36	12	0	0
		Aston, Newtown and Lozells AAP				
N57	Nursey Road Church St	Detailed Planning Permission	0.15	0	5	0
		2013/03635 / PA				
N79	Douglas Road site A	Detailed Planning Permission	0.27	7	0	0
		2013/09107/PA				
N94	Honeswode Close	Detailed Planning Permission	0.68	34	0	0
		2013/09123/PA				
N124	Site adjacent to 58 Grove Lane	Other Opportunity not in BDP Growth Area	0.14	0	5	0
N125	10 Dawson Road	Allocated in Draft Plan	0.4	0	18	0
		A41/Soho Road AAP				
N126	3 Ivy Road	Other Opportunity not in BDP Growth Area	0.08	0	0	4
N127	Site off Rookery Road to rear of 21-43 Alfred Road	Other Opportunity not in BDP Growth Area	0.15	0	19	0
N128	8 Wills Street and adjacent site	Other Opportunity in BDP Growth Area	0.19	0	8	0
N132	Site adjacent and to rear of 13 Finch Road	Other Opportunity in BDP Growth Area	0.08	0	3	0
N133	92 & units 1-4 Hutton Road	Allocated in Adopted Plan	0.18	0	9	0
		UDP 2005 (HR3)				

Lozells and East Handsworth

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N135	Adjacent to 137 Wellington Road	Allocated in Adopted Plan	0.11	0	6	0
		UDP 2005 (HR3)				
N136	Site adjacent to 214 Wellington Road	Allocated in Adopted Plan	0.46	0	0	6
		UDP 2005 (HR3)				
N316	Land adjacent 43 Gibson Road	Under Construction	0.03	1	0	0
N318	84 to 90 Villa Road	Allocated in Adopted Plan	0.19	0	23	0
		Aston, Newtown and Lozells AAP. Expired Planning Permission				
N322	4A Grosvenor Road	Allocated in Adopted Plan	0.13	0	5	0
		UDP 2005 (HR3). Expired Planning Permission.				
N323	The Endwood Public House, Hamstead Road	Allocated in Adopted Plan	0.73	0	23	0
		UDP 2005 (HR3). Expired Planning Permission				
N330	Adjacent 4 Brecon Road	Other Opportunity in BDP Growth Area	0.06	0	1	0
		Expired Planning Permission (2011)				
N332	Land between 21 to 31 Finch Road	Detailed Planning Permission	0.11	0	6	0
		2010/06881/PA				
N335	Land rear of 239 TO 263 Bubury Street	Detailed Planning Permission	0.11	4	0	0
		2011/02433/PA Extant				
N341	11 and rear of 5 to 9 Havelock Road	Allocated in Adopted Plan	0.09	0	2	0
		Aston, Newtown and Lozells AAP				
N342	33 to 41 and rear of 25 to 31 Grosvenor Road	Allocated in Adopted Plan	0.24	0	7	0
		UDP 2005 (HR3). Expired Planning Permission				
N343	Rear of 31 to 35 Grosvenor Road	Allocated in Adopted Plan	0.13	0	5	0
		UDP 2005 (HR3) Aston, Newtown and Lozells AAP				
N345	124 to 142 Wellington Road	Detailed Planning Permission	0.25	11	0	0
		2011/07420/PA				
N346	158 Wellington Road	Allocated in Adopted Plan	0.19	0	12	0
		UDP 2005 (HR23). Expired Planning Permission				
N347	West of Birchfield Road	Under Construction	2.6	111	0	0
		2013/00613/PA				

Lozells and East Handsworth

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N349	Corner of Livingstone Road and Westminster Road	Allocated in Adopted Plan	0.3	0	7	0
		UDP 2005 (HR3). Expired Planning Permission				
N489	107 Finch Road	Under Construction	0.03	4	0	0
		2006/02507/PA				
N493	adjacent Crown and Cushion	Other Opportunity in BDP Growth Area	0.32	0	14	0
N496	Lozells Street	Under Construction	0.61	22	0	0
		2012/05346/PA				
N504	Carpenters Road	Allocated in Adopted Plan	0.2	0	0	8
		Aston, Newtown and Lozells AAP				
N507	Villa Cross	Allocated in Adopted Plan	0.9	0	0	12
		Aston, Newtown and Lozells AAP				
N516	St Theresa's Church Hall	Under Construction	0.36	42	0	0
		2011/01254/PA				
N518	Wretham Road / Soho Hill	Allocated in Adopted Plan	0.3	0	0	15
		Aston, Newtown and Lozells AAP				
N521	Anglesey Street	Allocated in Adopted Plan	0.12	0	15	0
		Aston, Newtown and Lozells AAP				
N522	Bill House Soho Hill	Allocated in Draft Plan	1.2	0	100	0
		A41/Soho Road.				
N530	Site of 33 to 37 Wills Street	Detailed Planning Permission	0.05	3	0	0
		2013/04185/PA				
N556	Adjacent 51 West Drive	Under Construction	0.04	1	0	0
		2012/01190/PA				
N557	41 Hamstead Road	Under Construction	0.1	6	0	0
N565	57 Thornhill Road	Detailed Planning Permission	0.03	2	0	0
		2011/02447/PA				
N569	10 and 12 Westminster Road	Detailed Planning Permission	0.05	6	0	0
		2011/07292/PA				

Lozells and East Handsworth

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N570	75 and 77 Villa Road	Under Construction 2011/03381/PA	0.03	2	0	0
N571	12 Haughton Road	Detailed Planning Permission 2011/04218/PA	0.03	2	0	0
N583	276 Soho Road	Detailed Planning Permission 2011/06671/PA	0.03	-2	0	0
N593	130-160 Soho Hill	Allocated in Draft Plan A41/Soho Road AAP	0.83	0	30	0
N609	24 Boughton Road	Detailed Planning Permission 2012/02759/PA	0.05	3	0	0
N613	15 Wretham Road	Detailed Planning Permission 2012/04565/PA	0.03	1	0	0
N614	146 to 148 Rookery Road	Detailed Planning Permission 2012/05951/PA	0.05	1	0	0
N616	42 Gold Hills Road	Detailed Planning Permission 2012/07373/PA	0.02	1	0	0
N620	36 Rookery Road	Detailed Planning Permission 2013/08660/PA	0.23	0	24	0
N621	Villa Cross	Detailed Planning Permission 2012/03268/PA	0.2	4	0	0
N627	adjacent The Red Lion Public House, Soho Road	Detailed Planning Permission 2012/06359/PA	0.04	2	0	0
N644	Villa Cross	Detailed Planning Permission 2011/06748/PA	0.05	4	0	0
N663	32 Radnor Road, Birmingham, B20 3SR	Detailed Planning Permission 2013/04814/PA	0.06	-2	0	0
N666	36 Westminster Road, Handsworth, Birmingham, B20 3LJ,	Under Construction 2013/05193/PA	0.04	-2	0	0
N667	107-115, 117 Heathfield Road and 9 & 11 Brecon Road	Detailed Planning Permission 2013/04810/PA	0.07	-2	0	0

Lozells and East Handsworth

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N674	159 Grove Lane, Handsworth	Detailed Planning Permission 2014/00313/PA	0.01	1	0	0
N677	17-19 Gordon Road, Lozells	Detailed Planning Permission 2014/01607/PA	0.04	-1	0	0
N682	106 Westminster Road, Handsworth	Detailed Planning Permission 2014/01705/PA	0.03	-1	0	0
N684	96 Soho Road, Handsworth, Birmingham, B21 9DP	Detailed Planning Permission 2013/00178/PA	0.08	6	0	0
N687	Land rear of 28 West Drive, Handsworth, Birmingham, B20 3SU	Detailed Planning Permission 2013/07609/PA	0.02	1	0	0
N688	Hamstead Road, Victoria Jubilee site, Handsworth	Detailed Planning Permission 2013/06490/PA	0.02	1	0	0
N730	133 Thornhill Road, Handsworth	Detailed Planning Permission 2014/00327/PA	0.02	1	0	0
N731	150 Wellington Road, Handsworth	Detailed Planning Permission 2014/00753/PA	0.05	1	0	0
N735	86-88 Soho Hill, Handsworth, Birmingham, B19 1AD	Detailed Planning Permission 2014/03051/PA	0.02	5	0	0

Moseley and Kings Heath

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S46	Cadine Gardens	Other Opportunity not in BDP Growth Area	0.06	0	1	0
S185	Land adjacent to 1 Sandhurst Road	Other Opportunity not in BDP Growth Area	0.21	0	10	0
S186	Land adjacent to 8 Alcester Road	Other Opportunity not in BDP Growth Area	0.09	0	4	0
S187	The Jug of Ale PH, 1 Park Road	Other Opportunity not in BDP Growth Area	0.14	0	7	0
S191	Land adjacent to 24 Sandhurst Road	Other Opportunity not in BDP Growth Area	0.2	0	8	0
S192	Land adjacent to 6 Moor Green Lane	Other Opportunity not in BDP Growth Area	0.4	0	16	0
S195	Land adjacent to 91 Billesley Lane	Other Opportunity not in BDP Growth Area	0.08	0	2	0
S196	Land adjacent to 14-21 Ashdown Close	Other Opportunity not in BDP Growth Area	0.12	0	5	0
S197	124-132 Anderton Park Road	Other Opportunity not in BDP Growth Area	0.28	0	6	0
S198	Land to rear 5 to 7 Park Hill	Under Construction 2010/02369/PA	0.25	5	0	0
S199	42 Westfield Road	Other Opportunity not in BDP Growth Area	0.11	0	4	0
S200	Land adjacent to 30 Howard Road East	Other Opportunity not in BDP Growth Area	0.06	0	1	0
S361	82 Russel Road	Under Construction 2012/07280/PA	0.9	23	0	0
S378	156 to 162 (incl 154) Grange Road	Under Construction	0.07	2	0	0
S381	50 School Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.2	0	15	0

Moseley and Kings Heath

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S383	120 to 126 Alcester Road	Detailed Planning Permission 2010/04473/PA Extant	0.18	50	0	0
S393	Adjacent 21 Sandford	Under Construction	0.06	1	0	0
S426	169 Alcester Road	Under Construction 2011/02651/PA	0.12	4	0	0
S459	34 St Agnes Road	Under Construction 2006/00210/PA	0.07	5	0	0
S491	Adjacent 45 Cotton Lane	Detailed Planning Permission 2011/05766/PA	0.06	1	0	0
S518	113 and 115 Anderton Park Road	Under Construction 2010/04061/PA	0.16	10	0	0
S523	98 Alcester Road	Under Construction 2010/02652/PA	0.13	2	0	0
S530	139 Moor Green Lane	Detailed Planning Permission 2013/03819/PA	0.12	0	0	0
S552	201 Russell Road	Detailed Planning Permission 2010/06143/PA	0.12	0	0	0
S575	2 Oxford Road	Under Construction 2011/05748/PA	0.14	1	0	0
S606	89 Alcester Road South	Detailed Planning Permission 2012/01129/PA	0.03	2	0	0
S614	35 High Street	Under Construction 2012/06383/PA	0.02	3	0	0
S620	137 Alcester Road	Detailed Planning Permission 2012/07894/PA	0.02	1	0	0
S622	67 Springfield Road	Under Construction 2013/00118/PA	0.15	1	0	0
S647	Milford Place, High Street	Detailed Planning Permission 2012/07681/PA	0.02	1	0	0

Moseley and Kings Heath

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S648	Land between 16 & 18 Bagnel Road	Detailed Planning Permission	0.04	1	0	0
		2012/07908/PA				
S650	50 Cotton Lane	Detailed Planning Permission	0.04	1	0	0
		2012/04143/PA				
S656	179 Alcester Road	Detailed Planning Permission	0.3	11	0	0
		2011/00922/PA				
S661	23 to 27 Heathfield	Outline Planning Permission	0.41	0	12	0
		2013/08186/PA				
S662	Rear of 9 to 21 Heathfield	Detailed Planning Permission	0.16	10	0	0
		2013/07556/PA				
S684	133a - 135a Alcester Road, Moseley	Detailed Planning Permission	0.05	2	0	0
		2013/03461/PA				
S692	40 Russell Road, Moseley, Birmingham, B13 8RE	Detailed Planning Permission	0.19	-1	0	0
		2014/00075/PA				
S697	50-52A St Marys Row, Moseley, Birmingham, B13 8JG	Permitted Development (B1a to C3)	0.01	1	0	0
		Permission no longer required: May 2014				
S700	21-23 High Street, Kings Heath	Detailed Planning Permission	0.08	5	0	0
		2014/02321/PA				
S701	22 Ashfield Road, Kings Heath	Detailed Planning Permission	0.04	3	0	0
		2014/02378/PA				
S715	15 Westfield Road, Kings Heath	Detailed Planning Permission	0.02	1	0	0
		2013/08873/PA				
S716	Land adjacent to, 63 Woodfield Road, Kings Heath, Birmingham, B13 9UL	Detailed Planning Permission	0.03	1	0	0
		2013/05447/PA				
S717	16 Highfield Road, Moseley	Detailed Planning Permission	0.02	1	0	0
		2013/02893/PA				
S733	9 Reddings Road, Land adjacent to, Moseley, Birmingham, B13 8LW	Detailed Planning Permission	0.08	1	0	0
		2014/02603/PA				

Nechells

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC335	Land at Masshouse Lane/Park Street	Detailed Planning Permission 2014/02950/PA	0.03	15	0	0
CC81	Land between Allison St / Coventry St / Meridan St	Other Opportunity in BDP Growth Area	0.49	0	0	34
CC82	24-48 Moseley Road	Other Opportunity in BDP Growth Area	0.26	0	0	18
CC84	116 - 134 Bradford St	Other Opportunity in BDP Growth Area - Strategic Location	0.41	0	0	29
CC85	206 - 221 Bradford St	Other Opportunity in BDP Growth Area - Strategic Location	0.07	0	0	5
CC86	Land between Green St & Bradford St	Other Opportunity in BDP Growth Area - Strategic Location	0.68	0	0	48
CC87	Mosseley St / Rea St / Cheapside / Charles Henry St	Other Opportunity in BDP Growth Area - Strategic Location	1.13	0	0	113
CC88	Rea St / Land bounded by Moseley St / Bradford St / Barford St	Other Opportunity in BDP Growth Area - Strategic Location	1.16	0	0	116
CC89	St Eugines Court Rea ST	Other Opportunity in BDP Growth Area - Strategic Location	0.2	0	0	20
CC91	Wholesale markets , Barford St	Other Opportunity in BDP Growth Area - Strategic Location Mixed Use	8.5	0	0	1000
CC92	Land bounded by Claybrook St / Skinner La / Pershore St / Hurst St	Other Opportunity in BDP Growth Area	0.64	0	0	45
CC95	Between Lower Essex St / Kent St / Sherlock St / Hurst St	Other Opportunity in BDP Growth Area	1.18	0	0	83
CC101	Junction of Bristol St / Belgrave Middleway / Sherlock St	Other Opportunity in BDP Growth Area	4.26	250	180	0
CC102	Adjacent Magnolia House, Highgate St	Allocated in Adopted Plan UDP 2005 (HR24)	0.54	0	0	24
CC103	Emily St / Dymoke St / Darwin St, Highgate	Other Opportunity in BDP Growth Area Call for Sites Submission (2011)	5	0	0	225

Nechells

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC110	Btw Barford S / Rea St South / Moseley St	Other Opportunity in BDP Growth Area - Strategic Location	0.76	0	0	76
CC112	Btw Sherlock St / Bishop St / Barford St	Other Opportunity in BDP Growth Area - Strategic Location	0.52	0	0	52
CC113	Rea St South	Other Opportunity in BDP Growth Area - Strategic Location Call for Sites Submission	1.67	0	0	123
CC164	Site of 83 to 92 Bromsgrove Street	Detailed Planning Permission 2013/03096/PA	0.09	0	46	0
CC190	Land bounded by Wrentham Street and Kent Street and Gooch Street North	Other Opportunity in BDP Growth Area - Strategic Location Expired Planning Permission: 2014	0.35	0	120	0
CC193	113 Moseley Street	Under Construction 2006/07133/PA	0.12	8	0	0
CC194	150 to 159 Moseley Street	Other Opportunity in BDP Growth Area - Strategic Location Expired Planning Permission: 2014	0.12	0	57	0
CC195	Former Westminster Works, Alcester Street and Cheapside	Other Opportunity in BDP Growth Area - Strategic Location Expired Planning Permission: 2014	0.41	0	29	0
CC203	Typhoo Wharf, Bordesley Street	Detailed Planning Permission 2012/03227/PA	1.21	0	353	0
CC204	130 to 144 Bromsgrove Street	Detailed Planning Permission 2010/02473/PA Extant	0.27	0	162	0
CC206	Former Silver Blades Ice Rink, Pershore Street	Other Opportunity in BDP Growth Area - Strategic Location Expired Planning Permission: 2014	0.29	0	200	0
CC207	Land bounded by Bradford Street, Birchall Street and Green Street	Other Opportunity in BDP Growth Area - Strategic Location Expired Planning Permission: 2011	0.31	0	0	108
CC208	Connaught Square	Other Opportunity in BDP Growth Area - Strategic Location Expired Planning Permission: 2014	1.67	0	0	167
CC214	Land bounded by Bradford Street/Birchall Street/Cheapside	Detailed Planning Permission 2011/00917/PA Extant	0.97	0	0	325
CC216	Bull Ring trading Estate, High Street Deritend	Outline Planning Permission 2011/05085/PA	1.37	0	0	342

Nechells

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC217	Land corner of Bradford Street and Alcester Street	Other Opportunity in BDP Growth Area - Strategic Location	0.12	0	47	0
		Expired Planning Permission: 2011				
CC218	46 to 48 Bradford Street	Other Opportunity in BDP Growth Area - Strategic Location	0.1	0	0	10
		Expired Planning Permission				
CC220	Land bounded by Priory Queensway and Chapel Street	Outline Planning Permission	1.13	0	200	0
		2007/01816/PA				
CC223	Land bounded by Moseley Street, Moseley Road and Cheapside	Other Opportunity in BDP Growth Area - Strategic Location	0.26	0	0	87
		Expired Planning Permission: 2011				
CC224	Land fronting Cheapside and Moseley Street	Other Opportunity in BDP Growth Area - Strategic Location	0.5	0	0	156
		Expired Planning Permission: 2011				
CC225	11 to 19 Moseley Road	Other Opportunity in BDP Growth Area	0.04	0	14	0
		Expired Planning Permission (2014)				
CC228	230 Bradford Street	Other Opportunity in BDP Growth Area - Strategic Location	0.7	0	0	254
		Expired Planning Permission				
CC229	Land corner of Warner Street and Warwick Street	Other Opportunity in BDP Growth Area - Strategic Location	0.18	0	0	54
		Expired Planning Permission				
CC230	Land adjacent 83 Warwick Street	Other Opportunity in BDP Growth Area - Strategic Location	0.11	0	34	0
		Expired Planning Permission: 2014				
CC231	215 Bradford Street	Detailed Planning Permission	0.23	0	0	100
		2012/00208/PA Extant				
CC234	Land fronting Lawley Middleway	Outline Planning Permission	0.29	0	0	80
		2008/02942/PA				
CC236	Eastside Locks	Under Construction	0.67	118	0	0
		2013/09485/PA				
CC256	44 Bradford Street	Other Opportunity in BDP Growth Area - Strategic Location	0.05	0	19	0
		Expired Planning Permission				
CC257	234 to 236 Bradford Street	Other Opportunity in BDP Growth Area - Strategic Location	0.12	0	58	0
CC308	Central Fire Station	Under Construction	0.68	300	0	0
		2012/06882/PA				

Nechells

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC311	Former Harrison Drape Works, Lombard Street	Other Opportunity in BDP Growth Area - Strategic Location PA Submitted 2014/00452/PA	0.8	313	0	0
CC312	St Annes Church, Lombard Street	Other Opportunity in BDP Growth Area - Strategic Location PA Submitted	0.48	0	150	0
CC319	27-33 Ravenhurst Street, Camp Hill	Detailed Planning Permission 2013/06264/PA	0.09	-4	0	0
CC322	Rhubarb, 25 Heath Mill Lane, Digbeth, Birmingham, B9 4AE	Permitted Development (B1a to C3) Permission no longer required: May 2014	0.02	5	0	0
CC331	Digbeth Coldstore, 125-134 Digbeth, Birmingham, B5 6DR	Under Construction 2013/04136/PA	0.29	15	0	0
CC334	94 Moseley Road, Highgate, Birmingham, B12 0HG	Detailed Planning Permission 2013/00759/PA	0.09	4	0	0
E8	Off Little Green Lane, Eversley Road	Other Opportunity in BDP Growth Area	0.59	0	22	0
E47	Carlton Road	Other Opportunity in BDP Growth Area	0.12	0	0	5
E48	Green Lane/Prince Albert Street	Other Opportunity in BDP Growth Area	0.12	0	5	0
E72	North Warwick Street	Other Opportunity in BDP Growth Area Call for Sites Submission (2010)	0.14	0	6	0
E112	Land bounded by Coventry Road/ Bolton Road/ Arthur Street	Allocated in Draft Plan Bordesley Park AAP	0.72	0	36	0
E113	Rear of 389 - 393 Coventry Road	Other Opportunity in BDP Growth Area	0.09	0	4	0
E114	12 - 18 Whitmore Road	Other Opportunity in BDP Growth Area	0.15	0	6	0
E115	56 Golden Hillock Road	Other Opportunity in BDP Growth Area	0.17	0	6	0
E116	Rear of 87 - 101 Bordesly Green	Other Opportunity in BDP Growth Area	0.08	0	4	0

Nechells

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E214	51 Bordesley Green	Other Opportunity in BDP Growth Area	0.92	0	35	0
E238	361Coventry Road	Other Opportunity in BDP Growth Area Expired Planning Permission	0.11	0	9	0
E242	Land adjacent 221 Little Green Lane	Other Opportunity in BDP Growth Area Expired Planning Permission	0.07	0	2	0
E243	Land corner of Muntz Street and Grange Road	Other Opportunity in BDP Growth Area Expired Planning Permission - Site Cleared	0.04	0	4	0
E493	Land at Cherrywood Road, Bordesley Green	Other Opportunity in BDP Growth Area Preferred option in emerging AAP	1.61	0	66	0
E494	Humpage Road/Cherrywood Road, Bordesley Green	Other Opportunity in BDP Growth Area Preferred option in emerging AAP	2.65	0	106	0
E497	Coventry Road	Other Opportunity in BDP Growth Area Expired Planning Permission. Preferred Option in Emerging AAP	0.41	0	16	0
E508	494 Coventry Road	Under Construction 2012/00189/PA	0.03	4	0	0
E511	Cherrywood Road	Other Opportunity in BDP Growth Area Preferred option in emerging AAP	0.06	0	2	0
E512	Cherrywood Road	Other Opportunity in BDP Growth Area Preferred option in emerging AAP	0.23	0	9	0
E525	178 Green Lane	Detailed Planning Permission 2012/03247/PA	0.04	2	0	0
E610	12 Talfourd Street	Detailed Planning Permission 2011/08135/PA	0.03	1	0	0
E611	Adjacent 50 Glovers Road	Detailed Planning Permission 2011/07418/PA	0.02	1	0	0
E612	23 Garrison Lane	Detailed Planning Permission 2011/07737/PA	0.02	1	0	0
E622	1-3 Cyril Road, Small Heath	Detailed Planning Permission 2013/01431/PA	0.05	2	0	0

Nechells

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E632	St Andrews Junior & Infant School, Ada Road, Bordesley Green, Birmingham, B9 4NG	Detailed Planning Permission 2013/07890/PA	0.02	-1	0	0
E633	405 Coventry Road, Small Heath, Birmingham, B10 0SP	Detailed Planning Permission 2013/08618/PA	0.04	3	0	0
E671	Millward Street, Small Heath, Birmingham, B9 5BA	Detailed Planning Permission 2014/00382/PA	0.73	26	0	0
E672	135-137 Bordesley Green, Bordesley Green	Detailed Planning Permission 2014/02315/PA	0.01	1	0	0
E673	314 Coventry Road, Small Heath, Birmingham, B10 0XE	Detailed Planning Permission 2014/00064/PA	0.01	2	0	0
N573	Dog & Partridge Public House, Windsor Street South	Under Construction 2011/04615/PA	0.02	2	0	0
N599	Osborne Tower, Church Lane	Other Opportunity in BDP Growth Area	0.36	-67	0	0
N647	The Wardlow Centre	Detailed Planning Permission 2014/00849/PA	0.48	12	0	0

Northfield

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S5	Collingwood Day Centre Westheath Road	Under Construction 2013/00677/PA	1.45	47	0	0
S41	Bowood Crescent	Other Opportunity not in BDP Growth Area	0.06	0	3	0
S44	Bramber House	Other Opportunity not in BDP Growth Area	0.15	0	1	0
S53	Edgehill Road 31	Other Opportunity not in BDP Growth Area	0.06	0	1	0
S202	Land to the rear of 115-139 The Fordrough	Other Opportunity not in BDP Growth Area	0.13	0	0	4
S204	Land to the rear of 1-15 Coney Green Drive	Other Opportunity not in BDP Growth Area	0.56	0	0	17
S205	34-36 The Mill Walk	Other Opportunity not in BDP Growth Area	0.11	0	0	4
S252	350 Groveley Lane	Under Construction	0.37	9	0	0
S258	Land fronting Longbridge Lane	Detailed Planning Permission 2014/00157/PA	0.06	7	0	0
S261	1108 Bristol Road South	Detailed Planning Permission 2013/05184/PA	0.06	2	0	0
S262	Mill Lane	Under Construction	3.4	80	0	0
S273	Adjacent 85 Rednal Road	Other Opportunity not in BDP Growth Area Expired Planning Permission.	0.15	0	14	0
S275	Land adjacent 44 Station Road	Outline Planning Permission 2012/02702/PA Extant	0.17	0	12	0
S276	Land rear of 120 to 122, Chatham Road	Other Opportunity not in BDP Growth Area Expired Planning Permission: (2014 (2010/05408/PA Extant)	0.22	0	12	0
S278	77 Woodland Road	Detailed Planning Permission 2012/07726/PA	0.04	1	0	0

Northfield

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S544	Land between 634 and 640 Bristol Road South	Detailed Planning Permission 2010/07114/PA	0.06	9	0	0
S682	53 Woodland Road, Northfield, Birmingham, B31 2HZ	Under Construction 2013/02592/PA	0.04	-1	0	0
S686	Citizens Advice Bureau, First Floor, 734-740 Bristol Road South, Northfield, Birmingham, B31 2NN	Detailed Planning Permission 2013/07260/PA	0.03	3	0	0
S704	Groveley Lane, Former Community Centre, Longbridge, Birmingham, B31 4QG	Detailed Planning Permission 2013/09400/PA	0.45	14	0	0
S706	Land adjacent 24 Kingswood Road, Northfield, Birmingham, B31 4RP	Detailed Planning Permission 2013/03700/PA	0.03	1	0	0

Oscott

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N14	Old Oscott Hill, Old Oscott	Other Opportunity not in BDP Growth Area	0.63	0	20	0
N72	Norbury Road (adj 6)	Other Opportunity not in BDP Growth Area	0.06	0	1	0
N150	Site corner of Aldridge Road & Beeches Road	Other Opportunity not in BDP Growth Area	0.13	0	5	0
N160	Site corner of 728,730 Aldridge Road & 2 Old Oscott Lane	Other Opportunity not in BDP Growth Area	0.07	0	3	0
N161	1139 Aldridge Road	Other Opportunity not in BDP Growth Area	0.49	0	0	24
N162	70 Greenholm Road	Other Opportunity not in BDP Growth Area	0.16	0	0	8
N163	Site off Kingstanding Road	Other Opportunity not in BDP Growth Area	1.11	0	0	56
N164	50 College Road	Other Opportunity not in BDP Growth Area	0.15	0	0	7
N165	54 College Road	Other Opportunity not in BDP Growth Area	0.95	0	0	47
N167	49 Old Oscott Hill	Other Opportunity not in BDP Growth Area	0.2	0	0	8
N170	Site adjacent to 118 Hawthorn Road	Other Opportunity not in BDP Growth Area	0.27	0	0	14
N361	Booths Lane	Under Construction	1.85	7	0	0
N372	257 Kingstanding Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.06	0	4	0
N574	84 Hawthorn Road	Detailed Planning Permission 2011/04745/PA	0.01	-1	0	0
N595	Great Barr Royal Mail Delivery Office	Other Opportunity not in BDP Growth Area Promoted by Developer/Owner	0.3	0	15	0

Oscott

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N630	Site of 20 Rockmead Avenue	Under Construction 2012/04752/PA	0.03	1	0	0
N645	352 College Road	Detailed Planning Permission 2012/02854/PA	0.07	4	0	0
N650	100 Hawthorn Road	Detailed Planning Permission 2013/03150/PA	0.02	1	0	0
N655	Moor Lane	Detailed Planning Permission 2011/06858/PA	0.08	3	0	0
N660	901 Aldridge Road, Great Barr, Birmingham, B44 8NS	Detailed Planning Permission 2013/01865/PA	0.03	1	0	0
N690	26 Malthouse Lane, Great Barr	Under Construction 2013/04255/PA	0.11	6	0	0
N691	R/O 71 & 69 Kingstanding Road, Great Barr, Birmingham, B44 8BA	Detailed Planning Permission 2014/00587/PA	0.02	1	0	0
N692	Kings Lodge, 143 Kingstanding Road, Kingstanding, Birmingham, B44 8JU	Under Construction 2013/06732/PA	0.15	5	0	0
N693	20 Brockwell Road, Great Barr	Detailed Planning Permission 2013/07585/PA	0.07	2	0	0
N733	Land at Booths Lane / Sandy Lane, Great Barr, Birmingham, B42	Detailed Planning Permission 2013/09475/PA	7.7	200	49	0

Perry Barr

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N92	Wellhead Lane	Other Opportunity in BDP Growth Area Call for Sites Submission (2010)	1.75	0	85	0
N172	Site to rear of 280-312 Perry Wood Road	Other Opportunity not in BDP Growth Area	0.34	0	0	14
N177	Site rear of 110-153 Tame Road	Allocated in Adopted Plan Aston, Newtown and Lozells AAP	0.5	0	25	0
N262	481 Walsall Road, Perry Barr	Detailed Planning Permission 2011/08439/PA	1.02	64	0	0
N356	Site of 239 Walsall Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.15	0	12	0
N357	278 Walsall Road	Detailed Planning Permission 2013/04392/PA Extant	0.06	1	0	0
N374	Land off Witton Road and Tame Road	Outline Planning Permission 2011/06441/PA Extant	3.28	0	130	0
N485	124 Beeches Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.02	0	1	0
N506	Westwood Road / Dulverton Road	Allocated in Adopted Plan Aston, Newtown and Lozells AAP	0.6	0	0	10
N561	Aldridge Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	2.79	0	112	0
N591	84 Aldridge Road	Detailed Planning Permission 2012/00129/PA	0.02	1	0	0
N594	Birmingham City University Campus	Other Opportunity in BDP Growth Area Master Plan to be produced (Mixed Use).	7.5	0	160	0

Quinton

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S34	William Rathbone Care Home, Dimmingsdale Bank	Under Construction 2012/04954/PA	0.83	25	0	0
S48	Capern Grove A (wisley way)	Allocated in Adopted Plan UDP 2005 (HR25)	0.1	0	2	0
S49	Capern Grove 12	Allocated in Adopted Plan UDP 2005 (HR25)	0.1	0	2	0
S60	Highfield Lane adj 51	Other Opportunity not in BDP Growth Area	0.06	0	1	0
S206	23 Hampton Court Road	Other Opportunity not in BDP Growth Area	0.15	0	6	0
S207	Land to the rear of 6-24 Clive Road	Other Opportunity not in BDP Growth Area	0.38	0	0	19
S211	Land adjacent to 460 Ridgacre Road West	Other Opportunity not in BDP Growth Area	0.32	0	12	0
S213	Land to the rear of 2-22 Blandford Road	Allocated in Adopted Plan UDP 2005 (HR25)	1.12	0	0	40
S214	817-829 Hagley Road West	Other Opportunity not in BDP Growth Area	0.13	0	4	0
S271	Adjacent to 78, Rilstone Road	Allocated in Adopted Plan UDP (HR25)	0.14	0	0	6
S479	Rear of 817 to 829 Hagley Road West	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.12	0	7	0
S512	310 Court Road	Detailed Planning Permission 2010/04386/PA	0.07	-1	0	0
S541	Martineau Centre, Balden Road	Other Opportunity not in BDP Growth Area	4.57	121	0	0
S546	Hamilton Avenue	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.09	0	1	0
S557	127 White Road	Detailed Planning Permission 2011/01799/PA	0.04	-1	0	0

Quinton

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S585	Quinton delivery Office 209 Ridgeacre Road	Other Opportunity not in BDP Growth Area Promoted by Developer/Owner	0.35	0	15	0
S602	51 Hamilton Avenue	Detailed Planning Permission 2012/03733/PA	0.16	0	0	0
S627	11 Highfield Lane	Detailed Planning Permission 2011/06335/PA	0.07	2	0	0
S630	Adjacent 2 Blandford Road	Detailed Planning Permission 2012/05759/PA	0.03	1	0	0
S672	Rear 57 to 59 Rilstone Road	Under Construction 2013/00231/PA	0.1	3	0	0
S738	Fleming Road	Other Opportunity not in BDP Growth Area	0.11	4	0	0

Selly Oak

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S26	1040, Pershore Road	Other Opportunity not in BDP Growth Area	0.18	0	14	0
S54	Fladbury Cresnet 100-118	Other Opportunity not in BDP Growth Area	0.15	0	5	0
S97	955 Pershore Road	Other Opportunity not in BDP Growth Area	0.1	0	2	0
S304	245 to 247, Harborne Lane	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.5	0	40	0
S347	1125 to 1157 Pershore Road	Allocated in Adopted Plan UDP 2005 (H54)	0.29	0	0	11
S351	Rear of 768 to 772 Pershore Road	Detailed Planning Permission 2012/01750/PA	0.22	10	0	0
S353	Rear of 34A to 40 Oakfield Road	Detailed Planning Permission 2012/05127/PA Extant	0.3	3	0	0
S489	778 to 798 Bristol Road	Detailed Planning Permission 2009/05252/PA	0.2	52	0	0
S504	536 Bristol Road	Detailed Planning Permission 2010/05797/PA	0.28	10	0	0
S509	Land rear of 2 to 12 Glenfield Grove	Under Construction 2009/06048/PA	0.12	5	0	0
S528	102 Oakfield Road	Under Construction 2010/03788/PA	0.17	1	0	0
S533	Woodside Road	Under Construction 2012/07526/PA	0.54	11	0	0
S549	Adjacent 3 St Edwards Road	Detailed Planning Permission 2011/02227/PA	0.02	1	0	0
S594	Elliot Road	Detailed Planning Permission 2013/06055/PA Extant	0.84	92	0	0
S598	Chapel Lane Harborne Lane	Outline Planning Permission 2013/02178/PA	1.38	0	0	0

Selly Oak

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S612	Selly Wick House, Selly Wick Road	Detailed Planning Permission 2012/04072/PA	0.36	1	0	0
S640	Fronting Elliot Road	Outline Planning Permission 2012/02402/PA	0.08	5	0	0
S642	30 Kensington Road	Detailed Planning Permission 2012/02078/PA Extant	0.12	1	0	0
S665	520 Bristol Road	Under Construction 2012/02067/PA	0.11	5	0	0
S667	Adjacent 1 Bewdley Road	Detailed Planning Permission 2013/09227/PA	0.02	2	0	0
S675	Garages Fladbury Crescent	Under Construction 2013/05744/PA	0.1	5	0	0
S680	86-88 Raddlebarn Road, Selly Oak, Birmingham, B29 6HH	Under Construction 2013/02558/PA	0.03	-1	0	0
S688	213 Tiverton Road, Selly Oak	Detailed Planning Permission 2013/05472/PA	0.02	-1	0	0
S710	125 Harborne Lane, Selly Oak	Under Construction 2013/05560/PA	0.04	3	0	0
S735	TC's, Coronation Road, Selly Oak, Birmingham, B29 7DE,	Detailed Planning Permission 2014/01009/PA	0.16	6	0	0

Shard End

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E20	Garages adjacent 51 Alderpitts	Other Opportunity not in BDP Growth Area	0.16	0	4	0
E24	166 East Meadway	Other Opportunity not in BDP Growth Area	0.06	0	0	2
E25	22 Enford Close	Other Opportunity not in BDP Growth Area	0.08	0	0	3
E27	14 Gerardsfield Road	Other Opportunity not in BDP Growth Area	0.09	0	0	3
E29	68 Gossey Lane	Other Opportunity not in BDP Growth Area	0.08	0	0	2
E30	Adjacent 426 Heath Way	Other Opportunity not in BDP Growth Area	0.09	0	2	0
E32	Adjacent 10 Hollyberry Croft	Other Opportunity not in BDP Growth Area	0.07	0	2	0
E37	Rear of 60-68 Milsom Grove	Other Opportunity not in BDP Growth Area	0.07	0	2	0
E39	Opposite 223 Tile Cross Road	Other Opportunity not in BDP Growth Area	0.1	0	3	0
E61	Yardley Brook, Colehall Lane	Allocated in Draft Plan Birmingham Development Plan	8.46	132	168	0
E64	Beswick Grove	Other Opportunity in BDP Growth Area	0.28	0	11	0
E65	Farmcote Road	Other Opportunity in BDP Growth Area	0.21	0	10	0
E117	Rear of 1 - 15 Wheatlands Croft	Other Opportunity not in BDP Growth Area	0.14	0	6	0
E118	Shard End Crescent	Under Construction	3.64	26	0	0
E405	Between 18 and 28 North Roundhay	Detailed Planning Permission 2013/08850/PA	0.06	4	0	0

Shard End

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E431	Rear of 159 TO 167 Tile Cross Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.15	0	4	0
E513	Cooks Lane	Other Opportunity not in BDP Growth Area	0.86	0	36	0
E514	Blackmoor Croft, Tile Cross	Detailed Planning Permission 2014/02614/PA	0.33	8	0	0
E572	Between 70 & 72 Brook Meadow Road	Detailed Planning Permission 2011/07500/PA	0.02	1	0	0
E577	31 Shirestone Road	Detailed Planning Permission 2012/07685/PA	0.24	8	0	0
E579	324 Gressel Lane	Other Opportunity not in BDP Growth Area	0.13	0	0	4
E580	275 Lomond Close	Other Opportunity not in BDP Growth Area	0.07	0	0	3
E581	Middle Leaford	Other Opportunity in BDP Growth Area	0.19	0	4	0
E582	Old Forest Way	Other Opportunity not in BDP Growth Area	0.27	10	0	0
E585	3 Hollyberry Croft	Other Opportunity not in BDP Growth Area	0.06	0	0	2
E591	187 Shard End Crescent	Other Opportunity not in BDP Growth Area	0.06	0	0	2
E592	International School Annexe, Sheldon Hall Avenue	Other Opportunity not in BDP Growth Area	1.22	0	48	0
E594	Hallmoor School, Hallmoor Road	Other Opportunity not in BDP Growth Area	1.19	0	48	0
E639	3 Hallmoor Road, Kitts Green	Detailed Planning Permission 2014/01011/PA	0.07	-1	0	0
E658	165 Kitts Green Road	Detailed Planning Permission 2013/08416/PA	0.01	1	0	0

Shard End

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E670	14 School Lane	Detailed Planning Permission	0.02	1	0	0
		2014/00361/PA				

Sheldon

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E66	Silvermere Centre, Silvermere Road, Sheldon	Under Construction 2012/08329/PA	3.27	121	0	0
E68	Rear of Downsfield Road	Under Construction 2012/08228/PA	2.15	100	0	0
E119	25 Chaffcombe Road	Other Opportunity not in BDP Growth Area	0.06	0	1	0
E120	Coventry Road / Wagon La	Other Opportunity not in BDP Growth Area	0.98	0	0	49
E121	Fmr GPO repeater station, Coventry Road	Other Opportunity not in BDP Growth Area	0.45	0	0	22
E391	Site of 54 New Coventry Road	Under Construction	0.46	94	0	0
E399	Land rear of Beverley Grove and Three Horseshoes Lane	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.5	0	22	0
E400	364 Barrows Lane	Detailed Planning Permission 2011/05999/PA Extant	0.12	10	0	0
E401	Rear of 284 to 286 Brays Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.12	0	2	0
E402	Adjacent 72 Keble Grove	Under Construction	0.05	2	0	0
E416	2236 to 2338 Coventry Road	Detailed Planning Permission 2011/01606/PA	0.14	14	0	0
E418	1 and 2 Silvermere Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.14	0	13	0
E426	331 to 339 Sheldon Heath Road	Other Opportunity not in BDP Growth Area Planning Committee Resolution	0.27	0	0	11
E575	Adjacent Radleys Public House, Sheldon Heath Road	Under Construction 2012/08537/PA	0.18	14	0	0
E614	2 Willaston Road, Stechford	Detailed Planning Permission 2013/00787/PA	0.03	2	0	0

Sheldon

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E640	215 Barrows Lane, Sheldon	Detailed Planning Permission 2014/01002/PA	0.07	1	0	0
E655	Land adjoining, 404 Barrows Lane, Sheldon, Birmingham, B26 1QL	Detailed Planning Permission 2013/08152/PA	0.02	1	0	0
E656	104 Wensley Road, South Yardley	Detailed Planning Permission 2014/00033/PA	0.03	1	0	0
E657	208 Sheldon Heath Road, Garretts Green	Under Construction 2013/00166/PA	0.49	34	0	0
E660	St Giles Rectory, Site of Former, Church Road, Sheldon, Birmingham, B26 3TT	Detailed Planning Permission 2013/01982/PA	0.25	7	0	0

Soho

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N31	Site of 163, Soho Road	Allocated in Draft Plan	0.07	0	0	1
		A41/Soho Road AAP				
N77	125-129 Wattville Road	Under Construction	0.06	3	0	0
		2011/05117/PA				
N83	Baccus Road	Other Opportunity not in BDP Growth Area	1.33	0	0	10
N186	Site rear of 32-68 Sycamore Road, Sycamore Trading Estate	Other Opportunity not in BDP Growth Area	0.46	0	0	18
N187	2-10 Queens Head Road	Other Opportunity not in BDP Growth Area	0.16	0	8	0
N188	Site adjacent 57 George Street	Other Opportunity not in BDP Growth Area	1.37	0	50	0
N190	201 - 195 Dudley Road	Other Opportunity in BDP Growth Area	0.09	0	4	0
N266	117, Soho Hill	Other Opportunity not in BDP Growth Area	0.06	0	6	0
		Expired Planning Permission				
N269	Waverhill Road	Other Opportunity not in BDP Growth Area	0.1	0	3	0
N275	36, Winson Street	Other Opportunity not in BDP Growth Area	0.1	0	9	0
		Expired Planning Permission				
N279	Land off City Road	Under Construction	2.48	52	0	0
		2012/07634/PA				
N280	120 to 130 Wattville Road	Other Opportunity not in BDP Growth Area	0.06	0	0	2
		Planning Committee Resolution				
N283	51 and 53 Brewery Street	Other Opportunity not in BDP Growth Area	0.07	0	6	0
		Expired Planning Permission (2007/00504/PA)				
N284	79 to 85 Holyhead Road	Detailed Planning Permission	0.09	0	7	0
		2009/01559/PA				
N292	Land corner of Winson Green Road and Heath Street	Other Opportunity in BDP Growth Area	0.16	0	12	0
		Expired Planning Permission (2011)				

Soho

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N293	Adjacent 133 Heath Street	Detailed Planning Permission 2012/06356/PA	0.07	1	0	0
N295	Site of Talbot Public House, Talbot Road	Under Construction 2007/02585/PA	0.23	9	0	0
N315	Adjacent 40 All Saints Road	Detailed Planning Permission 2013/00217/PA	0.03	1	0	0
N490	City Hospital site off Aberdeen Street	Allocated in Draft Plan Birmingham Development Plan	20.64	0	200	800
N519	Booth Street/Holyhead Road	Allocated in Draft Plan A41 Framework	0.23	0	0	52
N527	Rear of 2 to 24 Wattville Road	Other Opportunity not in BDP Growth Area Expired Planning Permission: 2014	0.13	0	4	0
N546	Rear of 454 to 466 Dudley Road	Detailed Planning Permission 2013/08625	0.1	14	0	0
N551	52A Boulton Road	Detailed Planning Permission 2011/04176/PA	0.03	2	0	0
N552	Land at 1 to 3 Barn Lane	Under Construction	0.11	8	0	0
N588	77 and 79 Perrott Street	Detailed Planning Permission 2012/00615/PA	0.01	2	0	0
N597	land adj to 23 Nineveh Road	Allocated in Draft Plan A41/Soho Road AAP	0.08	0	3	0
N600	Norfolk Tower, Lodge Road.	Other Opportunity not in BDP Growth Area	0.52	-84	0	0
N603	Cornwall Tower, Heaton Street	Other Opportunity not in BDP Growth Area	0.28	-95	0	0
N604	50 to 54 Nineveh Road	Detailed Planning Permission 2012/04142/PA	0.03	1	0	0
N606	4 Park Avenue	Detailed Planning Permission 2012/01517/PA	0.1	1	0	0

Soho

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N610	227 Soho Road	Detailed Planning Permission 2012/02572/PA	0.01	2	0	0
N659	Adjacent 1 Spring Gardens	Under Construction 2011/05390/PA	0.02	2	0	0
N670	35 Junction Road, Handsworth, Birmingham, B21 0EN	Under Construction 2013/08185/PA	0.01	1	0	0
N671	259 Rotton Park Road, Edgbaston	Under Construction 2013/07985/PA	0.03	4	0	0
N676	38 Queens Head Road, Handsworth, Birmingham, B21 0QG	Detailed Planning Permission 2014/01038/PA	0.03	1	0	0
N683	Land Adj to 59 Hallewell Road, Edgbaston, Birmingham, B16 0LP	Detailed Planning Permission 2013/07099/PA	0.03	1	0	0
N729	299A Rotton Park Road, Ladywood	Detailed Planning Permission 2014/00808/PA	0.02	2	0	0
N732	10 Crabtree Road, Hockley	Detailed Planning Permission 2013/08701/PA	0.02	1	0	0

South Yardley

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E14	1719 to 1721 Coventry Road	Other Opportunity not in BDP Growth Area	0.14	0	8	0
E21	177 Berkeley Road	Other Opportunity not in BDP Growth Area	0.06	0	2	0
E23	194 Clement Road	Other Opportunity not in BDP Growth Area	0.1	0	4	0
E33	Adjacent 64 Kestrel Avenue	Other Opportunity not in BDP Growth Area	0.1	0	5	0
E36	Adjacent 27 Lowson Croft	Other Opportunity not in BDP Growth Area	0.1	0	3	0
E51	Plough and Harrow, Coventry Road	Other Opportunity not in BDP Growth Area	0.53	0	0	30
E86	Rear of 305 - 367 Stockfield Road	Other Opportunity not in BDP Growth Area	0.48	0	19	0
E88	49 Wordsworth Road	Other Opportunity in BDP Growth Area	0.1	0	4	0
E89	Land off Roma Road	Other Opportunity not in BDP Growth Area Promoted by Developer/Owner	1.85	0	74	0
E91	Hob Moor Primary School	Other Opportunity not in BDP Growth Area	0.61	0	24	0
E93	Land adj 1 Geraldine Road	Other Opportunity not in BDP Growth Area	0.21	0	7	0
E175	Land Adjoining Canal south of Woodcock Lane North	Other Opportunity not in BDP Growth Area	1.03	0	40	0
E237	Land adjacent 41 Fraser Road	Under Construction 2009/01434/PA	0.03	2	0	0
E360	425 (and land to rear) Yardley road	Other Opportunity not in BDP Growth Area Expired Planning Permission (2007/01319/PA)	0.29	0	0	14
E361	Rear of 12 Stockfield Road	Outline Planning Permission 2012/02131/PA Extant	0.02	0	1	0

South Yardley

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E363	Rear of 364 to 404 Stockfield Road	Other Opportunity not in BDP Growth Area Planning Committee Resolution	0.27	0	0	10
E368	Site of Innis Public House (Village Arms) Clements Road	Outline Planning Permission 2012/05504/PA	0.33	13	0	0
E534	1184 and 1186 Coventry Road	Under Construction 2012/05074/PA	0.04	-2	0	0
E593	Former D&A Site, Coventry Road	Other Opportunity not in BDP Growth Area	1.26	0	50	0
E598	172-174 Deakins Road	Detailed Planning Permission 2011/02031/PA	0.06	4	0	0
E601	Adjacent 181 Deakins Road	Detailed Planning Permission 2011/05405/PA	0.05	2	0	0
E607	Adjacent 255 Deakins Road	Detailed Planning Permission 2011/07469/PA	0.03	1	0	0
E650	Land adjacent 292 Oldknow Road, Small Heath, Birmingham, B10 0HY	Detailed Planning Permission 2013/09113/PA	0.04	2	0	0
E664	ADJ 1 PINFOLD HOUSE Mansfield Road	Under Construction	0.03	2	0	0

Sparkbrook

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E2	The Kings Christian Centre, Ombersley Road corner of Woodfield Road	Other Opportunity not in BDP Growth Area	0.07	0	2	0
E40	Kyrwicks Lane, Sparkbrook	Other Opportunity not in BDP Growth Area	0.4	0	20	0
E49	Montgomery Street/South Road	Other Opportunity not in BDP Growth Area Promoted by Developer/Owner	1.55	0	0	60
E143	Land bounded by Highgate Place / Kyrwicks Lane / Railway	Other Opportunity not in BDP Growth Area	0.3	0	0	12
E144	Junction of Kyrwicks Lane / Auckland Road	Other Opportunity not in BDP Growth Area	0.21	0	0	8
E145	Land between Railway & Auckland Road	Other Opportunity not in BDP Growth Area	0.3	0	0	12
E146	Junction of Stratford Road / Priestly Road	Other Opportunity not in BDP Growth Area	0.12	0	5	0
E147	Land between Stratford Road / Ackland Street	Other Opportunity not in BDP Growth Area	0.35	0	14	0
E148	Land at junction of Strafford Road & Kyotts Lake Road	Other Opportunity not in BDP Growth Area	0.1	0	4	0
E149	Land adj 67 Montgomery Street	Other Opportunity not in BDP Growth Area	0.3	0	12	0
E150	Junction of Moseley Road / Clifton Road	Other Opportunity not in BDP Growth Area	0.07	0	4	0
E151	Land adjacent 5 George Street	Other Opportunity not in BDP Growth Area	0.09	0	5	0
E152	between Highgate Road & Whitbourne Close	Other Opportunity not in BDP Growth Area	0.06	0	3	0
E153	Junction of Alfred Street / Stoney Lane	Under Construction 2012/02679/PA	0.06	1	0	0
E155	Royal Oak Public House, Junction of Alfred Street & Stoney Lane	Other Opportunity not in BDP Growth Area	0.07	0	3	0

Sparkbrook

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E156	Clifton Hose, Clifton Road	Other Opportunity not in BDP Growth Area	0.47	0	0	24
E159	Land between Sampson Road North, Bordesley Middleway & canal	Other Opportunity not in BDP Growth Area	0.49	0	19	0
E160	Rear of 221 Hallam Street	Other Opportunity not in BDP Growth Area	0.09	0	4	0
E217	50 to 52A Edgbaston Road	Outline Planning Permission 2013/07293/PA	0.11	0	5	0
E220	538 to 540 Moseley Road	Detailed Planning Permission 2012/02009/PA Extant	0.14	9	0	0
E223	Works adjacent 113 Woodfield Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.12	0	0	10
E225	Corner of Stratford Road and Palmerston Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.19	0	9	0
E227	26 Kyotts Lake Road	Under Construction	0.01	1	0	0
E228	55 to 81 Stratford Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.24	0	18	0
E229	Land between 37 and 51 Montgomery Street	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.07	0	5	0
E230	Land adjacent 11 Braithwaite Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.06	0	4	0
E233	Adjacent 94 Osborn Road	Detailed Planning Permission 2012/05290/PA	0.01	1	0	0
E234	62 Barrows Road	Other Opportunity not in BDP Growth Area Expired Planning Permission 2014	0.08	0	5	0
E440	113 Ladypool Road	Under Construction	0.03	3	0	0
E495	Montgomery Street/South Road	Other Opportunity not in BDP Growth Area	4.65	0	0	240

Sparkbrook

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E496	Stratford Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.12	0	5	0
E506	7 Willows Crescent	Under Construction 2011/07513/PA	0.03	1	0	0
E529	87 to 90 Brighton Road	Detailed Planning Permission 2012/03837/PA	0.04	1	0	0
E539	274 Moseley Road	Detailed Planning Permission 2012/07101/PA	0.02	1	0	0
E542	263 Mary Street	Detailed Planning Permission 2012/06777/PA	0.02	1	0	0
E543	267 to 269 Ladypool Road	Under Construction 2012/08467/PA	0.03	4	0	0
E545	94 Walford Road	Detailed Planning Permission 2012/04167/PA	0.01	-1	0	0
E547	371 Stratford Road	Detailed Planning Permission 2012/08091/PA	0.02	3	0	0
E615	Athelstan House, 232 Moseley Road, Highgate, Birmingham, B12 0DU	Under Construction 2012/08411/PA	0.24	12	0	0
E621	8-12 Cannon Hill Road, Balsall Heath, Birmingham, B12 9NN	Detailed Planning Permission 2013/02861/PA	0.05	3	0	0
E630	Al - Mahdi Institute, 532 Moseley Road, Birmingham, B12 9AE	Detailed Planning Permission 2013/06394/PA	0.01	3	0	0
E631	372-376 Ladypool Road, Sparkhill, Birmingham, B12 8BT	Detailed Planning Permission 2013/06961/PA	0.01	2	0	0
E637	53 Walford Road, Birmingham, B11 1NP	Detailed Planning Permission 2013/07902/PA	0.01	1	0	0
E638	14B Ombersley Road, Balsall Heath	Detailed Planning Permission 2014/00756/PA	0.01	1	0	0
E643	Rear of 26-28 Raglan Road, Edgbaston, Birmingham, B5 7RA	Detailed Planning Permission 2013/04305/PA	0.03	1	0	0

Sparkbrook

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E644	Sitara, 415 Stratford Road, Sparkhill, Birmingham, B11 4JZ	Detailed Planning Permission	0.1	6	0	0
		2013/03028/PA				
E646	22 Cartland Road, Sparkbrook	Under Construction	0.11	6	0	0
		2013/03485/PA				

Springfield

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E52	Land South of Weston Lane	Other Opportunity not in BDP Growth Area	2.4	0	90	0
E161	146-156 Weston Lane	Other Opportunity not in BDP Growth Area	0.09	0	3	0
E162	Land between 409 & 427 Warwick Road	Other Opportunity not in BDP Growth Area	0.22	0	9	0
E163	Land between Olton Boulavard West & Spring Road	Other Opportunity not in BDP Growth Area	0.43	0	17	0
E164	Corner of Shaftmoor La & Runnymede Road	Other Opportunity not in BDP Growth Area	0.11	0	4	0
E165	Percy Road / Evelyn Road	Allocated in Adopted Plan UDP 2005 (HR26)	1.3	0	50	0
E166	Land between Spring Road / Lyncroft Road / Springcroft Road	Other Opportunity not in BDP Growth Area	0.4	0	16	0
E167	Rear of 4-72 Weston Road	Other Opportunity not in BDP Growth Area	0.21	0	10	0
E168	12 - 14 Baker Street	Other Opportunity not in BDP Growth Area	0.06	0	3	0
E222	Land Adjacent 20 Windermere Road	Outline Planning Permission 2011/07998/PA Extant	0.01	1	0	0
E231	220 Wake Green Road	Detailed Planning Permission 2010/00231/PA Extant	0.38	24	0	0
E236	79 Warwick Road	Detailed Planning Permission 2010/06703/PA Extant	0.15	16	0	0
E264	35 to 53 Spring Road	Detailed Planning Permission 2014/01858/PA	0.67	35	0	0
E438	479 to 481 Stratford Road	Under Construction	0.02	3	0	0
E453	1-4 Willersey Road	Other Opportunity not in BDP Growth Area	0.13	0	5	0

Springfield

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E454	Thirlmere Drive site A	Other Opportunity not in BDP Growth Area	0.12	0	4	0
E455	Thirlmere Drive site B	Other Opportunity not in BDP Growth Area	0.12	0	4	0
E483	Denso Site, Shaftmoor Lane	Other Opportunity not in BDP Growth Area	3.54	0	124	0
E504	802 to 804 Stratford Road	Detailed Planning Permission 2011/06060/PA	0.02	3	0	0
E535	61 to 65 College Road	Under Construction 2012/05364/PA	0.13	-1	0	0
E548	Land adjacent 159 Green Road	Detailed Planning Permission 2012/07376/PA	0.04	1	0	0
E549	Rear 677 Stratford Road	Detailed Planning Permission 2012/05046/PA	0.01	1	0	0
E566	Former Denso Site, Shaftmoor Lane	Detailed Planning Permission 2011/06776/PA	2.42	200	78	0
E567	Former Lucas Works, Shaftmoor Lane	Outline Planning Permission 2011/06775/PA	3.24	0	120	0
E568	Between 9 and 25 Weston Lane	Outline Planning Permission 2011/08182/PA	0.16	0	6	0
E618	58 Newton Road, Sparkhill, Birmingham, B11 4PT	Detailed Planning Permission 2012/08318/PA	0.01	4	0	0
E645	15 Miraj Avenue, (land adjacent), Sparkhill	Detailed Planning Permission 2013/09258/PA	0.11	4	0	0
E649	126 Reddings Lane, Tyseley	Detailed Planning Permission 2013/05696/PA	0.02	2	0	0

Stechford and Yardley North

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E15	Site of former lock up garages Rockland Drive	Other Opportunity in BDP Growth Area	0.11	0	2	0
E17	New Meadway Housing 1 - Poolway	Other Opportunity in BDP Growth Area	5.35	124	51	0
E22	624 Bordesley Green East	Other Opportunity in BDP Growth Area	0.11	0	4	0
E28	Giles Close	Other Opportunity in BDP Growth Area	0.1	0	3	0
E57	Manor House Pub and adjacent land, Station Road	Allocated in Draft Plan Birmingham Development Plan	1.73	0	90	0
E58	Albert Road/Station Road	Allocated in Draft Plan Birmingham Development Plan	2.78	0	143	0
E59	B&Q Site Station Road Stechford	Allocated in Draft Plan Birmingham Development Plan	2	0	100	0
E174	Rear of 140-150 Yardley Fields Road	Other Opportunity in BDP Growth Area	0.35	0	0	14
E371	Rear of All Saints Church adjacent 113 Albert Road	Detailed Planning Permission 2013/07713/PA	0.07	4	0	0
E394	38 Blakesley Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.18	0	13	0
E482	Ring o' Bells, Church Road	Under Construction 2013/05861/PA	0.3	0	13	0
E484	Rear 30-60 Latelow Road	Other Opportunity in BDP Growth Area	0.38	9	0	0
E499	Riverside Drive	Other Opportunity in BDP Growth Area Expired Planning Permission	0.23	0	9	0
E500	443 Church Road	Detailed Planning Permission 2011/00539/PA	0.01	1	0	0
E559	Land accessed from Richmond Road	Detailed Planning Permission 2012/08535/PA	0.15	5	0	0

Stechford and Yardley North

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E563	Fmr Care Home, Ipstones Avenue	Under Construction 2012/06285/PA	0.22	12	0	0
E571	Site of 21 - 23 Milstead Road	Detailed Planning Permission 2012/05120/PA	0.06	1	0	0
E599	174 Station Road	Under Construction 2011/05410/PA	0.05	3	0	0
E629	154 Manor Road, Stechford	Detailed Planning Permission 2013/05841/PA	0.04	7	0	0
E642	184-186 Albert Road, Stechford	Detailed Planning Permission 2014/00688/PA	0.11	7	0	0
E654	Rear of 164 Yew Tree Lane, Yardley, Birmingham, B26 1AX	Detailed Planning Permission 2013/08307/PA	0.1	2	0	0

Stockland Green

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E187	Slade Road/Broomfield Road	Other Opportunity not in BDP Growth Area	0.14	0	0	6
E188	Slade Road/Victoria Road	Other Opportunity not in BDP Growth Area	0.1	0	5	0
E189	275 Marsh Hill	Other Opportunity not in BDP Growth Area	0.13	0	6	0
E190	395 George Road wider site including Brookvale Park	Other Opportunity not in BDP Growth Area	1.96	0	0	78
E192	Garages adjacent 1-6 Fernfail Court	Other Opportunity not in BDP Growth Area	0.06	0	0	3
E193	42 & 44 Grayshott Close and garages	Other Opportunity not in BDP Growth Area	0.12	0	0	5
E194	To the rear of 33-21 The Parklands	Other Opportunity not in BDP Growth Area	0.44	0	17	0
E195	24 Scafell Drive & garages	Other Opportunity not in BDP Growth Area	0.12	0	0	5
E196	Kings Road, Stockland Green	Other Opportunity not in BDP Growth Area	0.16	0	5	0
E198	71 Fentham Road	Other Opportunity not in BDP Growth Area Promoted by Developer/Owner	0.57	0	12	0
E199	47 Woodend Road	Other Opportunity not in BDP Growth Area	0.13	0	0	5
E200	37 & 37 Kingsmere Close and garages	Other Opportunity not in BDP Growth Area	0.12	0	0	5
E201	Garages Wentworth Court	Other Opportunity not in BDP Growth Area	0.07	0	0	3
E203	Garages Marshfield Gardens	Other Opportunity not in BDP Growth Area	0.06	0	0	2
E204	480 Slade Road	Other Opportunity not in BDP Growth Area	0.12	0	0	1

Stockland Green

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E205	Between Marsh Hill and Dallas Road	Other Opportunity not in BDP Growth Area	0.23	0	6	0
E206	Short Heath Road	Other Opportunity not in BDP Growth Area	0.24	0	8	0
E207	Rear of 110-116 Summer Road	Other Opportunity not in BDP Growth Area	0.57	0	40	0
E247	Former MEB Depot, George Road	Under Construction	2.1	87	0	0
E249	470 Slade Road	Detailed Planning Permission 2011/00872/PA	0.03	1	0	0
E289	Former Highcroft Hospital Site, Highcroft Road	Allocated in Adopted Plan UDP 2005 (H44)	0.89	0	35	0
E290	Former Highcroft Hospital Site, Highcroft Road	Allocated in Adopted Plan UDP 2005 (H44)	0.84	0	33	0
E291	Former Highcroft Hospital Site, Fentham Road	Outline Planning Permission 2010/03705/PA	0.85	128	0	0
E293	117 Gravelly Hill North	Detailed Planning Permission 2012/07174/PA	0.09	6	0	0
E297	Land adjacent 7 to 9 Haywards Close	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.07	0	4	0
E477	137 Kingsbury Road	Detailed Planning Permission 2010/01187/PA	0.12	8	0	0
E516	Gravelly Hill North, Six Ways, Erdington	Other Opportunity not in BDP Growth Area	0.15	0	6	0
E518	309-315 Marsh Lane, Erdington	Other Opportunity not in BDP Growth Area Promoted by Developer/Owner	0.13	0	7	0
E536	9 Knightwick Crescent	Detailed Planning Permission 2012/06435/PA	0.06	-1	0	0
E616	79 Marsh Lane, Erdington, Birmingham, B23 6HY	Detailed Planning Permission 2013/01568/PA	0.1	3	0	0

Stockland Green

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E617	Oakwood Care Home, 78-84 Kingsbury Road, Erdington, Birmingham, B24 8QJ	Detailed Planning Permission 2013/00532/PA	0.07	-1	0	0
E624	Highfields, 30 Underwood Close, Erdington, Birmingham, B23 7EZ	Detailed Planning Permission 2013/01582/PA	0.01	1	0	0
E626	178 Streetly Road, Erdington	Detailed Planning Permission 2013/05345/PA	0.02	1	0	0
E627	87 Gravelly Hill North, Erdington, Birmingham, B23 6BA	Under Construction 2013/06249/PA	0.06	5	0	0
E648	35 Slade Road, Land adjacent to, Erdington, Birmingham, B23 6ES	Detailed Planning Permission 2013/07824/PA	0.03	1	0	0
E652	3 Watt Road, Land adjacent, Erdington	Under Construction 2013/08758/PA	0.03	1	0	0
E661	39 Wood End Lane	Outline Planning Permission 2013/07389/PA	0.17	0	19	0
E668	Adjacent to the Underwood Centre, Underwood Close, Erdington, Birmingham, B23 7EZ	Detailed Planning Permission 2013/08999/PA	0.1	2	0	0
E669	Land to rear 12-14 The Gardens, Erdington	Detailed Planning Permission 2014/01226/PA	0.28	6	0	0

Sutton Four Oaks

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N44	Adjacent 8 to 12, Bowlas Avenue	Other Opportunity not in BDP Growth Area	0.11	0	0	3
N47	71, Hill Village Road	Other Opportunity not in BDP Growth Area	0.11	0	3	0
N95	Mere Green Road	Other Opportunity not in BDP Growth Area	0.83	0	33	0
N208	Garages to rear of 205-197 Blackberry Lane	Other Opportunity not in BDP Growth Area	0.07	0	0	1
N209	Site rear of 35-47 White Farm Road	Other Opportunity not in BDP Growth Area	0.07	0	0	2
N210	Garages rear of 25-35 White Farm Road	Other Opportunity not in BDP Growth Area	0.07	0	0	2
N215	Vesey Close	Other Opportunity not in BDP Growth Area	0.29	0	0	4
N216	Site rear of 38-40 Sherifoot Lane	Other Opportunity not in BDP Growth Area	0.1	0	0	3
N218	Site and garages to rear of 1-20 Walsall Road	Other Opportunity not in BDP Growth Area	0.24	0	0	10
N219	Site to rear of 42 & 44 Belwell Lane	Other Opportunity not in BDP Growth Area	0.11	0	0	2
N220	Site to rear of 1-12 Clarence Road	Other Opportunity not in BDP Growth Area	0.06	0	0	1
N222	Garages adjacent to 76 & 78 Sara Close	Other Opportunity not in BDP Growth Area	0.06	0	0	2
N225	Site and garages rear of 133 & 135 Gibbons Road	Other Opportunity not in BDP Growth Area	0.08	0	0	3
N226	Site and garages adjacent 20-25 Farnborough Court	Other Opportunity not in BDP Growth Area	0.06	0	0	3
N228	Garages rear of 76-78 Slade Road	Other Opportunity not in BDP Growth Area	0.06	0	0	2

Sutton Four Oaks

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N422	Rear of 4A Luttrell Road	Under Construction 2012/03568/PA	0.15	1	0	0
N425	Land adjoining 14b Luttrell Road	Detailed Planning Permission 2014/03009/PA	0.53	1	0	0
N428	383 to 389 Lichfield Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.18	0	8	0
N449	Adjacent 47 Little Sutton Lane	Under Construction 2011/03969/PA	0.11	1	0	0
N468	Land South of Duttons Lane	Under Construction	2.3	7	0	0
N495	White Farm Road	Under Construction 2013/00924/PA	0.42	10	0	0
N531	84 Park View Road	Detailed Planning Permission 2013/07194/PA	0.18	1	0	0
N587	6 to 8 Astor House, Lichfield Road	Detailed Planning Permission 2011/08657/PA	0.05	3	0	0
N611	Deerwood Grange, Wentworth Road	Under Construction 2012/00234/PA	0.46	1	0	0
N612	3A Mere Green Road	Detailed Planning Permission 2012/03953/PA	0.01	1	0	0
N615	Adjacent 30 Bellwell Lane	Under Construction 2012/05610/PA	0.02	1	0	0
N623	2 Hillwood Road	Detailed Planning Permission 2012/01403/PA	0.16	2	0	0
N633	Land adjacent 88 Hill Hook Road	Detailed Planning Permission 2013/02481/PA	0.06	1	0	0
N656	143-145 Russell Bank Road	Under Construction 2011/04317/PA	0.43	9	0	0
N672	134 Lichfield Road, Sutton Coldfield	Detailed Planning Permission 2013/08247/PA	0.06	-5	0	0

Sutton Four Oaks

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N680	Oaklands, 17 Walsall Road, Four Oaks, Sutton Coldfield, B74 4ND	Detailed Planning Permission 2014/02376/PA	0.04	1	0	0
N698	38 Streetly Lane, Sutton Coldfield, Birmingham, B74 4TU	Under Construction 2013/06071/PA	0.25	3	0	0
N699	No. 16 and Land r/o 14, 18 & 20 Bennett Road, Four Oaks, Sutton Coldfield, Birmingham, B74 4TJ	Detailed Planning Permission 2013/00472/PA	0.47	3	0	0
N702	Land Adjacent, 17 Four Oaks Road, Sutton Coldfield, Birmingham, B74 2XP	Under Construction 2013/01896/PA	0.11	1	0	0
N703	1 The Fordrough, Four Oaks, Sutton Coldfield	Detailed Planning Permission 2014/01146/PA	0.18	1	0	0
N704	Land adjacent 2 Hartopp Road, Sutton Coldfield, Birmingham, B74 2RH	Detailed Planning Permission 2013/09416/PA	0.15	1	0	0
N705	406 Lichfield Road, Sutton Coldfield, Birmingham, B74 4BL	Detailed Planning Permission 2013/04434/PA	0.22	-1	0	0
N709	Mere Green Close, Off Mere Green Road, Sutton Coldfield, Birmingham, B75 5BZ	Under Construction 2013/02291/PA	0.04	2	0	0
N710	Land adjacent to, 15 Darnel Hurst Road, Sutton Coldfield, Birmingham, B75 5ND	Under Construction 2013/00772/PA	0.03	1	0	0
N725	LAND ADJACENT 8 Luttrell Road	Detailed Planning Permission 2013/00481/PA	0.33	1	0	0
N727	Adjacent 109 BLACKBERRY LANE	Under Construction	0.02	1	0	0

Sutton New Hall

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N234	Site adjacent 7, 8, & 9 Eldon Drive	Other Opportunity not in BDP Growth Area	0.06	0	0	2
N235	Site adjacent 11,15 & 18 Trident Close	Other Opportunity not in BDP Growth Area	0.09	0	0	3
N236	Site and garages adjacent 59 Haunchwood Drive	Other Opportunity not in BDP Growth Area	0.06	0	0	3
N237	Site and garages rear of 35-57 Oversley Road	Other Opportunity not in BDP Growth Area	0.07	0	0	3
N238	Site and garages rear of 6-18 Anton Drive	Other Opportunity not in BDP Growth Area	0.23	0	0	5
N239	Site and garages rear of 106-122 Cheswood Drive	Other Opportunity not in BDP Growth Area	0.1	0	0	3
N240	Site and garages adjacent 82 & 84 Cheswood Drive	Other Opportunity not in BDP Growth Area	0.06	0	0	2
N241	Site adjacent 83 & 85 Lindridge Drive	Other Opportunity not in BDP Growth Area	0.06	0	0	2
N242	Site rear of 28-48 Cheswood Drive	Other Opportunity not in BDP Growth Area	0.17	0	0	7
N243	Site and garages adjacent 23-25 Thornley Grove	Other Opportunity not in BDP Growth Area	0.07	0	0	2
N244	Site and garages rear of 17-23 Lindridge Drive	Other Opportunity not in BDP Growth Area	0.06	0	0	2
N245	Site rear of 1-17 Oxstall Close	Other Opportunity not in BDP Growth Area	0.16	0	0	5
N406	321 to 323 Birmingham Road	Under Construction 2011/08719/PA	0.24	16	0	0
N412	Rear of 216 Birmingham Road	Detailed Planning Permission 2011/08719/PA	0.03	1	0	0
N440	100 Holifast Road	Detailed Planning Permission 2011/00693/PA Extant	0.11	2	0	0

Sutton New Hall

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N441	61 and 63 Penns Lane	Other Opportunity in BDP Growth Area	0.8	0	29	0
		Expired Planning Permission				
N455	Land between and to rear of 51 and 55 Fox Hollies Road	Outline Planning Permission	0.17	0	3	0
		2011/04755/PA Extant				
N456	303 Penns Lane	Under Construction	0.67	0	14	0
		2011/02074/PA Extant				
N476	83 to 89 Water Orton Lane	Other Opportunity not in BDP Growth Area	0.22	0	0	9
		Planning Committee Resolution				
N536	Land adjacent 7 Sutton Square	Detailed Planning Permission	0.03	1	0	0
		2013/02075/PA Extant				
N578	Adjacent Forge Farm, Walmley Ash Lane	Detailed Planning Permission	0.06	1	0	0
		2011/03438/PA				
N638	Rear of 39 to 43 Beech Hill Road	Under Construction	0.51	7	0	0
		2012/01800/PA				
N646	Langley SUE, west of A38	Allocated in Draft Plan	273.7	260	1975	2765
		Birmingham Development Plan - Land removed from Green Belt				
N649	410 Birmingham Road (Upper Floors)	Detailed Planning Permission	0.02	2	0	0
		2013/02217/PA				
N706	Rear of 27-37 Beech Hill Road, Sutton Coldfield, Birmingham, B72 1BY	Detailed Planning Permission	0.55	12	0	0
		2013/0429/pa				
N711	Land adjacent to, 272 Penns Lane, Walmley, Sutton Coldfield, B76 1LQ	Detailed Planning Permission	0.07	1	0	0
		2013/04312/PA				
N712	Land at Walmley Ash Road, Sutton Coldfield, Birmingham	Under Construction	0.79	12	0	0
		2013/03081/PA				
N715	6 Sutton Square, Sutton Coldfield, Birmingham, B76 9DN	Detailed Planning Permission	0.01	1	0	0
		2012/05102/PA				
N737	Former Hardy Spicer Sports Ground and land between Signal Hayes Road & Weaver Avenue, Walmley	Detailed Planning Permission	3.23	110	0	0
		2014/00399/PA				

Sutton Trinity

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N26	Royal Works Sutton Coldfield	Other Opportunity not in BDP Growth Area	1.31	0	68	0
N58	35 to 39 Reddicap Heath Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.35	0	11	0
N68	Ebrooke Road	Other Opportunity not in BDP Growth Area	0.18	0	5	0
N74	Rectory Road	Other Opportunity not in BDP Growth Area	0.14	0	2	0
N250	Site and garages adjacent 1-52 Copsehill Court, Mount View	Other Opportunity not in BDP Growth Area	0.18	0	0	5
N251	Site and garages rear of 54-58 Mount View	Other Opportunity not in BDP Growth Area	0.2	0	0	6
N252	Site and garages rear of 18-36 Whitehouse Court, Rectory Road	Other Opportunity not in BDP Growth Area	0.07	0	0	3
N253	Site and garages adjacent 42 Stourton Close	Other Opportunity not in BDP Growth Area	0.06	0	0	3
N254	Site and garages rear of 1-18 Charles Court, Wiggins Croft	Other Opportunity not in BDP Growth Area	0.17	0	0	7
N255	Site adjacent to 299 Reddicap Heath Road	Other Opportunity not in BDP Growth Area	0.06	0	2	0
N258	Site and garages rear of 28-38 Holbeche Road	Other Opportunity not in BDP Growth Area	0.09	0	0	4
N414	21 to 23A Birmingham Road	Detailed Planning Permission 2013/08628/PA	0.09	9	0	0
N416	Land at Upper Clifton Road	Under Construction 2011/08088/PA	3.12	24	0	0
N417	Brassington Avenue	Other Opportunity in BDP Growth Area PA Submitted	1.15	140	100	0
N448	24 Coleshill Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.14	0	12	0

Sutton Trinity

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N460	44 Bedford Drive	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.15	0	1	0
N462	276 and 278 Rectory Road	Under Construction 2009/04714/PA	0.24	3	0	0
N466	227 Tamworth Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.11	0	1	0
N473	Adjacent to 245 Springfield Road	Under Construction 2010/03242/PA	0.23	3	0	0
N488	8 High Street	Under Construction 2013/06764/PA PD Notification	0.03	3	0	0
N498	Holland House, Holland Street	Under Construction 2011/08544/PA	0.35	22	0	0
N534	Elderslea South Parade	Other Opportunity not in BDP Growth Area Expired Planning Permission: 2014	0.19	0	17	0
N544	Station Street/Brassington Avenue Sutton	Allocated in Draft Plan Sutton Coldfield Town Centre Framework - Mixed Use	0.15	0	0	60
N545	Queen Street/The Parade/Victoria Road Sutton	Allocated in Adopted Plan Sutton Coldfield Town Centre Regeneration Framework.	3.79	0	0	150
N567	35 St Chads Road	Detailed Planning Permission 2011/02647/PA	0.09	1	0	0
N592	Woodington Road	Outline Planning Permission 2013/03168/PA	0.74	27	0	0
N636	5 Manor Drive	Detailed Planning Permission 2013/00554/PA	0.26	3	0	0
N640	Land Adjacent 15 Hollyfield Road	Under Construction 2012/01522/PA	0.03	1	0	0
N651	Patrick House, Maney Corner	Detailed Planning Permission 2013/02464/PA	0.11	14	0	0
N652	34 While Road	Under Construction	0.04	4	0	0

Sutton Trinity

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N653	21 to 25 Coleshill Street	Permitted Development (B1a to C3)	0.03	3	0	0
		Permission no longer required: May 2013				
N654	Langley School, Lindridge Road	Outline Planning Permission	1.46	42	0	0
		2013/03168/PA				
N658	Land Ajoining 12 Moor Hall Drive	Under Construction	0.17	1	0	0
		2011/02877/PA				
N662	53 Hollyfield Road, Sutton Coldfield, Birmingham, B75 7SE	Detailed Planning Permission	0.08	3	0	0
		2013/03806/PA				
N665	75 Coleshill Street, Sutton Coldfield, Birmingham, B72 1SH	Under Construction	0.05	3	0	0
		2013/08151/PA				
N668	2 High Street, Sutton Coldfield	Permitted Development (B1a to C3)	0.07	6	0	0
		Permission no longer required: May 2014				
N678	Sutton Coldfield Council Offices, King Edwards Square, Sutton Coldfield, Birmingham, B73 6AB	Permitted Development (B1a to C3)	0.28	18	0	0
		Permission no longer required: May 2014				
N681	19 Coleshill Street, Sutton Coldfield	Permitted Development (B1a to C3)	0.01	1	0	0
		Permission no longer required: May 2014				
N707	Shooters Hill, East View House, Sutton Coldfield, Birmingham, B72 1HX	Detailed Planning Permission	0.21	6	0	0
		2014/00591/PA				
N708	Shooters Hill, Ambulance Station, Sutton Coldfield, Birmingham, B72 1HX	Detailed Planning Permission	0.23	14	0	0
		2013/08450/PA				
N713	1 Reddicap Hill, Sutton Coldfield	Detailed Planning Permission	0.13	1	0	0
		2012/08347/PA				
N714	Land to the rear of 1 Hollyfield Road	Detailed Planning Permission	0.03	1	0	0
		2012/06542/PA				
N724	LAND ADJACENT 10 Morningside	Detailed Planning Permission	0.09	1	0	0
		2013/05385/PA				
N728	Rear of 111 MOOR HALL DRIVE	Under Construction	0.2	1	0	0

Sutton Vesey

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N158	Site and garages Buckingham Mews	Other Opportunity not in BDP Growth Area	0.09	0	0	2
N377	Adjacent 1 Coppice View Road	Under Construction	0.03	1	0	0
N387	Rear of 481 to 491 Jockey Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.27	0	7	0
N392	Rear of 22 TO 24 Melrose Avenue	Under Construction 2011/04329/PA Extant	0.04	1	0	0
N408	350 to 356 Boldmere Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.18	0	17	0
N409	124 to 128 Jockey Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.33	0	17	0
N415	10 Digby Road	Detailed Planning Permission 2011/05400/PA Extant	0.26	6	0	0
N442	Adjacent to 27 Wylde Green Road	Detailed Planning Permission 2012/02393/PA	0.1	1	0	0
N566	16 Vesey Road	Detailed Planning Permission 2011/02085/PA	0.08	1	0	0
N575	14 Boldmere Road	Detailed Planning Permission 2011/04820/PA	0.01	-1	0	0
N634	156 to 158 Birmingham Road	Detailed Planning Permission 2012/01304/PA	0.16	4	0	0
N635	Adjacent 41 Addenbrooke Drive	Detailed Planning Permission 2012/02266/PA	0.01	1	0	0
N657	Adjacent 62 Station Road	Under Construction 2013/02013/PA	0.05	1	0	0
N661	602 Chester Road, Sutton Coldfield, Birmingham, B73 5HJ	Detailed Planning Permission 2013/01791/PA	0.05	-1	0	0
N669	24 Beeches Walk, Sutton Coldfield	Under Construction 2013/07170/PA	0.02	-1	0	0

Sutton Vesey

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N696	Land to rear of 74 Kings Road, Sutton Coldfield, Birmingham, B73 5AE	Detailed Planning Permission	0.2	8	0	0
		2012/08358/PA				
N697	265 Monmouth Drive, Sutton Coldfield	Detailed Planning Permission	0.13	2	0	0
		2013/08469/PA				
N700	63 Sunnybank Road, Sutton Coldfield, Birmingham, B73 5RJ	Detailed Planning Permission	0.03	1	0	0
		2013/03520/PA				
N701	64 Highbridge Road, Land adjacent, Sutton Coldfield, Birmingham, B73 5QE	Detailed Planning Permission	0.03	1	0	0
		2013/08403/PA				
N723	29 Church Road	Detailed Planning Permission	0.1	1	0	0
		2013/02941/PA				
N734	80/82 Westwood Road, Rear gardens of, Sutton Coldfield, Birmingham, B73 6UJ	Detailed Planning Permission	0.05	2	0	0
		2014/02403/PA				

Tyburn

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E181	Site to rear of 105-113 Baginton Road	Allocated in Adopted Plan UDP 2005 (HR5)	0.06	0	0	2
E183	Site of Birches Green Evangelical Free Church adjacent to 84 Bromford Lane	Other Opportunity not in BDP Growth Area	0.08	0	3	0
E185	Former Cincinatti Building, Hanson's Bridge Road	Other Opportunity not in BDP Growth Area	8.69	0	250	180
E186	10 Compton Road	Other Opportunity not in BDP Growth Area	0.07	0	0	3
E209	Eachelhurst Road	Detailed Planning Permission 2012/03177/PA	0.17	8	0	0
E398	1057 Kingsbury Road	Allocated in Adopted Plan UDP 2005 (HR5)	0.1	0	4	0
E410	Land off, Lancaster Drive and Farnborough Road	Allocated in Adopted Plan UDP 2005 (H45)	1.74	0	40	0
E412	31 to 39 Dyce Close	Allocated in Adopted Plan UDP 2005	0.09	0	3	0
E414	Former Library, Turnhouse Road	Allocated in Adopted Plan UDP 2005 (HR5). Expired Planning Permission	0.09	0	11	0
E498	Oval Road	Other Opportunity not in BDP Growth Area Expired Planning Permission	0.09	0	4	0
E519	Former Dairy Site, Park Lane, Minworth	Allocated in Adopted Plan UDP 2005 (HR5)	0.48	0	19	0
E540	92 & 94 Oval Road	Detailed Planning Permission 2012/07297/PA	0.06	2	0	0
E574	Land at Reed Square	Under Construction 2012/04978/PA	0.26	15	0	0
E576	Adjacent 171 Turnhouse Road	Detailed Planning Permission 2012/05320/PA	0.01	1	0	0
E583	Cleeve Tower, Lodge Street	Other Opportunity not in BDP Growth Area	0.11	20	0	0

Tyburn

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E609	504 Tyburn Road	Under Construction 2010/07097/PA	0.02	1	0	0
E659	2 Lydd Croft, Castle Vale	Detailed Planning Permission 2013/05687/PA	0.02	1	0	0

Washwood Heath

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E45	Parkfield/Anthony Road	Allocated in Adopted Plan	1.08	0	54	0
		UDP 2005 (HR7). Draft Bordesley Park AAP				
E170	Adjacent 301 Alum Rock Road	Detailed Planning Permission	0.78	14	0	0
		2011/04138/PA				
E171	Junction of Adderly Road / Adderly Gardens	Other Opportunity in BDP Growth Area	0.36	0	0	14
E172	Ludlow Road / Hancock Road	Other Opportunity not in BDP Growth Area	0.29	0	12	0
E173	75-115 Ralph Road	Other Opportunity in BDP Growth Area	0.16	0	0	3
E244	Adjacent 14 St Saviours Road	Other Opportunity not in BDP Growth Area	0.1	0	0	4
		Planning Committee Resolution				
E246	28 Havelock Road	Under Construction	0.11	5	0	0
		2013/02463				
E279	Adjacent 78 Parkfield Road	Detailed Planning Permission	0.02	1	0	0
		2011/04601/PA Extant				
E281	Land rear of 11 to 27 Foxton Road	Allocated in Adopted Plan	0.19	0	5	0
		UDP 2005 (HR11). Expired Planning Permission				
E285	Adjacent 183 Highfield Road	Under Construction	0.03	1	0	0
		2010/00660/PA				
E324	Cotterills Lane	Other Opportunity not in BDP Growth Area	0.37	0	16	0
		Expired Planning Permission				
E369	Land adjacent 34 Cotterills Avenue	Other Opportunity not in BDP Growth Area	0.11	0	2	0
		Expired Planning Permission				
E373	Land adjacent Ward End Public House and fronting Burney Lane	Detailed Planning Permission	0.09	2	0	0
		2011/03239/PA				
E374	Adjacent Ward End Public House fronting Alum Rock Road	Detailed Planning Permission	0.05	1	0	0
		2011/03237/PA				
E445	23 to 27 Alum Rock Road	Other Opportunity in BDP Growth Area	0.08	0	4	0
		Expired Planning Permission - Conversion				

Washwood Heath

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E471	321 Washwood Heath Road	Under Construction 2009/05310/PA	0.37	9	0	0
E510	Land adjacent 409 Alum Rock Road	Allocated in Adopted Plan UDP 2005 (HR7)	3.32	119	0	0
E532	233 Alum Rock Road	Detailed Planning Permission 2012/04391/PA	0.01	1	0	0
E537	268 Alum Rock Road	Detailed Planning Permission 2012/05950/PA	0.01	-1	0	0
E551	1A Clodeshall Raod	Detailed Planning Permission 2012/03926/PA	0.01	1	0	0
E552	340 Alum Rock Road	Detailed Planning Permission 2012/02802/PA	0.02	2	0	0
E556	Between 30 and 38 Ward Close	Detailed Planning Permission 2012/01628/PA	0.02	1	0	0
E560	land adjacent 65 Treaford Lane	Detailed Planning Permission 2012/03470/PA	0.02	1	0	0
E595	Ward End Park Road	Other Opportunity not in BDP Growth Area	0.41	0	16	0
E602	Adjacent 109 Wright Road	Detailed Planning Permission 2011/03059/PA	0.05	2	0	0
E603	Adjacent 52 Couchman Road	Detailed Planning Permission 2013/02388/PA	0.05	1	0	0
E634	97-101 Arden Road, Saltley, Birmingham, B8 1DE	Detailed Planning Permission 2013/09079/PA	0.02	1	0	0
E666	Land adjacent 2 GEORGE ARTHUR ROAD	Under Construction	0.03	2	0	0

Weoley

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S67	Prestwood road (rear 29)	Other Opportunity not in BDP Growth Area	0.12	0	3	0
S102	21 Merritts Brook Lane	Detailed Planning Permission 2012/06084/PA	0.24	10	0	0
S301	Bournville College Site, Bristol Road South	Under Construction 2012/05877/PA	2.29	200	12	0
S535	Shenley Lane/Shenley Fields Road	Detailed Planning Permission 2013/07860/PA	0.59	22	0	0
S587	Manor House Northfield	Other Opportunity not in BDP Growth Area Promoted by Developer/Owner	5.23	130	0	0
S600	Rear 623 Bristol Road South	Detailed Planning Permission 2012/01856/PA	0.27	9	0	0
S621	90 Weoley Castle Road	Detailed Planning Permission 2012/00371/PA	0.02	1	0	0
S625	50 to 54 Weoley Park road	Detailed Planning Permission 2012/04023/PA	0.53	12	0	0
S705	Land to r/o Flats 1-12 Bentham Court, off Greenvale, Northfield, Birmingham, B31 1LY	Detailed Planning Permission 2013/08929/PA	0.1	4	0	0
S724	Adjacent Bournville College Site, Bristol Road South	Outline Planning Permission 2012/00513/PA	0.86	0	128	0