



Birmingham Local Plan Housing Land Supply Position Statement

December 2024

Housing Land Supply Position Statement 2024

1. Summary

- 1.1 The City has **5.61 years** supply. This is derived from a 5-Year requirement of **26,688** dwellings and a supply of **29,959** dwellings.

2. Introduction

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

3. Establishing the Housing Requirement

- 3.1 The latest LHN calculation, which was published alongside the December 2024 NPPF, is based on a national increase of 0.8% of the existing housing stock¹ and then adjusted to take account of local housing affordability². This gives Birmingham a 'base' local housing requirement of 4,448 new dwellings per annum.
- 3.2 Paragraph 78 of the NPPF states that where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20%. 'Significant under delivery' is measured by the Housing Delivery Test. The Housing Delivery Test (HDT) was introduced in 2018 and assesses a local planning authority's performance of housing delivery against its housing requirement over the previous 3 years. 'Significant under delivery' is defined as being a HDT result that showed delivery below 85% of the housing requirement.
- 3.3 The Housing Delivery Test 2023 shows that delivery in Birmingham over the previous three years has been 79% below the requirement. A 20% uplift is therefore required to be added on the base LHN figure above. This is illustrated in Table 1 below.

Table 1: The Housing Requirement 2024/25 to 2028/29

Year	New Dwelling Requirement
2024/25	4,448
2025/26	4,448

¹ Derived from the MHCLG Live Table 125: Dwelling stock estimates by local authority district: 2001 - 2023

² Derived from ONS House price to workplace-based earnings ratios, March 2024

Year	New Dwelling Requirement
2026/27	4,448
2027/28	4,448
2028/29	4,448
Sub Total	22,240
20% HDT uplift	4,448
Total	26,688

3.4 The total housing requirement for 2024-29 in Birmingham is therefore 26,688 dwellings.

4. The Deliverable Housing Land Supply

4.1 The housing capacity on deliverable sites is assessed through the annual Housing and Economic Land Availability Assessment (HELAA) process, which identifies sites which are suitable for housing and employment development in the city.

4.2 The NPPF defines a deliverable site as one which is available now, is in a suitable location for development and has a realistic prospect of being developed within five years. The review of sites is based on the Council's annual site monitoring and has a base date of 1st April 2024. The 2024 review of sites has identified a deliverable land supply of 29,959 dwellings of which **28,159** are on identified sites and a further **1,800** dwellings are on unidentified sites.

Deliverable Housing Land Supply on Identified Sites

4.3 Table 2 shows the source of identified sites in the deliverable supply and a list of these sites can be viewed in the Appendix. 31% of the deliverable capacity on identified sites has detailed or outline planning permission, or is permitted development, and 65% is under construction.

Table 2: Source of 5 Year Supply on identified sites

Status	Dwellings
Under Construction	18,209
Detailed Permission (Not Started)	8,462
Outline Permission	136
Permitted Development	162
Permission in Principle	0
Allocation in Adopted Plan	1,190
Other Opportunity	0
Total – Identified Sites	28,159

Supply on Unidentified Sites

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

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

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

4.5 A windfall allowance of 1,800 dwellings has therefore been added to the housing land supply, in accordance with the Council’s windfall methodology. The windfall methodology is included in the 2024 HELAA Report.

Table 3: Source of housing land supply on unidentified sites

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

4.6 When this is added to the supply on identified sites, **the total supply of housing land is 29,951 new dwellings.**

Appendix Schedule of Sites

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