



BIRMINGHAM DEVELOPMENT PLAN

Strategic Housing Land Availability Assessment (SHLAA) 2017

January 2018

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1. Summary of Findings

1.1 The 2017 SHLAA consists of 1,160 identified sites with a capacity of 39,801 dwellings. An additional unidentified capacity of 6,110 windfall dwellings together with 200 currently long term empty dwellings which will be brought back into use brings the total SHLAA capacity to 45,911 dwellings.

Table 1: The 2017 SHLAA

Category	Dwellings
Under Construction	6,886
Detailed Planning Permission (Not Started)	5,811
Outline Planning Permission	3,739
Permitted Development (office, retail, agricultural to residential)	862
Allocation in Adopted Plan	8,587
Allocation in Draft Plan	159
Other Opportunity within a BDP Growth Area	8,813
Other Opportunity outside the BDP Growth Areas	4,944
Sub Total – Identified Sites	39,801
Windfalls Below the SHLAA survey threshold (<0.06ha)	710
Windfalls Above the SHLAA survey threshold (>=0.06ha)	5,200
Bringing vacant properties back into use	200
Broad Areas for Growth	0
Sub Total – Unidentified Sites	6,110
Total Capacity	45,911

1.2 In order to compare the capacity identified in the SHLAA (45,911) with the housing requirement set out in the Birmingham Development Plan (**51,100**) it is necessary to add delivery in the period 2011/12 to 2016/17 to the capacity identified in the SHLAA.

Table 2: Supply 2011-31

	Dwellings
SHLAA Capacity 2017	45,911
Completions 11/12-16/17	10,887
Vacant dwellings returned to use 11/12 – 16/17	1,174
Total 2011-31	57,972

Table 2: Supply Period

Time Period	Identified Supply	Unidentified Supply	All
Short Term - Within 5 Years	14,979	1,560	16,539
Medium Term – 6 to 10 Years	14,640	2,250	16,890
Longer Term – Beyond 10 Years*	10,182	2,300	12,482
Total	39,801	6,110	45,911

*2017-2031

1.3 A 5-Year housing land Supply position statement is published annually as part of annual monitoring and can be viewed or downloaded from the City Council's web site at:

www.birmingham.gov.uk/housingstudies

Table 3: Planning Status by Supply Period

Category	Within 5 Years	Years 6 to 10	Beyond 10 years*	Total
Under Construction	6,842	44	0	6,886
Detailed Permission (Not Started)	4,796	1,015	0	5,811
Outline Permission	1,077	2,002	660	3,739
Permitted Development**	832	30	0	862
Allocation in Adopted Plan	780	3,304	4,503	8,587
Allocation in Draft Plan	0	159	0	159
Other Opportunity within BDP Growth Area	371	4,599	3,843	8,813
Other Opportunity outside BDP Growth Areas	281	3,487	1,176	4,944
Total – Identified Sites	14,979	14,640	10,182	39,801
Windfalls	1,360	2,250	2,300	5,910
Long Term Vacant Properties	200	0	0	200
Total - Other Opportunities	1,560	2,250	2,300	6,110
Total SHLAA	16,539	16,890	12,482	45,911

* To 2031

** Office, Retail, Agricultural to Residential

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 (and broad locations) with potential for housing
- Assess their housing potential
- Assess their suitability for housing and the likely hood of development coming forward.

2.2 Whilst this SHLAA is a key part of the Birmingham Development Plan 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 Development proposals on sites identified in the SHLAA are required to comply with relevant development plan policies. For example, where the existing use of the site is not residential, policies regarding the loss of employment land, open space or sports facilities may be relevant.

2.4 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.

2.5 The 2017 SHLAA, which covers the period 2017-31, 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. Background

Policy Context

3.1 The requirement to produce a SHLAA was first introduced by Government in November 2006 with the publication of Planning Policy Statement 3 (PPS3): Housing with further guidance in relation to SHLAAs ('Strategic Housing Land Availability Assessments – Practice Guidance') being published in July 2007.

3.2 The National Planning Policy Framework NPPF was published in March 2012 with Planning Policy Guidance (PPG), which provides more detail in respect of undertaking housing and economic land availability assessments being published in March 2014. These replaced the previous policy guidance.

3.3 The requirement to produce a SHLAA is now set out in the NPPF. At paragraph 47 it states:

To boost significantly the supply of housing, local planning authorities should:

- identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;

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 for the city's first SHLAA which was undertaken by ENTEC UK and published in 2008.

3.5 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 significant changes make 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 and the City Council's approach has been to improve and add value to the SHLAA with each update.

3.6 The City Council has worked with a range of stakeholders in producing its SHLAAs over recent years including volume housebuilders builders, property agents, landowners, representatives of the home builders' federation, the Homes and Communities Agency and the City Housing Partnership (representing the social sector), many of whom were present at the BDP examination. The City Council has actively sought input from all stakeholders and has undertaken an annual call for sites. A request for comments on

the sites in the SHLAA is made each year in the SHLAA report. The City Council is also working with the West Midlands Combined Authority and the Local Enterprise Partnership in respect of the SHLAAs wider role within the Housing Market Area.

Consistency with the PPG

3.7 Prior to 2015 the city's SHLAAs have been undertaken in such a way as to be consistent with national guidance set out in 'Strategic Housing Land Availability Assessments – Practice Guidance'. For 2015 the methodology was reviewed to ensure that it was consistent with the guidance in the PPG. The review sought to ascertain whether any changes were required to the methodology and, if so, to consider the impact of the changes on the outcome (see appendix A1). Whilst the City Council's aim is to ensure that the SHLAA is consistent with the PPG it is important to note that the PPG is not policy and that, at 3-0075-20140306, the PPG acknowledges that:

'This guidance indicates what inputs and processes should lead to a robust assessment of land availability. Plan makers should have regard to the guidance in preparing their assessments. Where they depart from the guidance, plan makers will have to set out reasons for doing so. The assessment should be thorough but proportionate, building where possible on existing information sources outlined within the guidance'.

3.8 The methodology which has been used to undertake the SHLAA in Birmingham remains consistent with national guidance.

Work Programme

3.9 A work programme was put in place early in 2017 (See appendix A2).

The Birmingham Development Plan (BDP)

3.10 The Birmingham Development Plan was adopted in January 2017. The public examination which took place during October and November 2014 included examination of housing land supply issues which addressed the 2015 SHLAA, the 5-Year Land Supply Position Statement (2015-20) and the Sites Delivery Plan. The inspector found that the Council's approach to land supply, informed by the SHLAA, was sound (see appendix A3).

3.11 As is clear from the inspector's report the objectively assessed need for housing in Birmingham is of such a magnitude that it cannot be met within the city's boundary. The City Council are therefore working with neighbouring authorities in the wider Housing Market Area (HMA) to ensure that sufficient housing to meet the needs not only of Birmingham but of the whole HMA are met.

Maintaining a Five-Year Supply of Deliverable Sites

3.12 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. A 5-Year housing land Supply position statement is published annually as part of annual monitoring and can be viewed at, or downloaded from www.birmingham.gov.uk/housingstudies.

The Database

3.13 The SHLAA 2017 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 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.
- Other pertinent information such as progress bringing sites forward, constraints, planning status, previous/current use etc.

3.14 SHLAA Sites can be viewed on the City Council's interactive web mapping system 'Local View':
<https://localview.birmingham.gov.uk/Planning/Sites/SHLAA/>

4. Fundamentals and Assumptions

4.1 The primary purpose of the 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.

4.2 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.

4.3 Site identified in the SHLAA may be suitable for various tenures or for specific needs such as housing for the elderly or students.

The City Centre

4.4 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.

4.5 The city centre market took longer to emerge from recession than the more traditional markets but monitoring since 2014/15 shows that the city centre market is flourishing. .

Purpose Built Student Accommodation

4.6 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.

4.7 There are currently 78,224 students¹ studying at Birmingham's universities (an increase of 1,814 on the previous year) of which 63,101 are on full time courses. Around 38% of full time students live at their own or their parental home resulting in a minimum demand for bespoke accommodation of around 39,000 bedspaces. The city currently has around 19,000 bedspaces in purpose built accommodation and a further 4,434 bedspaces in the pipeline, as shown in the table below.

¹ HESA 2015/16

4.8 Student households are included in DCLG’s household projections and as such are included in the housing requirement. The PPG states “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 requirement, based on the amount of accommodation it releases in the housing market”.

4.9 In 2015/16, the most recent year for which information is available, there were 15,280 students residing in ‘other rented’/HMO accommodation which could be released to the general housing market through the provision of additional purpose built accommodation. The number of bedspaces in the ‘other rented’/HMO properties varies. In the city centre many students rent single bed apartments while family homes are more frequently occupied by students elsewhere. A dwelling in the general housing market can therefore be freed up through the provision of a purpose built, one person apartment or a cluster flat containing five, six or more bedspaces. The City Council’s approach is, therefore, to count self-contained units of accommodation not bedspaces, despite this significantly undercounting the number of students being accommodated.

4.10 In 2013/14 the number of students living in purpose built accommodation increased by 1,575 on the previous year. In 2014/15 there was a further increase of 1,587 students living in purpose built accommodation. In 2015/16 there was a total of 18,011 students living in purpose built student accommodation, an increase of 1,103 since 2014/15.

4.11 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 the supply for years 6 to 10. Sites without planning permission are not included in the SHLAA.

4.12 The City Council will continue to monitor the development of purpose built student accommodation and the contribution made towards meeting the city’s housing requirements.

Bedspaces and Clusters in the SHLAA (2016/17)

Purpose Built Student Accommodation – Planning Status (Net)	Total Bed spaces	Number of Self Contained Cluster Flats / Studio Apartments (dwellings freed up)
Under Construction	2,356	527
Planning Permission (Not Started)	2,087	920
Total	4,434	1,447

Assumptions

4.13 The following assumptions were made when assessing sites.

The Housing Potential of the Sites – Dwelling Capacities

4.14 The following rules have been 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.
- Where sites were not in the planning 'system' the minimum densities set out in 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 and constraints. Capacities were reduced on sites where there was a reasonable prospect that the site would come forward for mixed use development.

4.15 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 roads within the site boundary. They do not include ancillary uses such as open space.

4.16 In many cases the densities assumed for sites in the city centre will require the development of apartments. 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.

4.17 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.

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

Build Rates

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

- Apartment blocks 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 50 dwellings per annum.

4.20 Build rates will continue to be monitored.

5. The Assessment – Site Specific Supply

5.1 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

5.2 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.

5.3 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.

5.4 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.

5.5 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.

5.6 In March 2010, Birmingham Audit, the City Council's 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.

5.7 The annual stock check of sites resulted in a planning commitments database of factual and unadjusted data. 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.

5.8 Committed sites are those which are under construction, have detailed planning permission but are not under development, have outline planning permission, are allocated in an adopted or draft plan or are permitted development.

Review of Uncommitted Sites

5.9 Although all committed sites, irrespective of size, were considered for inclusion in the SHLAA it was necessary to set a threshold when considering uncommitted sites.

5.10 The PPG states that the assessment should consider all sites and broad locations capable of delivering five or more dwellings but also states that plan makers may wish to consider alternative thresholds. In Birmingham all previous SHLAAs have been undertaken using a threshold of 0.06ha. As this is a lower threshold than 5 dwellings and much information already exists for sites meeting it, 0.06ha continues to be used in this SHLAA.

5.11 There were two main stages involved in updating the uncommitted element of the SHLAA. The first was to re-examine all of the existing sites in the previous SHLAA and the second was to consider new sites.

5.12 A wide range of sources of data were used to identify sites. In particular:

- Existing SHLAA
- Development starts and completions records
- Planning applications not yet determined
- Pre application enquiries
- Ordnance Survey maps
- Aerial photography
- Site surveys
- Infill in residential areas including under-used garage blocks
- Large scale redevelopment and re-design of residential areas
- Urban extensions
- Non-residential allocations and permission for which are no longer required for those uses
- Vacant and derelict land and buildings
- Surplus public sector land
- Sub division of existing Housing
- Flats over shops
- Returning empty homes to use
- Surplus City Council land
- Open Space (if declared surplus)
- Sports pitches (if declared surplus)
- School Playing fields (if declared surplus)
- Allotments (if declared surplus)
- Other bodies plans
- English House Condition Survey
- National Land Use Database
- Commercial property databases (e.g. estate agents and property agents)

- Valuation Office database
- Call for sites

The 'Call for Sites'

5.13 The City Council issues a call for sites each year. A notice is placed on the City Council's web site and submissions are invited in the previous year's SHLAA report. The City Council has in the past written to around 250 stakeholders inviting submissions but the response was extremely disappointing.

5.14 A form setting out the information requirements is available on the City Council's web site (and is at appendix A4) to assist stakeholders when submitting sites for consideration.

Additional Sources

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

Site Submissions in the Green Belt

5.16 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 and at the recent BDP examination. 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.

5.17 The BDP, which was adopted in January 2017, includes an allocation for 6,000 dwellings (5,000 by 2031) at Langley in Sutton Coldfield on 274 hectares of land removed from the green belt. This allocation is included in the 2016 SHLAA.

Reviewing Existing Sites

5.18 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 management 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.
- 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.

6. The Assessment – Unidentified Supply

The Housing Potential of Windfall Sites

6.1 The NPPF permits a windfall allowance to be included in all of the SHLAA's supply periods, including the first 5 years with further guidance being provided in the PPG. The NPPF 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".

6.2 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.

6.3 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 2017, 20,208 windfalls received planning permission; an average of 1,263 per annum and 21,635 windfall dwellings were completed at an average of 1,352 per annum. The rate at which windfalls are brought forward and developed will continue to be monitored on an annual basis.

6.4 In 2016/17 586 windfall dwellings received detailed planning permission and 1,395 dwellings which had previously come forward as windfalls were completed.

6.5 Sites which come forward as permitted development as part of the recent government initiatives enabling change of use (mainly but not exclusively) from offices (B1a) to residential, although not requiring planning permission, are also effectively windfalls where these have not previously been identified. In 2016/17 notification was received for 361 such conversions. While these have not been taken into account in establishing the windfall allowance they add flexibility to the allowance and the SHLAA.

6.6 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.

6.7 A windfalls assumptions paper is at appendix A5. In assessing the potential of windfalls, sites above and below the SHLAA survey threshold have been considered separately.

6.8 The windfall methodology in this SHLAA remains unchanged from that examined at the BDP hearings (although it takes account of the reduced time period covered). In his report of the examination he stated "I am satisfied therefore that the overall windfall allowance is based on sound evidence and is realistic and achievable".

Windfall sites below the SHLAA survey threshold

6.9 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.

6.10 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.

6.11 The change made to national planning policy to the definition of garden land (from Greenfield to Brownfield) in June 2010 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.

6.12 In the SHLAAs of 2007 and 2010 it was assumed that 175 windfall dwellings per annum would come forward, reflecting completion rates from 2001 to 2007. Assumptions were revised downwards following monitoring in 2011.

6.13 Table A1(2) of appendix A5 shows the annualised windfall assumptions on small sites. From that table the following anticipated windfall provision on small sites has been determined.

Smaller Sites (<0.06ha) Windfall Allowance

Time Period	Period Contribution (Dwellings)
Short Term: 2016/17- 2020/21	160*
Medium Term: 2021/22 – 2025/26	250
Longer Term: 2026/27 - 2030/31	300

*Assumes no windfalls in year 1

Windfall sites above the SHLAA survey threshold

6.14 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.

6.15 The rate at which new windfall sites are coming forward (being granted detailed planning permission) slowed 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 trend in the number of windfall dwellings receiving detailed planning permission has been upwards as economic conditions improve and the market recovers.

6.16 The annualised assumptions with regard to the rate at which windfall dwellings will be developed is set out in Table A2(2) of appendix A4. This is a conservative estimate and it is likely that the windfall assumptions will be significantly exceeded as conditions improve.

Larger Sites (>=0.06ha) Windfall Allowance

Time Period	Period Contribution (Dwellings)
Short Term: 2016/17- 2020/21	1200*
Medium Term: 2021/22 – 2025/26	2000
Longer Term: 2026/27 - 2030/31	2000

*Assumes no windfalls in year 1.

Empty Houses – Bringing Vacant Properties Back into Use

6.17 The PPG states “The National Planning Policy Framework encourages local authorities to bring empty housing and buildings back into residential use. Empty homes can help to contribute towards meeting housing need but it would be for individual local authorities to identify and implement an empty homes strategy. Any approach to bringing empty homes back into use and counting these against housing need would have to be robustly evidenced by the local planning authority at the independent examination of the draft Local Plan, for example to test the deliverability of the strategy and to avoid double counting (local planning authorities would need to demonstrate that empty homes had not been counted within their existing stock of dwellings when calculating their overall need for additional dwellings in their local plans)”.

6.18 Bringing empty homes back into use is a particularly good source of supply. 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.

6.19 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.

6.20 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 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.

6.21 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.

6.22 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.

6.23 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.

6.24 The Council's approach to returning empty properties to use was considered by the inspector at the BDP public examination in October and November 2014. The BDP inspector, in his report stated "There is clear evidence that the (empty homes) Strategy has succeeded in bringing well over 200 long-term empty homes back into use each year since 2011. The allowance of 800 assumes that 200 more will have been brought back into use each year until 2018, when current funding for the Strategy runs out. That is a realistic assumption".

6.25 The Empty properties Strategy returned 260 vacant private sector properties to use in 2011/12, 258 in 2012/13, 275 in 2013/14. In 2014/15 additional resources were made available to tackle the more difficult long term vacant properties (those vacant for over five years). 134 were returned to use in 2014/15, 136 in 2015/16 and 111 in 2016/17.

6.26 The BDP inspector, in his report of the examination, found that the assumption to include 200 dwellings being returned to use per annum until 2018 was realistic.

The Housing potential of Broad Locations

6.27 Guidance states 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.

6.28 This SHLAA has sought to identify specific development opportunities rather than broad locations. The Birmingham Development 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 growth by 2031. Whilst additional opportunities may well come forward during the plan period within the growth areas these are accounted for in the windfall allowance

7. Assessing When & Whether Sites Will Be Developed

7.1 The NPPF, in the footnote to paragraph 47 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”.

7.2 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

7.3 The PPG states “Assessing the suitability of sites or broad locations for development should be guided by the development plan, emerging plan policy and national policy, and market and industry requirements in that housing market or functional economic market area”.

7.4 All sites included within the 2017 SHLAA are, at the current time, considered to be suitable for housing development. All were considered against national and local policy and examined for constraints. All new sites were reviewed by officers from the City Council’s Planning and Regeneration area teams prior to inclusion. Sites in the 2017 SHLAA which are no longer considered suitable have been removed.

7.5 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

7.6 The PPG 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 unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Because persons do not need to have an interest in the land to make planning applications, the existence of a planning permission does not necessarily mean that the site is available”.

7.7 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 1160 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 planning permission and is either owned by a housing developer or the application was submitted by a housing developer.
- The site has planning permission and has been cleared.
- The site has detailed planning permission and no known constraints.
- The site is in the BMHT five year development programme.

Assessing Achievability for Housing

7.8 The PPG states “A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgment about the economic viability of a site and the capacity of the developer to complete and let or sell the development over a certain period”.

7.9 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

7.10 There has been major change in the housing market over the last ten years with respect to the viability of development. 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.

7.11 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
- 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.

7.12 A Stakeholder meeting on 27th February 2014 highlighted that although the situation was improving times were still quite difficult in the house building industry. The demand remained mainly for 3 and 4 bedroom properties and landowners were continuing to hold onto land in the hope of a higher value in the future. There was competition for good sites but developing average sites remained difficult.

7.13 Over the last couple of years the economic situation has improved, banks have been restructured, house builders have refinanced and government initiatives such as 'get Britain Building' and 'Home Buy'.

7.14 Land Registry data shows that average house prices in Birmingham continue to rise. In April 2017 the average price was £168,003, up from £157,079 in April 2016. However, the number of homes sold has reduced, with 12,639 sold in 2016/17 compared to 14,372 in 2015/16.

Assessing Achievability

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

7.16 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.

Community Infrastructure Levy Viability Assessment

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

7.18 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 undertaken² during the preparation of the draft charging schedule.

7.19 The assessment used a Residual Appraisal Model which enabled the impact of differing levels of CIL on land values and scheme viability to be examined³. 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.

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

7.21 Following this assessment the draft CIL tariff for residential development in the city was set at £55 / £115 per square metre depending on whether the scheme was located in a low or high value area. 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

² CIL Economic Viability Assessment, BCC, October 2012

³ Whereby gross development value minus total costs minus developers profit equals residual land value

waive the affordable housing requirement in order to ensure the viability of the scheme. However, following consultation these charges were reviewed, and revised charges of £0 / £69 per square metre have been set. These reduced charges will further increase the viability of residential development. Consultation on the revised charges took place in 2014 and the CIL public examination took place in April 2015. The inspectors report was published in June 2015. No changes were proposed to the residential charging schedule. Charging commenced on 4th January 2016.

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

Sites Delivery Plan (SDP)

7.23 In October 2013 the City Council published a Sites Delivery Plan and this was updated in 2014. The SDP 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.

7.24 The Site 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.

7.25 The Site 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.

7.26 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.

7.27 It is anticipated that the Sites Delivery Plan will be updated in 2018 to ensure that the plan remains deliverable.

Housing Growth Plan (HGP)

7.28 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

Housing Prospectus

7.29 The Housing Prospectus was published in March 2015. The prospectus is a brochure promoting larger housing opportunities in the city and is aimed at potential developers who may be interested in bringing forward the sites.

Affordable Housing Viability Study

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

7.31 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.

7.32 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 introduced⁴). Generally, the higher the growth 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.

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

⁴ 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.

8. Future Reviews

8.1 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.

8.2 Interested parties are invited to submit sites for consideration for inclusion in the following years SHLAA at any time prior to the end of August. The information required is set out on the form attached as appendix A5.

8.3 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 2017 so that changing circumstances can be reflected in the next revision.

8.6 As part of an ongoing 'Call for Sites' please send any new SHLAA site submissions or any additional information regarding sites in the 2017 SHLAA to:

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

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

8.7 The 2017 SHLAA, like those before it, has concentrated on identifying development opportunities up to 2031 (the end date of the BDP). With the BDP having been adopted attention will now increasingly focus on post 2031 development opportunities and future SHLAAs will set out details of any longer term (post 2031) sites. Submissions in respect of potential longer term sites are welcomed.

Appendices

Appendix A1

SHLAA / PPG⁵ Consistency Check

Table 1: Initial Assessment of the Consistency of the previous SHLAA Methodology with the PPG

Methodology – Stage 1: Identification of sites and broad locations	
What geographical area should the assessment cover?	Consider further
Who should plan makers work with?	Consistent
Should the assessment be constrained by the need for development?	Consistent
What site/broad location size should be considered for assessment?	Consistent
How should sites/broad locations be identified?	Consistent
What types of sites and sources of data should be used?	Consistent
Should a call for potential sites and broad locations be issued?	Consistent
What should be included in the site and broad location survey?	Consistent
How detailed should the survey be?	Consistent
What characteristics should be recorded during the survey?	Consider further
Methodology – Stage 2: Site/broad location assessment	
How should the development potential be calculated?	Consistent
Considerations for when and whether sites are likely to be developed	Consistent
Factors to consider when assessing the suitability	Consistent
Factors to be considered when assessing availability	Consistent
Factors to be considered when assessing achievability	Consistent
Constraints that impact on the suitability, availability and achievability	Consider further
Assessing timescale and rate of development?	Consistent
Methodology – Stage 3: Windfall assessment (where justified)	
How should a windfall allowance be determined?	Consistent
Methodology – Stage 4: Assessment review	
How should the assessment be reviewed?	Consider further
Insufficient sites/locations to meet the objectively assessed need	Consistent
Specific developable sites or locations for growth for years 11-15	Consistent
Methodology – Stage 5: Final evidence base	
Core outputs	Consistent
Do housing and economic needs override constraints on land?	Consistent
Do housing needs have to be met in full?	Consistent
How is deliverability and developability (6-15 years) determined?	Consistent
What is the starting point for the five-year housing supply?	Consistent
What constitutes 'deliverable' in the context of housing policy?	Consistent
What constitutes 'developable' in the context of housing policy?	Consistent
Updating evidence on the 5 year supply of specific deliverable sites	Consistent
Can unmet need for housing outweigh Green Belt Protection?	Consistent
How should local planning authorities deal with past under-supply?	Consistent

Continued...

⁵ PPG at 13th May 2015

Previous over-supply of housing / objectively assessed need	Consistent
Dealing with housing for older people	Consider further
How should local planning authorities deal with student housing?	Consider further
Dealing with empty housing and buildings	Consistent
Five-year housing supply and neighborhood planning	Consistent
Frequency of update	Consistent
What information should be recorded when monitoring?	Consider further

Table 2: Guidance Requiring Further Consideration

Issue	Consideration
The area selected for the assessment should be the housing market area	It is necessary to produce a SHLAA for the city in order to demonstrate a five year land supply against the city's housing target. The City Council are working with neighbouring authorities in the wider Housing Market Area (HMA) and SHLAAs from all the authorities are brought together to establish a HMA baseline housing supply position. The approach of undertaking individual SHLAAs for each authority in the HMA and then combining them at HMA level satisfies both requirements.
The character of surrounding area should be recorded during the survey	Land uses of the sites are recorded but the character of the surrounding area is not. It is considered that establishing and recording this information for all 1,160 sites would be too onerous and not proportionate to the detail required. All sites included in the SHLAA are considered suitable for residential development so the absence of this information will not affect the outcome.
The assessment should consider the actions required to remove constraints	Constraints are identified but actions required to remove them are not recorded as they are self-evident. The absence of these actions does not in itself affect the outcome of the SHLAA.
An overall risk assessment should be made as to whether sites will come forward as anticipated	It is not considered practical or proportionate to undertake a detailed risk assessment of 1,160 sites. Risks are mitigated as far as possible through their consideration before including a site in the five year supply, supported by monitoring of delivery overall.
Housing for older people, including institutions in Class C2, count against the housing requirement	Self-contained housing aimed at older people has historically been included in the SHLAA. Residential institutions for older people have not. The Council is working to establish a methodology to enable account to be taken of these institutions and this potentially could result in a small uplift in supply. At this point in time the methodology has not been finalised and such institutions are not included in this SHLAA.
All student accommodation, can be included towards the housing requirement, based on the amount of accommodation it releases in the market	The Council's approach has been to count self-contained units of accommodation, not bedspaces, despite this significantly undercounting the number of students being accommodated. The number of students living in general housing varies. In the city centre many students rent single bed apartments while family homes are more frequently occupied by students elsewhere. A dwelling in the general housing market can therefore be freed up through the provision of a one person apartment or a cluster flat containing five, six or more bedrooms. The approach of counting self-contained units remains the appropriate measure.
Progress removing constraints on development should be monitored / recorded	When work to mitigate constraints has been undertaken the status of a site within the SHLAA is updated to reflect it. However, details of the work undertaken are not recorded; rather the constraint would be removed from the site record. This does not affect the outcome.

Appendix A2

Work Programme / Timetable

Key Stages	Month
Check methodology Prepare work programme	March March
<u>Review Committed Sites</u> Ensure planning commitments monitoring system up to date 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	March/April April / May / June May/June June June July
<u>Review Uncommitted Sites</u> Visit existing uncommitted sites (c500) Review BMHT Development Programme (c100+ sites) Remove any current sites which are no longer suitable or developable Establish / check availability & achievability (including any discounting) Remove any current sites which are no longer suitable or developable Assign time period Review any comments received on the 2015 SHLAA Review 'Call for Sites' submissions and adjust database where necessary	June / July June / July July July July July August September
<u>Review Unidentified Supply</u> Vacant properties, windfalls, broad areas for growth etc.	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 Ensure 5 year supply reasoning is robust Consult stakeholders on draft database	September September September September September
<u>Reporting</u> Analysis, establish findings and prepare draft Publish 2017 SHLAA including mapping Publish 2017 5-Year Supply Position Paper	October January January

Appendix A3

Extract⁶ from the report on the Examination of the Birmingham Development Plan (“Birmingham Plan 2031”), Roger Clews BA MSc DipEd DipTP MRTPI (Inspector appointed by the Secretary of State for Communities and Local Government). 11 March 2016

Meeting the overall need for housing – capacity within Birmingham

1. In seeking to meet the objectively-assessed need for housing, the Council’s *Strategic Housing Land Availability Assessment*, published in September 2014 [2014 SHLAA, EXAM 6], demonstrates capacity for 46,830 dwellings over the rest of the BDP period. Adding completions (4,159) and long-term vacant dwellings brought back into use (793) since 2011 gives a total supply of around 51,800 dwellings over the Plan period as a whole. About 4,500 of these dwellings are on sites under construction and a further 11,000 have full or outline planning permission. Because the subsequent SHLAA was published in November 2015, it was too late to be considered by examination participants, but the overall position it presents is very similar.
2. The SHLAA is prepared on an annual cycle, which includes a “call for sites” and a robust process of reassessment of existing sites, involving some 1,200 site visits. Individual sites are identified as being available for development within five, 10 or 15 years, according to their circumstances. Site capacities are based wherever possible on extant planning permissions or direct evidence from their promoter; elsewhere they are based on standard densities but with appropriate adjustments made to take account of site-specific constraints. For the larger⁷ housing sites the evidence in the 2014 SHLAA is supported by the Council’s *Site Delivery Plan* [EXAM 25], which provides a more in-depth analysis of the factors affecting their deliverability.
3. Having sought further explanation about the assessments of a number of individual sites, I am satisfied that the SHLAA methodology is sound, and that it provides an accurate account of the sites that are either deliverable within five years or developable in later years, in accordance with NPPF footnotes 11 and 12⁸. It is true that a high proportion of the identified sites are relatively small, and that most of the larger sites are located in the inner-city wards (particularly Ladywood and Nechells), rather than the higher-value suburbs. But that is because Birmingham is heavily built-up, with most development opportunities to be found on brownfield land in the older parts of the city. Based on development trends since 2000, in a wide range of economic conditions, there is a realistic prospect that the identified sites will be brought forward for development by the end of the Plan period.
4. Student households are included in the DCLG household projections. The sites identified in the SHLAA include sites with planning permission for just over 4,000 bedspaces in purpose-built student

⁶ The full report can be viewed / downloaded from Birmingham.gov.uk/plan2031

⁷ Sites for more than 100 dwellings in the city centre and 50 dwellings elsewhere

⁸ The identified sites include two Green Belt sites which are allocated for around 5,000 and 350 dwellings respectively in the Plan period. The justification for those allocations, and for not allocating other Green Belt or greenfield sites, is considered under Issue E.

cluster flats and studio apartments. This level of provision is justified by evidence from the city's universities on the current demand from students⁹, and DCLG have confirmed that such accommodation should be included in the monitoring of housing supply¹⁰.

5. Alongside the identified sites, the 2014 SHLAA includes a windfall allowance for some 7,600 dwellings over the remainder of the BDP period. This figure is based on an annual allowance that is initially set some way below the lowest windfall completion rates of recent years, and then increases gradually over the period to reflect the expected recovery in the housing market. Nonetheless, the maximum annual allowance is less than a quarter of the highest level experienced before the 2008 financial crisis. The calculation of the allowance specifically excludes development of residential gardens. I am satisfied therefore that the overall windfall allowance is based on sound evidence and is realistic and achievable. Indeed, in practice it is likely to be exceeded.
6. Finally, the 2014 SHLAA makes a modest allowance of 800 additional dwellings from the Council's Empty Homes Strategy. There is clear evidence that the Strategy has succeeded in bringing well over 200 long-term empty homes back into use each year since 2011. The allowance of 800 assumes that 200 more will have been brought back into use each year until 2018, when current funding for the Strategy runs out. That is a realistic assumption.
7. Thus the figure of around 51,800 dwellings, derived from the 2014 SHLAA, represents a sound assessment of the potential overall housing land supply during the BDP period.

⁹ See EXAM 6, paras 6.7-6.13.

¹⁰ See EXAM 6, Appendix 3.

Appendix A4

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 2017 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 Planning Policy Guidance (PPG), published in March 2014 provided additional guidance. The PPG states “A windfall allowance may be justified in the five-year supply if a local planning authority has compelling evidence as set out in paragraph 48 of the National Planning Policy Framework.

2.3 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.

2.4 This paper examines the supply and development of windfall sites since 2001. It reviews the assumptions made for the 2016 SHLAA and considers any implications for the 2017 SHLAA.

2.5 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”.

3.2 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 less than historical achievement. There are a number of reasons for this including evidence from monitoring, which indicated that a reduced supply of new dwellings coming forward, and the SHLAA which seeks to identify as many development opportunities as possible.

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, 2014 & 2015 SHLAAs

4.5 For the 2012, 2013, 2014 and 2015 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. The BDP inspector in his report into the examination of the BDP stated at paragraph 58 "I am satisfied therefore that the overall windfall allowance is based on sound evidence and is realistic and achievable. Indeed, in practice it is likely to be exceeded".

5. The Supply of Windfall Sites

5.1 Since 2001 20,208 dwellings have received detailed planning permission on windfall sites, an average of 1,263 per annum. Of these 17,400 were for new build schemes and 2,808 involved the conversion of an existing building. 10,222 (50.5%) of windfalls were located in the city centre. 17,081 (85%) of the windfalls coming forward were apartments and 3,127 were houses. With regards to previous land use 7,661 (38%) of the windfall dwellings being granted detailed planning permission were on land previously in employment use. 494 (2%) of windfall dwellings over this period were on garden land. Just 31 windfall dwellings were granted permission on garden land in 2016/17.

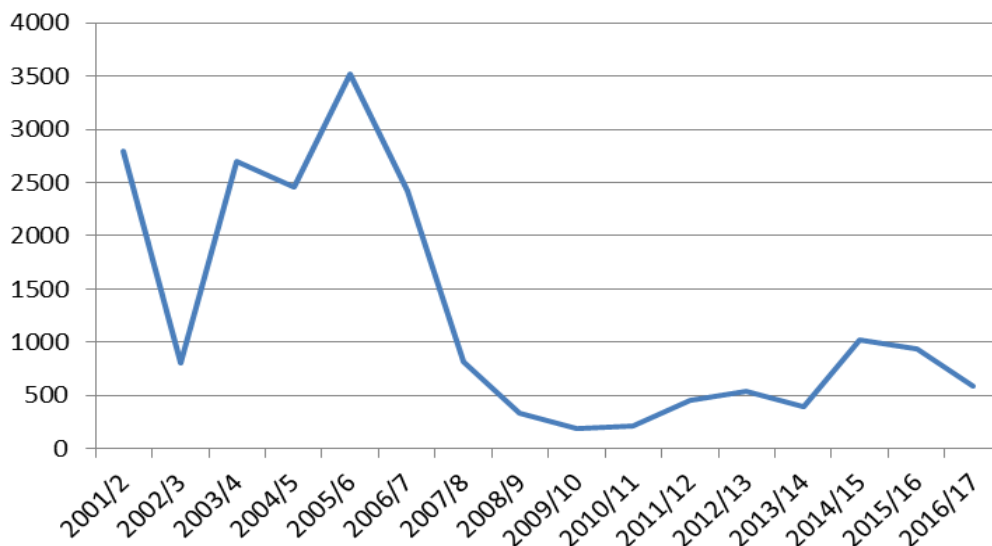
5.2 Although 20,208 windfall dwellings have been granted detailed planning permission since 2001 there have been large variations year to year from a high of over 3,500 in 2005/6 to a low of just under 200 in 2009/10. Generally the six years from 2001/2 to 2006/7 saw high levels of windfalls coming forward (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. There was a large increase in the number of windfalls granted permission in 2014/15 and 2015/16. The number of windfalls

granted permission has reduced in 2016/17 but are still three times the lowest number granted which was in 2009/10.

Table 1: The Supply of Windfalls

Year	Windfalls Granted Detailed 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
2014/15	1024	300	724	499	525	260	764	840	184
2015/16	936	770	166	301	635	229	707	787	149
2016/17	586	302	284	130	456	179	407	407	179
Total	20208	17400	2808	10222	9986	3127	17081	17866	2342

Fig 1: Windfall Dwellings receiving detailed planning permission.



5.3 Of the 20,208 windfall dwellings 2,342 were on sites below the SHLAA survey threshold. Of these 991 were new build and 1,351 were conversions. 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, offices, and industrial.

5.4 At April 2017 there was an outstanding supply of 4,561 dwellings which had come forward as windfalls and been granted detailed planning permission.

6. The Development of Windfall Sites

6.1 Since 2001 21,635 dwellings have been completed on sites which came forward as windfalls, an average of 1,352 completions per annum. Of these 18,822 were new build schemes. 9,494 (44%) of the 21,635 dwellings completed on windfall sites were located in the city centre. 16,883 (78%) of the windfalls completed were apartments and 4,752 were houses.

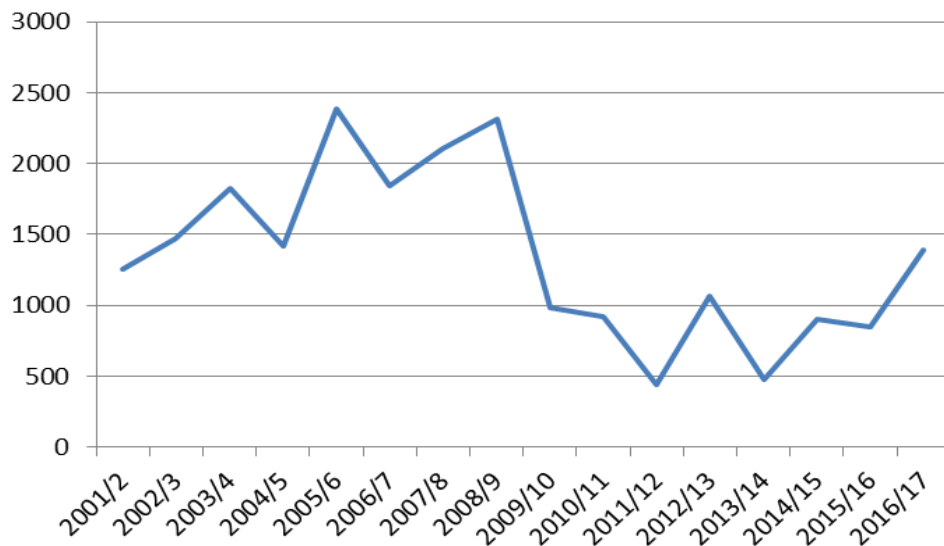
6.2 Although 21,635 windfall dwellings have been built since 2001 there have been large variations from year to year from a high of almost 2,400 in 2005/6 to a low of 442 in 2011/12.

6.4 Of the 21,635 windfall completions 1,887 were on sites below the SHLAA survey threshold. Of these 828 were new build and 1059 were conversions. 586 (31%) 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
2014/15	900	793	107	115	785	322	578	785	115
2015/16	844	480	364	241	603	326	518	678	166
2016/17	1395	1285	110	178	1217	787	608	1261	134
Total	21635	18822	2813	9494	12141	4752	16883	19748	1887

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 Authority Monitoring Report). There are two reasons for this:

- Firstly, relatively few sites were allocated since the UDP was adopted in 2005
- 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 tend to be similar.

6.6 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 425,000 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 (particularly in the first few years of the decade) and their replacement with traditional low rise housing.

6.7 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 is 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

7.1 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.

7.5 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 was reluctant to provide apartments in the difficult economic climate during and this has had a significant impact on new windfall supply coming forward, however, market for apartments and the 'city living' concept is now becoming re-established.

7.6 Whilst the recent difficult economic conditions 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 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. It is not, therefore, anticipated that the supply of windfalls will return to pre-recession levels.

7.7 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, with the economy much improved and the housing market having become much stronger, that the number of windfalls coming forward will increase and will continue to make a significant contribution to delivering housing supply in Birmingham.

8.2 The two markets which have traditionally had the biggest influence on the number of windfalls (apartments and the city centre) are both seeing a resurgence and are likely to have a big impact on the level of windfall development going forward as small plots can deliver 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 were not becoming available. It is likely that new sites were continuing to become available, potentially in greater numbers as the recession impacted on businesses, but they were not being brought forward for development due to the poor state of 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 continues to improve.

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 continuing recovery of the economy and the housing market.

9.2 Windfall supply increased in 2014/15 and increased completions in 2016/17 reflect this. It is anticipated that windfalls will play a more prominent role as time goes on 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 in 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 as the SHLAA does not seek to identify sites below the threshold.

9.4 No windfall allowance is made for the first year as all supply identified at the SHLAA base date is already accounted for.

9.5 Although not included in the windfall allowance sites which come forward as permitted development, for instance, change of use from offices (B1a) to residential (C3), although not requiring planning permission, are also effectively windfalls where these have not previously been identified when the point notification to develop is received. In 2016/17 notification was received to create 361 dwellings from such conversions. While these have not been taken into account in establishing the windfall allowance they add an element of flexibility to the allowance.

Table 3: Windfall Assumptions

Time Period	Annual Contribution (Dwellings)
Small Sites	
Short Term - Within 5 Years	40
Medium Term – Years 6 to 10	50
Longer Term – Beyond 10 Years	75
Larger Sites	
Short Term - Within 5 Years	300
Medium Term – Years 6 to 10	400
Longer Term – Beyond 10 Years	500

10. Implications for the 2017 SHLAA

10.1 The windfall allowance over the period covered by the 2017 SHLAA (2017-2031) is 5,910 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 2,300 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
2014/15	840	255	585	405	435	189	651	n/a	n/a
2015/16	787	722	65	267	520	199	588	n/a	n/a
2016/17	407	222	185	80	327	142	265	n/a	n/a
Total	17866	16409	1457	9528	8338	2389	15477	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
2014/15	184	45	139	94	90	71	113	n/a	n/a
2015/16	149	48	101	34	115	30	119	n/a	n/a
2016/17	179	80	99	50	129	37	142	n/a	n/a
Total	2342	991	1351	694	1648	738	1604	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
2014/15	785	732	53	82	703	299	486	n/a	n/a
2015/16	678	431	247	169	509	264	414	n/a	n/a
2016/17	1261	1235	26	159	1102	750	511	n/a	n/a
Total	19748	17994	1754	9328	10420	4281	15467	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
2014/15	115	61	54	33	82	23	92	n/a	n/a
2015/16	166	49	117	72	94	62	104	n/a	n/a
2016/17	134	50	84	19	115	37	97	n/a	n/a
Total	1887	828	1059	586	1299	434	1319	n/a	n/a

Appendix A5
Call for Sites Form

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?	
10. Are there any known constraints to the development of the site which would: • need to be addressed before the site could be developed, or • which would impact on the residential capacity of the site.	Yes / No Yes / No
11. If 'Yes' give details. (Consider - Contamination, Access, Topography, TPO's, Pylons, Noise, Conservation Area, National or Local listing, Flood Risk).	

Continued overleaf.....

<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>	Yes / No
<p>16. Has the site owner indicated that they are prepared to sell the site for development?</p>	Yes / No
<p>17. When would you envisage the site being delivered? (Best estimate). From 1st April 2018?</p> <ul style="list-style-type: none"> • Within 5 years • 5 to 10 years • Beyond 10 years 	
<p>18. Any other Comments / Details</p>	
<p>19. Are you:</p> <p>A. The site owner</p> <p>B. A developer</p> <p>C. A planning consultant</p> <p>D. A housing association</p> <p>E. Other (please state)</p>	
<p>20. If you are a Planning Consultant / Agent, who are you representing?</p>	
<p>21. Your Contact Details: Name/ Address/Telephone number/email</p>	
<p>22. What is the Name and Address of site owner?</p>	
<p>23. Is the site owner aware that the site has been submitted for inclusion within the SHLAA?</p>	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 A6

Summary Outputs

Table A6/1: Status by Time Period

Status	Time Period			
	Within 5 years	6 – 10 Years	Beyond 10 Years	Total
Under Construction	6,842	44	0	6,886
Detailed PP	4,796	1,015	0	5,811
Outline PP	1,077	2,002	660	3,739
Permitted Development	832	30	0	862
Allocation in adopted plan	780	3,304	4,503	8,587
Allocation in draft plan	0	159	0	159
Other Opportunity in BDP Growth Area	371	4,599	3,843	8,813
Other Opportunity not in BDP Growth Area	281	3,487	1,176	4,944
Total	14,979	14,640	10,182	39,801

Table A6/2: Status by Distribution

Status	Location ¹¹				
	North West	East	South	City Centre	Total
Under Construction	531	664	1,065	4,626	6,886
Detailed PP	805	776	1,975	2,255	5,811
Outline PP	1,982	518	929	310	3,739
Permitted Development	238	180	84	360	862
Allocation in adopted plan	5,969	606	440	1,572	8,587
Allocation in draft plan	0	159	0	0	159
Other Opportunity in BDP Growth Area	2,481	315	16	6,001	8,813
Other Opportunity not in BDP Growth Area	894	2,868	1,182	0	4,944
Total	12,900	6,086	5,691	15,124	39,801

Table A6/3: Time Period by Distribution

Time Period	Location				
	North west	East	South	City Centre	Total
Within 5 years	2,612	1,864	3,639	6,864	14,979
6 to 10 years	6,177	3,458	1,735	3,270	14,640
Beyond 10 years	4,111	764	317	4,990	10,182
Total	12,900	6,086	5,691	15,124	39,801

¹¹ Administrative boundaries used by the Planning and Regeneration Area Teams. See map at appendix A7.

Appendix A7

Schedule of Sites

The sites on the schedule are ordered by Planning Administrative Area (City Centre, East, North West and South). These are shown below. Within each area the sites are ordered by reference number.



The sites can be viewed on the City Council's interactive web mapping system 'Local View':
<https://localview.birmingham.gov.uk/Planning/Sites/SHLAA/>

SHLAA 2017

Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC1	Ledsam Street	Allocated in Adopted Plan	3.38	0	0	210
		Birmingham Development Plan. Greater Icknield Masterplan				
CC2	83 to 97 Camden Street	Other Opportunity in BDP Growth Area	0.39	0	0	20
		Identified by City Council. Expired Planning Permission				
CC10	Barr Street 154-156	Other Opportunity in BDP Growth Area	0.12	0	8	0
		Previously allocated in plan				
CC13	41 Cuild Close	Other Opportunity in BDP Growth Area	0.14	0	0	5
		Identified by City Council Officers				
CC26	Land bounded by Hospital St / Summer La / Henrietta St / Hampton St	Other Opportunity in BDP Growth Area	0.5	0	0	50
		Identified by Consultants				
CC29	Land bounded by Henrietta St / Buckingham Road / Hampton St / Hospital St	Other Opportunity in BDP Growth Area	1.28	0	0	90
		Identified by Consultants				
CC30	Land bounded by Hampton St / Motts St / Buckingham St	Other Opportunity in BDP Growth Area	0.42	0	0	29
		Identified by Consultants				
CC31	Land bounded by Motts St / Howard St / Hampton St / Constitution Hill	Other Opportunity in BDP Growth Area	1.24	0	0	87
		Identified by Consultants				
CC33	Rear of 70 -80 Unett St	Other Opportunity in BDP Growth Area	0.09	0	0	6
		Previously Allocated in Plan				
CC35	Junction of Band St & Constitution Hill	Other Opportunity in BDP Growth Area	0.12	0	0	8
		Identified by Consultants				
CC42	Adj 240 Holiday St	Other Opportunity in BDP Growth Area	0.19	0	0	13
		Identified by Consultants				
CC43	82 Granville St	Other Opportunity in BDP Growth Area	0.16	0	0	11
		Identified by Consultants				
CC45	White Swan Public House Grosvenor St West	Under Construction	0.15	3	0	0
		2013/03227/PA				
CC54	Land off Warstone Parade & Pemberton St	Other Opportunity in BDP Growth Area	0.24	0	0	16
		Identified by City Council				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC60	Summer Hill Road / Powell St	Other Opportunity in BDP Growth Area	0.38	0	0	27
		Identified by Consultants				
CC61	Junction of Powell St / Summer Hill Terrace	Other Opportunity in BDP Growth Area	0.23	0	0	16
		Identified by Consultants				
CC63	between Camden St / Albion St / Camden Dr	Other Opportunity in BDP Growth Area	0.71	0	0	50
		Identified by Consultants				
CC65	Legge La / Camden Dr / Slone St	Other Opportunity in BDP Growth Area	1.06	0	18	0
		Expired permission 2012/00952/PA				
CC74	The Square, Ryland St	Other Opportunity in BDP Growth Area	0.73	0	0	51
		Identified by Consultants				
CC76	Land between Old Show Hill / Lionel St / Railway	Other Opportunity in BDP Growth Area - Strategic Location	0.38	0	0	27
		Identified by Consultants				
CC77	Between 62 & 90 Constitution Hill	Detailed Planning Permission	0.23	109	0	0
		2013/00361/PA				
CC81	Land between Allison St / Coventry St / Meridan St	Other Opportunity in BDP Growth Area	0.49	0	0	34
		Identified by Consultants				
CC86	Land between Green St & Bradford St	Other Opportunity in BDP Growth Area - Strategic Location	0.68	0	0	48
		Identified by Consultants				
CC91	Wholesale markets , Barford St	Allocated in Adopted Plan	15.01	0	0	1195
		Birmingham Development Plan				
CC92	Land bounded by Claybrook St / Skinner La / Pershore St / Hurst St	Other Opportunity in BDP Growth Area	0.64	0	0	45
		Identified by Consultants				
CC95	Between Lower Essex St / Kent St / Sherlock St / Hurst St	Other Opportunity in BDP Growth Area	1.18	0	0	400
		Identified by Consultants				
CC101	Junction of Bristol St / Belgrave Middleway / Sherlock St	Other Opportunity in BDP Growth Area	4.26	0	250	500
		Pre Application Discussion				
CC112	Btw Sherlock St / Bishop St / Barford St	Other Opportunity in BDP Growth Area - Strategic Location	0.52	0	0	100
		Identified by City Council Officers				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC119	35 to 38 Summer Hill Road	Other Opportunity in BDP Growth Area	0.06	0	14	0
		Identified by City Council. Expired Planning Permission				
CC126	5 Powell Street	Other Opportunity in BDP Growth Area	0.08	0	0	6
		Identified by City Council				
CC128	30 to 33 Sherborne Street	Detailed Planning Permission	0.12	21	0	0
		2015/08644/PA				
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	Detailed Planning Permission	0.49	35	0	0
		2015/07052/PA				
CC133	41and 42 Tenby Street North	Detailed Planning Permission	0.1	14	0	0
		2016/07913/PA				
CC134	The Birmingham Mint, Icknield Street	Under Construction	1.18	43	0	0
		2007/02950/PA				
CC135	Land bounded by Pope Street, Moreton Street and Carver Street	Detailed Planning Permission	0.62	208	0	0
		2015/00775/PA				
CC137	92 to 95 Carver Street	Other Opportunity in BDP Growth Area	0.09	0	24	0
		Expired Planning Permission				
CC140	Land fronting Carver Street and Pope Street	Under Construction	0.22	94	0	0
		2015/00775/PA				
CC142	Former Sandpits Industrial Estate, Summer Hill Street	Under Construction	0.44	133	0	0
		2013/07932/PA				
CC143	121 to 137 Camden Street	Other Opportunity in BDP Growth Area	0.18	0	0	43
		Identified by City Council. Expired Planning Permission.				
CC145	37 to 55 Camden Street	Other Opportunity in BDP Growth Area	0.16	0	36	0
		Expired Planning Permission 2011/03272/PA				
CC150	Land bounded by Lee Bank Middleway and Spring Street and Bristol Street	Under Construction	1.47	335	0	0
		2015/03524/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC153	Land corner of Holiday Street and Bridge Street	Outline Planning Permission	0.52	0	0	230
		2009/03622/PA				
CC155	212 to 223, Broad Street	Other Opportunity in BDP Growth Area	0.31	0	0	31
		Expired Planning Permission				
CC157	Land corner of Granville Street and Holiday Street	Under Construction	0.24	112	0	0
		2015/00737/PA				
CC158	Land corner of Ridley Street and Washington Street	Under Construction	0.12	65	0	0
		2015/00737/PA				
CC162	Land between Florence Street and Ernest Street	Detailed Planning Permission	0.79	304	0	0
		2014/09582/PA				
CC163	Land fronting Florence Street and Ernest Street	Other Opportunity in BDP Growth Area	0.15	0	61	0
		Identified by City Council. Expired Planning Permission				
CC164	Site of 83 to 92 Bromsgrove Street	Under Construction	0.09	46	0	0
		2013/03096/PA				
CC167	43 to 49 Northwood Street	Detailed Planning Permission	0.07	9	0	0
		2014/09260/PA				
CC168	50 to 60 Northwood Street	Under Construction	0.19	0	44	0
		2006/02301/PA				
CC172	Former Bonds Nightclub, Hampton Street	Other Opportunity in BDP Growth Area	0.08	0	0	24
		Identified by City Council. Expired Planning Permission				
CC175	Land corner of Edward Street and Helena Street and Scotland Street	Under Construction	0.13	63	0	0
		2015/07146/PA				
CC176	Site of Convention Service Station, The Parade	Under Construction	0.2	82	0	0
		2015/07340/PA				
CC177	3 to 5 Legge Lane	Under Construction	0.11	22	0	0
		2015/08003/PA				
CC179	29 Legge Lane	Under Construction	0.2	77	0	0
		2015/09006/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC181	109 to 138 Northwood Street	Other Opportunity in BDP Growth Area	1.23	0	148	0
		Expired outline permission 2012/07519/PA				
CC182	100 Charlotte Street	Detailed Planning Permission	0.2	10	0	0
		2014/02181/PA				
CC183	32 to 36 Albion Street	Under Construction	0.12	7	0	0
		2015/03772/PA				
CC184	Land adjacent 5 Scotland Street	Detailed Planning Permission	0.08	14	0	0
		2015/09682/PA				
CC185	Land bounded by Great Charles Street, Ludgate Hill and Livery Street	Other Opportunity in BDP Growth Area - Strategic Location	0.82	0	0	59
		Identified by City Council				
CC188	Rear of 6 to 16 Smith Street	Other Opportunity in BDP Growth Area	0.24	0	10	0
		Identified by City Council				
CC189	66 and 67 Great Hampton Street	Detailed Planning Permission	0.09	14	0	0
		2016/00772/PA				
CC190	Land bounded by Wrentham Street and Kent Street and Gooch Street North	Under Construction	0.35	141	0	0
		2015/10323/PA				
CC193	113 Moseley Street	Under Construction	0.12	8	0	0
		2006/07133/PA				
CC203	Typhoo Wharf, Bordesley Street	Other Opportunity in BDP Growth Area	1.21	0	353	0
		Identified by Consultant				
CC204	130 to 144 Bromsgrove Street	Under Construction	0.27	162	0	0
		2013/03202/PA				
CC206	Former Silver Blades Ice Rink, Pershore Street	Under Construction	0.29	334	0	0
		2014/09600/PA				
CC207	Land bounded by Bradford Street, Birchall Street and Green Street	Other Opportunity in BDP Growth Area - Strategic Location	0.31	0	0	108
		Expired Planning Permission: (2011)				
CC208	Connaught Square	Allocated in Adopted Plan	1.67	0	0	167
		Birmingham Development Plan				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC216	Bull Ring trading Estate, High Street Deritend	Other Opportunity in BDP Growth Area	1.37	0	0	342
		Expired permisison 2011/05085/PA				
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)				
CC219	Martineau Galleries, between Priory Queensway and Moor Street	Other Opportunity in BDP Growth Area	3.52	0	0	340
		Expired Planning Permission (2005/07564/PA)				
CC220	Land bounded by Priory Queensway and Chapel Street	Under Construction	1.13	826	0	0
		2016/01063/PA 2016/02326/PA				
CC234	Land fronting Lawley Middleway	Outline Planning Permission	0.29	0	0	80
		2009/00308/PA				
CC239	119 to 123 Branston Street	Under Construction	0.03	6	0	0
		2006/05027/PA				
CC245	27 and 28 Pemberton Street	Detailed Planning Permission	0.03	2	0	0
		2012/07293/PA				
CC246	6 to 7 Legge Lane	Other Opportunity in BDP Growth Area	0.06	0	8	0
		Expired Planning Permission				
CC252	57 to 59 Tenby Street North	Under Construction	0.02	6	0	0
		2010/04440/PA				
CC253	14 and 15 Frederick Street	Under Construction	0.04	1	0	0
		2004/04437/PA				
CC263	49 to 51 Holloway Head	Other Opportunity in BDP Growth Area	0.51	0	303	0
		Expired Planning Permission (2014)				
CC264	121 Suffolk Street Queensway	Other Opportunity in BDP Growth Area	0.09	0	14	0
		Expired Planning Permission (2014)				
CC267	Former Richard Lorne House, St Vincent Street	Under Construction	0.49	92	0	0
		2015/00687/PA				
CC268	Ernest Street and Holloway Head	Other Opportunity in BDP Growth Area	0.12	0	0	55
		Identified by City Council. Expired Planning Permission (2006/04800/PA)				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC275	Shadwell Street	Other Opportunity in BDP Growth Area	0.95	0	0	67
		Identified by City Council				
CC286	41-43Great Hampton Street	Other Opportunity in BDP Growth Area	0.8	0	80	0
		Call for Sites Submission				
CC290	Lench Street/Vesey St/Lancaster Street	Other Opportunity in BDP Growth Area	0.48	0	50	0
		Expired Planning Permission (2011/06764/PA)				
CC291	Globe Works	Under Construction	0.41	176	0	0
		2015/06907/PA				
CC292	Bagot Street	Under Construction	0.31	93	0	0
		2011/03661/PA				
CC295	Adjacent Birmingham Mint, Pemberton Street	Other Opportunity in BDP Growth Area	0.08	0	8	0
		Expired PA 2011/06730/PA				
CC299	Site of 36 and 38 Camden Street	Detailed Planning Permission	0.01	1	0	0
		2015/03235/PA				
CC303	83 to 97 Camden Street	Under Construction	0.39	4	0	0
		2012/05794/PA				
CC305	38 & 39 George Street	Detailed Planning Permission	0.02	3	0	0
		2013/01011/PA, 2015/00652/PA, 2013/04190/PA				
CC310	50 to 54 Carver Street	Detailed Planning Permission	0.07	8	0	0
		2013/02682/PA				
CC311	Former Harrison Drape Works, Lombard Street	Under Construction	0.8	313	0	0
		2014/00452/PA				
CC312	St Annes Church, Lombard Street	Under Construction	0.48	170	0	0
		2015/05172/PA				
CC315	11 Tenby Street North	Under Construction	0.17	7	0	0
		2011/02204/PA				
CC317	Queen Chambers, 86B Old Snow Hill, Birmingham, B4 6HW	Detailed Planning Permission	0.02	8	0	0
		2013/01728/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC318	16-18 Horse Fair	Detailed Planning Permission	0.07	5	0	0
		2012/08409/PA				
CC319	27-33 Ravenhurst Street, Camp Hill	Under Construction	0.06	8	0	0
		2015/01004/PA				
CC321	2-3 Kingston Row	Detailed Planning Permission	0.01	2	0	0
		2014/00137/PA				
CC323	154 Warstone Lane, Hockley	Permitted Development (B1a to C3)	0.01	1	0	0
		2014/07889/PA				
CC324	32 Water Street, Fluid Space Arts, Birmingham, B3 1HL	Detailed Planning Permission	0.05	6	0	0
		2014/01487/PA				
CC325	Units 1 and 2 Bath Court, Bath Row, Edgbaston, Birmingham, B15 1NE	Detailed Planning Permission	0.13	125	0	0
		2014/08711/PA				
CC326	1st, 2nd, 3rd, 4th & 5th Floors, York House, 38 Great Charles Street	Permitted Development (B1a to C3)	0.02	10	0	0
		2014/03391/PA				
CC327	Land at 86-87 Carver Street, Birmingham, B1 3AL	Under Construction	0.3	61	0	0
		2013/01280/PA				
CC328	33 Pitsford Street, Hockley, Birmingham, B18 6LJ	Other Opportunity in BDP Growth Area	1.6	0	400	0
		Identified by City Council Officer				
CC334	94 Moseley Road, Highgate, Birmingham, B12 0HG	Detailed Planning Permission	0.09	4	0	0
		2013/00759/PA				
CC335	Land at Masshouse Lane/Park Street	Detailed Planning Permission	0.03	15	0	0
		2014/02950/PA				
CC336	136 Kensington House	Under Construction	0.21	132	0	0
		2014/02010/PA				
CC337	Brittania House, 50 Great Charles Street Queenswa	Permitted Development (B1a to C3)	0.05	80	0	0
		2014/04896/PA				
CC342	153 Warstone Lane	Permitted Development (B1a to C3)	0.01	1	0	0
		2014/05359/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC343	Broadway House, Broad Street	Under Construction	1.62	214	0	0
		2014/09401/PA				
CC344	Victory House, 26 to 28 Ludgate Hill	Permitted Development (B1a to C3)	0.02	8	0	0
		2014/08662/PA				
CC345	63 St Pauls Square	Detailed Planning Permission	0.01	2	0	0
		2014/08247/PA				
CC346	Royal George Public House, 350 Summer Lane	Detailed Planning Permission	0.02	1	0	0
		2014/02062/PA				
CC347	Arena Central Plot G	Detailed Planning Permission	0.46	322	0	0
		2014/08220/PA				
CC349	Land at Legge St/Bagot St/Moland St	Under Construction	0.31	110	0	0
		2014/09468/PA				
CC351	Aspect Court	Permitted Development (B1a to C3)	0.2	0	30	0
		2014/06659/PA				
CC352	PERSHORE STREET AND DEAN STREET	Detailed Planning Permission	0.32	0	323	0
		2014/09503/PA				
CC354	Former Moulinex Swan Kettle	Under Construction	1.03	291	0	0
		2014/07978/PA				
CC355	Former Post and Mail Building, Weaman Street	Detailed Planning Permission	0.39	115	0	0
		2016/01702/PA				
CC356	87 Campden Street	Detailed Planning Permission	0.02	2	0	0
		2015/01543/PA				
CC357	Former Ben Johnson Public House, 275 Corporation Street	Detailed Planning Permission	0.03	2	0	0
		2015/01186/PA				
CC363	32 Regent Place	Detailed Planning Permission	0.05	5	0	0
		2016/01938/PA				
CC364	Mansell House 200 Newhall Street	Permitted Development (B1a to C3)	0.02	6	0	0
		2015/05566/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC366	Units 3-6 and 8-11 Kenyon Forge, Kenyon Street	Permitted Development (Retail to C3)	0.12	8	0	0
		2015/08337/PA				
CC369	20 Key Hill Drive	Detailed Planning Permission	0.02	1	0	0
		2016/01250/PA				
CC370	98 to 104 Lombard Street	Permitted Development (B1a to C3)	0.01	3	0	0
		2015/10117/PA				
CC371	35 to 38 St Paul's Square	Detailed Planning Permission	0.08	7	0	0
		2016/02113/PA				
CC372	100 and 101 Bath Street	Detailed Planning Permission	0.03	5	0	0
		2015/09899/PA				
CC373	18 to 20 Albion Street, Frederick Street	Permitted Development (B1a to C3)	0.06	21	0	0
		2016/00142/PA				
CC375	59 to 60 Water Street	Permitted Development (B1a to C3)	0.01	2	0	0
		2016/00897/PA				
CC376	Sheepcote Street/Broad Street	Under Construction	0.1	189	0	0
		2014/09348/PA				
CC377	United Services Club, Gough Street	Detailed Planning Permission	0.11	73	0	0
		2015/05554/PA				
CC379	Legge Lane/Camden Street	Detailed Planning Permission	0.32	100	0	0
		2015/07814/PA				
CC380	Land rear of Assay Office, Charlotte Street	Detailed Planning Permission	0.13	32	0	0
		2015/04486/PA				
CC381	BOERMA phase 2&3 Digbeth/Park Street/Well Lane	Detailed Planning Permission	0.58	198	0	0
		2015/06678/PA				
CC382	44 - 47 Princip Street	Under Construction	0.15	20	0	0
		2015/09323/PA				
CC385	Lower Loveday St	Detailed Planning Permission	0.06	8	0	0
		2015/09405/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC386	Former Brasshouse Centre, Sheepcote Street	Other Opportunity in BDP Growth Area	0.28	50	0	0
CC387	30 - 52 Vittoria Street	Permitted Development (B1a to C3) 2017/03710/PA	0.2	36	0	0
CC388	Herbert, 51 to 71 Cornwall Street	Permitted Development (B1a to C3) 2016/10729/PA	0.13	63	0	0
CC389	155 Warstone Lane	Detailed Planning Permission 2016/03276/PA	0.01	4	0	0
CC390	59 Camden Street	Detailed Planning Permission 2016/05554/PA	0.07	12	0	0
CC391	46 Frederick Street	Detailed Planning Permission 2016/03369/PA	0.03	4	0	0
CC392	27 and 28 Mary Street	Detailed Planning Permission 2016/07043/PA	0.01	1	0	0
CC393	CORNWALL STREET	Detailed Planning Permission 2015/09104/PA	0.03	5	0	0
CC394	Land fronting Carver Street and Pope Street	Detailed Planning Permission 2017/03225/PA	0.1	30	0	0
CC395	Unit 1 Jupiter, Sherborne Street	Detailed Planning Permission 2016/07937/PA	0.04	4	0	0
CC396	Unit 2 Jupiter, Sherborne Street	Detailed Planning Permission 2016/07937/PA	0.01	1	0	0
CC397	Block M Masshouse Plaza	Detailed Planning Permission 2016/06909/PA	0.03	5	0	0
CC398	Warstone Court, 29 Warstone Lane	Detailed Planning Permission 2016/01390/PA	0.03	4	0	0
CC399	150-152 Great Charles Street	Permitted Development (B1a to C3) 2016/10320/PA	0.2	8	0	0

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
CC400	27 Tenby Street	Detailed Planning Permission	0.02	4	0	0
		2016/09816/PA				
CC401	Beaufort House, 94-96 Newhall Street	Permitted Development (B1a to C3)	0.12	75	0	0
		2016/10780/PA				
CC402	47a George Street	Permitted Development (B1a to C3)	0.02	2	0	0
		2017/00241/PA				
CC403	240 Holliday Street	Detailed Planning Permission	0.04	2	0	0
		2016/07489/PA				
CC404	76 Holloway Head	Detailed Planning Permission	0.04	9	0	0
		2016/04623/PA				
CC405	Adjacent 27 and 28 George Street	Detailed Planning Permission	0.1	6	0	0
		2016/01433/PA				
CC406	22 to 24 Vittoria Street	Detailed Planning Permission	0.03	2	0	0
		2016/06477/PA				
CC407	16 and 17 Lionel Street	Detailed Planning Permission	0.07	9	0	0
		2016/05706/PA				
CC408	64 Water Street	Detailed Planning Permission	0.07	10	0	0
		2015/10410/PA				
CC409	36 and 37 George Street	Permitted Development (B1a to C3)	0.02	6	0	0
		2016/04907/PA				
CC410	International House Stanniforth Street	Under Construction	0.23	136	0	0
		2016/07872/PA				
CC412	7-12 Bartholomew Row	Detailed Planning Permission	0.14	0	30	0
		2015/07280/PA				
CC413	Monaco House, Bristol Street, Edgbaston, Birmingham, B5 7AS	Other Opportunity in BDP Growth Area	2.5	0	1000	0
CC414	Childrens Hospital	Other Opportunity in BDP Growth Area	3.71	0	0	400

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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
		Expired Planning Permission (2010)				
E8	Off Little Green Lane, Eversley Road	Under Construction	0.59	22	0	0
		2002/00299/PA				
E10	Rear 230 Fox Hollies Road & 75-79 Hazelwood Road, Land fronting Green Acres	Detailed Planning Permission	0.26	12	0	0
		2014/09312/PA				
E14	1719 to 1721 Coventry Road	Other Opportunity not in BDP Growth Area	0.14	0	8	0
		Expired Planning Permission (2010)				
E15	Site of former lock up garages Rockland Drive	Other Opportunity in BDP Growth Area	0.11	0	2	0
		Expired Planning Permission (2008)				
E17	New Meadway Housing 1 - Poolway	Detailed Planning Permission	4.79	136	0	0
		2017/00077/PA				
E20	Garages adjacent 51 Alderpitts	Other Opportunity not in BDP Growth Area	0.16	0	4	0
		Identified by City Council Officers				
E21	177 Berkeley Road	Other Opportunity not in BDP Growth Area	0.06	0	2	0
		Identified by City Council Officers				
E22	624 Bordesley Green East	Other Opportunity in BDP Growth Area	0.11	0	4	0
		Identified by City Council Officers				
E23	194 Clement Road	Other Opportunity not in BDP Growth Area	0.1	0	4	0
		Identified by City Council Officers				
E24	166 East Meadway	Other Opportunity not in BDP Growth Area	0.06	0	2	0
		Identified by City Council Officers				
E25	22 Enford Close	Other Opportunity not in BDP Growth Area	0.08	0	0	3
		Identified by City Council Officers				
E26	20 Firs Farm Drive	Other Opportunity not in BDP Growth Area	0.14	0	3	0
		Identified by City Council				
E27	14 Gerardsfield Road	Other Opportunity not in BDP Growth Area	0.09	0	3	0
		Identified by City Council Officers				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E28	Giles Close	Other Opportunity in BDP Growth Area	0.1	0	3	0
		Identified by City Council Officers				
E29	68 Gossey Lane	Other Opportunity not in BDP Growth Area	0.08	0	0	2
		Identified by City Council Officers				
E30	Adjacent 426 Heath Way	Other Opportunity not in BDP Growth Area	0.09	0	2	0
		Identified by City Council Officers				
E32	Adjacent 10 Hollyberry Croft	Other Opportunity not in BDP Growth Area	0.07	0	2	0
		Identified by City Council Officers				
E33	Adjacent 64 Kestrel Avenue	Other Opportunity not in BDP Growth Area	0.1	0	5	0
		Identified by City Council Officers				
E36	Adjacent 27 Lawson Croft	Other Opportunity not in BDP Growth Area	0.1	0	3	0
		Identified by City Council Officers				
E37	Rear of 60-68 Milsom Grove	Other Opportunity not in BDP Growth Area	0.07	0	2	0
		Identified by City Council Officers				
E38	Adjacent 95 Old Bromford Lane	Other Opportunity not in BDP Growth Area	0.11	0	3	0
		Identified by City Council Officers				
E39	Opposite 223 Tile Cross Road	Other Opportunity not in BDP Growth Area	0.1	0	3	0
		Identified by City Council Officers				
E40	Kyrwicks Lane, Sparkbrook	Other Opportunity not in BDP Growth Area	0.27	0	11	0
		Identified by City Council Officers				
E45	Parkfield/Anthony Road	Allocated in Draft Plan	1.08	0	54	0
		Bordesley Park AAP				
E46	Broadway Avenue	Other Opportunity not in BDP Growth Area	0.22	0	30	0
		Identified by City Council Officer				
E47	Carlton Road	Other Opportunity in BDP Growth Area	0.12	0	0	5
		Identified by City Council Officer				
E49	Montgomery Street/South Road	Other Opportunity not in BDP Growth Area	1.55	0	0	60
		Promoted by Developer/Owner				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E51	Plough and Harrow, Coventry Road	Detailed Planning Permission	0.11	12	0	0
		2016/01634/PA				
E52	Land South of Weston Lane	Other Opportunity not in BDP Growth Area	2.4	0	0	90
		Identified by Consultants				
E54	Eaton Electricals Ltd, Reddings Lane	Detailed Planning Permission	4.58	204	0	0
		2015/10025/PA				
E57	Manor House Pub and adjacent land, Station Road	Allocated in Adopted Plan	1.73	0	90	0
		Birmingham Development Plan				
E58	Albert Road/Station Road	Allocated in Adopted Plan	3.41	0	143	0
		Birmingham Development Plan				
E61	Yardley Brook, Colehall Lane	Allocated in Adopted Plan	8.46	100	173	0
		Birmingham Development Plan.				
E64	Beswick Grove	Other Opportunity in BDP Growth Area	0.28	0	11	0
		Identified by City Council Officers				
E65	Farmcote Road	Other Opportunity in BDP Growth Area	0.21	0	10	0
		Identified by City Council Officers				
E71	Summer Road/Fox Hollies Road	Other Opportunity not in BDP Growth Area	1.39	0	56	0
		Promoted by Developer/Owner				
E72	North Warwick Street	Other Opportunity in BDP Growth Area	0.14	0	6	0
		Promoted by Developer/Owner				
E76	Tysley La / Warwick Road	Other Opportunity not in BDP Growth Area	1.44	0	100	0
		Identified by Council Officer				
E78	Between 43 & 61 The Avenue	Other Opportunity not in BDP Growth Area	0.06	0	0	2
		Identified by Consultants				
E79	Junction of Olton Boulevard East & Warwick Road	Other Opportunity not in BDP Growth Area	0.45	0	18	0
		Identified by Consultants				
E81	Rear of 10 - 26 Bericote Croft	Other Opportunity not in BDP Growth Area	0.08	0	0	3
		Identified by Consultants				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E82	Adj 109 Westley Road	Other Opportunity not in BDP Growth Area	0.16	0	8	0
		Identified by Consultants				
E86	Rear of 305 - 367 Stockfield Road	Other Opportunity not in BDP Growth Area	0.48	0	19	0
		Identified by Consultants				
E88	49 Wordsworth Road	Other Opportunity in BDP Growth Area	0.1	0	4	0
		Identified by Consultants				
E89	Land off Roma Road	Other Opportunity not in BDP Growth Area	1.85	0	74	0
		Promoted by Developer/Owner				
E91	Hob Moor Primary School	Detailed Planning Permission	0.77	36	0	0
		2015/04560/PA				
E93	Land adj 1 Geraldine Road	Other Opportunity not in BDP Growth Area	0.21	0	7	0
		Identified by Consultants				
E95	Junction of Bromford Dr & Reynoldstown Road	Other Opportunity not in BDP Growth Area	0.06	0	0	2
		Identified by Consultants				
E97	Rear of 12 - 14 Pan Croft	Other Opportunity not in BDP Growth Area	0.13	0	3	0
		Identified by Consultants				
E98	Garages adj Thistle House	Other Opportunity not in BDP Growth Area	0.06	0	2	0
		Identified by Consultants				
E99	Garages adj 17 Blossom Grove, Bromford Estate	Other Opportunity not in BDP Growth Area	0.06	0	0	3
		Identified by Consultants				
E100	61 - 67 Austy Close	Other Opportunity not in BDP Growth Area	0.14	0	2	0
		Identified by Consultants				
E101	The Comet Public House, Collingbourne Avenue	Other Opportunity not in BDP Growth Area	0.5	0	20	0
		Identified by City Council				
E105	16 Coleshill Road	Other Opportunity not in BDP Growth Area	0.37	0	0	15
		Identified by Consultants				
E106	Between 17 Hyperion Road & 7 Papyrus Way, Bromford Estate	Other Opportunity not in BDP Growth Area	0.14	8	0	0
		In BMHT 5 Year Development Programme				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E107	Adjacent 17 Papyrus Way Bromford Estate, Bromford Estate	Other Opportunity not in BDP Growth Area	0.07	6	0	0
		In BMHT 5 Year Development Programme				
E108	Junction of Tipperary Close & Trigo Croft, Bromford Estate	Other Opportunity not in BDP Growth Area	0.07	5	0	0
		In BMHT 5 Year Development Programme				
E109	Adjacent 7 - 17 Hyperion Road, Bromford Estate	Other Opportunity not in BDP Growth Area	0.07	4	0	0
		In BMHT 5 Year Development Programme				
E110	Land adjacent 25 Trigo Croft, Bromford Estate	Other Opportunity not in BDP Growth Area	0.06	4	0	0
		In BMHT 5 Year Development Programme				
E111	Rear of 19 - 25 Trigo Croft, Bromford Estate	Other Opportunity not in BDP Growth Area	0.06	4	0	0
		In BMHT 5 Year Development Programme				
E112	Land bounded by Coventry Road/ Bolton Road/ Arthur Street	Allocated in Draft Plan	0.72	0	36	0
		Bordesley Park AAP				
E113	Rear of 389 - 393 Coventry Road	Other Opportunity in BDP Growth Area	0.09	0	4	0
		Identified by Consultants				
E114	12 - 18 Whitmore Road	Detailed Planning Permission	0.1	7	0	0
		2015/02190/PA				
E115	56 Golden Hillock Road	Other Opportunity in BDP Growth Area	0.17	0	6	0
		Identified by Consultants				
E116	Rear of 87 - 101 Bordesley Green	Other Opportunity in BDP Growth Area	0.08	0	4	0
		Identified by Consultants				
E119	25 Chaffcombe Road	Other Opportunity not in BDP Growth Area	0.06	0	1	0
		Identified by Consultants				
E136	land between 143 & 159 Muntz Street	Other Opportunity in BDP Growth Area	0.22	0	9	0
		Identified by Consultants				
E137	Kieran's Place public house, Muntz Street	Other Opportunity in BDP Growth Area	0.07	0	3	0
		Identified by Consultants				
E138	Junction Green Lane / Third Avenue	Other Opportunity not in BDP Growth Area	0.17	0	14	0
		Identified by Consultants				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E139	45-51 Blake Lane	Other Opportunity not in BDP Growth Area	0.24	0	12	0
		Identified by Consultants				
E140	Junction of Bordesley Green / Blakeland Street	Detailed Planning Permission	0.16	10	0	0
		2015/09823/PA				
E141	Adjacent 275 Belchers Lane	Other Opportunity not in BDP Growth Area	0.07	0	3	0
		Identified by Consultants				
E142	Adjacent 87 Wright Street	Other Opportunity in BDP Growth Area	0.06	0	4	0
		Expired Planning Permission (2014)				
E143	Land bounded by Highgate Place / Kyrwicks Lane / Railway	Other Opportunity not in BDP Growth Area	0.3	0	0	12
		Identified by Consultants				
E144	Junction of Kyrwicks Lane / Auckland Road	Other Opportunity not in BDP Growth Area	0.21	0	0	8
		Identified by Consultants				
E145	Land between Railway & Auckland Road	Other Opportunity not in BDP Growth Area	0.3	0	0	12
		Identified by Consultants				
E146	Junction of Stratford Road / Priestly Road	Other Opportunity not in BDP Growth Area	0.12	0	5	0
		Identified by Consultants				
E147	Land between Stratford Road / Auckland Street	Other Opportunity not in BDP Growth Area	0.35	14	0	0
		Identified by Consultants				
E148	Land at junction of Stratford Road & Kyotts Lake Road	Other Opportunity not in BDP Growth Area	0.1	0	4	0
		Identified by Consultants				
E149	Land adj 67 Montgomery Street	Detailed Planning Permission	0.3	10	0	0
		2016/08302/PA				
E150	Junction of Moseley Road / Clifton Road	Detailed Planning Permission	0.17	14	0	0
		2015/06750/PA				
E152	between Highgate Road & Whitbourne Close	Other Opportunity not in BDP Growth Area	0.06	0	3	0
		Identified by Consultants				
E155	Royal Oak Public House, Junction of Alfred Street & Stoney Lane	Other Opportunity not in BDP Growth Area	0.07	0	3	0
		Identified by Consultants				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E159	Land between Sampson Road North, Bordesley Middleway & canal	Other Opportunity not in BDP Growth Area	0.49	0	19	0
		Identified by Consultants				
E160	Rear of 221 Hallam Street	Other Opportunity not in BDP Growth Area	0.09	0	4	0
		Identified by Consultants				
E161	146-156 Weston Lane	Other Opportunity not in BDP Growth Area	0.09	0	3	0
		Identified by Consultants				
E163	Land between Olton Boulevard West & Spring Road	Other Opportunity not in BDP Growth Area	0.43	0	17	0
		Identified by Consultants				
E164	Corner of Shaftmoor La & Runnymede Road	Other Opportunity not in BDP Growth Area	0.11	0	4	0
		Identified by Consultants				
E166	Land between Spring Road / Lyncroft Road / Springcroft Road	Other Opportunity not in BDP Growth Area	0.4	0	16	0
		Identified by Consultants				
E167	Rear of 4-72 Weston Road	Other Opportunity not in BDP Growth Area	0.21	0	10	0
		Identified by Consultants				
E170	Adjacent 301 Alum Rock Road	Other Opportunity in BDP Growth Area	0.78	0	14	0
		Expired Planning Permission (2011/04138/PA)				
E171	Junction of Adderly Road / Adderly Gardens	Other Opportunity in BDP Growth Area	0.46	0	0	18
		Identified by Consultants				
E172	Ludlow Road / Hancock Road	Other Opportunity not in BDP Growth Area	0.29	0	12	0
		Identified by Consultants				
E173	Rear of 75-115 Ralph Road	Allocated in Draft Plan	0.16	0	3	0
		Bordesley Park AAP				
E174	Rear of 140-150 Yardley Fields Road	Other Opportunity in BDP Growth Area	0.35	0	0	14
		Identified by Consultants				
E175	Land Adjoining Canal south of Woodcock Lane North	Other Opportunity not in BDP Growth Area	1.03	0	0	40
		Identified by City Council Officers				
E176	Site between 133 & 131a Short Heath Road	Other Opportunity not in BDP Growth Area	0.06	0	0	2
		Identified by Consultants				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E181	Site to rear of 105-113 Baginton Road	Other Opportunity not in BDP Growth Area	0.06	0	0	2
		Previously Allocated in Plan				
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
		Identified by Consultants				
E185	Former Cincinatti Building, Hanson's Bridge Road	Other Opportunity not in BDP Growth Area	3.5	0	175	0
E187	Slade Road/Broomfield Road	Other Opportunity not in BDP Growth Area	0.14	0	0	6
		Identified by City Council				
E188	Slade Road/Victoria Road	Other Opportunity not in BDP Growth Area	0.1	0	5	0
		Identified by City Council				
E189	275 Marsh Hill	Other Opportunity not in BDP Growth Area	0.13	0	6	0
		Identified by Consultants				
E190	395 George Road wider site including Brookvale Park	Other Opportunity not in BDP Growth Area	1.96	0	0	78
		Identified by Consultants				
E192	Garages adjacent 1-6 Fernfail Court	Other Opportunity not in BDP Growth Area	0.06	0	0	3
		Identified by Consultants				
E195	24 Scafell Drive & garages	Other Opportunity not in BDP Growth Area	0.12	0	0	5
		Identified by Consultants				
E196	Kings Road, Stockland Green	Other Opportunity not in BDP Growth Area	0.16	0	5	0
		Identified by City Council				
E198	71 Fentham Road	Other Opportunity not in BDP Growth Area	0.57	0	12	0
		Promoted by Developer/Owner				
E199	47 Woodend Road	Other Opportunity not in BDP Growth Area	0.13	0	0	5
		Identified by Consultants				
E200	37 & 37 Kingsmere Close and garages	Other Opportunity not in BDP Growth Area	0.12	0	0	5
		Identified by Consultants				
E201	Garages Wentworth Court	Other Opportunity not in BDP Growth Area	0.07	0	0	3
		Identified by Consultants				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E203	Garages Marshfield Gardens	Other Opportunity not in BDP Growth Area	0.06	0	0	2
		Identified by Consultants				
E204	480 Slade Road	Other Opportunity not in BDP Growth Area	0.12	0	0	1
		Identified by Consultants				
E205	Between Marsh Hill and Dallas Road	Other Opportunity not in BDP Growth Area	0.23	0	6	0
		Identified by City Council				
E206	Short Heath Road	Other Opportunity not in BDP Growth Area	0.24	0	8	0
		Identified by City Council				
E207	Rear of 110-116 Summer Road	Other Opportunity not in BDP Growth Area	0.57	0	40	0
		Identified by City Council				
E211	Lyndhurst Estate Phases 2 &3	Under Construction	7.97	170	0	0
		Multiple planning permissions.				
E212	Topcroft Road (rear 8)	Other Opportunity not in BDP Growth Area	0.07	0	2	0
		Identified by City Council Officers				
E213	Former Court Lane Allotments Baldmoor Lake Road	Under Construction	3.77	33	0	0
		2015/03116/PA				
E214	51 Bordesley Green	Other Opportunity in BDP Growth Area	0.92	0	35	0
		Identified by City Council				
E223	Works adjacent 113 Woodfield Road	Other Opportunity not in BDP Growth Area	0.12	0	0	10
		Expired Planning Permission (2007/02317/PA)				
E225	Corner of Stratford Road and Palmerston Road	Other Opportunity not in BDP Growth Area	0.19	0	9	0
		Expired Planning Permission				
E227	26 Kyotts Lake Road	Under Construction	0.01	1	0	0
		2001/05427/PA				
E228	55 to 81 Stratford Road	Under Construction	0.24	36	0	0
		2016/00168/PA				
E229	Land between 37 and 51 Montgomery Street	Other Opportunity not in BDP Growth Area	0.07	0	5	0
		Expired Planning Permission				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E230	Land adjacent 11 Braithwaite Road	Other Opportunity not in BDP Growth Area	0.06	0	4	0
		Expired Planning Permission				
E231	220 Wake Green Road	Detailed Planning Permission	0.71	72	0	0
		2014/05515/PA				
E234	62 Barrows Road	Other Opportunity not in BDP Growth Area	0.08	0	5	0
		Expired Planning Permission (2014)				
E236	79 Warwick Road	Other Opportunity not in BDP Growth Area	0.15	0	16	0
		Expired Planning Permission (2010/06703/PA)				
E238	361 Coventry Road	Other Opportunity in BDP Growth Area	0.11	0	9	0
		Expired Planning Permission				
E242	Land adjacent 221 Little Green Lane	Other Opportunity in BDP Growth Area	0.07	0	2	0
		Expired Planning Permission				
E243	Land corner of Muntz Street and Grange Road	Under Construction	0.04	6	0	0
		2015/00242/PA				
E246	28 Havelock Road	Under Construction	0.11	5	0	0
		2013/02463/PA				
E261	133 to 141 Reddings Lane	Other Opportunity not in BDP Growth Area	0.56	0	22	0
		Expired Planning Permission (2013/04196/PA)				
E262	95 Reddings Lane	Other Opportunity not in BDP Growth Area	0.25	0	8	0
		Expired Planning Permission				
E265	8 to 14 St Oswalds Road	Under Construction	0.27	12	0	0
		2011/02088/PA				
E267	252 to 254 Somerville Road	Detailed Planning Permission	0.05	3	0	0
		2015/00201/PA				
E268	Land between 58 to 64 Blakeland Street	Other Opportunity not in BDP Growth Area	0.06	0	3	0
		Expired Planning Permission				
E269	514 to 522 Green Lane	Other Opportunity not in BDP Growth Area	0.09	0	5	0
		Expired Planning Permission				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E270	55 Hob Moor Road	Detailed Planning Permission	0.11	2	0	0
		2014/06094/PA				
E289	Former Highcroft Hospital Site, Highcroft Road	Other Opportunity not in BDP Growth Area	0.89	0	35	0
		Previously allocated in Plan				
E290	Former Highcroft Hospital Site, Highcroft Road	Other Opportunity not in BDP Growth Area	0.84	0	33	0
		Previously allocated in Plan				
E291	Former Highcroft Hospital Site, Fentham Road	Other Opportunity not in BDP Growth Area	0.85	0	128	0
		Expired Planning Permission				
E293	117 Gravelly Hill North	Other Opportunity not in BDP Growth Area	0.09	0	6	0
		Expired Planning Permission 2012/07174/PA				
E296	Rear of 296 to 306 Gravelly Lane	Detailed Planning Permission	0.18	6	0	0
		2016/07499/PA				
E297	Land adjacent 7 to 9 Haywards Close	Other Opportunity not in BDP Growth Area	0.07	0	4	0
		Expired Planning Permission				
E300	2 Severne Road and 221 Gospel Lane	Under Construction	0.04	1	0	0
		2007/06123/PA				
E319	1073 Warwick Road	Other Opportunity not in BDP Growth Area	0.18	0	8	0
		Expired Planning Permission 2011/07410/PA				
E323	Hob Moor Close	Other Opportunity not in BDP Growth Area	0.15	0	7	0
		Partially unimplemented consent				
E328	Bromford Inn Public House, Bromford Lane	Under Construction	0.52	69	0	0
		2014/02025/PA				
E332	Lane at Spring Lane	Other Opportunity not in BDP Growth Area	1.35	0	40	0
		Identified by City Council				
E343	Adjacent 4 Orphanage Road	Other Opportunity not in BDP Growth Area	0.11	0	8	0
		Expired Planning Permission				
E355	69 and 71 Yardley Road	Other Opportunity not in BDP Growth Area	0.07	0	8	0
		Expired Planning Permission (2007/04359/PA)				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E357	19 Station Road	Other Opportunity not in BDP Growth Area	0.11	0	6	0
		Expired Planning Permission				
E358	15 to 17 Station Road	Other Opportunity not in BDP Growth Area	0.06	0	4	0
		Expired Planning Permission				
E360	425 (and land to rear) Yardley road	Other Opportunity not in BDP Growth Area	0.29	0	0	14
		Expired Planning Permission (2007/01319/PA)				
E363	Rear of 364 to 404 Stockfield Road	Other Opportunity not in BDP Growth Area	0.27	0	0	10
		Planning Committee Resolution				
E369	Land adjacent 34 Cotterills Avenue	Detailed Planning Permission	0.11	2	0	0
		2014/06718/PA				
E371	Rear of All Saints Church adjacent 113 Albert Road	Other Opportunity in BDP Growth Area	0.07	0	4	0
		Expired Planning Permission				
E373	Land adjacent Ward End Public House and fronting Burney Lane	Detailed Planning Permission	0.09	2	0	0
		2014/08449/PA				
E379	Nocks Brickworks, Holly Lane	Outline Planning Permission	6.34	0	250	0
		2013/02792/PA				
E391	Site of 54 New Coventry Road	Under Construction	0.46	107	0	0
		2014/03773/PA				
E399	Land rear of Beverley Grove and Three Horseshoes Lane	Other Opportunity not in BDP Growth Area	0.5	0	22	0
		Expired Planning Permission				
E401	Rear of 284 to 286 Brays Road	Other Opportunity not in BDP Growth Area	0.12	0	2	0
		Expired Planning Permission (2009/00875/PA)				
E402	Adjacent 72 Keble Grove	Under Construction	0.05	2	0	0
		2002/05939/PA				
E412	31 to 39 Dyce Close	Other Opportunity not in BDP Growth Area	0.09	0	3	0
		Identified by City Council				
E414	Former Library, Turnhouse Road	Other Opportunity not in BDP Growth Area	0.09	0	11	0
		Identified by City Council. Expired Planning Permission				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E416	2236 to 2338 Coventry Road	Other Opportunity not in BDP Growth Area	0.14	0	6	0
		Expired Planning Permission (2011/01606/PA)				
E418	1 and 2 Silvermere Road	Other Opportunity not in BDP Growth Area	0.14	0	13	0
		Expired Planning Permission				
E431	Rear of 159 TO 167 Tile Cross Road	Detailed Planning Permission	0.15	4	0	0
		2014/06025/PA				
E435	435 Shirley Road	Other Opportunity not in BDP Growth Area	0.06	0	3	0
		Expired Planning Permission				
E445	23 to 27 Alum Rock Road	Other Opportunity in BDP Growth Area	0.08	0	4	0
		Expired Planning Permission				
E446	551 to 555 Green Lane	Detailed Planning Permission	0.04	8	0	0
		2013/04231/PA				
E453	1-4 Willersey Road	Other Opportunity not in BDP Growth Area	0.13	0	5	0
		Identified by Consultants				
E454	Thirlmere Drive site A	Other Opportunity not in BDP Growth Area	0.12	0	4	0
		Identified by City Council Officers				
E459	Rear of Custard House Public House Blake Place	Other Opportunity not in BDP Growth Area	0.16	0	7	0
		Expired Planning Permission (2014)				
E483	Denso Site, Shaftmoor Lane	Other Opportunity not in BDP Growth Area	3.54	0	124	0
		Identified by City Council Officers				
E484	Rear 30-60 Latelow Road	Other Opportunity in BDP Growth Area	0.38	0	6	0
		Identified by City Council Officer				
E485	Berrandale Road, Bromford Estate	Other Opportunity not in BDP Growth Area	1.17	60	0	0
		Other Opportunity in BDP Growth Area				
E487	Hyperion Road, Bromford Estate	Other Opportunity not in BDP Growth Area	0.32	19	0	0
		In BMHT 5 Year Development Programme				
E489	Tipperary Close/Chipperfield Road, Bromford Estate	Other Opportunity not in BDP Growth Area	0.86	50	0	0
		In BMHT 5 Year Development Programme				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E493	Land at Cherrywood Road, Bordesley Green	Allocated in Draft plan	1.61	0	66	0
		Bordesley Park AAP				
E494	Humpage Road/Cherrywood Road, Bordesley Green	Other Opportunity in BDP Growth Area	2.65	0	106	0
		Preferred option in emerging AAP. Promoted by Developer				
E495	Montgomery Street/South Road	Other Opportunity not in BDP Growth Area	4.65	0	0	240
		Identified by City Council				
E496	Stratford Road	Other Opportunity not in BDP Growth Area	0.12	0	5	0
		Expired Planning Permission				
E498	Oval Road	Other Opportunity not in BDP Growth Area	0.09	0	4	0
		Expired Planning Permission				
E499	Riverside Drive	Other Opportunity in BDP Growth Area	0.23	0	9	0
		Expired Planning Permission				
E505	15 Broad Road	Under Construction	0.06	3	0	0
		2011/05489/PA				
E508	494 Coventry Road	Under Construction	0.03	4	0	0
		2012/00189/PA				
E510	Land adjacent 409 Alum Rock Road	Outline Planning Permission	3.32	0	122	0
		2014/06294/PA				
E511	Cherrywood Road	Other Opportunity in BDP Growth Area	0.06	0	2	0
		Preferred option in emerging AAP				
E512	Cherrywood Road	Other Opportunity in BDP Growth Area	0.23	0	9	0
		Preferred option in emerging AAP				
E513	Cooks Lane	Other Opportunity not in BDP Growth Area	0.86	0	36	0
		Identified by City Council Officers				
E514	Blackmoor Croft, Tile Cross	Detailed Planning Permission	0.33	8	0	0
		2014/02614/PA				
E515	Camberley Grove, Short Heath	Other Opportunity not in BDP Growth Area	0.26	0	7	0
		Identified by City Council Officers				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E516	Gravelly Hill North, Six Ways, Erdington	Other Opportunity not in BDP Growth Area	0.15	0	6	0
		Identified by City Council Officers				
E519	Former Dairy Site, Park Lane, Minworth	Other Opportunity not in BDP Growth Area	0.48	0	19	0
		Identified by City Council				
E520	Warwick Road	Outline Planning Permission	0.78	0	48	0
		2016/07099/PA				
E540	92 & 94 Oval Road	Under Construction	0.06	2	0	0
		2012/07297/PA				
E553	5 Machin Road and 83 Summer Road	Other Opportunity not in BDP Growth Area	0.07	0	11	0
		Expired Outline Planning Permission (2012/06007/PA)				
E557	1 to 41 Sutton Road	Other Opportunity not in BDP Growth Area	0.24	0	15	0
		Expired Outline Planning Permission (2011/08251/PA)				
E559	Land accessed from Richmond Road	Under Construction	0.15	5	0	0
		2015/09851/PA				
E566	Former Denso Site, Shaftmoor Lane	Other Opportunity not in BDP Growth Area	2.42	0	200	78
		Expired Planning Permission (2011/06776/PA)				
E567	Former Lucas Works, Shaftmoor Lane	Other Opportunity not in BDP Growth Area	3.24	0	120	0
		Expired Outline Planning Permission (2011/06775/PA)				
E568	Between 9 and 25 Weston Lane	Other Opportunity not in BDP Growth Area	0.16	0	6	0
		Expired Outline Planning Permission (2011/08182/PA)				
E570	Adjacent 1 Vallian Croft	Detailed Planning Permission	0.01	1	0	0
		2012/07374/PA				
E577	31 Shirestone Road	Other Opportunity not in BDP Growth Area	0.24	0	8	0
		Expired Planning Permission (2012/07685/PA)				
E579	324 Gressel Lane	Other Opportunity not in BDP Growth Area	0.13	0	0	4
		Identified by City Council				
E580	275 Lomond Close	Other Opportunity not in BDP Growth Area	0.07	0	0	3
		Identified by City Council				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E581	Middle Leaford	Other Opportunity in BDP Growth Area	0.19	0	4	0
		Identified by City Council Officer				
E583	Cleeve House, Lodge Street	Other Opportunity not in BDP Growth Area	0.11	20	0	0
		Identified by City Council Officer				
E584	Holbrook Tower, Bromford Drive	Other Opportunity not in BDP Growth Area	0.68	-89	0	0
		Identified by City Council Officers				
E585	3 Hollyberry Croft	Other Opportunity not in BDP Growth Area	0.06	0	0	2
		Identified by City Council Officers				
E586	Unit 1 Stuart Court Gravelly Lane	Detailed Planning Permission	0.02	6	0	0
		2013/02334/PA				
E588	239 High Street	Permitted Development (B1a to C3)	0.01	3	0	0
		2013/07642/PA				
E591	187 Shard End Crescent	Other Opportunity not in BDP Growth Area	0.06	0	0	2
		Identified by City Council				
E592	International School Annexe, Sheldon Hall Avenue	Detailed Planning Permission	1.22	64	0	0
		2016/07628/PA				
E593	Former D&A Site, Coventry Road	Outline Planning Permission	0.4	21	0	0
		2015/04386/PA				
E594	Hallmoor School, Hallmoor Road	Other Opportunity not in BDP Growth Area	1.19	0	48	0
		Identified by City Council				
E595	Ward End Park Road	Other Opportunity not in BDP Growth Area	0.46	0	16	0
		Identified by City Council				
E598	172-174 Deakins Road	Detailed Planning Permission	0.06	4	0	0
		2016/02537/PA				
E600	William Cook Road	Under Construction	0.04	1	0	0
		2011/06218/PA				
E602	Adjacent 109 Wright Road	Detailed Planning Permission	0.05	2	0	0
		2014/08083/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E604	Fairholm Road	Other Opportunity not in BDP Growth Area	0.45	0	14	0
		Identified by City Council Officer				
E606	156 Springthorpe Road	Detailed Planning Permission	0.01	1	0	0
		2014/06140/PA				
E612	23 Garrison Lane	Detailed Planning Permission	0.02	1	0	0
		2015/00463/PA				
E614	2 Willaston Road, Stechford	Detailed Planning Permission	0.03	2	0	0
		2013/00787/PA				
E615	Athelstan House, 232 Moseley Road, Highgate, Birmingham, B12 0DU	Under Construction	0.24	12	0	0
		2012/08411/PA				
E616	79 Marsh Lane, Erdington, Birmingham, B23 6HY	Detailed Planning Permission	0.1	3	0	0
		2013/01568/PA				
E617	Oakwood Care Home, 78-84 Kingsbury Road, Erdington, Birmingham, B24 8QJ	Detailed Planning Permission	0.07	-1	0	0
		2016/01061/PA				
E618	58 Newton Road, Sparkhill, Birmingham, B11 4PT	Detailed Planning Permission	0.01	4	0	0
		2012/08318/PA				
E621	8-12 Cannon Hill Road, Balsall Heath, Birmingham, B12 9NN	Detailed Planning Permission	0.05	3	0	0
		2013/02861/PA				
E622	1-3 Cyril Road, Small Heath	Under Construction	0.05	2	0	0
		2013/01431/PA				
E623	268 Washwood Heath Road	Detailed Planning Permission	0.05	-1	0	0
		2013/04674/PA				
E624	Highfields, 30 Underwood Close, Erdington, Birmingham, B23 7EZ	Detailed Planning Permission	0.01	1	0	0
		2013/01582/PA				
E629	154 Manor Road, Stechford	Detailed Planning Permission	0.04	7	0	0
		2013/05841/PA				
E630	Al - Mahdi Institute, 532 Moseley Road, Birmingham, B12 9AE	Detailed Planning Permission	0.01	3	0	0
		2013/06394/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E631	372-376 Ladypool Road, Sparkhill, Birmingham, B12 8BT	Detailed Planning Permission	0.01	2	0	0
		2013/06961/PA				
E634	97-101 Arden Road, Saltley, Birmingham, B8 1DE	Detailed Planning Permission	0.02	1	0	0
		2013/09079/PA				
E638	14B Ombersley Road, Balsall Heath	Detailed Planning Permission	0.01	1	0	0
		2014/00756/PA				
E639	3 Hallmoor Road, Kitts Green	Detailed Planning Permission	0.07	-1	0	0
		2014/01011/PA				
E642	184-186 Albert Road, Stechford	Detailed Planning Permission	0.11	7	0	0
		2014/00688/PA				
E643	Rear of 26-28 Raglan Road, Edgbaston, Birmingham, B5 7RA	Under Construction	0.03	1	0	0
		2013/04305/PA				
E644	Sitara, 415 Stratford Road, Sparkhill, Birmingham, B11 4JZ	Under Construction	0.1	6	0	0
		2013/03028/PA				
E647	51-55 Muntz Street, Land to the rear of, Small Heath, Birmingham, B10 9SN	Under Construction	0.03	3	0	0
		2013/07614/PA				
E650	Land adjacent 292 Oldknow Road, Small Heath, Birmingham, B10 0HY	Detailed Planning Permission	0.04	2	0	0
		2013/09113/PA				
E651	Land adjoining 7 Osborne Road South, Erdington, Birmingham, B23 6TT	Detailed Planning Permission	0.02	1	0	0
		2016/09609/PA				
E653	27 - 31 Jerrys Lane, Erdington	Under Construction	0.12	4	0	0
		2013/04580/PA				
E659	2 Lydd Croft, Castle Vale	Under Construction	0.02	1	0	0
		2013/05687/PA				
E660	St Giles Rectory, Site of Former, Church Road, Sheldon, Birmingham, B26 3TT	Other Opportunity not in BDP Growth Area	0.25	0	7	0
		Expired Planning Permission				
E661	39 Wood End Lane	Outline Planning Permission	0.17	0	19	0
		2013/07389/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E667	20 Dudley Park Road, Acocks Green	Detailed Planning Permission	0.06	7	0	0
		2016/07297/PA				
E673	314 Coventry Road, Small Heath, Birmingham, B10 0XE	Under Construction	0.01	2	0	0
		2014/00064/PA				
E675	Rookery House, Erdington	Other Opportunity not in BDP Growth Area	0.19	0	15	0
		Identified by City Council Officer				
E676	104 Shirley Road	Detailed Planning Permission	0.03	1	0	0
		2014/03605/PA				
E677	25 Showell Green Lane	Detailed Planning Permission	0.02	1	0	0
		2014/04201/PA				
E678	Upper floors, 515 Stratford Road	Detailed Planning Permission	0.01	-1	0	0
		2014/02234/PA				
E679	2308 Coventry Road	Permitted Development (B1a to C3)	0.26	42	0	0
		2014/05042/PA				
E680	41a Formans Road	Detailed Planning Permission	0.01	-1	0	0
		2014/05959/PA				
E684	1192 Warwick Road	Permitted Development (B1a to C3)	0.03	4	0	0
		2014/08471/PA				
E685	24 Flint Green Road	Detailed Planning Permission	0.04	-1	0	0
		2014/06818/PA				
E686	Upper Floors 335 to 343 Slade Road	Detailed Planning Permission	0.09	4	0	0
		2014/06948/PA				
E687	16 Braithwaite Road	Under Construction	0.03	1	0	0
		2014/07759/PA				
E690	89 Gravely Hill North	Detailed Planning Permission	0.06	-5	0	0
		2015/02316/PA				
E692	Adjacent 79 Broadstone Road	Detailed Planning Permission	0.03	1	0	0
		2014/01695/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E697	Adjacent 23 Kings Croft	Detailed Planning Permission	0.03	1	0	0
		2014/06000/PA				
E701	Adjacent 15 Haywood road	Detailed Planning Permission	0.03	1	0	0
		2014/09114/PA				
E704	Cat Lane	Under Construction	0.2	12	0	0
		2015/01125/PA				
E705	Site of 477 Charles Road	Detailed Planning Permission	0.01	1	0	0
		2015/02512/PA				
E706	Former Leopard Public House, Jerrys Lane	Under Construction	0.14	13	0	0
		2016/01628/PA				
E707	Land Adjacent 160 Slade Road	Detailed Planning Permission	0.07	2	0	0
		2015/00501/PA				
E709	Former Service Station, Alum Rock Road	Detailed Planning Permission	0.07	6	0	0
		2015/02573/PA				
E711	Between 22 and 30 Holmwood Road	Detailed Planning Permission	0.03	1	0	0
		2015/03855/PA				
E712	262 Mary Street	Under Construction	0.02	1	0	0
		2015/00333/PA				
E713	30 and 31 Durham Road	Detailed Planning Permission	0.04	-1	0	0
		2014/07666/PA				
E714	Upper Floors, 138 Ladypool Road	Detailed Planning Permission	0.02	1	0	0
		2014/06348/PA				
E717	260 Mary Street	Under Construction	0.04	3	0	0
		2015/01325/PA				
E718	48A Alum Rock Road	Detailed Planning Permission	0.01	-1	0	0
		2015/03494/PA				
E719	39 Jaffray Crescent	Detailed Planning Permission	0.1	4	0	0
		2015/03672/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E720	75 Gravelly Hill	Detailed Planning Permission	0.01	-1	0	0
		2015/03943/PA				
E724	Lancaster House & College Court, College Road	Permitted Development (B1a to C3)	0.18	10	0	0
		2014/03344/PA				
E725	Site adj 31 Copeley Hill	Under Construction	0.36	14	0	0
		2015/07209/PA				
E726	Site between 51a and 53 Copeley Hill	Other Opportunity not in BDP Growth Area	0.2	0	10	0
E727	Sheldon Heath Road r/o Ann Marie Howes Centre	Under Construction	0.57	26	0	0
		2015/05549/PA				
E728	139 Grange Road	Detailed Planning Permission	0.16	3	0	0
		2015/05237/PA				
E730	Caretakers House Lea Forest Academy	Detailed Planning Permission	0.01	-1	0	0
		2015/05773/PA				
E732	17 & 19 Braithwaite Road	Permitted Development (B1a to C3)	0.1	2	0	0
		2015/07757/PA				
E733	105 & 107 High Street	Detailed Planning Permission	0.03	4	0	0
		2015/05985/PA				
E734	3 Raglan Road	Under Construction	0.14	1	0	0
		2015/06994/PA				
E737	3 Botteville Road	Permitted Development (B1a to C3)	0.11	22	0	0
		2016/09926/PA				
E738	1071 Warwick Road	Under Construction	0.09	1	0	0
		2015/09619/PA				
E740	95 to 97 Cato Street	Detailed Planning Permission	0.07	1	0	0
		2015/00970/PA				
E741	854 Stratford Road	Detailed Planning Permission	0.04	2	0	0
		2015/09951/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E744	342 Green Lane	Detailed Planning Permission	0.01	1	0	0
		2016/00569/PA				
E745	Finsbury Grove/Short Heath Road	Detailed Planning Permission	0.07	3	0	0
		2016/01040/PA				
E747	171 - 185 Kingsbury Road	Detailed Planning Permission	0.07	2	0	0
		2016/01038/PA				
E749	227 Church Road	Outline Planning Permission	0.27	9	0	0
		2014/08273/PA				
E750	Ipstones Avenue	Under Construction	0.18	8	0	0
		2015/07096/PA				
E751	between 54 and 58 Fordfield Road	Detailed Planning Permission	0.1	1	0	0
		2015/09704/PA				
E752	336 Yardley Wood Road	Detailed Planning Permission	0.04	1	0	0
		2015/10231/PA				
E753	6 Woodbine Avenue	Under Construction	0.03	1	0	0
		2014/06615/PA				
E754	Rear of 129 Alum Rock Road	Under Construction	0.01	2	0	0
		2015/10492/PA				
E755	64 Linton Walk	Detailed Planning Permission	0.01	1	0	0
		2015/05817/PA				
E756	657 Berkeley Road	Under Construction	0.02	2	0	0
		2015/05756/PA				
E757	199 Northleigh Road	Detailed Planning Permission	0.05	2	0	0
		2016/01042/PA				
E760	6 - 10 Latelow Road	Detailed Planning Permission	0.02	1	0	0
		2015/07520/PA				
E762	Former Cincinatti Building, Hanson's Bridge Road	Under Construction	2.47	69	0	0
		2015/06710/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E763	50 Broadstone Road	Outline Planning Permission	0.31	9	0	0
		2016/05854/PA				
E764	82-86 Common Lane	Other Opportunity not in BDP Growth Area	0.39	0	15	0
		Identified by City Council Officers				
E765	325-329 Tyburn Road	Permitted Development (B1a to C3)	0.2	28	0	0
		2016/03352/PA				
E768	Highgate Road	Allocated in Adopted Plan	2.08	0	100	0
		Balsall Heath Neighbourhood Plan				
E769	Greencote House	Permitted Development (B1a to C3)	0.3	40	0	0
		2016/02739/PA				
E770	50 to 52A Edgbaston Road	Detailed Planning Permission	0.11	5	0	0
		2016/05550/PA				
E771	Above 794 Coventry Road	Detailed Planning Permission	0.05	1	0	0
		2016/02294/PA				
E772	31 Horrell Road	Detailed Planning Permission	0.02	1	0	0
		2016/03486/PA				
E773	29 Horrell Road	Detailed Planning Permission	0.02	1	0	0
		2016/03663/PA				
E774	530 Coventry Road	Detailed Planning Permission	0.02	5	0	0
		2016/04113/PA				
E775	1065 and 1065a Chester Road	Detailed Planning Permission	0.1	-1	0	0
		2016/06221/PA				
E776	86 Kingsbury Road	Detailed Planning Permission	0.06	-6	0	0
		2016/04212/PA				
E777	134 Wood End Road	Detailed Planning Permission	0.12	-1	0	0
		2015/09888/PA				
E778	27 Queens Road	Detailed Planning Permission	0.04	-1	0	0
		2016/07335/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E779	206 Gravelly Hill	Detailed Planning Permission	0.09	4	0	0
		2016/07341/PA				
E780	42 Silver Birch Road	Detailed Planning Permission	0.09	3	0	0
		2016/04050/PA				
E781	57 and 59 Alum Rock Road	Detailed Planning Permission	0.03	2	0	0
		2016/07630/PA				
E782	Ground Floor 19 Gravelly Hill North	Detailed Planning Permission	0.02	1	0	0
		2016/07595/PA				
E783	16 and 18 Wallbank Road	Detailed Planning Permission	0.04	-1	0	0
		2016/07488/PA				
E784	Above 107 - 111 Witton Lodge Road	Detailed Planning Permission	0.1	3	0	0
		2016/08712/PA				
E785	20 The Gardens	Detailed Planning Permission	0.28	1	0	0
		2016/08300/PA				
E786	Mylen House, 11 Wagon Lane	Permitted Development (B1a to C3)	0.03	8	0	0
		2016/09496/PA				
E787	Elite House, 95 Stockfield Road	Permitted Development (B1a to C3)	0.25	20	0	0
		2016/07947/PA				
E788	Above 3 Steyning Road	Detailed Planning Permission	0.02	-1	0	0
		2016/10286/PA				
E789	119 Oldknow Road	Permitted Development (B1a to C3)	0.02	1	0	0
		2017/00145/PA				
E790	574 College Road	Detailed Planning Permission	0.39	28	0	0
		2016/09988/PA				
E791	1 Alum Rock Road	Detailed Planning Permission	0.04	4	0	0
		2016/09310/PA				
E792	Land adjacent 94 Grange Road	Detailed Planning Permission	0.03	4	0	0
		2016/04446/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E793	Land rear of 317 to 331 Fox Hollies Road	Detailed Planning Permission	0.07	6	0	0
		2016/08630/PA				
E794	Land between 181 to 183 Deakins Road	Detailed Planning Permission	0.05	1	0	0
		2016/00455/PA				
E795	Rear 642 Washwood Heath Road	Detailed Planning Permission	0.01	1	0	0
		2016/08961/PA				
E796	Land adjacent 34 Farholme Road	Detailed Planning Permission	0.02	1	0	0
		2016/06757/PA				
E797	45 Sutton Road	Detailed Planning Permission	0.02	2	0	0
		2016/09629/PA				
E798	98 and 100 Coleshill Road	Detailed Planning Permission	0.18	-1	0	0
		2016/01947/PA				
E799	89 Coleshill Road	Outline Planning Permission	1.38	0	40	0
		2016/01518/PA				
E800	Rear of 879 Washwood Heath Road	Detailed Planning Permission	0.01	2	0	0
		2016/07615/PA				
E801	Rear of 46 and 48 Ventnor Avenue	Detailed Planning Permission	0.03	1	0	0
		2016/02865/PA				
E802	Land adjacent 25 Berwood Farm Road	Detailed Planning Permission	0.03	1	0	0
		2016/02072/PA				
E803	Land adjacent 33 Yenton Grove	Detailed Planning Permission	0.01	1	0	0
		2015/10290/PA				
E804	Land off Church Road, Jennifer Walk	Detailed Planning Permission	0.1	2	0	0
		2015/07333/PA				
E805	Land between 90 and 96 Rectory Park Road	Detailed Planning Permission	0.05	1	0	0
		2016/06538/PA				
E806	Upper floor 604 Bromford Lane	Detailed Planning Permission	0.06	4	0	0
		2016/00254/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
E807	52 Couchman Road - Land adjacent, Saltley, Birmingham, B8 3SP	Other Opportunity in BDP Growth Area	0.1	0	4	0
		Pre App Discussions				
E808	Greenwood Academy, Farnborough Road, Castle Vale, Birmingham, B35 7NL	Other Opportunity not in BDP Growth Area	2.89	0	120	0
		Identified by City Council				
N2	38 Heath Street South and adjacent site	Allocated in Adopted Plan	1.02	0	50	0
		Birmingham Development Plan				
N4	IPL Site	Allocated in Adopted Plan	3	0	0	150
		Birmingham Development Plan. Greater Icknield Masterplan				
N7	Friary Gardens	Other Opportunity not in BDP Growth Area	0.29	0	0	6
		Identified by City Council Officers				
N9	Wellington Road, Aston	Outline Planning Permission	0.47	14	0	0
		2016/08038/PA				
N14	Old Oscott Hill, Old Oscott	Other Opportunity not in BDP Growth Area	0.63	0	20	0
		Identified by City Council				
N15	Kingstanding Road/Rushden Croft	Other Opportunity not in BDP Growth Area	0.52	0	10	0
		Identified by City Council				
N17	Between Prestbury Road and Ettington Road	Allocated in Adopted Plan	0.31	0	18	0
		Aston, Newtown and Lozells AAP				
N26	Royal Works Sutton Coldfield	Other Opportunity not in BDP Growth Area	1.31	0	68	0
		Identified by City Council				
N31	Site of 163, Soho Road	Other Opportunity not in BDP Growth Area	0.07	0	0	1
		A41 (Soho Road) Framework. Expired Planning Permission (2008)				
N33	54 and rear of 56 to 64, Villa Road	Detailed Planning Permission	0.1	8	0	0
		2015/09664/PA				
N34	11, Maxwell Avenue	Other Opportunity not in BDP Growth Area	0.07	0	3	0
		Expired Planning Permission				
N37	Site of 71 to 77, Lozells Road	Allocated in Adopted Plan	0.1	0	4	0
		Aston, Newtown and Lozells AAP. Expired Planning Permission (2008)				

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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
		Expired Planning Permission (2010)				
N47	71, Hill Village Road	Other Opportunity not in BDP Growth Area	0.11	0	3	0
		Expired Planning Permission (2010)				
N67	North Newtown Area 2 Opp1	Allocated in Adopted Plan	0.1	0	0	7
		Aston, Newtown and Lozells AAP				
N68	Ebrooke Road	Other Opportunity not in BDP Growth Area	0.18	0	5	0
		Identified by City Council Officers				
N70	Farm Street 52	Allocated in Adopted Plan	0.06	0	2	0
		Aston, Newtown and Lozells AAP				
N72	Norbury Road (adj 6)	Other Opportunity not in BDP Growth Area	0.06	0	1	0
		Identified by City Council Officers				
N73	Pakfield Walk (adj 8)	Other Opportunity in BDP Growth Area	0.06	0	1	0
		Identified by City Council Officers				
N74	Rectory Road	Other Opportunity not in BDP Growth Area	0.14	0	2	0
		Identified by City Council Officers				
N92	Wellhead Lane	Other Opportunity in BDP Growth Area	1.75	0	85	0
		Promoted by Developer/Owner				
N95	Mere Green Road	Other Opportunity not in BDP Growth Area	0.83	0	33	0
		Promoted by Developer/Owner				
N98	Site corner of Alma Street & Newbury Road	Allocated in Adopted Plan	0.33	0	20	0
		Aston, Newtown and Lozells AAP				
N99	136-152 Victoria Road	Other Opportunity in BDP Growth Area	0.32	0	13	0
		Identified by Consultants				
N102	Rear of, 106-116 Wheelers Street	Allocated in Adopted Plan	0.08	0	0	6
		Aston, Newtown and Lozells AAP				
N105	Rear of 5-15 Attenborough Close	Allocated in Adopted Plan	0.1	0	0	5
		Aston, Newtown and Lozells AAP				

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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
		Aston, Newtown and Lozells AAP				
N107	6 Parliament Street	Allocated in Adopted Plan	0.1	0	5	0
		Aston, Newtown and Lozells AAP				
N111	330 Hospital Street	Allocated in Adopted Plan	0.14	0	13	0
		Aston, Newtown and Lozells AAP				
N124	Site adjacent to 58 Grove Lane	Other Opportunity not in BDP Growth Area	0.14	0	5	0
		Identified by Consultants				
N125	10 Dawson Road	Under Construction	0.26	22	0	0
		2014/06594/PA				
N128	8 Wills Street and adjacent site	Detailed Planning Permission	0.19	8	0	0
		2014/05344/PA				
N132	Site adjacent and to rear of 13 Finch Road	Allocated in Adopted Plan	0.08	0	0	3
		Aston, Newtown and Lozells AAP				
N133	92 & units 1-4 Hutton Road	Other Opportunity in BDP Growth Area	0.18	0	9	0
		Previously Allocated in Plan				
N135	Adjacent to 137 Wellington Road	Other Opportunity in BDP Growth Area	0.11	0	6	0
		Previously Allocated in Plan				
N136	Site adjacent to 214 Wellington Road	Other Opportunity in BDP Growth Area	0.46	0	23	0
		Previously Allocated in Plan				
N137	Site to rear of 146-156 Rough Road	Other Opportunity not in BDP Growth Area	0.07	0	0	3
		Identified by Consultants				
N138	72 Warren Farm Road	Other Opportunity not in BDP Growth Area	0.26	0	10	0
		Identified by Consultants				
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
		Identified by Consultants				
N141	35 Hawthorn Road	Other Opportunity not in BDP Growth Area	0.13	0	1	0
		Identified by Consultants				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N148	164-206 Dudley Road	Other Opportunity in BDP Growth Area	0.08	0	0	3
		Identified by City Council Officers				
N150	Site corner of Aldridge Road & Beeches Road	Other Opportunity not in BDP Growth Area	0.13	0	5	0
		Identified by Consultants				
N158	Site and garages Buckingham Mews	Other Opportunity not in BDP Growth Area	0.09	0	0	2
		Identified by City Council				
N160	Site corner of 728,730 Aldridge Road & 2 Old Oscott Lane	Other Opportunity not in BDP Growth Area	0.07	0	3	0
		Identified by Consultants				
N162	70 Greenholm Road	Other Opportunity not in BDP Growth Area	0.16	0	0	8
		Identified by Consultants				
N167	49 Old Oscott Hill	Other Opportunity not in BDP Growth Area	0.2	0	0	8
		Identified by Consultants				
N170	Site adjacent to 118 Hawthorn Road	Other Opportunity not in BDP Growth Area	0.27	0	0	14
		Identified by Consultants				
N172	Site to rear of 280-312 Perry Wood Road	Other Opportunity not in BDP Growth Area	0.34	0	0	14
		Identified by Consultants				
N177	Site rear of 110-153 Tame Road	Allocated in Adopted Plan	0.5	0	25	0
		Aston, Newtown and Lozells AAP				
N178	Site adjacent 15 Hamstead Hall Road	Other Opportunity not in BDP Growth Area	0.14	0	0	6
		Identified by Consultants				
N179	14 Handsworth Wood Road	Other Opportunity in BDP Growth Area	0.21	0	3	0
		Identified by Consultants				
N180	15 Stockwell Road	Other Opportunity not in BDP Growth Area	0.35	0	0	14
		Identified by Consultants				
N181	26 Coopers Road	Other Opportunity not in BDP Growth Area	0.07	0	1	0
		Identified by City Council Officers				
N182	Site rear of and including 1 Clent Road	Other Opportunity not in BDP Growth Area	0.61	0	19	0
		Identified by Consultants				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N184	Site between 6 & 16 Butler's Road	Detailed Planning Permission	0.19	2	0	0
		2015/06675/PA				
N185	Site adjacent 6 Devonshire Road	Other Opportunity not in BDP Growth Area	0.09	0	0	1
		Identified by Consultants				
N186	Site rear of 32-68 Sycamore Road, Sycamore Trading Estate	Other Opportunity not in BDP Growth Area	0.46	0	0	18
		Identified by Consultants				
N208	Garages to rear of 205-197 Blackberry Lane	Other Opportunity not in BDP Growth Area	0.07	0	0	1
		Identified by Consultants				
N209	Site rear of 35-47 White Farm Road	Other Opportunity not in BDP Growth Area	0.07	0	0	2
		Identified by Consultants				
N210	Garages rear of 25-35 White Farm Road	Other Opportunity not in BDP Growth Area	0.07	0	0	2
		Identified by Consultants				
N215	Vesey Close	Other Opportunity not in BDP Growth Area	0.29	0	0	4
		Identified by Consultants				
N218	Site and garages to rear of 1-20 Walsall Road	Other Opportunity not in BDP Growth Area	0.24	0	0	10
		Identified by Consultants				
N219	Site to rear of 42 & 44 Belwell Lane	Other Opportunity not in BDP Growth Area	0.11	0	0	2
		Identified by Consultants				
N220	Site to rear of 1-12 Clarence Road	Other Opportunity not in BDP Growth Area	0.06	0	0	1
		Identified by Consultants				
N222	Garages adjacent to 76 & 78 Sara Close	Other Opportunity not in BDP Growth Area	0.06	0	0	2
		Identified by Consultants				
N225	Site and garages rear of 133 & 135 Gibbons Road	Other Opportunity not in BDP Growth Area	0.08	0	0	3
		Identified by Consultants				
N226	Site and garages adjacent 20-25 Farnborough Court	Other Opportunity not in BDP Growth Area	0.06	0	0	3
		Identified by Consultants				
N228	Garages rear of 76-78 Slade Road	Other Opportunity not in BDP Growth Area	0.06	0	0	2
		Identified by Consultants				

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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
		Identified by Consultants				
N235	Site adjacent 11,15 & 18 Trident Close	Other Opportunity not in BDP Growth Area	0.09	0	0	3
		Identified by Consultants				
N236	Site and garages adjacent 59 Haunchwood Drive	Other Opportunity not in BDP Growth Area	0.06	0	0	3
		Identified by Consultants				
N237	Site and garages rear of 35-57 Oversley Road	Other Opportunity not in BDP Growth Area	0.07	0	0	3
		Identified by Consultants				
N238	Site and garages rear of 6-18 Anton Drive	Other Opportunity not in BDP Growth Area	0.23	0	0	5
		Identified by Consultants				
N239	Site and garages rear of 106-122 Cheswood Drive	Other Opportunity not in BDP Growth Area	0.1	0	0	3
		Identified by Consultants				
N240	Site and garages adjacent 82 & 84 Cheswood Drive	Other Opportunity not in BDP Growth Area	0.06	0	0	2
		Identified by Consultants				
N241	Site adjacent 83 & 85 Lindridge Drive	Other Opportunity not in BDP Growth Area	0.06	0	0	2
		Identified by Consultants				
N242	Site rear of 28-48 Cheswood Drive	Other Opportunity not in BDP Growth Area	0.17	0	0	7
		Identified by Consultants				
N243	Site and garages adjacent 23-25 Thornley Grove	Other Opportunity not in BDP Growth Area	0.07	0	0	2
		Identified by Consultants				
N244	Site and garages rear of 17-23 Lindridge Drive	Other Opportunity not in BDP Growth Area	0.06	0	0	2
		Identified by Consultants				
N251	Site and garages rear of 54-58 Mount View	Other Opportunity not in BDP Growth Area	0.2	0	0	6
		Identified by Consultants				
N252	Site and garages rear of 18-36 Whitehouse Court, Rectory Road	Other Opportunity not in BDP Growth Area	0.07	0	0	3
		Identified by Consultants				
N253	Site and garages adjacent 42 Stourton Close	Other Opportunity not in BDP Growth Area	0.06	0	0	3
		Identified by Consultants				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N254	Site and garages rear of 1-18 Charles Court, Wiggins Croft	Other Opportunity not in BDP Growth Area	0.17	0	0	7
		Identified by Consultants				
N255	Site adjacent to 299 Reddicap Heath Road	Other Opportunity not in BDP Growth Area	0.06	0	2	0
		Identified by Consultants				
N258	Site and garages rear of 28-38 Holbeche Road	Other Opportunity not in BDP Growth Area	0.09	0	0	4
		Identified by Consultants				
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
		Identified by City Council Officer				
N275	36, Winson Street	Other Opportunity not in BDP Growth Area	0.1	0	9	0
		Expired Planning Permission				
N280	120 to 130 Wattville Road	Detailed Planning Permission	0.06	6	0	0
		2016/02920/PA				
N283	51 and 53 Brewery Street	Other Opportunity not in BDP Growth Area	0.07	0	6	0
		Expired Planning Permission				
N284	79 to 85 Holyhead Road	Detailed Planning Permission	0.09	12	0	0
		2015/09296/PA				
N286	Land adjacent Upland Public House, Oxhill Road	Other Opportunity not in BDP Growth Area	0.35	0	19	0
		Expired Planning Permission (2011)				
N288	Site of Upland Public House, Oxhill Road	Other Opportunity not in BDP Growth Area	0.36	0	13	0
		Expired Planning Permission (2011)				
N290	Land rear of Hagley Road and Monument Road	Other Opportunity not in BDP Growth Area	0.22	0	14	0
		Expired Planning Permission				
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)				
N293	Adjacent 133 Heath Street	Detailed Planning Permission	0.07	0	1	0
		2016/04221/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N295	Site of Talbot Public House, Talbot Road	Under Construction	0.23	9	0	0
		2007/02585/PA				
N302	Adjacent 21 Church Lane	Under Construction	0.02	1	0	0
		2014/07507/PA				
N309	Browns Green	Under Construction	4.29	134	0	0
		2010/00524/PA				
N316	Land adjacent 43 Gibson Road	Under Construction	0.03	1	0	0
		2010/04395/PA				
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	Other Opportunity in BDP Growth Area	0.13	0	5	0
		Identified by City Council. Expired Planning Permission				
N324	Rear of 82 Handsworth Wood Road	Detailed Planning Permission	0.05	2	0	0
		2016/10519/PA				
N328	Site of Wheelers Tavern, Wheelers Street	Allocated in Adopted Plan	0.15	0	7	0
		Aston, Newtown and Lozells AAP				
N330	Adjacent 4 Brecon Road	Allocated in Adopted Plan	0.06	0	1	0
		Aston, Newtown and Lozells AAP. Expired Planning Permission (2011)				
N332	Land between 21 to 31 Finch Road	Detailed Planning Permission	0.11	1	0	0
		2016/08705/PA				
N335	Land rear of 239 TO 263 Bubury Street	Allocated in Adopted Plan	0.11	0	4	0
		Aston, Newtown and Lozells AAP. Expired Planning Permission (2011/02433/PA)				
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	Other Opportunity in BDP Growth Area	0.12	0	3	0
		Identified by City Council. Expired Planning Permission				
N343	Rear of 31 to 35 Grosvenor Road	Other Opportunity in BDP Growth Area	0.13	0	5	0
		Aston, Newtown and Lozells AAP.				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N346	158 Wellington Road	Outline Planning Permission	0.19	14	0	0
		2014/02644/PA				
N347	West of Birchfield Road	Under Construction	2.6	18	0	0
		2013/00613/PA				
N349	Corner of Livingstone Road and Westminster Road	Other Opportunity in BDP Growth Area	0.3	0	7	0
		Identified by City Council. Expired Planning Permission (2005/03527/PA)				
N356	Site of 239 Walsall Road	Other Opportunity not in BDP Growth Area	0.15	0	12	0
		Expired Planning Permission				
N372	257 Kingstanding Road	Other Opportunity not in BDP Growth Area	0.06	0	4	0
		Expired Planning Permission				
N374	Siemens site, land off Witton Road and Tame Road	Allocated in Adopted Plan	5.2	0	82	83
		Aston, Newton and Lozells AAP				
N386	Witton Lodge Road	Detailed Planning Permission	0.2	20	0	0
		2016/08631/PA				
N397	33 Wellington Road	Under Construction	0.14	5	0	0
		2007/07621/PA				
N406	321 to 323 Birmingham Road	Under Construction	0.24	16	0	0
		2011/08719/PA				
N409	124 to 128 Jockey Road	Other Opportunity not in BDP Growth Area	0.19	0	8	0
		Expired Planning Permission				
N412	Rear of 216 Birmingham Road	Detailed Planning Permission	0.03	1	0	0
		2015/00770/PA				
N414	21 to 23A Birmingham Road	Detailed Planning Permission	0.09	9	0	0
		2013/08628/PA				
N417	Brassington Avenue	Detailed Planning Permission	1.15	100	140	0
		2014/03221/PA				
N432	31 to 33 Birchfield Road	Other Opportunity in BDP Growth Area	0.06	0	2	0
		Expired Planning Permission				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N436	29 Somerset Road	Under Construction	0.14	2	0	0
		2008/04345/PA				
N440	100 Holifast Road	Detailed Planning Permission	0.11	2	0	0
		2014/02387/PA				
N441	61 and 63 Penns Lane	Other Opportunity in BDP Growth Area	0.8	0	29	0
		Expired Planning Permission				
N442	Adjacent to 27 Wylde Green Road	Detailed Planning Permission	0.1	1	0	0
		2016/02590/PA				
N448	24 Coleshill Road	Other Opportunity not in BDP Growth Area	0.14	0	12	0
		Expired Planning Permission				
N455	Land between and to rear of 51 and 55 Fox Hollies Road	Other Opportunity not in BDP Growth Area	0.17	0	3	0
		Expired Planning Permission (2011/04755/PA)				
N456	303 Penns Lane	Under Construction	0.67	14	0	0
		2011/02074/PA				
N460	44 Bedford Drive	Other Opportunity not in BDP Growth Area	0.15	0	1	0
		Expired Planning Permission				
N466	227 Tamworth Road	Other Opportunity not in BDP Growth Area	0.11	0	1	0
		Expired Planning Permission				
N468	Land South of Duttons Lane	Under Construction	2.3	7	0	0
		2004/06318/PA				
N476	83 to 89 Water Orton Lane	Other Opportunity not in BDP Growth Area	0.22	0	0	9
		Planning Committee Resolution				
N489	107 Finch Road	Under Construction	0.03	4	0	0
		2006/02507/PA				
N490	City Hospital site off Aberdeen Street	Allocated in Adopted Plan	20.64	0	200	550
		Birmingham Development Plan				
N492	161 to 211 Birchfield Road	Allocated in Adopted Plan	0.59	0	14	0
		Aston, Newtown and Lozells AAP. Expired Planning Permission (2007/01420/PA)				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N493	adjacent Crown and Cushion	Other Opportunity in BDP Growth Area	0.99	100	0	0
		Identified by City Council Officer				
N504	Carpenters Road	Detailed Planning Permission	0.2	8	0	0
		2016/07540/PA				
N506	Westwood Road / Dulverton Road	Allocated in Adopted Plan	0.6	0	0	10
		Aston, Newtown and Lozells AAP				
N507	Villa Cross	Allocated in Adopted Plan	0.9	0	0	12
		Aston, Newtown and Lozells AAP				
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	3.05	0	0	100
		Aston, Newtown and Lozells AAP				
N511	56-86 Holyhead Road	Other Opportunity not in BDP Growth Area	1.42	0	0	30
		A41 (Soho Road) Framework				
N513	Milton Street/Newtown Row	Allocated in Adopted Plan	0.2	0	15	0
		Aston, Newtown and Lozells AAP				
N514	Gower Street	Allocated in Adopted Plan	0.71	0	21	0
		Aston, Newtown and Lozells AAP				
N515	Johnstone Street/Birchfield Road	Allocated in Adopted Plan	0.21	0	20	0
		Aston, Newtown and Lozells AAP				
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	Other Opportunity not in BDP Growth Area	1.33	0	100	0
		A41 (Soho Road) Framework				
N523	Chain Walk	Allocated in Adopted Plan	0.46	0	50	0
		Aston, Newtown and Lozells AAP				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N527	Rear of 2 to 24 Wattville Road	Other Opportunity not in BDP Growth Area	0.13	0	4	0
		Expired Planning Permission (2014)				
N534	Elderslea South Parade	Other Opportunity not in BDP Growth Area	0.19	0	17	0
		Expired Planning Permission (2014)				
N536	Land adjacent 7 Sutton Square	Under Construction	0.03	1	0	0
		2013/02075/PA				
N544	Station Street/Brassington Avenue Sutton	Allocated in Adopted Plan	0.15	0	0	60
		Birmingham Development Plan.				
N545	Queen Street/The Parade/Victoria Road Sutton	Allocated in Adopted Plan	3.79	0	0	150
		Sutton Coldfield Town Centre Regeneration Framework				
N546	Rear of 454 to 466 Dudley Road	Under Construction	0.1	6	0	0
		2013/08625/PA				
N551	52A Boulton Road	Detailed Planning Permission	0.03	2	0	0
		2014/09133/PA				
N552	Land at 1 to 3 Barn Lane	Other Opportunity not in BDP Growth Area	0.11	0	8	0
		Expired Planning Permission (C/03210/08/FUL)				
N553	86 to 88 Stockwell Road	Other Opportunity not in BDP Growth Area	0.07	0	4	0
		Expired Planning Permission (2011/01090/PA)				
N557	41 Hamstead Road	Under Construction	0.1	4	0	0
		2010/05164/PA				
N561	Aldridge Road	Other Opportunity not in BDP Growth Area	2.79	33	97	0
		Expired Planning Permission				
N566	16 Vesey Road	Detailed Planning Permission	0.08	1	0	0
		2014/01892/PA				
N573	Dog & Partridge Public House, Windsor Street South	Under Construction	0.02	2	0	0
		2011/04615/PA				
N593	130-160 Soho Hill	Other Opportunity not in BDP Growth Area	0.83	0	30	0
		A41 (Soho Road) Framework				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N594	Birmingham City University Campus	Other Opportunity in BDP Growth Area	7.5	0	827	0
		Master Plan to be produced				
N595	Great Barr Royal Mail Delivery Office	Other Opportunity not in BDP Growth Area	0.3	0	15	0
		Promoted by Developer/Owner				
N599	Osborne Tower, Church Lane	Detailed Planning Permission	0.36	-62	0	0
		2015/02284/PA				
N600	Norfolk Tower, Lodge Road.	Detailed Planning Permission	0.52	26	0	0
		2015/07284/PA				
N601	Sapphire Tower, Sutton Street to be demolished. 118 flats	Detailed Planning Permission	0.36	9	0	0
		2015/03573/PA				
N602	Barry Jackson Tower, Brooklyn Avenue	Allocated in Adopted Plan	0.17	0	-111	0
		Adston, Newtown and Lozells AAP				
N603	Former Cornwall Tower, Heaton Street	Detailed Planning Permission	0.28	15	0	0
		2015/03172/PA				
N621	Villa Cross	Other Opportunity in BDP Growth Area	0.2	0	4	0
		Expired Planning Permission 2012/03268/PA				
N624	Rear of 159 to 161 Rotton Park Road	Under Construction	0.05	1	0	0
		2014/01128/PA				
N636	5 Manor Drive	Other Opportunity not in BDP Growth Area	0.26	0	3	0
		Expired Planning Permission (2013/00554/PA)				
N646	Langley SUE, west of A38	Allocated in Adopted Plan	273.7	655	1975	1580
		Birmingham Development Plan. Land removed from Green Belt				
N648	Posey Close	Other Opportunity not in BDP Growth Area	0.16	0	0	6
		Identified by City Council				
N649	410 Birmingham Road (Upper Floors)	Detailed Planning Permission	0.02	2	0	0
		2013/02217/PA				
N651	Patrick House, Maney Corner	Detailed Planning Permission	0.1	14	0	0
		2013/02464/PA				

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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
		2013/05364/PA				
N655	Moor Lane	Detailed Planning Permission	0.08	3	0	0
		2014/08450/PA				
N659	Adjacent 1 Spring Gardens	Under Construction	0.02	2	0	0
		2011/05390/PA				
N660	901 Aldridge Road, Great Barr, Birmingham, B44 8NS	Detailed Planning Permission	0.03	1	0	0
		2013/01865/PA				
N661	602 Chester Road, Sutton Coldfield, Birmingham, B73 5HJ	Detailed Planning Permission	0.05	-1	0	0
		2013/01791/PA				
N664	273-279 Birchfield Road, Aston	Detailed Planning Permission	0.12	8	0	0
		2013/03085/PA				
N668	2 High Street, Sutton Coldfield	Permitted Development (B1a to C3)	0.07	6	0	0
		2013/07062/PA				
N670	35 Junction Road, Handsworth, Birmingham, B21 0EN	Under Construction	0.01	1	0	0
		2013/08185/PA				
N671	259 Rotton Park Road, Edgbaston	Under Construction	0.03	4	0	0
		2013/07985/PA				
N672	134 Lichfield Road, Sutton Coldfield	Detailed Planning Permission	0.06	-5	0	0
		2013/08247/PA				
N673	3-5 Oakland Road, Handsworth	Under Construction	0.09	8	0	0
		2013/07622/PA				
N678	Sutton Coldfield Council Offices, King Edwards Square, Sutton Coldfield, Birmingham, B73 6AB	Under Construction	0.24	18	0	0
		2014/02657/PA				
N679	288 Rookery Road, Handsworth	Detailed Planning Permission	0.03	-3	0	0
		2014/02411/PA				
N681	19 Coleshill Street, Sutton Coldfield	Permitted Development (B1a to C3)	0.01	1	0	0
		2014/03057/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N682	106 Westminster Road, Handsworth	Under Construction	0.03	-1	0	0
		2014/01705/PA				
N684	96 Soho Road, Handsworth, Birmingham, B21 9DP	Detailed Planning Permission	0.08	6	0	0
		2013/00178/PA				
N685	Land adjacent to 17 Friary Road, Handsworth, Birmingham, B20 1BD	Detailed Planning Permission	0.02	0	1	0
		2013/01209/PA				
N693	20 Brockwell Road, Great Barr	Under Construction	0.07	2	0	0
		2013/07585/PA				
N694	783 Kingstanding Road, Kingstanding, Birmingham, B44 9RJ	Detailed Planning Permission	0.04	3	0	0
		2013/02604/PA				
N696	Land to rear of 74 Kings Road, Sutton Coldfield, Birmingham, B73 5AE	Other Opportunity not in BDP Growth Area	0.2	0	8	0
		Expired Planning Permission				
N700	63 Sunnybank Road, Sutton Coldfield, Birmingham, B73 5RJ	Under Construction	0.03	1	0	0
		2016/03270/PA				
N716	215-219 Rookery Road, Handsworth	Under Construction	0.02	3	0	0
		2014/02346/PA				
N717	IPL Site	Outline Planning Permission	21.7	300	500	350
		2011/07399/PA				
N718	IPL Site	Allocated in Adopted Plan	4	0	0	100
		Birmingham Development Plan. Greater Icknield Masterplan				
N723	29 Church Road	Detailed Planning Permission	0.1	4	0	0
		2017/05405/PA				
N726	Dovedale Road West Phase 2, Perry Common	Under Construction	4.32	133	0	0
		2015/05231/PA				
N733	Land at Booths Lane / Sandy Lane, Great Barr, Birmingham, B42	Under Construction	7.7	14	0	0
		2013/09475/PA				
N735	86-88 Soho Hill, Handsworth, Birmingham, B19 1AD	Detailed Planning Permission	0.02	5	0	0
		2014/03051/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N737	Former Hardy Spicer Sports Ground and land between Signal Hayes Road & Weaver Avenue, Walmley	Under Construction	3.23	13	0	0
		2015/07790/PA				
N739	63 Heathfield Road	Under Construction	0.08	1	0	0
		2014/06108/PA				
N740	Above 27 TO 29 Grove Lane	Detailed Planning Permission	0.02	1	0	0
		2014/05660/PA				
N741	211 Bacchus Road	Under Construction	0.01	1	0	0
		2014/06588/PA				
N743	129 Millfield Road	Detailed Planning Permission	0.04	-1	0	0
		2014/06138/PA				
N746	301 to 309 Walsall Road	Permitted Development (B1a to C3)	0.18	50	0	0
		2015/00639/PA				
N747	4 Carlton Avenue	Detailed Planning Permission	0.02	-1	0	0
		2015/00534/PA				
N748	Adjacent 80 Ellen Street	Detailed Planning Permission	0.01	1	0	0
		2015/00223/PA				
N749	180 -184 Mount Street	Detailed Planning Permission	0.02	2	0	0
		2014/03851/PA				
N751	108 College Road	Detailed Planning Permission	0.06	1	0	0
		2015/00605/PA				
N756	Adjacent 35-37 Clarendon Gardens	Detailed Planning Permission	0.02	2	0	0
		2014/03456/PA				
N758	197-199 Monument Road	Detailed Planning Permission	0.07	21	0	0
		2016/09005/PA				
N759	Adjacent 56 Water Orton Lane	Detailed Planning Permission	0.04	1	0	0
		2015/10119/PA				
N761	25 Clarry Road	Detailed Planning Permission	0.17	2	0	0
		2014/02480/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N763	Adjacent 1 Beaconsfield Road	Detailed Planning Permission	0.09	1	0	0
		2016/07309/PA				
N764	Adjacent 133 Station Road	Detailed Planning Permission	0.03	1	0	0
		2014/03632/PA				
N765	7 Calthorpe Road	Detailed Planning Permission	0.18	5	0	0
		2014/02988/PA				
N767	Land fronting Gibson Road	Detailed Planning Permission	0.02	1	0	0
		2014/09434/PA				
N768	Site of 3 Brixham Road	Detailed Planning Permission	0.01	1	0	0
		2014/05944/PA				
N769	Adjacent 445 Chester Road	Detailed Planning Permission	0.07	2	0	0
		2014/07165/PA				
N771	Rear of 33 New Spring Street	Detailed Planning Permission	0.09	6	0	0
		2014/07775/PA				
N774	Adjacent 31 Moor Hall Drive	Detailed Planning Permission	0.16	1	0	0
		2014/09158/PA				
N775	9 and 11 Union Row	Detailed Planning Permission	0.04	2	0	0
		2014/08090/PA				
N776	Adjacent 102 Stephens Road	Detailed Planning Permission	0.08	1	0	0
		2014/09477/PA				
N778	Adjacent 80 James Turner Street	Detailed Planning Permission	0.01	1	0	0
		2014/08400/PA				
N779	Adjacent 59 Redacre Road	Detailed Planning Permission	0.04	1	0	0
		2015/00632/PA				
N781	10 Dawson Road	Other Opportunity not in BDP Growth Area	0.14	0	6	0
		A41 (Soho Road) Framework				
N782	Rear of 64 to 66 Holyhead Road	Detailed Planning Permission	0.19	8	0	0
		2014/02382/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N783	White Farm Road	Detailed Planning Permission	0.24	8	0	0
		2015/08032/PA				
N784	Adjacent 95 Uplands Road	Detailed Planning Permission	0.03	2	0	0
		2015/01390/PA				
N785	Rear of 576 to 580 College Road	Under Construction	0.09	10	0	0
		2015/00989/PA				
N788	Old Mill Grove	Detailed Planning Permission	0.08	5	0	0
		2014/08102/PA				
N791	Land adjoining 81 Reddicap Hill	Detailed Planning Permission	0.02	1	0	0
		2015/01369/PA				
N792	King Edwards Square	Under Construction	0.3	41	0	0
		2014/04828/PA				
N793	Adjacent 62 Rosslyn Road	Detailed Planning Permission	0.03	1	0	0
		2015/02660/PA				
N794	Above 277 Kings Road	Detailed Planning Permission	0.01	1	0	0
		2015/02952/PA				
N796	Rear of 125 Hill Village Road	Detailed Planning Permission	0.07	1	0	0
		2015/02068/PA				
N798	Adjacent 6 Gate Lane	Under Construction	0.04	3	0	0
		2015/03806/PA				
N799	Adjacent 25 Mountford Drive	Detailed Planning Permission	0.02	1	0	0
		2015/03920/PA				
N800	Patrick House	Permitted Development (B1a to C3)	0.15	16	0	0
		2015/02122/PA				
N802	3 Beech Hill Road	Under Construction	0.16	-1	0	0
		2015/00901/PA				
N803	221 Birchfield Road	Detailed Planning Permission	0.03	-1	0	0
		2015/02072/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N804	20 Tudor Hill	Detailed Planning Permission	0.19	6	0	0
		2015/02235/PA				
N805	53 Thornhill House	Detailed Planning Permission	0.02	-1	0	0
		2015/02360/PA				
N806	31 Highbridge Road	Detailed Planning Permission	0.03	3	0	0
		2015/03526/PA				
N807	23 Park Avenue	Detailed Planning Permission	0.04	-1	0	0
		2015/03051/PA				
N808	1st Floor 146 Soho Road	Detailed Planning Permission	0.02	1	0	0
		2015/04504/PA				
N810	Kellett Road Nechells	Other Opportunity not in BDP Growth Area	0.21	0	7	0
		Identified by City Council Officer				
N812	Claremeont Road	Other Opportunity in BDP Growth Area	0.39	0	20	0
		Identified by City Council Officer				
N813	Kingsnorth House, Kingstanding Road	Permitted Development (B1a to C3)	0.07	9	0	0
		2014/03507/PA				
N814	Former Birchfield Library	Allocated in Adopted Plan	0.48	25	0	0
		Aston, Newtown and Lozells				
N815	393 Dudley Road	Detailed Planning Permission	0.01	2	0	0
		2015/00546/PA				
N816	16 The Slieve	Detailed Planning Permission	0.09	2	0	0
		2015/01988/PA				
N818	46 Maney Hill Road	Detailed Planning Permission	0.04	-1	0	0
		2015/06080/PA				
N821	43 Villa Road	Permitted Development (B1a to C3)	0.03	1	0	0
		2015/07843/PA				
N822	133 Elmbridge Road	Permitted Development (B1a to C3)	0.03	1	0	0
		2015/07507/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N825	21 - 25 The Lanes Shopping Centre	Detailed Planning Permission	0.07	5	0	0
		2015/09290/PA				
N826	161 Holly Road	Detailed Planning Permission	0.02	-1	0	0
		2015/08937/PA				
N829	131 Soho Hill	Permitted Development (B1a to C3)	0.04	4	0	0
		2015/10101/PA				
N830	3 Lichfield Road	Permitted Development (B1a to C3)	0.03	6	0	0
		2015/10541/PA				
N832	72 Tame Road	Permitted Development (Retail to C3)	0.01	1	0	0
		2016/01024/PA				
N833	City Road/ Rotton Park Road Sports Ground	Under Construction	3.82	22	0	0
		2015/02982/PA				
N834	Victoria Road	Under Construction	0.06	1	0	0
		2015/03747/PA				
N835	Rear of 29 and 31 Hamstead Hill	Detailed Planning Permission	0.57	5	0	0
		2015/06482/PA				
N836	Adjacent Metropolitan House, Broad Street	Other Opportunity in BDP Growth Area	0.3	206	0	0
		2015/00738/PA				
N837	72 Whitmore Street	Detailed Planning Permission	0.08	4	0	0
		2015/07284/PA				
N838	Land rear of 90a Heathfield Road.	Detailed Planning Permission	0.09	3	0	0
		2015/10361/PA				
N839	14 Birchfield Gardens	Under Construction	0.06	2	0	0
		2015/05561/PA				
N840	623 Kingstanding Road	Detailed Planning Permission	0.35	12	0	0
		2015/09182/PA				
N841	Windsor Street/Kellett Road	Detailed Planning Permission	0.12	43	0	0
		2015/02901/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N843	3-5 Danesbury Crescent	Detailed Planning Permission	0.07	5	0	0
		2016/00672/PA				
N844	1 Lichfield Road	Detailed Planning Permission	0.34	13	0	0
		2014/09500/PA				
N845	Rear of 43 - 45 Worcester Lane	Under Construction	0.27	5	0	0
		2015/07469/PA				
N846	235 - 239 Rectory Road	Detailed Planning Permission	0.29	5	0	0
		2015/05100/PA				
N848	41 Linwood Road	Under Construction	0.02	1	0	0
		2015/08387/PA				
N849	1, 3 and 5 Waverhill Road	Detailed Planning Permission	0.05	6	0	0
		2015/06508/PA				
N850	Rear Of 9 Kings Road, Sutton Vesey	Detailed Planning Permission	0.02	2	0	0
		2015/08698/PA				
N852	Adjacent 35 Sunny Bank Road	Detailed Planning Permission	0.03	1	0	0
		2015/05703/PA				
N853	24 Trenchard Close	Detailed Planning Permission	0.02	1	0	0
		2015/05181/PA				
N854	New John St West	Detailed Planning Permission	0.09	7	0	0
		2015/04331/PA				
N855	Railway Shed, THOMAS DE BEAUCHAMP LANE	Detailed Planning Permission	0.12	2	0	0
		2016/06200/PA				
N856	38 Heath Street South and adjacent site	Outline Planning Permission	3.2	0	800	0
		2015/05724/PA				
N857	Fir Tree Grove	Other Opportunity not in BDP Growth Area	0.38	0	9	0
N858	The Leverretts	Other Opportunity not in BDP Growth Area	0.14	4	0	0

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N859	Tamebridge House, Aldridge Road	Permitted Development (B1a to C3)	0.46	72	0	0
		2016/01847/PA				
N860	392 - 396 Kingstanding Road	Permitted Development (B1a to C3)	0.05	12	0	0
		2016/03646/PA				
N861	109 Newcombe Road	Detailed Planning Permission	0.01	1	0	0
		2016/02355/PA				
N862	Land off Camp Road	Permitted Development Agriculture to Residential	0.02	1	0	0
		2016/03778/PA				
N863	54 Cavendish Road	Detailed Planning Permission	0.04	-1	0	0
		2016/05530/PA				
N864	87 Holyhead Road	Permitted Development (B1a to C3)	0.02	2	0	0
		2016/05575/PA				
N865	90 Victoria Road	Detailed Planning Permission	0.04	1	0	0
		2016/06063/PA				
N866	38 Tydeswell Road	Detailed Planning Permission	0.05	1	0	0
		2016/04897/PA				
N867	52 Windsor Street South	Detailed Planning Permission	0.05	6	0	0
		2016/05749/PA				
N868	Knights House, 2 The Parade	Permitted Development (B1a to C3)	0.11	52	0	0
		2016/06891/PA				
N869	30 Endwood Court Road	Detailed Planning Permission	0.01	2	0	0
		2016/08271/PA				
N870	17 Huntly Road	Detailed Planning Permission	0.02	1	0	0
		2016/06813/PA				
N871	14 Belwell Lane	Detailed Planning Permission	0.08	2	0	0
		2016/08004/PA				
N872	20 College Road	Detailed Planning Permission	0.01	2	0	0
		2016/07637/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N873	164 Oxhill Road	Permitted Development (B1a to C3)	0.02	1	0	0
		2016/08484/PA				
N874	2 and 4 Tame Road	Detailed Planning Permission	0.04	2	0	0
		2016/08925/PA				
N875	378 Dudley Road	Detailed Planning Permission	0.01	-1	0	0
		2016/09542/PA				
N876	406 Birmingham Road	Detailed Planning Permission	0.02	3	0	0
		2016/10177/PA				
N877	2 Hermitage Drive	Detailed Planning Permission	0.06	1	0	0
		2016/10408/PA				
N878	Site of 125 to 129 Wattville Road	Detailed Planning Permission	0.06	3	0	0
		2016/02920/PA				
N879	Land between 34 and 42 Caradley Croft	Detailed Planning Permission	0.05	2	0	0
		2016/06966/PA				
N880	Land rear of 16 Bellefield Road	Detailed Planning Permission	0.03	3	0	0
		2016/08226/PA				
N881	Rear of 276 Soho Road	Detailed Planning Permission	0.01	1	0	0
		2016/04344/PA				
N882	Land between 17 and 23 Clissold Street	Detailed Planning Permission	0.05	2	0	0
		2016/01041/PA				
N883	Adjacent 15 Sandringham Road	Detailed Planning Permission	0.02	1	0	0
		2016/09903/PA				
N884	Land adjacent 93 Grindleford Road	Detailed Planning Permission	0.02	1	0	0
		2016/08063/PA				
N885	69 to 71 Whitehead Road	Outline Planning Permission	0.1	0	4	0
		2016/08288/PA				
N886	Adjacent 147 Birdbrook Road	Detailed Planning Permission	0.02	1	0	0
		2016/04117/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N887	17 Johnson Street	Detailed Planning Permission	0.02	1	0	0
		2016/10688/PA				
N888	34 and 36 Streetly Lane	Detailed Planning Permission	0.17	1	0	0
		2016/07667/PA				
N889	Rear of 70 to 72 Frederick	Detailed Planning Permission	0.05	2	0	0
		2016/06511/PA				
N890	5 to 7 Hillwood Common Road	Detailed Planning Permission	0.25	1	0	0
		2016/07391/PA				
N891	49 Hill Village Road	Detailed Planning Permission	0.16	1	0	0
		2016/02541/PA				
N892	Rear of 77 - 79 Maney Hill Road	Detailed Planning Permission	0.03	1	0	0
		2016/01667/PA				
N893	1st floor 144 and 146 Hawthorn Road	Detailed Planning Permission	0.03	2	0	0
		2016/02063/PA				
N894	Adjacent 12 Dawson Road	Detailed Planning Permission	0.06	12	0	0
		2016/01620/PA				
N895	Rear of 37 and 39 Worcester Lane	Detailed Planning Permission	0.08	2	0	0
		2016/09679/PA				
N896	401-416 New John Street West	Detailed Planning Permission	0.4	0	194	0
		2016/05697/PA				
N897	235 Victoria Road	Detailed Planning Permission	0.41	1	0	0
		2015/10147/PA				
N898	Land off Cradley Croft, Handsworth Wood, Birmingham, B21 8HP	Other Opportunity not in BDP Growth Area	0.12	4	0	0
N899	Land adjoining 11 The Falcons, off Langley Hall Road, Sutton Coldfield, Birmingham, B75 5NG	Other Opportunity not in BDP Growth Area	0.17	4	0	0
N900	BCU Campus North - The Coppice	Other Opportunity in BDP Growth Area	6.38	0	1	0
		Aston, Newtown and Lozells				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
N901	Perry Barr Stadium	Other Opportunity in BDP Growth Area	3.41	0	0	310
		Aston, Newtown and Lozells				
N902	BCU Campus North - Oscott Gardens	Other Opportunity in BDP Growth Area	1.65	0	12	0
		Aston, Newtown and Lozells				
N903	Leslie Road Depot	Other Opportunity in BDP Growth Area	0.33	15	0	0
N904	One Stop, Perry Barr	Other Opportunity in BDP Growth Area	11.55	0	85	315
N905	Tufnols, Aston Lane	Other Opportunity in BDP Growth Area	1.4	0	70	70
N906	Birchfield Road Shops	Other Opportunity in BDP Growth Area	0.4	0	20	0
N908	Holford Drive Factory Units	Other Opportunity in BDP Growth Area	1.19	0	90	0
N909	Gailey Park Perry Barr	Other Opportunity in BDP Growth Area	0.59	0	130	0
		Aston, Newtown and Lozells				
S3	The Princess Royal Centre	Under Construction	0.97	82	0	0
		2010/04807/PA				
S10	Selly Oak Hospital, Raddlebarn Road	Detailed Planning Permission	8.5	250	237	0
		2015/00535/PA				
S29	Adjacent 163, Cole Valley Road	Under Construction	0.13	5	0	0
		2014/00430/PA				
S36	Bourn Avenue	Other Opportunity not in BDP Growth Area	0.12	0	0	10
		Previously allocated in plan				
S37	The Holloway	Other Opportunity not in BDP Growth Area	0.11	0	0	5
		Previously allocated in plan				
S38	Allenscroft Road	Other Opportunity not in BDP Growth Area	0.07	0	1	0
		Identified by City Council Officers				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S41	Bowood Crescent	Other Opportunity not in BDP Growth Area	0.06	0	3	0
		Identified by City Council Officers				
S42	Braceby Avenue rear 81	Other Opportunity not in BDP Growth Area	0.09	0	4	0
		Identified by City Council Officers				
S44	Bramber House	Other Opportunity not in BDP Growth Area	0.15	0	1	0
		Identified by City Council Officers				
S46	Cadine Gardens	Other Opportunity not in BDP Growth Area	0.06	0	1	0
		Identified by City Council Officers				
S49	Capern Grove 12	Other Opportunity not in BDP Growth Area	0.1	0	2	0
		Identified by City Council				
S51	Chilcote Close	Other Opportunity not in BDP Growth Area	0.06	0	2	0
		Identified by City Council Officers				
S52	Dawberry Road next to 72	Other Opportunity not in BDP Growth Area	0.07	0	2	0
		Identified by City Council Officers				
S53	Edgehill Road 31	Other Opportunity not in BDP Growth Area	0.06	0	1	0
		Identified by City Council Officers				
S54	Fladbury Crescent 100-118	Other Opportunity not in BDP Growth Area	0.15	0	5	0
		Identified by City Council Officers				
S56	Foster Way site A	Other Opportunity not in BDP Growth Area	0.11	0	0	3
		Identified by City Council Officers				
S58	Glenavon Road 23	Other Opportunity not in BDP Growth Area	0.07	0	2	0
		Identified by City Council Officers				
S60	Highfield Lane adj 51	Other Opportunity not in BDP Growth Area	0.06	0	1	0
		Identified by City Council Officers				
S62	Masshouse Lane	Other Opportunity not in BDP Growth Area	0.09	0	1	0
		Identified by City Council Officers				
S63	Modbury Avenue	Other Opportunity not in BDP Growth Area	0.11	0	2	0
		Identified by City Council Officers				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S64	Monmouth Road	Other Opportunity not in BDP Growth Area	0.06	0	2	0
		Identified by City Council Officers				
S65	Newick Grove (adj 14)	Other Opportunity not in BDP Growth Area	0.09	0	2	0
		Identified by City Council Officers				
S66	Newman Way Rear (114)	Other Opportunity not in BDP Growth Area	0.07	0	3	0
		Identified by City Council Officers				
S67	Prestwood road (rear 29)	Other Opportunity not in BDP Growth Area	0.12	0	3	0
		Identified by City Council Officers				
S69	Sedgehill Avenue (rear 25)	Other Opportunity not in BDP Growth Area	0.11	0	3	0
		Identified by City Council Officers				
S74	Woodcock Lane (rear 178)	Other Opportunity not in BDP Growth Area	0.06	0	2	0
		Identified by City Council Officers				
S88	The Curdale Shopping Centre	Detailed Planning Permission	0.59	18	0	0
		2015/04534/PA				
S89	Arden Road Frankley site 1	Other Opportunity not in BDP Growth Area	0.47	0	30	0
		Identified by City Council Officers				
S93	Yardley Wood Road	Other Opportunity not in BDP Growth Area	1.29	0	64	0
		Promoted by Developer/Owner				
S97	955 Pershore Road	Detailed Planning Permission	0.1	2	0	0
		2016/08163/PA				
S102	21 Merritts Brook Lane	Other Opportunity not in BDP Growth Area	0.24	0	10	0
		Expired Planning Permission 2012/06084/PA				
S112	21 Culford Drive	Other Opportunity not in BDP Growth Area	0.36	0	18	0
		Identified by Consultants				
S113	167 Jiggins Lane	Other Opportunity not in BDP Growth Area	0.11	0	0	4
		Identified by Consultants				
S114	Coopers Arms, adjacent to 10 Bean Croft	Other Opportunity not in BDP Growth Area	0.16	6	0	0
		Identified by Consultants				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S117	55, 61 Stevens Avenue, rear of 2-58 Simcox Gardens	Other Opportunity not in BDP Growth Area	1.64	0	75	0
		Identified by Consultants				
S118	Land adjacent to 17 Jiggins Lane	Other Opportunity not in BDP Growth Area	0.07	0	3	0
		Identified by Consultants				
S119	Land adjacent to 35 Willow Coppice	Other Opportunity not in BDP Growth Area	0.06	0	0	2
		Identified by Consultants				
S120	Land to the rear of 713-735 Millpool South Road	Other Opportunity not in BDP Growth Area	0.63	0	0	15
		Identified by Consultants				
S127	Land adjacent to 41-43 Millbrook Road	Other Opportunity not in BDP Growth Area	0.07	0	3	0
		Identified by Consultants				
S128	Druids Lane site, Druids Heath	Other Opportunity not in BDP Growth Area	84.41	100	150	0
S142	Land adjacent to 16 Straut Close	Other Opportunity not in BDP Growth Area	0.06	0	1	0
		Identified by Consultants				
S151	Land adjacent to 270 Hagley Road	Other Opportunity not in BDP Growth Area	0.3	0	17	0
		Identified by Consultants				
S152	Land adjacent to 296 Hagley Road	Other Opportunity not in BDP Growth Area	0.18	0	10	0
		Identified by Consultants				
S154	Land To the rear of 5-29 Doveridge Road	Other Opportunity not in BDP Growth Area	0.32	0	0	13
		Identified by Consultants				
S159	205-207 Lakey Lane	Other Opportunity not in BDP Growth Area	0.12	0	5	0
		Identified by Consultants				
S160	Land to the rear of 15-87 Cateswell Road	Other Opportunity not in BDP Growth Area	2.5	0	89	0
		Identified by Consultants				
S161	23-31 Baldwins Lane	Detailed Planning Permission	0.18	11	0	0
		2016/03558/PA				
S162	Kings Norton Estate Primrose Estate	Under Construction	12.74	46	0	0
		Multiple Planning Permissions				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S165	Kings Norton Estate Pool Farm	Under Construction	34.9	58	0	0
		Multiple Permissions				
S172	Land adjacent to 39 Camp Lane	Other Opportunity not in BDP Growth Area	0.27	0	5	0
		Identified by Consultants				
S173	108 Wharf Road	Detailed Planning Permission	0.25	14	0	0
		2016/08455/PA				
S182	Land adjacent to 317 Leach Green Lane	Other Opportunity not in BDP Growth Area	0.28	0	0	6
		Identified by Consultants				
S184	Land to the rear of 1-19 Balaams Wood Drive	Other Opportunity not in BDP Growth Area	0.71	0	28	0
		Identified by Consultants				
S185	Land adjacent to 1 Sandhurst Road	Other Opportunity not in BDP Growth Area	0.21	0	0	10
		Identified by Consultants				
S191	Land adjacent to 24 Sandhurst Road	Other Opportunity not in BDP Growth Area	0.2	0	0	8
		Identified by Consultants				
S192	Land adjacent to 6 Moor Green Lane	Detailed Planning Permission	0.4	14	0	0
		2015/07557/PA				
S195	Land adjacent to 91 Billesley Lane	Other Opportunity not in BDP Growth Area	0.08	0	2	0
		Identified by Consultants				
S196	Land adjacent to 14-21 Ashdown Close	Other Opportunity not in BDP Growth Area	0.12	0	5	0
		Identified by Consultants				
S197	124-132 Anderton Park Road	Other Opportunity not in BDP Growth Area	0.28	0	28	0
		Identified by Consultants				
S198	Land to rear 5 to 7 Park Hill	Under Construction	0.25	4	0	0
		2010/02369/PA				
S199	42 Westfield Road	Other Opportunity not in BDP Growth Area	0.11	0	4	0
		Identified by Consultants				
S200	Land adjacent to 30 Howard Road East	Other Opportunity not in BDP Growth Area	0.06	0	1	0
		Identified by Consultants				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S202	Land to the rear of 115-139 The Fordrough	Other Opportunity not in BDP Growth Area	0.13	0	0	4
		Identified by Consultants				
S204	Land to the rear of 1-15 Coney Green Drive	Other Opportunity not in BDP Growth Area	0.56	0	0	17
		Identified by Consultants				
S205	34-36 The Mill Walk	Other Opportunity not in BDP Growth Area	0.11	0	2	0
		Identified by City Council Officers				
S216	61, High Street (Over)	Other Opportunity not in BDP Growth Area	0.06	0	0	3
		Identified by City Council Officers				
S224	Former MG Rover works, Bristol Road South	Allocated in Adopted Plan	7.49	0	250	100
		Longbridge AAP				
S238	Egghill Estate Phases 5,6,9 and 11	Under Construction	9	96	0	0
		2010/04691/PA				
S252	350 Groveley Lane	Under Construction	0.37	9	0	0
		2010/03786/PA				
S261	1108 Bristol Road South	Detailed Planning Permission	0.06	2	0	0
		2016/00545/PA				
S271	Selcroft Avenue	Other Opportunity not in BDP Growth Area	0.24	9	0	0
		Identified by City Council				
S273	Adjacent 85 Rednal Road	Detailed Planning Permission	0.15	14	0	0
		2016/03716/PA				
S275	Land adjacent 44 Station Road	Other Opportunity not in BDP Growth Area	0.17	0	0	12
		Expired Planning Permission (2012/02702/PA)				
S282	124 to 142 Burnel Road	Other Opportunity not in BDP Growth Area	0.26	12	0	0
		Identified by City Council Officer				
S285	Land bounded by Hight Street and Harborne Park Road and Albert Road and Albert Walk	Other Opportunity not in BDP Growth Area	0.11	0	17	0
		Expired Planning Permission (2011)				
S289	431 to 433, Hagley Road	Detailed Planning Permission	0.36	2	0	0
		2016/10106/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S293	Rear of 33A to 39, Bunbury Road fronting Lindsey Avenue	Other Opportunity not in BDP Growth Area	0.23	0	9	0
		Identified by City Council				
S308	Land adjacent 1, St Johns Road	Other Opportunity not in BDP Growth Area	0.2	0	12	0
		Expired Planning Permission 2013/06331/PA				
S310	Site of 8 to 22, Harborne Park Road	Other Opportunity not in BDP Growth Area	0.08	0	0	6
		Expired Planning Permission				
S316	128 Portland Road	Other Opportunity not in BDP Growth Area	0.14	0	6	0
		Expired Planning Permission				
S317	278 Hagley Road	Other Opportunity not in BDP Growth Area	0.11	0	11	0
		Expired Planning Permission (2011)				
S332	Land Adjacent 14 Pritchatts Road	Detailed Planning Permission	0.2	5	0	0
		2015/05292/PA				
S341	Former car park site, Hudsons Drive	Detailed Planning Permission	0.16	10	0	0
		2015/08218/PA				
S347	1125 to 1157 Pershore Road	Other Opportunity not in BDP Growth Area	0.25	0	0	11
		Identified by City Council				
S351	Rear of 768 to 772 Pershore Road	Under Construction	0.22	3	0	0
		2015/06186/PA				
S352	Site of 248 to 250 Bristol Road	Under Construction	0.47	14	0	0
		2012/01169/PA				
S356	Between 17 and 39 and rear of Kings Road	Other Opportunity not in BDP Growth Area	0.86	0	0	34
		Previously Allocated in Plan				
S358	Dawberry Allotments (part of), Off Harton Way	Other Opportunity not in BDP Growth Area	1.77	0	48	0
		Expired Planning Permission				
S376	108 Livingstone Road	Other Opportunity not in BDP Growth Area	0.08	0	1	0
		Expired Planning Permission (2011/05350/PA)				
S381	50 School Road	Other Opportunity not in BDP Growth Area	0.2	0	15	0
		Expired Planning Permission				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S383	120 to 126 Alcester Road	Under Construction	0.19	46	0	0
		2015/08695/PA				
S393	Adjacent 21 Sandford	Under Construction	0.06	1	0	0
		2013/06433/PA				
S400	197 to 199 Hagley Road	Detailed Planning Permission	0.11	8	0	0
		2013/09404/PA				
S416	22 Burnaston Road	Other Opportunity not in BDP Growth Area	0.19	0	2	0
		Expired Planning Permission (2011)				
S418	146 to 156 Sarehole Road	Other Opportunity in BDP Growth Area	0.47	0	16	0
		Expired Planning Permission				
S423	24 Somerset Road	Detailed Planning Permission	0.55	5	0	0
		2015/03891/PA				
S431	91 Tennial Road	Other Opportunity not in BDP Growth Area	0.06	0	3	0
		Expired Planning Permission				
S459	34 St Agnes Road	Under Construction	0.07	5	0	0
		2006/00210/PA				
S479	Rear of 817 to 829 Hagley Road West	Other Opportunity not in BDP Growth Area	0.12	0	7	0
		Expired Planning Permission				
S484	29, Rotton Park Road	Other Opportunity not in BDP Growth Area	0.1	0	0	6
		Identified by City Council Officers				
S485	Rear of 2 to 26, Barnsley Road	Other Opportunity not in BDP Growth Area	0.27	0	8	0
		Expired Planning Permission (2008)				
S486	395, Gillott Road	Other Opportunity not in BDP Growth Area	0.1	0	0	2
		Expired Planning Permission (2009)				
S487	STW Works	Allocated in Adopted Plan	2.99	0	90	0
		Birmingham Development Plan				
S491	Adjacent 45 Cotton Lane	Detailed Planning Permission	0.06	1	0	0
		2014/06555/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S506	Rear of 3 to 11 Ivy Road	Under Construction	0.02	1	0	0
		2011/06240/PA				
S514	4 Albany Road	Other Opportunity not in BDP Growth Area	0.07	0	6	0
		Expired Planning Permission (2014)				
S523	98 Alcester Road	Under Construction	0.13	2	0	0
		2010/02652/PA				
S532	Melfort Grove	Other Opportunity not in BDP Growth Area	0.07	0	2	0
		Identified by City Council				
S537	Lyttleton House, Ormond Road, Rednal	Other Opportunity not in BDP Growth Area	0.42	0	15	0
		Identified by City Council. City Council owned				
S540	Lakeside Centre, Lifford Lane, Kings Norton	Other Opportunity not in BDP Growth Area	4.8	0	50	0
		Promoted by Developer/Owner				
S541	Martineau Centre, Balden Road	Under Construction	4.57	40	0	0
		2014/05096/PA 2016/00346/PA				
S542	Mill Pool Hill Marina	Other Opportunity not in BDP Growth Area	0.88	0	0	40
		Identified by City Council				
S575	2 Oxford Road	Under Construction	0.14	1	0	0
		2011/05740/PA				
S577	269 Hagley Road	Under Construction	0.1	9	0	0
		2011/08743/PA				
S585	Quinton delivery Office 209 Ridgeacre Road	Other Opportunity not in BDP Growth Area	0.35	0	15	0
		Promoted by Developer/Owner				
S586	East of Lickey Road Longbridge	Under Construction	1.03	20	0	0
		2015/02159/PA				
S587	Manor House Northfield	Detailed Planning Permission	5.23	138	0	0
		2016/02112/PA				
S589	Moseley delivery Office, 25 Howard Road east	Other Opportunity not in BDP Growth Area	0.2	0	12	0
		Promoted by Developer/Owner				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S590	Woodleigh Avenue, Harborne	Detailed Planning Permission	0.36	14	0	0
		2013/03141/PA				
S592	Bangham Pit Road	Detailed Planning Permission	1.02	31	0	0
		2015/00946/PA				
S598	Former Birmingham Battery Site, Aston Webb Boulevard	Detailed Planning Permission	0.25	176	0	0
		2016/02674/PA				
S600	Rear 623 Bristol Road South	Under Construction	0.27	8	0	0
		2015/03884/PA				
S614	35 High Street	Under Construction	0.02	3	0	0
		2012/06383/PA				
S622	67 Springfield Road	Under Construction	0.15	1	0	0
		2013/00118/PA				
S637	33 Grange Hill Road	Detailed Planning Permission	0.22	1	0	0
		2016/03980/PA				
S640	Fronting Elliot Road	Detailed Planning Permission	0.08	5	0	0
		2015/04838/PA				
S645	Adjacent 299A Alcester Road South	Detailed Planning Permission	0.06	5	0	0
		2015/07020/PA				
S647	Milford Place, High Street	Detailed Planning Permission	0.02	1	0	0
		2015/04607/PA				
S648	Land between 16 & 18 Bagnel Road	Detailed Planning Permission	0.04	1	0	0
		2016/01272/PA				
S650	50 Cotton Lane	Under Construction	0.04	1	0	0
		2015/04163/PA				
S664	65 - 67 Cadnum Close	Under Construction	0.45	19	0	0
		2012/02681/PA				
S666	Edgbaston Cricket Club Phase 1	Under Construction	1.5	55	0	0
		2008/05827/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S673	208 Monyhull Hall Road	Detailed Planning Permission	0.24	8	0	0
		2016/00695/PA				
S674	Edgbaston Cricket Club Phase 2	Detailed Planning Permission	0.72	121	0	0
		2011/05161/PA				
S687	Asquith House Hotel, 19 Portland Road, Edgbaston, Birmingham, B16 9HN	Under Construction	0.14	9	0	0
		2013/07443/PA				
S689	42 Bells Lane, Kings Norton, Birmingham, B14 5QN	Detailed Planning Permission	0.07	2	0	0
		2013/08922/PA				
S692	40 Russell Road, Moseley, Birmingham, B13 8RE	Under Construction	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
		2014/01561/PA				
S698	25 Spring Road, Edgbaston	Under Construction	0.06	1	0	0
		2014/01051/PA				
S699	264 Alcester Road South, Brandwood	Under Construction	0.02	1	0	0
		2014/00868/PA				
S700	21-23 High Street, Kings Heath	Detailed Planning Permission	0.08	5	0	0
		2014/02321/PA				
S701	22 Ashfield Road, Kings Heath	Under Construction	0.04	3	0	0
		2014/02378/PA				
S702	Site of flight shed & VEC energy centre, MG Rover Site	Detailed Planning Permission	3.13	95	0	0
		2016/09170/pa				
S703	Land east of Lickey Road, Longbridge, Birmingham	Outline Planning Permission	4.47	190	0	0
		2014/09251/PA				
S711	30A Noel Road, Edgbaston, Birmingham, B16 9PS	Under Construction	0.02	1	0	0
		2013/03169/PA				
S718	Land adjacent to 51 Ravenshill Road, Yardley Wood, Birmingham, B14 4HL	Under Construction	0.03	1	0	0
		2013/03529/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S724	Adjacent Bournville College Site, Bristol Road South	Under Construction	0.86	16	0	0
		2016/02501/PA				
S727	4 Farquhar Road	Under Construction	0.29	-3	0	0
		2009/00137/PA				
S728	244 Jiggins Lane, Site adjacent to, Bartley Green	Detailed Planning Permission	0.03	1	0	0
		2014/00519/PA				
S729	The Mountaineer PH, Ashburton Road, Kings Heath, Birmingham, B14 6JA	Under Construction	0.18	14	0	0
		2014/00026/PA				
S731	The Former Chapel, Great Park, Rubery, Birmingham	Under Construction	0.22	3	0	0
		2013/01075/PA				
S732	65 Thornthwaite Close, Land adjacent, Rednal, Birmingham, B45 0DS	Detailed Planning Permission	0.02	1	0	0
		2014/00752/PA				
S734	Land to rear of 122 Green Acres Road, Kings Norton, Birmingham, B38 8NL	Detailed Planning Permission	0.28	6	0	0
		2015/08168/PA				
S736	34 Richmond Hill Road, Edgbaston, Birmingham, B15 3SB,	Under Construction	0.3	7	0	0
		2013/04372/PA				
S738	Fleming Road	Other Opportunity not in BDP Growth Area	0.11	4	0	0
		Identified by City Council Officer				
S739	Former MG Rovers works	Under Construction	3.04	260	0	0
		2014/04442/PA				
S740	Ground Floor 641 Bristol Road South	Detailed Planning Permission	0.02	-1	0	0
		2014/00553/PA				
S741	2nd Floor, 166 South Street	Under Construction	0.04	3	0	0
		2014/03473/PA				
S742	71 Lea House Road	Detailed Planning Permission	0.02	1	0	0
		2014/03441/PA				
S743	Ground Floor, 224 Heath Road	Detailed Planning Permission	0.03	1	0	0
		2014/03814/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S745	1878 Pershore Road	Under Construction	0.03	1	0	0
		2014/05262/PA				
S746	136 Oak Tree Lane	Detailed Planning Permission	0.04	-1	0	0
		2014/05184/PA				
S747	236 Alcester Road South	Under Construction	0.01	-1	0	0
		2014/05784/PA				
S749	Harborne Village Mews, 343 TO 353 High Street	Detailed Planning Permission	0.02	3	0	0
		2014/07592/PA				
S750	1st Floor, 1 to 3 Pershore Road South	Permitted Development (B1a to C3)	0.02	2	0	0
		2014/07590/PA				
S751	16 to 22 Harborne Road	Under Construction	0.25	16	0	0
		2014/08176/PA				
S752	1130 Stratford Road	Detailed Planning Permission	0.01	1	0	0
		2014/07475/PA				
S753	21 Augusta Road East	Detailed Planning Permission	0.03	2	0	0
		2014/08294/PA				
S754	18 to 26 High Street	Detailed Planning Permission	0.1	5	0	0
		2015/04541/PA				
S755	232 Hollymoor Way	Detailed Planning Permission	0.11	2	0	0
		2014/08076/PA				
S756	58 Greenhill Road	Detailed Planning Permission	0.03	1	0	0
		2014/09413/PA				
S758	1531A Pershore Road	Permitted Development (B1a to C3)	0.02	1	0	0
		2015/00604/PA				
S759	804 Pershore Road	Detailed Planning Permission	0.01	-1	0	0
		2015/00214/PA				
S760	29a TO 31 Woodbridge Road	Detailed Planning Permission	0.02	1	0	0
		2014/08274/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S762	Rear of 51 to 67 High Street, Kings Heath	Detailed Planning Permission	0.19	11	0	0
		2014/02729/PA				
S764	Former Meteor Building, St Marys Row	Under Construction	0.59	14	0	0
		2014/04289/PA				
S765	Stonehouse Public House, Stone house Lane	Under Construction	0.47	10	0	0
		2014/05370/PA				
S769	Adjacent 8 Ashfield Road	Detailed Planning Permission	0.05	1	0	0
		2014/03352/PA				
S770	124 Billesley Lane	Under Construction	0.03	2	0	0
		2014/07717/PA				
S772	Adjacent 134 Greenfield Road	Detailed Planning Permission	0.05	1	0	0
		2014/06836/PA				
S773	Friends Meeting House, Hazlewell Street	Under Construction	0.05	7	0	0
		2016/07036/PA				
S774	69 High Street	Detailed Planning Permission	0.24	14	0	0
		2014/06721/PA				
S777	Corner of Kensington Road and Greenland Road	Detailed Planning Permission	0.75	14	0	0
		2014/08426/PA				
S780	27 Purefoy Road	Detailed Planning Permission	0.02	1	0	0
		2015/00306/PA				
S782	270 Hagley Road	Other Opportunity not in BDP Growth Area	0.14	0	0	6
		Identified by City Council Officer				
S783	Land at Highfield Road	Under Construction	0.67	16	0	0
		2014/05254/PA				
S784	100 Poplar Avenue	Under Construction	0.18	2	0	0
		2015/02011/PA				
S785	Adjacent 37 Longwood Road	Detailed Planning Permission	0.02	2	0	0
		2015/03424/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S786	287 to 299 Pershore Road	Detailed Planning Permission	0.18	3	0	0
		2015/00036/PA				
S792	St Judes Court	Detailed Planning Permission	0.03	1	0	0
		2015/04447/PA				
S795	Caretakers Cottage, Queensbridge Secondary School	Detailed Planning Permission	0.05	-1	0	0
		2015/00681/PA				
S796	13A Alvechurch Road	Detailed Planning Permission	0.01	1	0	0
		2015/00156/PA				
S797	1 Vicarage Road	Detailed Planning Permission	0.04	1	0	0
		2015/01188/PA				
S799	1419 Pershore Road	Detailed Planning Permission	0.02	1	0	0
		2015/01557/PA				
S800	10 Bournville Lane	Under Construction	0.02	-1	0	0
		2015/01389/PA				
S804	Former Woodlands Nurses Home, Raddlebarn Road	Detailed Planning Permission	0.31	15	0	0
		2015/01313/PA				
S805	15 Bloomfield Road	Under Construction	0.04	-2	0	0
		2015/03497/PA				
S807	185 Reservoir Road	Detailed Planning Permission	0.02	-1	0	0
		2015/03881/PA				
S808	Hill Croft/Allens Croft Road	Detailed Planning Permission	0.07	4	0	0
		2015/04012/PA				
S810	106 Vivian Road	Detailed Planning Permission	0.09	1	0	0
		2015/04327/PA				
S811	Former Service Station, Islington Row Middleway	Detailed Planning Permission	0.06	25	0	0
		2015/02117/PA				
S814	46 Westfield Road	Detailed Planning Permission	0.3	1	0	0
		2016/02792/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S816	East Works Groveley Lane Phase 2	Outline Planning Permission	3.5	150	0	0
		16/1085 Bromsgrove District				
S819	87 Farquhar Road	Detailed Planning Permission	0.33	-1	0	0
		2015/03423/PA				
S820	Trenleigh House, 3 Woodbridge Road	Permitted Development (B1a to C3)	0.02	7	0	0
		2015/06464/PA				
S821	163 Bristol Road	Detailed Planning Permission	0.07	-1	0	0
		2015/05418/PA				
S822	Jubilee House, 2-4 & 10 Wheeleys Road	Permitted Development (B1a to C3)	0.01	5	0	0
		2015/06455/PA				
S823	The Lodge, Brick House Mews, off Pershore Road	Detailed Planning Permission	0.04	1	0	0
		2016/01771/PA				
S826	227 Maryvale Road	Permitted Development (Retail to C3)	0.02	2	0	0
		2015/09217/PA				
S827	9 Ampton Road	Detailed Planning Permission	0.42	-3	0	0
		2015/06469/PA				
S833	1159 Bristol Road South	Detailed Planning Permission	0.1	4	0	0
		2015/10366/PA				
S834	135 School Road	Permitted Development (Retail to C3)	0.02	1	0	0
		2015/10215/PA				
S836	1148 Pershore Road	Detailed Planning Permission	0.02	1	0	0
		2016/00601/PA				
S837	155 Somerford Road	Detailed Planning Permission	0.02	1	0	0
		2015/10312/PA				
S838	787 TO 789 Hagley Road West	Detailed Planning Permission	0.04	2	0	0
		2016/00752/PA				
S839	153 Wolverhampton Road South	Detailed Planning Permission	0.28	43	0	0
		2016/05595/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S840	86 Aubrey Road	Under Construction	0.06	1	0	0
		2015/03485/PA				
S841	Home Farm, Northfield Road	Detailed Planning Permission	0.42	7	0	0
		2015/10145/PA				
S842	206 Hagley Road	Under Construction	0.2	14	0	0
		2015/09767/PA				
S844	Clarendon Suites Stirling Road	Detailed Planning Permission	1.32	118	0	0
		2016/01997/PA				
S845	Land between 26 and 32 West Mead Drive	Outline Planning Permission	0.07	2	0	0
		2015/10203/PA				
S846	Rear of 15 - 23 Park Road	Under Construction	0.26	7	0	0
		2015/07615/PA				
S849	adj 44 Meadow Road	Detailed Planning Permission	0.14	4	0	0
		2015/08603/PA				
S850	Rear of 53 Woodland Road	Detailed Planning Permission	0.03	1	0	0
		2015/01949/PA				
S852	Adjacent 9 Tennial Road	Detailed Planning Permission	0.03	3	0	0
		2015/08329/PA				
S853	Adjacent 21 Poplar Avenue	Detailed Planning Permission	0.02	1	0	0
		2015/06190/PA				
S856	237 Umberslade Road	Detailed Planning Permission	0.03	1	0	0
		2015/08882/PA				
S858	31 - 33 Lea Hall Road	Detailed Planning Permission	0.03	2	0	0
		2015/08039/PA				
S859	24 Highbury Road	Detailed Planning Permission	0.02	1	0	0
		2015/07758/PA				
S860	Rear 720 Yardley Wood Road	Detailed Planning Permission	0.01	1	0	0
		2015/07772/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S861	70 Ludford Road	Detailed Planning Permission	0.02	1	0	0
		2015/07885/PA				
S862	The Greenwood Public House	Outline Planning Permission	0.2	0	7	0
		2015/05998/PA				
S863	Franklin House Car Park, Bournville Lane, Birmingham, B30 2HP	Detailed Planning Permission	0.22	37	0	0
		2015/10296/PA				
S864	Selly Oak Hospital, Raddlebarn Road	Under Construction	8.16	79	0	0
		2015/00535/PA				
S865	Redhill Gardens	Other Opportunity not in BDP Growth Area	0.06	0	2	0
S867	Upper Floors 1045a Stratford Road	Detailed Planning Permission	0.02	1	0	0
		2016/00250/PA				
S868	Upper Floors 21 to 23 Pershore Road South	Permitted Development (B1a to C3)	0.04	5	0	0
		2016/02168/PA				
S869	111 Greenfield Road	Detailed Planning Permission	0.09	-1	0	0
		2016/01860/PA				
S870	Rear of 574 Bristol Road	Permitted Development (Retail to C3)	0.01	2	0	0
		2016/03549/PA				
S871	225 Mary Vale Road	Detailed Planning Permission	0.02	1	0	0
		2016/03120/PA				
S872	55 Mole Street	Detailed Planning Permission	0.03	4	0	0
		2016/02983/PA				
S873	70 High Street	Detailed Planning Permission	0.02	8	0	0
		2016/06719/PA				
S874	Ground Floor 114 Walford Road	Permitted Development (Retail to C3)	0.01	1	0	0
		2016/06775/PA				
S875	2 Hampton Court Road	Permitted Development (Retail to C3)	0.01	1	0	0
		2016/06842/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S876	53 Cartland Road	Detailed Planning Permission	0.04	-1	0	0
		2016/06786/PA				
S877	184 Jiggins Lane	Detailed Planning Permission	0.06	-1	0	0
		2016/06824/PA				
S878	435, Hagley Road	Detailed Planning Permission	0.12	1	0	0
		2016/02109/PA				
S879	Gate House, Selly Oak Hospital, Raddlebarn Road	Detailed Planning Permission	0.19	10	0	0
		2016/04337/PA				
S880	89 Addison Road	Detailed Planning Permission	0.02	1	0	0
		2016/08464/PA				
S881	295 Vicarage Road	Permitted Development (B1a to C3)	0.02	1	0	0
		2016/08834/PA				
S882	6 Elm Tree Road	Detailed Planning Permission	0.01	1	0	0
		2016/09868/PA				
S883	Harris House, 8 St Agnes Road	Detailed Planning Permission	0.22	14	0	0
		2016/04966/PA				
S884	42 Stirling Road	Detailed Planning Permission	0.03	2	0	0
		2016/09916/PA				
S885	66 TO 68 High Street	Permitted Development (B1a to C3)	0.11	55	0	0
		2017/02750/PA				
S886	19 Chestnut Road	Detailed Planning Permission	0.02	-1	0	0
		2017/00739/PA				
S887	Rear of 145 and 147 Tessall Lane	Detailed Planning Permission	0.2	5	0	0
		2016/05184/PA				
S888	Land at 121 Queens Park Road	Detailed Planning Permission	0.02	1	0	0
		2016/07399/PA				
S889	Adj 94 The Fordrough	Detailed Planning Permission	0.06	1	0	0
		2016/05991/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S890	Land between 75 and 79 Woodland Road	Detailed Planning Permission	0.04	1	0	0
		2016/06400/PA				
S891	113 Lordswood Road	Detailed Planning Permission	0.19	7	0	0
		2016/07120/PA				
S892	Adj 60 War Lane	Detailed Planning Permission	0.01	1	0	0
		2016/00890/PA				
S893	Land off Knightlow Road	Detailed Planning Permission	4.65	63	0	0
		2014/06660/PA				
S894	Rear of 387 to 389 Redditch Road	Detailed Planning Permission	0.03	2	0	0
		2016/02134/PA				
S895	Buckingham Court College Walk	Detailed Planning Permission	0.05	5	0	0
		2016/08292/PA				
S896	Land at Old Barn Road	Detailed Planning Permission	0.28	8	0	0
		2016/00810/PA				
S897	4 Humphrey Middlemore Drive	Detailed Planning Permission	0.03	3	0	0
		2016/09031/PA				
S898	356 High Street	Detailed Planning Permission	0.05	14	0	0
		2016/03187/PA				
S899	Site of Near Oak Drive Della Drive	Outline Planning Permission	2.25	80	0	0
		2016/01708/PA				
S900	East Works Groveley Lane Phase 3	Detailed Planning Permission	1.86	41	0	0
		15/0819 Bromsgrove Application				
S901	East Works Groveley Lane Phase 3	Outline Planning Permission	5.4	185	0	0
		16/1087 Bromsgrove District				
S902	2A Frederick Road	Detailed Planning Permission	0.11	0	19	0
		2016/04804/PA				
S903	504 to 514 Bristol Road	Detailed Planning Permission	0.13	0	70	0
		2016/01155/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S904	Land adjacent and rear 126 to 138 Dawlish road	Detailed Planning Permission	0.12	6	0	0
		2016/04383/PA				
S905	27 Norfolk Road	Detailed Planning Permission	0.56	57	0	0
		2016/02337/PA				
S906	Former Coach House Harborne Rod	Detailed Planning Permission	0.17	2	0	0
		2016/08534/PA				
S907	Adjacent 335 Fordhouse Lane	Outline Planning Permission	0.04	1	0	0
		2016/06745/PA				
S908	11 Holders Lane	Detailed Planning Permission	0.14	9	0	0
		2016/10554/PA				
S909	110 Edgbaston Road	Detailed Planning Permission	0.07	6	0	0
		2016/05387/PA				
S910	Land rear of 214 Alcester Road South	Outline Planning Permission	0.05	1	0	0
		2016/04490/PA				
S911	60 York Road	Detailed Planning Permission	0.14	12	0	0
		2016/09442/PA				
S912	Adjacent 87 Addsion Road	Detailed Planning Permission	0.04	1	0	0
		2016/01701/PA				
S913	Adjacent 326 Alcester Raod	Detailed Planning Permission	0.03	1	0	0
		2016/04455/PA				
S914	6 to 10 Sarehole Mill Gardens rear Trafalgar Road	Detailed Planning Permission	0.01	1	0	0
		2015/10029/PA				
S915	Adjacent 168 Warstock Lane	Detailed Planning Permission	0.06	2	0	0
		2016/09134/PA				
S916	Adjacent 87 Long Street	Detailed Planning Permission	0.05	4	0	0
		2016/09178/PA				
S917	Land rear of Braceby Avenue	Detailed Planning Permission	0.14	12	0	0
		2016/07882/PA				

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Ref:	Address:	Details	Size (Ha):	within 5 Years	6-10 years	beyond 10 years
S918	Rear of 19 Tixall Road	Detailed Planning Permission	0.04	2	0	0
		2016/03896/PA				
S919	Rear of 288 to 294 Highfield Road	Detailed Planning Permission	0.19	7	0	0
		2016/07071/PA				
S920	Rear of 112 SOUTHAM ROAD	Detailed Planning Permission	0.03	1	0	0
		2016/05861/PA				
S921	Land rear of 1000 to 1012 Stratford Road	Outline Planning Permission	0.1	0	2	0
		2016/07614/PA				
S922	Hall Green Stadium, York Road	Outline Planning Permission	4.31	0	210	0
		2016/01219/PA				
S923	Land to rear of 9 to 15 Lutley Grove	Detailed Planning Permission	0.09	2	0	0
		2016/01039/PA				
S924	Adjacent 4 Clay Drive	Detailed Planning Permission	0.02	1	0	0
		2016/07044/PA				
S925	109 to 113 and rear Hubert Road	Detailed Planning Permission	0.09	12	0	0
		2016/00215/PA				
S926	1 to 3 Pershore Road South	Detailed Planning Permission	0.07	12	0	0
		2016/07274/PA				
S927	Former Arvin Meritor, Fordhouse Lane	Outline Planning Permission	2.59	101	0	0
		2016/03703/PA				
S928	6 and 8 Fallows Road	Detailed Planning Permission	0.18	8	0	0
		2016/05449/PA				
S929	Newman University, Genners Lane	Under Construction	2.25	56	0	0
		2016/01385/PA				