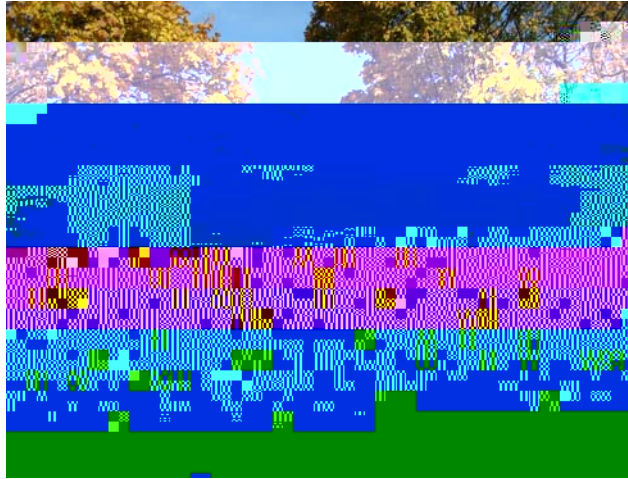


Land for Future Development in Birmingham at April 2013

considered '**readily available**' **employment land** with no major problems relating to physical condition or infrastructure and were on the market with a willing seller.

Residential

- **At April 2013**, the City had an **estimated total capacity of around 18,800 additional dwellings 'committed' but not yet started** (new build and conversions), Of this total, land with **full planning permission** had a capacity of around 10,500 dwellings (53% in the City Centre). In addition, sites with **outline permission** had approval for around 6,900 dwellings while those proposed in an approved Statutory or Non-Statutory Plan had an estimated capacity of around 1,850 dwellings. The City is also dependent on '**windfall sites**' to help meet its housing requirements. These sites cannot be identified in advance but come forward on 'brownfield' land (excluding re-development from clearance and conversions) and subsequently gain planning permission.
- **City Centre residential** proposals with **full planning permission**, included; a 50 storey 'V' building, comprising 700 apartments, within the 'Arena Central' mixed use development off Broad Street. There were also existing commitments for a 342 dwelling with 192 bedroom **hotel** development at 'Broad Street Tower'. Other hotel permissions included; the conversion of former offices at Auchinleck House (272 beds), Ladywood House at Stephenson Street (364 beds) and at Charlotte Street.
-



Proposed residential off Newberry Road/High Street, Newtown, Aston

- In **Longbridge**, there was detailed planning permission for residential development at the **Egg Hill estate**, following demolition of over 600 dwellings. At April 2013, there were commitments for just over 400 dwellings through the **Birmingham Municipal Housing Trust** in addition to the completion of 110 dwellings. The Longbridge Area Action Plan adopted in April 2009 also allocated land formerly occupied by the MG Rover factory for over 1,450 new homes. One major site at Lickey Road has been completed with others now under construction.
- The **Kings Norton Planning Framework** for the 3 estates of Primrose, Pool Farm and Hawkesley was adopted by Council in March 2010. It proposed 1392 new homes and after clearance representing a net addition of 544 homes.
- Residential care homes with detailed permission were proposed at Walsall Road (Perry Barr), Short Heath Road and Chester Road (Erdington), Pershore Road (Edgbaston), Somerville Road (Sutton Vesey) and Kingstanding) and Farnborough road (Tyburn). There was also outline permission for a Care Home on the playing fields of the former Bournville College (Weoley).
- **Outside the City Centre, proposed residential or mixed use sites with outline permission** included; 129 dwellings on the former Silvermere Road Centre (Sheldon), now under construction, 250 dwellings at the former Nocks brickworks site at Holly Lane (Erdington), over 600 dwellings on Plot 7 at the 'Battery Park' site at Harborne Lane (Selly Oak), and 130 dwellings on the former Siemens site off Witton Road/Tame Road (Perry Barr). Other sites included; 120 on the former Lucas works site at Shaftmoor Lane (Springfield), 120 at a former Rubery Hospital site, Rubery Lane (Longbridge), 115 at the Portland Road Centre (Harborne) and 110 dwellings on the former Hardy Spicer sports ground at Signal Hayes Road (Sutton New Hall). Others proposals included; the former Charford Mills site at Alum Rock Road (Washwood Heath) and the former Eaton Electrical site at Reddicks Lane (Acocks Green).
- **Student accommodation permissions** included City Centre sites at Lench Street linked to Aston University, comprising 734 bed spaces with 299 studio or cluster flats, plus other Aston sites at Cliveland Street for 456 beds/176 studio or cluster flats, and at Bagot Street (93 cluster flats with 492 beds). New permissions were for the Aston Fire Station listed building comprising 464 beds with 300 cluster flats and a site at Corporation Street to provide 61 student beds/studio flats. Outside the City Centre, existing permissions were at Elliot Road, linked to the University of Birmingham (Selly Oak) for 331 beds (92 studio flats), for 317 beds at Westbourne Road (Edgbaston) linked to Birmingham City University and 103 studio flats at Wellington Road (Lozells and East Handsworth). There were new permissions at Cadman Street (Harborne) for 112 bed spaces and at St. Peters College (Washwood Heath) for 91 beds.

Industrial (including mixed uses) not started

- At April 2013, there was full planning permission for 219,000 m² of **industrial or warehousing** floorspace with a further 275,500 m² with outline permission. Major sites included; 29 ha. of land at 'The Hub', Witton Road (Perry Barr) under phases 2,3 and 6, with 110,000m

Other office and mixed use sites included the

In addition, **land without a policy commitment** for development that was unused, in temporary or uncertain use comprised around 137 ha. on 432 sites across the City, as at April 2013. This included 93 ha. where planning permission had expired. This also included 59 ha. of unused or vacant land.

Source

Most of the information on land availability and development in Birmingham comes from a computer database maintained in the City Council's Development Directorate Planning Service. Information updates come from a variety of sources, including planning applications. All 'live' sites with full planning permission are visited as part of an annual stock-take.

Note. The data and comments contained in this summary relate to the position at **31 March 2013**. Floor space figures stated for outline planning permissions on commercial developments may be subject to change.

Further Information

'New' Ward boundaries came into effect on the 10th June 2004.

The City Council [Planning Policies for Birmingham](#) web page includes land use and policy information. The [Planning Facts and Figures](#) page includes Census, Land use and Development information. Details about current and future major schemes including Eastside, New Street Station and Paradise Circus can be found on the [Development Updates](#) page

The statutory Development Plan is currently the Birmingham Unitary Development Plan Alterations. [The Birmingham Plan \(UDP\)](#) 2005, the main land use planning document up to 2011 contains strategic plans and policies covering the whole City. The emerging [Birmingham Development Plan](#) (formerly Core Strategy) is not yet adopted but will set out the statutory planning framework to guide decisions on development and regeneration in Birmingham until 2031.

Source: Birmingham Land Availability and Development Enquiry Service ('BLADES')