



**Sandwell**  
Metropolitan Borough Council

Sandwell Strategic Housing Land Availability  
Assessment (SHLAA)

5 Year Housing Land Supply

Update as of April 2022

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### **Disclaimer**

The Strategic Housing Land Availability Assessment does not allocate land for residential development but provides evidence, alongside other studies, to inform the allocation of land through the Local Plan. It assesses whether sites are suitable for housing, provided they are not required for other purposes, in order to meet plan targets. It identifies constraints to development and considers how they might be overcome.

Therefore, the inclusion of a particular site in the assessment should not be taken as an indication that it will be allocated or granted planning permission for housing or any other form of development. All future planning applications will be considered individually and will be assessed against policies in the most up-to-date development plan.

## **1. Introduction**

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a key component of the evidence base to support the delivery of sufficient land for housing; to meet the community's need for more homes; and to inform housing policy within the Sandwell Local Plan. The assessment is required by national planning policy, as set out in the National Planning Policy Framework (NPPF).
- 1.2 The SHLAA is a technical document comprising a list of sites that might have potential for housing development at some stage in the future.
- 1.3 As explained in the national Planning Practice Guidance the SHLAA is an important evidence source to inform plan making but it does not in itself determine whether a site should be allocated for development. It is the role of the SHLAA to provide information on the range of sites which are available to meet housing need, but it is for the Local Plan itself to determine which of those sites are the most suitable to meet those needs.

## **2. Background**

- 2.1 The SHLAA 2022 supersedes all previous SHLAAs prepared by Sandwell MBC.
- 2.2 When the first SHLAA was produced, a Sandwell SHLAA Stakeholder Panel was formed.
- 2.3 During autumn 2020 a Black Country SHLAA stakeholder workshop was held, with around 50 attendees from the development industry. Attendees were invited to join a Black Country SHLAA Stakeholder Panel. A list of current Panel members and terms of reference for the Panel are provided in Appendix 1.
- 2.4 A meeting of the Panel took place on 24 February 2021, to discuss and provide comments on the draft 2020 SHLAA reports / tables of sites and feed into the final published reports. The Panel were consulted on proposed changes to the SHLAA methodology during summer 2022. A workshop was held in September 2023 to discuss and provide comments on the assumptions in the 2023 SHLAA.
- 2.5 The SHLAA has been updated regularly to take account of changes, including planning permission, houses under construction and completions. It also includes any suitable new sites which have been proposed arising from landholder / developer interest or as a result of site information from within the council. It also removes sites that are no longer considered to have potential for housing, including sites secured for non-residential uses.
- 2.6 This SHLAA report has a monitoring base date of April 2022 in terms of planning permissions and completions. The SHLAA reflects the allocations and policies set out in the adopted Site Allocations and Delivery DPD and the West Bromwich AAP

2.7 Due to time and resource constraints, it has not been possible to provide detailed constraint information for each individual site in the SHLAA report.

### **3. National Policy**

3.1 The National Planning Policy Framework (NPPF) establishes a requirement for Local Planning Authorities to prepare a SHLAA to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

3.2 The National Planning Practice Guidance provides further detail on how such a document should be produced. It states that the assessment should be thorough but proportionate, building where possible on existing information. It contains a flow diagram which identifies key stages Local Planning Authorities should carry out (as shown in Figure 1).

3.3 The NPPF aims to:

- Deliver a wide choice of high quality homes;
- Significantly boost the supply of housing;
- Bring brownfield land and empty buildings into residential use, where appropriate;

3.4 The NPPF and National Planning Practice Guidance provides current guidance on undertaking a Housing Land Availability Assessment. This guidance requires local authorities to:

- Identify specific, deliverable sites for the first five years of an up-to date plan that are ready for development and to keep this topped up over time in response to market information;
- Identify specific, developable site for years 6-10, and ideally years 11-15, of the plan;
- Where it is not possible to identify specific sites for years 11-15 of the plan, indicate broad locations for future growth; and
- Only include an allowance for windfalls in the first 5 years of the plan 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.

3.5 The guidance was updated during 2018 and 2020 and this SHLAA report takes account of the changes made in the following ways:

- The 5-year housing land supply calculation for Sandwell is now measured against the standard method. (2014-based household

projections<sup>1</sup>) and has a start date of the current year i.e. April 2022 for the current SHLAA. This is because it is now more than 5 years since the Black Country Core Strategy (BCCS) was adopted in 2011 and so the BCCS is out-of-date;

- A 20% buffer has been applied to the 5-year housing land supply calculation, in accordance with the Housing Delivery Test 2022 outputs for Sandwell<sup>1</sup>;
- Sites with permission for, or potential for provision of, communal accommodation are now included in the SHLAA and the housing supply. The capacity of these sites is calculated using current national adjustments (no. bedrooms / 2.5 for student accommodation, and no. bedrooms / 1.8 for other communal accommodation).<sup>2</sup>
- As the BCCS is out-of-date and the targets within it extend for 6 years only, the SHLAA assesses how far housing supply will meet BCCS targets 2006-2026, but also how far supply will meet 10 and 15-year housing need figures using the standard method. These additional calculations have a base date of the current year;
- In assessing the delivery trajectory of sites, all small sites (< 10 homes) with planning permission have been assumed for delivery within 5 years, all small sites without delivery information have been assumed for delivery within 5-10 years and all major sites (10+ homes) have a tailored, annualised trajectory based on robust delivery evidence<sup>3</sup>;
- The definition of windfalls has now changed to cover greenfield land as well as previously developed land. Therefore, when determining the housing potential of windfalls, including consideration of past trends, these now include greenfield land, such as open space and residential gardens.

## **4.0 Sandwell Housing Requirements**

4.1 As set out above (para 3.5), the SHLAA must now assess housing land supply against two different sets of targets. One set is taken from the Black Country Core Strategy (BCCS) and covers the period 2006 to 2026. The second set is taken from the standard method, as set out in the NPPF and NPPG, and is an annual figure which extends from the current year (April 2022) up to 2041.

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<sup>1</sup><https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement>

<sup>2</sup> MHCLG Housing Delivery Test Measurement Rule Book, 24 July 2018

<sup>3</sup> In accordance with NPPF Annex 2: Glossary definition of Deliverable and 26 Oct 2018 MHCLG Consultation on changes to PPG including the Standard Method

## Black Country Core Strategy Targets

4.2 Current performance against BCCS targets for Sandwell is set out below:

**Table 1: BCCS Targets and Completions**

	Past Net Completions	Black Country Core Strategy (Feb 2011) Net Housing Target
2006-2016	7168	7421
2016-2021	3526	4690
2021-2026	661	9378
Total	11,355	21,489

4.3 The remaining housing requirement up to 2026 is 10,134 homes (net). The SHLAA must identify specific deliverable sites to meet housing requirements up to 2026. The supply must include sufficient deliverable capacity to address the under-supply of housing since the BCCS start date of 2006.

4.4 The BCCS net housing target for Sandwell from 2006-26 is 21,489 homes. Given that there were 11,355 completions 2006 – 22, there is a remaining requirement for 10,134 net homes up to 2026.

### Standard Method

4.5 The starting point for the current standard method is the 2014-based household projections. For Sandwell, the average annual household growth for the period 2021-31 is 15,150<sup>4</sup>, when the 2021 workplace-based affordability ratio<sup>5</sup> is factored in it equates to an annual figure of 1515, when the 2022 workplace-based ratio is factored in it equates to an annual figure of 1567.

4.6 Therefore, the local housing need figure for the five-year period 2022-27 is 7575 net homes. Including a 20% buffer, as required by the Housing Delivery Test, the five-year supply of deliverable sites required to meet local housing need would therefore be 9,090 net homes.

4.7 27,270 homes in total would be required to meet local housing need for the Sandwell Local Plan period (2022-2041, 2021 affordable ratio). 29,773 in total would be required using 2022 affordable ratio.

## 5.0 SHLAA Purpose and Core Outputs

- 5.1 The main purpose of the SHLAA is to:
- Identify sites with potential for housing;
  - Assess their housing potential; and

<sup>4</sup> [www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#basedlive-tables](http://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#basedlive-tables)

<sup>5</sup>

[www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian](http://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian)

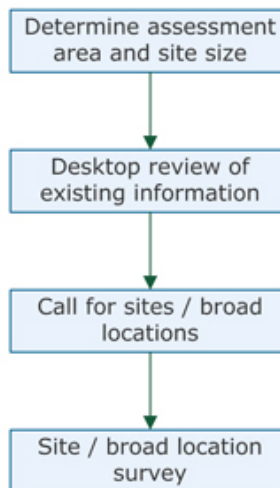
- Assess when they are likely to be developed.
- 5.2 The SHLAA will aim to identify as many sites with housing potential as possible, taking into account national and BCCS policy constraints. Sufficient sites will need to be identified to exceed the housing requirement for each 5-year period to allow for non-implementation.
- 5.3 As a minimum, the SHLAA should provide certain core outputs and follow minimum process requirements to ensure that it is robust and credible to meet the tests of soundness set out in the NPPF. The SHLAA will therefore provide:
- A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary);
  - The potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified);
  - An assessment of the deliverability / developability of each identified site to determine when an identified site is realistically expected to be developed.
- 5.4 Deliverable sites are defined as those which are suitable for housing and there is a reasonable prospect that they will be available for delivery within the next 5 years (by 2027). Developable sites are defined as those which are suitable for housing and there is a reasonable prospect that they will be available for delivery within the next 5-10 years (2027-32).
- 5.5 When judging whether there is a reasonable prospect of delivery within a certain time period, both the constraints on the site (availability) and the economic viability of the site (achievability) must be considered.

## **6.0 Methodology**

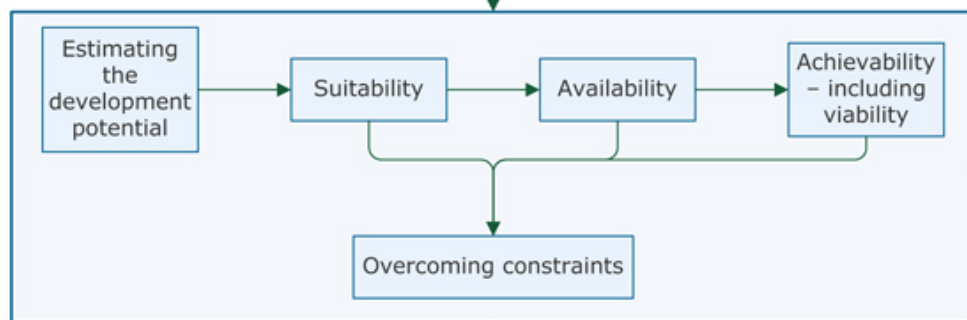
- 6.1 The following figure is taken from the Practice Guidance and shows the 10 key stages of a SHLAA. The Sandwell SHLAA follows these key stages, as set out below.

**Figure 1: Methodology Flow Chart**

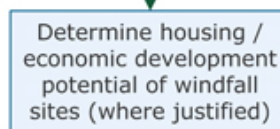
**Stage 1 - Site / broad location identification**



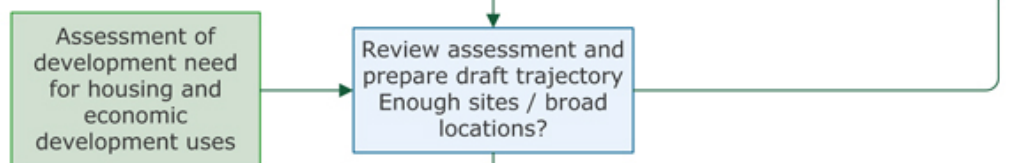
**Stage 2 - Site / broad location assessment**



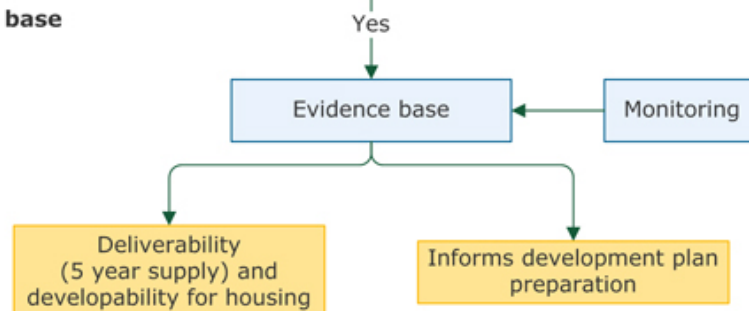
**Stage 3 - Windfall assessment**



**Stage 4 - Assessment review**



**Stage 5 - Final evidence base**





## 7.0 Stage 1 Identification of Sites

### 7.1 Geographic area

7.2 This SHLAA covers the whole of Sandwell MBC. The Planning Practice Guidance suggests that SHLAAs should be produced to cover housing market areas.

7.3 However, due to the dispersed nature of the housing market area, which covers several local authorities, and the different stages of surrounding authorities Local Plans, it is not possible to carry out a SHLAA with surrounding local planning authorities in the housing market area.

7.4 There are types of land or areas which have been identified which are to be excluded from the Assessment, see Table 2. It proposed that if sites were identified that fell within the designations or parameters set out in Table 2, they should be assessed as having a nil housing potential due to their inappropriateness for housing as national and local policy advises against development within these areas.

**Table 2: Sites / Areas to be Excluded from the Assessment**

Green Belt sites (without planning permission for housing), as these represent a “clear cut designation” in terms of government guidance. Such sites do not meet the test of availability or deliverability as, prior to site appraisals; no exceptional circumstances have been demonstrated in order to justify their release from the Green Belt. Nor has it been demonstrated through a planning applications test that very special circumstances exist in favour of the development that are sufficient to outweigh Green Belt harm.
Sites that have been retained or developed for other uses
Environmental or other policy designations such as Sites of Special Scientific Interest; Ancient Woodland; Scheduled Ancient Monuments; Local Nature Reserves; Sites of Importance for Nature Conservation (SINCs) and Registered Parks and Gardens
Land identified by the Environment Agency as falling within flood zones 3a and /or 3b and land at high risk of surface water flooding.
Unless there is sufficient justification to the contrary, sites in existing employment use or identified as LEL / HQ / PHQ employment land in the Local Policies map.
Areas of open space identified as being of high quality / high value in the Councils Green Space Audit 2019

7.5 Sites considered unsuitable are therefore determined as having no housing potential and are not identified in this assessment.

### Site size

7.6 The Planning Practice Guidance suggests that LPAs should consider all sites and broad locations capable of delivering five or more dwellings. However, it continues that where appropriate, plan makers may wish to consider alternative site size thresholds.

7.7 Given the large number of identifiable sites within an urban area such as Sandwell, the resources and time available to complete the SHLAA preclude the collection of detailed information for very small sites. Therefore, smaller sites will be defined as those which could accommodate less than 10 homes.

7.8 However, smaller sites do contribute to housing supply in the borough and this is discussed in more detail at paragraph 10.

### Identification of sites

7.9 As set out in the Planning Practice Guidance, various data sources were reviewed to identify sites with potential for residential development as set out below:

**Table 3: Data Sources**

Type of site	Potential data source
Existing housing and economic development allocations and site development briefs not yet with planning permission	Local and neighbourhood plans Planning applications records Development briefs
Planning permissions for housing and economic development that are unimplemented or under construction	Planning application records Development starts and completions records
Planning applications that have been refused or withdrawn Pre-application discussions where the principle of residential use is supported.	Planning application records
Land in the local authority's ownership	Local authority records
Surplus and likely to become surplus public sector land	<a href="#">National register of public sector land</a> Engagement with strategic plans of other public sector bodies such as County Councils, Central Government, National Health Service, Police, Fire Services, utilities providers, statutory undertakers
Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes e.g. offices to residential)	Local authority empty property register English House Condition Survey National Land Use Database Commercial property databases (e.g. estate agents and property agents) Valuation Office database Active engagement with sector
Additional opportunities in established uses (e.g. making productive use of under-utilised facilities such as garage blocks)	Ordnance Survey maps Aerial photography Planning applications Site surveys
Business requirements and aspirations	Enquiries received by local planning authority Active engagement with sector
Sites in rural locations	

Type of site	Potential data source
Large scale redevelopment and redesign of existing residential or economic areas	Local and neighbourhood plans Planning applications
Sites in and adjoining villages or rural settlements and rural exception sites	Ordinance Survey maps Aerial photography
Potential urban extensions and new free-standing settlements	Site surveys

## 8.0 Stage 2 - Site / Broad Location Assessment

### Yield

- 8.1 An assessment of the housing potential of each site was made by assessing its developable area. This was limited by factors like topography, irregular shaped plots and site specific constraints such as mineshafts or flood zones. Reductions in site areas were also applied where agreed exclusions listed in Table 1 applied.
- 8.2 Where sites have already been subject to a detailed appraisal e.g. through a planning application or development brief, allocation in a Development Planning Document the net developable area will already have been established.
- 8.3 It is proposed to use the densities set out in the Black Country Core Strategy. The density of all sites in Sandwell has therefore been calculated at a minimum of 35 dwellings gross per hectare, however where development briefs exist or planning permissions have expired that had a higher density then the higher figure has been used as these have demonstrated that the site can support a higher capacity.
- 8.4 Where the expected yield for a site that is over 2 hectares has not already been established the yield has been calculated using the following formula:  

$$\text{Yield} = \text{Density} \times \text{Site Area} \times \text{Percentage of the site which is developable} \times \text{Gross: Net Ratio (applied to sites over 2 Ha)}$$
This has been applied because on larger sites more land is required for open space, local services and access. It is anticipated that for sites over 2 hectares, 75% of site would be developed, with 25% allowed for supporting infrastructure.
- 8.4 It should be noted that yields may be affected by issues not currently evident, such as ground conditions in certain parts of sites.

## Assessment

8.5 The purpose of stage 2 is to establish whether the SHLAA sites are either deliverable, developable or not currently developable. The NPPF explain the definitions of deliverable and developable sites<sup>6</sup>:

- “Deliverable: To be considered deliverable, sites for housing 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. In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years”.
- “Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged”.

8.6 The SHLAA will divide sites into:

- Site suitable for housing and deliverable by 2027
- Sites suitable for housing and developable over the period 2027-2041
- Sites suitable for housing and developable from 2041 onwards
- Sites allocated for housing but now considered not suitable / developable up to 2041
- Sites not suitable for housing

8.7 The various assessments and assumptions used in deciding whether a site is deliverable are explained in more detail below.

## Availability

8.8 This is an assessment of whether a site is available for development.

8.9 For a site to be considered available there must be some confidence that there are no legal or ownership problems which would prevent development.

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[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/779764/NPPF\\_Feb\\_2019\\_web.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf)

- 8.10 A site is available if it:
- Is either under construction or has full / outline planning permission, or is a local plan allocation unless information is provided to suggest otherwise. Other sites will be considered available if they are owned by a developer and / or there is a known intention to develop.
  - Have no known legal or ownership constraints.
  - Has available and suitable access arrangements, either existing or proposed.

## **Suitability**

- 8.11 This is an assessment of whether a site is suitable for development.
- 8.12 Policy restrictions, physical problems, environmental issues and other potential impacts should be taken into account in assessing a site's suitability for development. As set out in paragraph 7.4 and Table 2, any site falling within the excluded criteria were considered unsuitable and therefore determined as having no housing potential and are not identified in this assessment.
- 8.13 Sites with planning permission or outline permission, and/ or allocated sites have already been assessed for their suitability as part of the decision process to either grant permission or allocate the sites. These sites are therefore automatically considered to be suitable for housing development.
- 8.14 A site is suitable if:
- It is either under construction or has planning permission or outline permission or is a local plan allocation.
  - There are suitable access arrangements to the site, either existing or proposed.
  - It has no constraints restricting development.
  - It is a location where the principle of residential development has previously been accepted, for example site with permission for housing which has lapsed, or where an application for housing was refused but where the principle of residential development was accepted, and where there are no new constraints, also where pre-application discussions have taken place and the principle of residential development is supported.

## **Achievability**

- 8.15 This is an assessment of whether development of a site is achievable. It is essentially a judgement about the economic viability of the land.
- 8.16 Achievable sites are sites where there is a reasonable prospect that housing will be developed on the site at a particular point of time. Market factors, cost factors and delivery factors should be taken into account in assessing a site's

achievability for development. This could include site preparation costs, the inability to attract necessary funding or investment could also be a constraint to development. Market demand, the value of alternative land use, and the impact of nearby uses could also be a constraint to development. All sites that are being actively promoted by a developer will be considered achievable as it is assumed an analysis of a site's viability for development would have been completed by the developer.

- 8.17 A site is achievable if it is considered there is a reasonable prospect that housing will be delivered on the site at a particular point in time (i.e. within 5 years, 6-10 year for over 10 years).

### **Sites allocated for housing but now considered not suitable / developable up to 2041**

- 8.18 A review of Black Country Core Strategy and the Site Allocations and Delivery DPD began in 2017. The review included assessing all residential and employment allocations to determine whether they are still developable, deliverable and available.
- 8.19 During 2019 / 20, detailed evidence was progressed, to support the Black Country Plan review in the form of a Black Country Economic Development Needs Assessment (EDNA) and a Black Country Employment Area Review (BEAR). The EDNA sets out the need and supply for employment land. The BEAR provides an assessment of all of the Black Country's employment areas, based on detailed fieldwork and engagement with occupiers and landowners to establish their up to date positions regarding their intentions for current employment sites and future business needs. This work provided the key evidence to inform what position the Plan should adopt on the protection and retention of existing employment areas, and more significantly, which of the existing housing allocations which involve the redevelopment of employment land should be deleted, with those sites retained for employment activity.

The Council also undertook land owner engagement to understand the aspirations of the land owners, whether they are planning to invest in their current activity and whether the sites were available to be developed.

- 8.20 The overall effect of the EDNA, BEAR and land owner engagement work is to recommend that 8560 homes (undiscounted) which are currently allocated in Sandwell (of which 7290 are on occupied employment land) should no longer be allocated for housing. This new evidence has immediate implications for the suitability and developability of specific housing allocation sites. National planning guidance expects all available evidence to be taken into account when determining the list of sites suitable and developable for housing through the SHLAA process. Although work on the BCP has ceased, the evidence (where appropriate) will be carried forward to inform the review of the Sandwell Local Plan, therefore this reduction has been reflected in the 2022 SHLAA.

## 9.0 Risk Assessment

- 9.1 An assessment has been made on housing commitments which form part of the Council's five-year housing supply. It would be unrealistic to assume that all those sites will be implemented straight away. A 5% reduction has therefore been applied to those sites (excluding sites under construction). For allocated sites which are not occupied employment sites a 10% deduction has been applied and those sites which are occupied by an employment use, a discount rate of 15% has been used.
- 9.2 The discount rates **will not** be applied when calculating the 5 year housing land supply (see para 11.6), as there is a set national methodology for calculating this<sup>7</sup>, which includes the application of a minimum 5% buffer to allow for non-implementation.

## 10.0 Stage 3: Windfall Assessment

### Small Site Contributions

- 10.1 Paragraph 70 of the National Planning Policy Framework states that local planning authorities may make an allowance for windfall sites in the five-year supply if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.
- 10.2 As set out in paragraph 7.7, the SHLAA precludes the collection of detailed information for very small sites, which are defined as those which could accommodate less than 10 homes. Therefore, an allowance for the completion of dwellings on small sites has been made and will contribute to the overall housing provision.
- 10.3 Commitments that are smaller than 10 units have been included. Past trends of completions on small sites have been reviewed and are shown in Table 4 and an average of those completions has been used. The contribution of small sites from past trends is included from 2027/28 as sites with planning permission will have either been built out or have expired by this start date.

**Table 4: Windfall Completions**

Year Completed	Number of Windfall Units Completed in Strategic Centre (a)	Number of Windfall Units Completed in Tier 2 Centres (b)	Number of Windfall Units Completed in Tier 3 Centres (c)	Number of Windfall Units Completed Out of Centre (d)	Total Windfall Units
2011/2012*	0	8	29	116	153
2012/2013	0	23	1	85	109
2013/2014	4	4	10	102	120
2014/2015	11	8	8	107	134
2015/2016	8	18	13	85	124

<sup>7</sup> National Planning Practice Guidance: Housing Supply and Delivery (22 July 2019)

2016/2017	11	20	7	143	181
2017/2018	10	17	22	97	146
2018/2019	10	16	2	71	99
2019/2020	4	21	2	31	58
2020/2021	17	25	16	92	150
2021/2022	10	50	25	152	237
Total	85	210	110	929	1335
Average over 10 years (rounded up)	9	21	11	93	133.5
Total for 2027-2041 (14 years)	119	294	154	1301	1,868

\*shown for information not included in the 10 year average

10.4 The table above shows that over the last 10 years there has been an average of 133.5 completions per annum. This equates to 1,868 homes between 2027-2041.

## Surplus Floorspace Structural Uplift

### Strategic Centre

10.5 However, this rate would represent a continuation of past rates and trends only and would exclude the potential of larger conversion sites delivering 10+ homes, which have emerged in greater numbers in recent years, supported by changes to permitted development regulations. Further evidence on the housing capacity of the Strategic Centres, prepared to support the emerging Black Country Plan, highlights the high probability that, in future, there will be structural change in patterns of land use in Centres.

10.6 As part of this work, the amount of property with vacant floorspace in West Bromwich Strategic Centre was estimated at 27,670 sqm (ground floor only). 8,142 sqm of this is already accounted for as part of identified SHLAA sites. An additional 17,047 sqm is accounted for as part of potential new housing allocations in West Bromwich Strategic Centre (see para 13.3). Of the remaining 2,481 sqm of property with vacant floorspace, it was assumed that 40% provided three stories of vacant floorspace; 9% provided two and half stories of vacant floorspace; 15% provided two stories of vacant floorspace and that 22% provided one storey of vacant floorspace. It was then assumed that 25% of overall vacant floorspace would be surplus for other centre uses and developed for housing between 2027-41. Finally, it was assumed that, on average, 15% of floorspace would be required for circulation and that 65 sqm of vacant floorspace would deliver one new home. This generated an estimate of **16 homes over the period 2027-41** to emerge through building conversions as a result of structural change in the City Centre, over and above a continuation of past trends.



## Town, District and Local Centres

- 10.7 In Sandwell there are 7 Town Centres (Tier 2) 12 District Centres and 15 Local Centres (Tier 3). For the Town Centres the amount of property with vacant floorspace, taken from annual surveys, was estimated at 15,910 sqm (ground floor only). 2,233 sqm is already accounted for as part of identified SHLAA sites. Of the remaining 13,677 sqm of property with vacant floorspace, it was assumed that there were on 5 Town Centres with 2 stories of vacant floorspace and 2 Town Centres with 2.5 stories. It was then assumed that, on average, 15% of floorspace would be required for circulation and that 65 sqm of vacant floorspace would deliver one new home. This generated a surplus floorspace uplift estimate of **95** homes for the 7 Town Centres.
- 10.8 For the Tier 3 centres, the number of vacant units over the last five years (taken from annual surveys) was used to average the number of vacant units per centre. This along with the average size of unit and the average storey per centre generated the a surplus floorspace uplift estimate for District and Local Centres (assuming that, 15% of floorspace would be required for circulation and that 65 sqm of vacant floorspace would deliver one new home). This resulted in a total of **108** homes for all Tier 3 Centres.

**Table 5: Surplus Floorspace Uplift Estimate**

Type of Centre	Surplus Floorspace uplift estimate – no of homes
Strategic Centre	16
Town Centres	95
District and Local Centres	108
Total	219

## 11.0 Stage 4: Assessment Review / Summary of results

- 11.1 This SHLAA report provides a total housing capacity of 8749 homes net. This total includes capacity from identified sites and small windfall sites.

**Table 6: SHLAA Housing Capacity**

Source of supply (includes discounts where applicable)	2022-2041
Identified sites in SHLAA	6881
Small Windfall	1868
<b>Potential sources of supply estimates</b>	
Density uplift	62
Potential new housing allocations in WB and other regeneration areas	1656
SC Surplus floorspace	16
Surplus floorspace Tier 2 and 3 centres	203
<b>Total potential supply</b>	<b>10,686</b>

- 11.2 A full housing supply trajectory, including anticipated net completions from identified sites and small windfalls, is set out in Appendix 2 Table 11. This

supply trajectory is compared against three sets of housing targets: Black Country Core Strategy net housing targets for 2006-26; and Local Housing Need using the Standard Method 2021 and 2022 for 2022-2041.

- 11.3 Taken together with the 11,355 net completions to date (2006-22), the SHLAA provides a total capacity of 13,694 net homes over the period 2006-26. The BCCS target for Sandwell is 21,489 homes for the same period. This results in a shortfall of 7,795 homes.

### Five Year Housing Land Supply

- 11.4 A 5-year land supply is a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against a housing requirement set out in adopted strategic policies, or against a local housing need figure where appropriate in accordance with paragraph 73 of the National Planning Policy Framework. For Sandwell, as the Black Country Core Strategy is over 5 years old, then the Local Housing Need (LHN) figure would apply.
- 11.5 The LHN is set out in Para 4.5 of this report. The annual requirement is 1515 homes per annum which equates to 7,575 units for the 5-year period 2022-2027. Including a 20% buffer, as required by the Housing Delivery Test, the five-year supply of deliverable sites required to meet local housing need would therefore be 9,090 net homes.
- 11.6 Table 11 (Appendix 2), demonstrates that 2850 homes (**without discounts**) are deliverable. This is below the number of homes required to meet the local housing need, using the standard method with 20% buffer applied.

**Table 7: Sandwell Five Year Housing Land Supply**

5-year supply range	LHN	20% Buffer applied as per Housing Delivery Test	Capacity Available (without discounts)
2022 - 2027	7575	9090	2850

### Long Term Housing Land Supply

- 11.7 Para 11.5 states that the total net housing requirement for Sandwell over the remaining Plan period (2022-27) is 9,090 net homes. Identified sites which are suitable for housing and are either deliverable or developable by 2026, can provide 2850 homes leaving a deficit 6240 homes. The Sandwell Local Plan review, which replaces the Black Country Plan, extends up to 2041. Using the current standard method, 29,773 homes would be required to meet Sandwell's local housing need over the Plan period (2022-2041) there is a shortfall of 19,087 homes against this figure.

## 12.0 Summary of Results

- 12.1 In summary, this SHLAA Report provides a total housing capacity of 8,749

homes net. This total includes capacity from identified sites, broad locations and small windfall sites, as set out in Table 6. All housing capacity figures have been derived using a methodology which is in accordance with national guidance.

## **Trajectory**

- 12.2 A full housing supply trajectory, including anticipated net completions from each individual source of capacity by year, is set out in Appendix 3.

## **Supply to Meet Black Country Core Strategy Housing Targets (2006-26)**

- 12.3 Taken together with the 11,355 net completions to date (2006-22), the SHLAA provides capacity to 2026 of 2,339 homes, totalling capacity over the period 2006-26 of 13,694. The BCCS target for Sandwell is 21,489 net homes over the Plan period (2006-26). This is a shortfall of 7,795 homes.

## **Five Year Housing Land Supply (2022-27)**

- 12.4 In terms of an immediate 5 year housing supply of deliverable sites for the period 2021-26, Table 11 (Appendix 2) demonstrates that 2850 homes are deliverable on identified sites, **without discount**, over the period 2022-27. This is below the 9,090 net homes required to meet local housing need, using the standard method and a 20% buffer, as set out in para 11.5 above. Therefore, Sandwell does not have a 5 year housing land supply.

## **Sandwell Local Plan Review Housing Land Supply (2022-41)**

- 12.5 The SHLAA provides 8749 homes identified and windfall sites over the period 2022-41. Together with density uplifts; sites identified in West Bromwich Master Plan and other regeneration areas, centre vacant floorspace, the total supply is **10,686**. There is therefore a shortfall of 18,099 homes compared to the Sandwell local housing need of 28,785 homes (2021 affordability ratio) or 19,087 compared to 29,773 (2022 affordability ratio) over the Sandwell Local Plan review period (2022-41).

## **13.0 Implications of Emerging Sandwell Local Plan**

### **Potential for Density Uplift**

- 13.0 Evidence for the review of the Black Country Plan included an estimate of the potential uplift in housing capacity which could be achieved through adoption of higher densities, these are being explored in the SLP review. In the meantime, a density uplift based on the densities identified in the BCP have been used to understand the likely uplift figure that could be realised and applies to sites of 10+ homes.
- 13.1 A density uplift assessment was undertaken of all identified SHLAA sites as part of the BCP review. Since that assessment, sites of 2 or more ha have had

their yield calculated in line with para 8.4 (based on the current density requirements), which reduced the capacity on the effected sites. These and other sites which are unlikely to have gained planning permission by 2025 and which have a capacity of 10 homes or more were then assessed with regards to a density uplift. Where the site is located within West Bromwich Strategic Centre a minimum density of 100 dwelling per hectare (dph), net of open space, major roads and other uses, has been assumed, unless there are character constraints (e.g. listed building, conservation area, low density local character). Where a site is located outside West Bromwich Strategic Centre a minimum density of 40 dph net has been assumed. Where a site falls within the 45 dph buffer, a density of 45 dph has been assumed.

9.4 Details of the sites where a density uplift was applied are set out in Table 8.

**Table 8: Sites with Density Uplift Applied**

Site Ref	Address	Total Site Area - Net	Current Capacity	Current net density	New capacity	New net density	Potential Uplift
3025	Silverthorne Lane/ Forge, Lane, Cradley Heath	2.82	74 (previously 99)	35	95 (previously 127)	45	21 (previously 28)
2919	Land to east of Black Lake, West Bromwich	2.45	64 (previously 86)	35	83 (previously 110)	45	19 (previously 24)
3009	Tatbank Road, Oldbury, B69 4NB	1.15	40	35	52	45	12
2370	Bradleys Lane / High Street, Tipton	5.6	147 (previously 230)	41	189 (previously 241)	43	42 (previously 11)
1463	Lower City Road, Oldbury	1.83	64	35	73	40	9
1449	Wellington Road, Tipton	0.86	31	36	40	47	9
1376	Elbow Street, Old Hill	0.72	25	35	33	46	8
2986	Friar Street, Wednesbury	1.01	38	38	45	45	7
3223	Summerton Road, Oldbury	0.89	32	36	36	40	4
2972	Used Car Sales site on corner of Lower Church Lane, and Horseley Heath, Tipton	0.56	20	36	23	41	3
3041	Cokeland Place / Graingers, Lane, Cradley Heath	0.36	13	36	16	44	3
3023	Macarthur Road Industrial, Estate, Cradley Heath	0.3	11	37	13	43	2
1183	land at Horseley Heath, Alexandra Road, and Lower Church Lane, Tipton	1.9	60	32	86	45	26
2946	Site surrounding former Post office and Telephone exchange, Horseley heath, tipton	1.16	42	36	52	45	10
744	Perrott Street / Kitchener Street , Black Patch, Smethwick	1.39	49	35	56	40	7

6442	George Street WBP18, West Bromwich	0.74	26	35	33	45	7
3049	Land between Addington Way and River, Tame; Temple Way (Rattlechain)	0.9	32	36	36	40	4
28	Alma Street, Wednesbury	0.52	19	37	23	44	4
7357	Mill Street, Great Bridge	0.42	15	35	17	40	2

13.2 The total potential density uplift is **62** homes, this figure is derived from the total capacity with uplift and alongside the changes to yields for sites of 2 hectares - 968 minus 906 previous capacity identified without uplift or changes to yields.

### Other Potential Sources of Supply

#### West Bromwich Strategic Centre due to Structural Change

13.3 New evidence also highlights the potential for identification of new housing allocations in the Strategic Centre. The West Bromwich Interim Planning Statement and Master Plan was approved by Cabinet in February 2022 and sets the long term vision and strategy for the future of the centre and provides an indication of the potential for new housing if sufficient funding can be achieved. The inactive figures for the number of homes in the centre have been used to estimate the potential capacity and equates to 1345 homes, following discount of 10%. Further work on regeneration areas has identified a potential capacity of 311 homes.

### Summary of Potential Supply

**Table 9: Potential Supply Estimates**

Source of supply (includes discounts where applicable)	2022-2041
Identified sites in SHLAA	6881
Small Windfall	1868
<b>Potential sources of supply estimates</b>	
Density uplift	62
Potential new housing allocations in WB and other regeneration areas	1656
SC Surplus floorspace	16
Surplus floorspace Tier 2 and 3 centres	203
<b>Total potential supply</b>	<b>10,686</b>

## Appendix 1

### Black Country SHLAA Stakeholder Panel & Terms of Reference

**Table 10: List of Current Members**

<b>Company / Organisation</b>
Barrett David Wilson Homes (housebuilder)
WV Living (housebuilder)
Barton Willmore (consultants)
RPS (consultants)
Harris Lamb (consultants)
West Midlands Combined Authority
Homes England
Black Country Consortium Ltd

#### **Black Country SHLAA Stakeholder Panel Terms of Reference**

1. To contribute to the completion of robust and credible Strategic Housing Land Availability Assessments (SHLAAs) for the Black Country authorities.
2. To share and pool information and intelligence.
3. To contribute to and endorse the signing off of the SHLAA Methodology, including identifying what issues of particular relevance to the SHLAAs should be considered, in addition to the requirements set out in NPPG.
4. To consider the implications of the SHLAA, including making recommendations to sign off the SHLAA report and core outputs to the Black Country authorities and agreeing to support any follow-up actions.
5. To oversee and agree the involvement and consultation with a wider group of stakeholders for the SHLAA.
6. Should members of the Panel be unable to agree on particular issues (i.e. Methodologies and data sources used, the interpretation of findings or the ability to endorse the signing off of the SHLAA) such differences or outstanding issues will be raised in the findings.
7. Should a meeting prove necessary and an individual member not be able to attend a meeting, they may seek to identify a substitute from their organisation to take part.
8. Invitations to join the SHLAA Panel are made on the understanding that no commercial or other advantage will be sought and that their primary role is to represent their sector as a whole and not just the interests of their particular organisation. Panel members are required to declare any interest they may have on a site when contributing towards its assessment.
9. Membership of the SHLAA Panel will be undertaken on a voluntary basis. The Black Country Councils will not be liable for any expenses incurred during the SHLAA process.

## **Appendix 2 Stage 5: Final Evidence Base**

The full list of identified sites and their anticipated delivery timescales are set below under the following titles:

- Site suitable for housing and deliverable and developable between 2027 - 2041
- Sites allocated for housing but now considered not suitable / developable up to 2041
- Sites not suitable for housing

**Table 11: Sites Suitable for Housing and Deliverable between 2022-2041**



Site Ref	Address	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of units completed	Homes Deliverable 0-5 years (2022-2027)	Homes Developable 5-10 years (2027-32)	Homes Developable 10-15 years (2032-37)	Homes Developable 15-19 years (2037-41)	Planning Application	2022/23	2023/24	2024/25	2025/26	2026/27	Comments
7049	Land At West Bromwich Street Oldbury B69 3AT	4.93	4.93	Oldbury	Full	u/c	234	0	234	0	0	0	DC/20/64152	35	60	70	69	0	2022 Aug 12th 2022 site visit-work proceeding apace,
7075	Land At Hall Green Road Hall Green Road West Bromwich	8.71	8.71	Hateley Heath	Full	u/c	223	0	223	0	0	0	DC/20/65059	30	65	64	64	0	20/00715/DOMFP building work started march 2022
2388	Swan Lane North of A41 West Bromwich	3.77	3.77	Greets Green and Lyng	Full	Remain	147	0	147	0	0	0	DC/22/66532	0	0	50	50	47	DC/22/66532 submitted pending Oct 2022
6736	Hawthorns House Hawthorns Business Centre Halfords Lane	0.11	0.11	St. Pauls	Full	Remain	128	0	128	0	0	0	PD/19/01137; PD/19/01358	0	40	48	40	0	not started and app not yet determined; bldg control notice feb 2020; 2021 new app submitted
2390	Sandwell District & General Hospital, West Bromwich	0.82	0.82	West Bromwich Central	Full	Remain	121	0	121	0	0	0	DC/20/64894	0	0	0	61	60	

3507	Edwin Richards Quarry Portway Road Rowley Regis	10.10	10.10	Rowley	Outline	Remain	626	0	100	176	50	200	DC/14/577 45	0	0	0	50	50	2023 new app submitted DC/23/67924 276 homes plus 350 ;
7198	Intersection House 110 Birmingham Road West Bromwich	0.8	0.8	West Bromwich Central	Full	Remain	97	0	97	0	0	0	PD/21/0184 8	0	0	0	97	0	2022 not started bldg notice submitted; Proposed change of use from offices to 97 residential units.
6476	374 High Street, West Bromwich	0.13	0.13	West Bromwich Central	Full	U.C.	97	0	97	0	0	0	DC/18/620 34; PD/18/0100 5	97	0	0	0	0	2022 still u/c; 2021 u/c
6475	Star and Garter, 252 Duchess Parade, West Bromwich	0.05	0.05	West Bromwich Central	Full	Remain	60	0	60	0	0	0	DC/21/657 98	0	0	60	0	0	not started 2022; April 2022 new app submitted for 60 flats -
6483	Thandi Coach Station Alma Street Smethwick B66 2RL	0.71	0.71	Soho and Victoria	Full	Remain	58	0	58	0	0	0	DC/17/607 47	0	0	0	0	58	2022 nothing new;
2227	The Boat Gauging House & Adjoining Land, Factory Road, tipton, DY4 9AU	0.57	0.57	Tipton Green	Full	Remain	50	0	50	0	0	0	DC/21/658 72	0	0	25	25	0	expires - 27.04.2025 -

1533	Great Bridge - Car Park Tipton	0.37	0.37	Great Bridge	Full	U/C	48	0	48	0	0	0	DC/17/60197	0	0	0	0	48	site started and stalled Sept 2022 bldg control shows under construction may 2021
6652	Former Shaftesbury House 402 High Street West Bromwich B70 9LB	0.40	0.40	West Bromwich Central	Full	Remain	47	0	47	0	0	0	DC/20/64875	0	0	25	22	0	July 2022 bldg notice submitted not yet started. 22/0379/OTHIN; RM app submitted
7079	9 - 17 Victoria Street West Bromwich B70 8ET	0.13	0.13	West Bromwich Central	Full	u/c	45	0	45	0	0	0	DC/21/65745; PD/21/01737	45	0	0	0	0	2022 u/c new apps submitted for cou and addition of 2 floors
7082	5 Lombard Street West Bromwich B70 8RT	0.16	0.16	West Bromwich Central	Full	Remain	44	0	44	0	0	0	PD/20/01568	0	0	0	44	0	2022 not started
6481	Former Regis Lodge 50 George Avenue Rowley Regis B65 9BD	0.35	0.35	Blackheath	Full	U.C.	42	0	42	0	0	0	DC/21/66223	42	0	0	0	0	July 2022 - bldg control notice submitted 22/0230/OTHIN - still u/c;
6901	Metro House 410 - 416 High Street West Bromwich	0.38	0.38	West Bromwich Central	Full	Remain	34	0	34	0	0	0	DC/19/63835; DC/19/63823	0	0	0	34	0	2022 not started;

3040	Cradley Heath Factory Centre Woods Lane Cradley Heath	0.72	0.72	Cradle y Heath and Old Hill	Full	U.C.	34	0	34	0	0	0	DC/21/664 44	34	0	0	0	0	DC/18/62535 135 units completed 2022; bldg control notice for 34 submitted may 2022 - u/c
2893	Former Sunlight Laundry Stanhope Road Smethwick B67 6HN	0.73	0.73	Soho and Victoria	Full	Remain	33	0	33	0	0	0	DC/22/670 90	0	0	33	0	0	2023 Planning permission granted 09/09/22 - DC/22/67090.
3185	The Mill Beaconview Road West Bromwich	0.23	0.23	Charle mont with Grove Vale	Full	Remain	32	0	32	0	0	0	DC/21/657 24	0	0	0	32	0	aug 2022 not started; april 2022 new app submitted variation of conditions
6916	Vacant Land Off Friardale Close/School Road/Carrington Road Wednesbury	0.76	0.76	Friar Park	Full	Remain	30	0	30	0	0	0	DC/22/672 16	0	0	0	0	30	
768	Reservoir Road Rowley Regis	0.76	0.76	Blackh eath	Full	U/C	27	0	27	0	0	0	DC/19/634 14	27	0	0	0	0	bldg control shows u/c
							276	0	276	0	0	0		103	0	33	110	30	

6682	Cricket Ground, Garratts Lane	0.49	0.49	Cradle y Heath and Old Hill	OC	Remain	20	0	20	0	0	0		0	0	0	0	20	2023 Council House programme
5932	Site Of Nos 118- 152 Whitehall Road Tipton	0.41	0.41	Great Bridge	Full	U/C	20	0	20	0	0	0	DC/18/619 25	20	0	0	0	0	Aug 2022 - BC shows u/c ;
5052	Former Resource Centre Lowry Close Smethwick	0.67	0.67	Smeth wick	Full	u/c	20	0	20	0	0	0	DC/19/633 92	20	0	0	0	0	Aug 2022 u/c ;
7017	Coniston, Derwent, Rydal, Ullswater & Windermere Houses Badsey Road & Lion Farm Shops And Flats Hartlebury Road Oldbury	1.77	1.77	Langle y	Full	u/c	20	0	20	0	0	0	DC/19/636 33	20	0	0	0	0	2022 bldg control shows started; Start on site 2022/23
1170	Beever Road Great Bridge	1.01	1.01	Great Bridge	Full	remain	18	0	18	0	0	0	DC/21/655 82	0	0	18	0	0	2023 App granted - 03/11/21.
5939	John Dando House 235 Hamstead Road Great Barr Birmingham B43 5EL	0.9	0.9	Newton	Full	Remain	18	0	18	0	0	0	DC/21/651 85	0	0	0	18	0	Aug 2022 building notice submitted; Demolition of existing building at rear. Proposed building comprising of 18 No. residential dwellings along with 8. No residential dwellings in existing building with associated car parking.

7119	164 Birmingham Road West Bromwich B70 6QG	0.22	0.22	West Bromwich Central	Full	Remain	16	0	16	0	0	0	PD/20/0159 5	0	0	16	0	0	bldg control submitted april 2022 not started
2192	Land at Mill Lane Oldbury	2.40	2.40	Langle y	Full	U.C.	84	66	16	0	0	0	DC/18/615 46	18	0	0	0	0	2022 7 u/c 11 not started - building control notice submitted 2018; completions on site
764	Hawes Lane Rowley Regis	0.56	0.56	Rowley	Full	Remain	15	0	15	0	0	0	DC/21/663 05	0	0	15	0	0	2023 Planning permission granted 02/08/22.
6910	Land Adjacent Compton Grange Whitehall Road/St Annes Road Cradley Heath	0.30	0.30	Cradle y Heath and Old Hill	Full	Remain	15	0	15	0	0	0	DC/21/652 14	0	0	0	15	0	2022 not started - expires 14.05.2023; granted consent 10.07.21 - new app submitted and granted DC/21/65214
6909	Land At The Junction Of Meredith Street St Lukes Street Cradley Heath	0.19	0.19	Cradle y Heath and Old Hill	Full	U.C.	15	0	15	0	0	0	DC/19/638 26	15	0	0	0	0	2022 still u/c nearing completion; 2021 u/c
6837	Pheasant Inn 273 Abbey Road Smethwick	0.62	0.62	abbey	Full	Remain	14	0	14	0	0	0	DC/19/634 79	0	0	14	0	0	DC/19/63479 - Building demolished,
6731	Tipton Conservative And Unionist Club 64 Union Street Tipton	0.19	0.19	Tipton Green	Full	Remain	14	0	14	0	0	0	DC/19/627 33	0	0	14	0	0	

7347	Woden House Market Place Wednesbury	0.05	0.05	Wednesbury South	Full	Remain	14	0	14	0	0	0	0	PD/22/02116	0	0	0	14	0	PD/22/02116 - Proposed change of use of existing first and second floors from offices to 14 No. residential apartments (12 x 1 bed, 2 x 2b flats) granted 19.08.2022
2939	Lower City Road / Dudley Rd East, Oldbury	0.56	0.56	Oldbury	Full	U/C	14	0	14	0	0	0	0	DC/19/63686	14	0	0	0	0	2022 u/c - Bldg control notice submitted assume start work 2022
6020	Site Of Former Stone Cross Neighbourhood Office Clifton Lane West Bromwich	0.32	0.32	Charlton with Grove Vale	Full	U/C	14	0	14	0	0	0	0	DC/18/61923	14	0	0	0	0	Aug 2022 CIL commencement notice states started May 2022;
6667	Brook Road Open Space, Wolverhampton Road, Oldbury	0.56	0.56	Langley	Full	Remain	13	0	13	0	0	0	0	DC/20/64505	0	0	0	0	13	Proposed development of 13 dwellings.
7311	Unit 8 - 10 Fountain House Fountain Lane Oldbury	0.06	0.06	oldbury	Full	Remain	13	0	13	0	0	0	0	PD/21/01854	0	0	0	13	0	PD/21/01854 - Proposed change of use from offices to 13 No. self-contained flats.
6891	173 Rolfe Street Smethwick	0.40	0.40	Soho and Victoria	Full	Remain	12	0	12	0	0	0	0	DC/19/63734	0	0	0	12	0	March 2022 - S73 app submitted to increase height etc - Bldg control notice submitted Feb 2022 for demolition of building expires 21.07.2024 application to demolish received and DOC app march 2022
7156	Crosswells Road, Langley	0.29	0.29	Bristnall	Full	Remain	12	0	12	0	0	0	0	DC/22/67660	0	0	12	0	0	2022 app DC/22/67660 - pending decision; March 2022 - Rachael advised

856	Cradley Road / Bannister street Cradley Heath	0.52	0.52	Cradle y Heath and Old Hill	Full	U/C	12	0	12	0	0	0	DC/15/581 74	0	0	0	0	12	Site has been started but stalled
6743	Site Of Former Cradley Print,  Chester Road,  Cradley Heath	1.01	1.01	Cradle y Heath and Old Hill	Full	U/C	50	38	12	0	0	0	DC/18/621 11	12	0	0	0	0	bldg control shows 12 comp; flats remaining u/c 2022
5892	Site Of Former Royal Oak Public House 261, 259 & 257 Whitehall Road Tipton	0.09	0.09	Great Bridge	Full	U.C.	12	0	12	0	0	0	DC/20/640 27	12	0	0	0	0	aug 2022 still u/c - stalled u/c 2021
7256	26 - 28 Carters Green West Bromwich	0.08	0.08	West Bromwi ch Central	Full	u/c	12	0	12	0	0	0	PD/21/0174 1	12	0	0	0	0	2022 u/c; Proposed change of use from offices to 12 No. self-contained flats.
2013	Land Between No.32 And George Betts School West End Avenue Smethwick	0.32	0.32	St. Pauls	Full	Remain	11	0	11	0	0	0	DC/22/670 14	0	0	11	0	0	2023 . Planning Permission granted 09/09/22 - DC/22/67014. S
6911	Land Adj Alexandra Road And Spring Street, Tipton, DY4 8TD"	0.19	0.19	Tipton Green	Full	Remain	10	0	10	0	0	0	DC/22/668 17	0	0	10	0	0	2022 new app replaces 2019 app, not started; bldg control notice submitted; 2021 u/c



7132	Brittania School, Rowley Regis	0.19	0.19	Blackheath	Full	u/c	10	0	10	0	0	0	DC/20/64077	10	0	0	0	0	2023 Amended planning permission dated 04/06/21. Currently on site with anticipated completion April/May 2023;
6948	Land At Corner Of Suffrage Street, Park Retreat, Smethwick	0.11	0.11	Soho and Victoria	Full	U.C.	10	0	10	0	0	0	DC/19/63200	10	0	0	0	0	2022 still u/c; google earth shows u/c 2021
5981	Former Simpson Street Day Centre 6 Simpson Street Oldbury	0.05	0.05	Oldbury	Full	U/C	10	0	10	0	0	0	DC/18/61924	10	0	0	0	0	Aug 2022 building control shows u/c; M
2583	Extension to Caravan Site Brierley Lane Bilston WV14 8TU	0.73	0.73	Princes End	Full	Remain	10	0	10	0	0	0	DC/08/49372	0	0	0	0	10	
6225	117 Bloomfield Road Tipton	0.08	0.08	Tipton Green	Full	Remain	9	0	9	0	0	0	DC/21/65218	0	0	0	9	0	Aug 2022 not started; New app DC/21 granted consent may 2021
7152	301 High Street West Bromwich B70 8ND	0.03	0.03	West Bromwich Central	Full	Remain	9	0	9	0	0	0	DC/21/65732	0	0	9	0	0	2022 not started; Proposed first and second floor extensions to front and rear to create 9 No. self-contained apartments.
7108	34 Newbury Lane Oldbury	0.06	0.06	Tividae	Full	Remain	9	0	9	0	0	0	DC/20/64916	0	0	0	9	0	building demolished but not started on build; GC 22.01.2021 expires 22.01.2024

7096	Land Adjacent 63 Oxford Way Tipton	0.28	0.28	Tipton Green	Full	Remain	9	0	9	0	0	0	DC/21/664 43	0	0	0	9	0	2022 notstarted; Proposed development of 9 dwellings and associated parking (previously refused application DC/20/64367).
6677	The Fomer New Talbot PH Hill Top high West Bromwich B70 0PR	0.19	0.19	Hateley Heath	Full	Remain	18	9	9	0	0	0	DC/20/650 39	0	0	0	0	9	2022 9 completed 9 new build not started- u/c 2021
6629	Tipton Labour Club, 21 Victoria Road, Tipton	0.12	0.12	Tipton Green	Full	Remain	9	0	9	0	0	0	DC/18/621 49	0	9	0	0	0	not started 2022
6478	Regis Hall And Restaurant 152 Reddal Hill Road Cradley Heath B64 5JJ	0.19	0.19	Rowley	Outline	Remain	9	0	9	0	0	0	DC/20/651 00	0	0	0	9	0	app expires sept 2020, 2021 new app submitted
3535	Land to the rear of 13 to 27 Ebrington Road West Bromwich	0.17	0.17	Charle mont with Grove Vale	Full	U/C	9	0	9	0	0	0	DC/19/626 96	9	0	0	0	0	Aug 2022 u/c
6279	Car Park Junction Piddock Road/Crocketts Lane Smethwick	0.24	0.24	Soho and Victoria	Full	U/C	9	0	9	0	0	0	DC/19/628 35	9	0	0	0	0	Aug 2022 u/c ; Start 2021 finish 2023

7188	42 Cape Hill Smethwick B66 4PB	0.02	0.02	Soho and Victoria	Full	Remain	8	0	8	0	0	0	0	DC/21/662 16	0	0	8	0	0	2022 not started; Proposed part change of use to first/second floors from storage to residential with second floor extension and front/rear dormer windows to create a total of 7 No. self contained flats.
6052	51 Beeches Road West Bromwich	0.01	0.01	West Bromwi ch Central	Full	Remain	8	0	8	0	0	0	0	DC/19/626 02	0	0	8	0	0	
7154	St Vincent Crescent, Harvills	0.24	0.24	Wedne sbury South	Full	Remain	8	0	8	0	0	0	0	DC/22/678 15	0	0	0	8	0	2023 Submitted for planning permission with an estimated start on site for Q1 2023/24;
7070	Harvest Road Day Centre Harvest Road Rowley Regis B65 8EL	0.19	0.19	Rowley Regis	Outline	Remain	8	0	8	0	0	0	0	DC/20/650 09	0	0	0	0	8	2022 app is Permissin in Principle
7121	Land Adjacent 83 Dudley Port Tipton DY4 7RB	0.20	0.2	Oldbur y	Outline	Remain	8	0	8	0	0	0	0	DC/20/647 24	0	0	0	0	8	2022 not started; new app submitted DC/22/67234 for 30 flats pending decision
3500	Johal Supersave 90 Oxford Street Wednesbury	0.01	0.01	Friar Park	Full	U.C.	8	0	8	0	0	0	0	DC/19/635 41	8	0	0	0	0	aug 2022 still u/c

6061	Site Of Former Bridge Pub Station Road Oldbury	0.10	0.10	Langle y	Full	U.C.	8	0	8	0	0	0	DC/15/579 49	8	0	0	0	0	u/c 2020; still u/c 2021; still u/c 2022
7015	2 Victoria Street West Bromwich B70 8ET	0.02	0.02	West Bromwi ch Central	Full	u/c	8	0	8	0	0	0	DC/20/640 58	8	0	0	0	0	August 2022 entrance door has building materials so assume u/c
7297	13 And 13A Wellington Road Smethwick	0.1	0.1	Soho and Victoria	Full	Remain	7	0	7	0	0	0	DC/21/663 61	0	0	0	7	0	Expires 09/09/2025 DC/21/66361 - Proposed two storey side extension, part loft conversion with 2 No. front dormer windows to create 6 No. self-contained apartments and the conversion of existing rear outbuilding from garages into 1 No. self-contained dwelling with a front dormer window and steps to existing patio area.
7303	217 Halesowen Road Cradley Heath B64 6JQ	0.2	0.2	Cradle y Heath and Old Hill	Full	Remain	7	0	7	0	0	0	DC/21/662 65	0	7	0	0	0	2022 - bldg control notice submitted; Proposed change of use from bank to 2 No. retail units at ground floor with conversion of first floor into 7 No. 1 bed self-contained flats with single storey rear extension, new ramp/balustrades to unit 2, alterations to ramp access to unit 1 and car par
6757	618 - 620 Bearwood Road Smethwick	0.02	0.02	abbey	Full	Remain	7	0	7	0	0	0	DC/22/667 44; DC/22/667 01	0	7	0	0	0	added 2022 conv to HMO

6966	8A, 9 & 11 Market Place Tipton DY4 7AR	0.09	0.09	Great Bridge	Full	Remain	7	0	7	0	0	0	DC/20/639 68	0	0	7	0	0	2022 not started; not started 2021
6947	Salisbury House , Lily Street, West Bromwich	0.89	0.89	Hateley Heath	Full	Remain	7	0	7	0	0	0	DC/19/633 53	0	7	0	0	0	2022 not started
6591	Land Adjacent 20 Spring Head Wednesbury	0.04	0.04	Wedne sbury North	Full	U.C.	7	0	7	0	0	0	DC/19/625 72	7	0	0	0	0	2022 u/c; 2021 u/c
7149	166 Walsall Road West Bromwich B71 3HP	0.04	0.04	Charle mont with Grove Vale	Full	Remain	6	0	6	0	0	0	DC/21/658 30	0	6	0	0	0	2022 bldg control notice submitted - not started; Proposed first floor extension, and change of use from retail shop and 2 bed flat to barber shop and 2 no. flats at ground floor, 2 no. flats and 2 no. studios at first floor with external alterations, including fencing at first floor.
6912	42 Corbett Street Smethwick	0.02	0.02	Soho and Victoria	Full	Remain	6	0	6	0	0	0	DC/19/632 55	0	0	6	0	0	2022 not started expires 01.05.2023;house to 6 flats

7155	Highams Close, Rowley	0.19	0.19	Rowley	Full	Remain	6	0	6	0	0	0	DC/22/669 15	0	0	6	0	0	2023 Planning permission granted 22/07/22 - DC/22/66915 - Proposed 6 No. 4 bedroom dwellings with associated parking and landscaping bldg control notice submitted.;
7282	Land Adjacent 39 And 40 Eagle Lane Tipton	0.08	0.08	Great Bridge	Full	Remain	6	0	6	0	0	0	DC/22/667 59	0	0	0	0	6	Aug 2022 not started; PP expires 17.03.2024
6838	Land Fronting Archer Way (Rear Of 12 To 18) Avenue Road Rowley Regis	0.12	0.12	Blackh eath	Full	Remain	6	0	6	0	0	0	DC/19/632 63	0	0	6	0	0	2022 not started; 2021 DOC app submitted
7163	Leabrook Road/Willingswo rth Road, Tipton	0.37	0.37	Wedne sbury South	Full	Remain	6	0	6	0	0	0	DC/20/645 98	0	6	0	0	0	2022 not started
7133	Former Ryder House, Whitgrave St, West Bromwich	0.15	0.148	Greets Green and Lyng	Full	Remain	6	0	6	0	0	0	DC/22/669 43	0	0	6	0	0	2023 Planning permission granted 09/06/22.
2052	Land At The Junction Of Sedgley Road West Neptune Street Tipton	0.04	0.04	Tipton Green	Outline	Remain	6	0	6	0	0	0	DC/22/667 36	0	0	0	0	6	outline app DC/22/66736

6351	60 Sandon Road Birmingham	0.05	0.05	Abbey	Full	U.C.	6	0	6	0	0	0	DC/16/596 30	6	0	0	0	0	still u/c 2022; discharge of conditions app submitted and still pending, bldg control notice submitted so assume will start when granted consent. - 2021 u/c
7307	570 - 572 Bearwood Road Smethwick B66 4BS	0.05	0.05	Abbey	Full	Remain	5	0	5	0	0	0	PD/21/0184 2	0	5	0	0	0	2022 not started; Proposed change of use of rear of first floor and second floor to 3 No. self contained flats. And DC/21/65915 for 2 flats retained
7033	67 Cape Hill Smethwick	0.03	0.03	Soho and Victoria	Full	Remain	5	0	5	0	0	0	DC/20/646 68	0	0	5	0	0	2022 not started expires 13.11.2023
6427	9A Langley High Street Oldbury	0.17	0.17	Langley	Full	Remain	5	0	5	0	0	0	DC/19/634 50	0	0	5	0	0	July 2022 not started - 22/00490/DOMFP buldg control notice submitted june 2022; expires 24.01.2023
7376	30 Market Place, Wednesbury	0.05	0.05	Wedne sburey North	Full	Remain	5	0	5	0	0	0	DC/22/667 55	0	1	5	0	0	Proposed change of use to 2 No. retail units and 1 No. apartment on ground floor, 2 No apartments on first floor and 2 No. apartments on second floor.
6630	Site of Former Kingsbury House and Resource Centre, King Street, Wednesbury	0.52	0.52	Wedne sbury North	Full	U/C	5	0	5	0	0	0	DC/18/621 65	5	0	0	0	0	2023 urrently on site – with an estimated scheme practical completion estimated as April 20232022

7335 (1000 0018)	2 Thynne Street West Bromwich B70 6PH	0.02	0.02	West Bromwi ch Central	Full	Remain	4	0	4	0	0	0	0	DC/21/661 78	0	0	0	4	0	2022 not started; Proposed single and first floor rear extension, and second storey extension with external alterations to create 2 no. 2 bed flats and 2 no. 1 bed flat (amendment to previously refused application DC/21/65284).
6633	22 High Street, Rowley Regis	0.04	0.04	Blackh eath	Full	Remain	4	0	4	0	0	0	0	DC/18/618 29	0	4	0	0	0	
4593	22-24 Lower High Street Wednesbury	0.03	0.03	Wedne sbury South	Full	Remain	4	0	4	0	0	0	0	DC/20/644 40	0	4	0	0	0	DC/19 app expired, DC/20/64440 expires 2023 - aug 2022 not started
7319	25 Brandhall Road Oldbury B68 8DP	0.03	0.03	Bristnal l	Full	Remain	4	0	4	0	0	0	0	DC/21/657 31	0	0	4	0	0	2022 not started; Proposed change of use of existing dwelling with two storey side extension to create 2 No. assisted living apartments and construction of new building to land adjacent to create a further 2 No. assisted living apartments (4 No. in total) with associated p
7193	37 - 39 And Rear Of 45 Hawes Lane Rowley Regis B65 9AL	0.15	0.15	Rowley	Full	Remain	4	0	4	0	0	0	0	DC/21/661 24	0	4	0	0	0	2022 not started; Proposed demolition of existing building and erection of 4 No. detached dwellings with associated car parking.



7306	51 - 52 Windmill Lane Smethwick B66 3ES	0.01	0.01	Soho and Victoria	Full	Remain	4	0	4	0	0	0	0	DC/21/655 09	0	4	0	0	0	2022 bldg control notice submitted; Proposed change of use to 4 No. self contained apartments, external alterations, raising of pitched roof to rear ground floor and rear loft dormer window.
7239	61 Greswold Street West Bromwich B71 1NX	0.03	0.03	Hateley Heath	Full	Remain	4	0	4	0	0	0	0	DC/21/658 23	0	4	0	0	0	2022 not started; Proposed two storey side and rear extension and conversion into 4 No. apartments with associated parking.
7217	67-81 Greenlawns St Marks Road Tipton	0.03	0.03	Princes End	Full	Remain	4	0	4	0	0	0	0	DC/22/668 70	0	0	0	4	0	DC/22/66870 - Proposed extension to existing residential block to create 4 No. additional flats and associate car parking. Consent granted, expires 01.06.2025
6315	85 - 86 High Street Rowley Regis B65 0EH	0.01	0.01	Black Heath	Full	Remain	4	0	4	0	0	0	0	PD/22/0201 2	0	0	0	4	0	July 2022 22/00254/DOMFP plans submitted to building control March 2022 so assume not started; Proposed change of use at ground floor from 2 No. retail units into 4 No. self-contained flats.
7245	9-9A Market Place Wednesbury	0.03	0.03	Wednesbury South	Full	Remain	4	0	4	0	0	0	0	DC/22/665 37	0	0	4	0	0	2022 not started; DC/22/66537 Proposed conversion of two 3 bedroom flats to two 1 bedroom flats and two 2 bedroom flats. GC 24.03.2022
6683	Churchfields, West Bromwich	0.14	0.14	West Bromwich Central	Full	Remain	4	0	4	0	0	0	0	DC/07/477 57	0	0	0	0	4	Remaining 4 self build plots -

7298	Greenford House Maria Street West Bromwich B70 6DX	1.7	1.7	West Bromwich Central	Full	Remain	4	0	4	0	0	0	DC/21/662 94	0	4	0	0	0	Proposed conversion of first floor offices to 2 no. 1 bedroom flats and 2 no. 2 bedroom flats.
3177	Land Adjacent To 4 Heronville Drive, Black Lake, West Bromwich	0.04	0.04	Wednesbury South	Full	Remain	4	0	4	0	0	0	DC/20/649 39	0	0	4	0	0	aug 2022 not started; Granted consent March 2021
7084	Victoria House 290 - 292 High Street West Bromwich B70 8EN	0.20	0.2	West Bromwich Central	Full	Remain	4	0	4	0	0	0	PD/21/0165 7	0	0	4	0	0	2022 not started;
6040	Land Adjacent To 828 Wolverhampton Road Oldbury	0.10	0.10	Langle y	Outline	Remain	4	0	4	0	0	0	DC/21/663 81	0	0	0	4	0	2022 not started; new outline app submitted,
4588	Rising Sun Public House Barton St West Bromwich B70 8AJ	0.04	0.04	Greets Green and Lyng	Outline	Remain	4	0	4	0	0	0	DC/20/647 86	0	0	0	4	0	outline app
7176 (1000 0025)	The Old Chapel Hopkins Street Tipton DY4 7ST	0.07	0.07	Oldbur y	Outline	Remain	4	0	4	0	0	0	DC/22/666 78	0	0	0	4	0	2022 not started - Proposed demolition of existing building and construction of 4 No. houses (Outline application all matters reserved).

6842	and Adjacent 8A Castle Road West Oldbury	0.29	0.29	Old Warley	Full	U.C	6	2	4	0	0	0	DC/19/635 46	4	0	0	0	0	2022 2 completed 4 remain - 2021 u/c - s73 app DC/21/65309 to amend layout
6800	Rear Of Trinity House 204 Halesowen Road Cradley Heath B64 6HN	0.03	0.03	Cradle y Heath and Old Hill	Full	U.C.	4	0	4	0	0	0	DC/19/632 52	4	0	0	0	0	2022 still u/c - site stalled; 2021 u/c
6984	15 Birmingham Street Oldbury	0.02	0.02	Oldbur y	Full	u/c	4	0	4	0	0	0	DC/20/647 47	4	0	0	0	0	2022 Dec streetview shows complete will be updated next year / u/c for now; Bldg control notice submitted 2021
6674	Rear Of 77 Horseley Road Tipton DY4 7NA	0.04	0.04	Great Bridge	Full	U/C	4	0	4	0	0	0	DC/18/624 83	2	2	0	0	0	July 2022 Comencement notice submitted started 2021 - plots 3 and 4 u/c google earth - proposal is 4 houses from DC/16/59867 for 3 and DC/18/62483 adds a further dwelling to total 4; expires feb 22
7114	264 High Street West Bromwich B70 8AQ	0.04	0.04	West Bromwi ch Central	Full	Remain	3	0	3	0	0	0	DC/21/651 61	0	0	3	0	0	2022 not started; Building notice submitted withdrawn
7187	107 All Saints Way West Bromwich B71 1RU	0.06	0.06	West Bromwi ch Central	Full	Remain	3	0	3	0	0	0	DC/21/659 88	0	0	0	3	0	2022 not started; Proposed 3 no. terraced bungalows to provide assisted living, and associated parking.

7148	130 & 132 Sandon Road Smethwick B66 4AB	0.02	0.02	Abbey	Full	Remain	3	0	3	0	0	0	DC/21/66479	0	0	3	0	0	DC/21/66479; 2022 not started; Proposed first floor rear extension and conversion of flat at first floor to 2 No. 1 bedroom flats and conversion of second floor with dormer windows to front and rear to create 1 No. 1 bed flat.
6958	274 - 276 High Street West Bromwich B70 8AQ	0.05	0.05	West Bromwich Central	Full	Remain	3	0	3	0	0	0	DC/20/63872	0	0	3	0	0	2022 April 2022-Bregs received post April,
6920	28 - 30 Lower High Street Wednesbury	0.04	0.04	Wednesbury South	Full	Remain	3	0	3	0	0	0	DC/19/63698	0	0	3	0	0	DC/19/63698 Demolition of existing work shop at rear and proposed 3 No. new 2 bedroom self contained flats. Expires sept 2023
6566	3 Brunswick Terrace Wednesbury WS10 9D	0.12	0.12	Wednesbury North	Full	Remain	3	0	3	0	0	0	DC/21/65288	0	0	3	0	0	2022 not started, conv done but not this bit, app expires june 2020 so now 2021; 2021 new app submitted
7224	31 Constance Avenue West Bromwich	0.03	0.03	West Bromwich Central	Full	Remain	3	0	3	0	0	0	DC/22/66976	0	3	0	0	0	DC/22/66976 - Proposed conversion of dwelling into 3 apartments with external alterations (previously withdrawn application DC/22/66617). Granted consent, expires 09.09.2025
7045	35 Bell End Rowley Regis B65 9LR	0.06	0.06	Rowley Regis	Full	Remain	3	0	3	0	0	0	DC/21/65239	0	0	0	3	0	2022 not started expires 14.05.2024; Proposed two/single storey rear and first floor side extensions creating 3. No self contained flats with parking and side/rear boundary fencing.

6795	598 - 600 Bearwood Road Smethwick	0.04	0.04	abbey	Full	Remain	3	0	3	0	0	0	0	DC/22/666 59; DC/22/667 08	0	3	0	0	0	2022 not started
6334	83 Great Bridge Tipton	0.02	0.02	Great Bridge	Full	Remain	3	0	3	0	0	0	0	DC/20/647 44	0	0	3	0	0	Aug 2022 not started; New app submitted
7338	Cock Inn 75 Dudley Road Rowley Regis	0.12	0.12	Rowley Regis	Full	Remain	3	0	3	0	0	0	0	DC/22/671 75	0	0	3	0	0	Proposed conversion and two storey extension to create 3 No. dwellings and external alterations including canopies and covered areas over entrances (Revision to refused planning application DC/22/66776). Amended layout to increase amenity space See Slarf 6669 for 2 x 3 bed dwellings new build record in front grounds, PJS. - not started 2022
7254	14 - 14A High Street Rowley Regis B65 0DT	0.02	0.02	Black Heath	Full	Remain	3	0	3	0	0	0	0	PD/22/0200 4	0	0	3	0	0	2022 not started; Proposed change of use of first floor from offices to 3 No. self- contained flats.
3173	Land Between 103 And 109 Barclay Road Smethwick B67	0.04	0.04	abbey	Full	Remain	3	0	3	0	0	0	0	DC/19/634 67	0	3	0	0	0	june 2022 not started

6844	Land To The Rear Of 34 Newbury Lane Ascot Close Oldbury	0.06	0.06	Tidal e	Full	Remain	3	0	3	0	0	0	0	DC/19/634 38	0	3	0	0	0	
6846	Site Of 18 To 19A Holden Road Wednesbury	0.10	0.10	Wedne sbury South	Full	Remain	3	0	3	0	0	0	0	DC/21/652 13	0	0	3	0	0	2022 not started; 2021 new app submitted
7334 (1000 0014)	The Hailstone Inn 1 Springfield Close Rowley Regis B65 8JZ	0.12	0.12	Rowley Regis	Full	Remain	3	0	3	0	0	0	0	DC/21/653 38	0	0	0	3	0	2022 Not started - Proposed raising of roof height, removal of chimney, front/rear dormers and conversion of first and second floors into 3 self contained flats.
7283	78 Waterfall Lane Cradley Heath B64 6RL	0.08	0.08		Outline	Remain	3	0	3	0	0	0	0	DC/21/660 74	0	0	0	3	0	2022 not started; Proposed demolition of existing public house and development of 3 No. houses (Outline application for access, appearance, layout and scale).
2895	St Lukes Centre New Road Tipton	0.06	0.06	Oldbur y	Outline	Remain	3	0	3	0	0	0	0	DC/21/653 32	0	0	3	0	0	2022 not started; DC/21/65332 - Proposed change of use of first floor to 3. No 1 bedroom self-contained flats (outline application for access only)
6792	52 Vicarage Road Oldbury B68 8HL	0.03	0.03	Bristnal l	Full	U/C	3	0	3	0	0	0	0	DC/19/631 86	3	0	0	0	0	2022 u/c as per building control

6356	Site Of Former Ambulance Station Lawrence Lane Cradley Heath	0.13	0.13	Cradley Heath and Old Hill	Full	U.C.	3	0	3	0	0	0	DC/16/599 25	3	0	0	0	0	CIL commencement notice Nov 2019; still u/c 2021; still u/c 2022
7240	156 Hallam Street West Bromwich B71 4HS	0.03	0.03	West Bromwich Central	Full	u/c	3	0	3	0	0	0	DC/21/659 18	3	0	0	0	0	2022 July 2022 u/c as per cil commencement notice; Proposed single storey rear extension and conversion of dwelling into 3 No. 1 bed self-contained flats with associated parking.
6335	Former Doctors Surgery 153 Bearwood Road Smethwick	0.07	0.07	Soho and Victoria	Full	U/C	3	0	3	0	0	0	DC/21/655 65	3	0	0	0	0	Aug 2022 u/c; new app submitted
6829	10 - 12 Park Hill Wednesbury	0.05	0.05	Friar Park	Full	Remain	2	0	2	0	0	0	DC/21/660 97	0	0	0	2	0	Appeal allowed with conditions - 05.08.2022
6432	12 Market Place Tipton	0.02	0.02	Great Bridge	Full	Remain	2	0	2	0	0	0	DC/20/646 24	0	0	2	0	0	Aug 2022 not started; Bldg demolished in 2018; new app submitted DC/20/64624
7186	13 Trinity Street Cradley Heath B64 6HT	0.02	0.02	Cradley Heath and Old Hill	Full	Remain	2	0	2	0	0	0	DC/21/663 09	0	0	2	0	0	2022 not started; Proposed change of use from dwelling to 2 No. self contained flats.

7035	131 High Street West Bromwich	0.01	0.01	West Bromwi ch Central	Full	Remain	2	0	2	0	0	0	0	DC/20/650 08	0	0	0	2	0	2022 not started expires 10.03.2024
7248 (1000 0023)	132 And 132A Stony Lane Smethwick B67 7BB	0.03	0.03	Smeth wick	Full	Remain	2	0	2	0	0	0	0	DC/22/665 48	0	0	2	0	0	2022 not started; Proposed change of use at ground floor of No. 132 from flat to retail shop and two storey/first floor side extensions to create 2 No. additional flats above existing retail shop at No. 132a.
7238	134 Newton Road Great Barr Birmingham B43 6BT	0.07	0.07	Newton	Full	Remain	2	0	2	0	0	0	0	DC/22/671 55	0	0	2	0	0	2022 new app - DC/22/67155 - 2 x 4 bed house not started, see which one built out; Proposed change of use from medical centre to family dwelling (previously withdrawn application DC/21/65141).
6988	154 Hallam Street West Bromwich	0.15	0.15	West Bromwi ch Central	Full	Remain	2	0	2	0	0	0	0	DC/20/647 19	0	0	2	0	0	2022 not started
6777	155 Lodge Road West Bromwich B70 8PJ	0.01	0.01	Greets Green and Lyng	Full	Remain	2	0	2	0	0	0	0	DC/19/626 25	0	2	0	0	0	added 2022 conv ; building notice submitted
7310	174 - 176 Cape Hill Smethwick B66 4SJ	0.04	0.04	Soho and Victoria	Full	Remain	2	0	2	0	0	0	0	PD/21/0197 6	0	0	2	0	0	2022 not started - Proposed change of use of first/second floors from offices to 2 No. self-contained flats.



7029	199 Princess Parade High Street West Bromwich	0.02	0.02	West Bromwich Central	Full	remain	2	0	2	0	0	0	DC/20/644 23	0	0	2	0	0	2022 bldg control notice submitted nov 2022 - not started
6640	279 Walsall Road West Bromwich B71 3HR	0.07	0.07	Charlton with Grove Vale	Full	Remain	2	0	2	0	0	0	DC/18/617 47	0	2	0	0	0	
7302	344 Bearwood Road Smethwick B66 4ES	0.12	0.12	Abbey	Full	Remain	2	0	2	0	0	0	DC/21/656 94	0	0	2	0	0	2022 not started - Proposed change of use from hotel to 15 No. bed HMO (House in multiple occupation) with 1 No. self-contained flat.
6913	364A High Street Smethwick	0.03	0.03	Soho and Victoria	Full	Remain	2	0	2	0	0	0	PD/21/0187 3	0	0	0	2	0	2022 not started; new app for 3 flats PD/21/01714 expires 2026
6573	39 & 40 Upper High Street Wednesbury WS10 7HJ	0.01	0.01	Wednesbury North	Full	Remain	2	0	2	0	0	0	DC/17/612 50	0	2	0	0	0	2022 not started; 2021 plans submitted for dem of bldgs check next year
7181	51 - 53 Laburnum Road, Tipton	0.02	0.02	Princes End	Full	Remain	2	0	2	0	0	0	DC/21/663 98	0	2	0	0	0	2022 - bldg control shows u/c for 22/23 monitoring year; Proposed change of use from neighbourhood office to 2 dwellings.

7128	6A Halesowen Street Rowley Regis	0.09	0.09	Blackh eath	Full	Remain	2	0	2	0	0	0	PD/21/0171 3	0	0	2	0	0	2022 not started
6900	Anatolia 518 Bearwood Road Smethwick	0.02	0.02	abbey	Full	Remain	2	0	2	0	0	0	DC/20/646 77	0	0	2	0	0	2022 not started - expires 09.11.2023
7083	First Floor 75 - 77 Great Bridge Tipton DY4 7HF	0.16	0.16	Great Bridge	Full	Remain	2	0	2	0	0	0	PD/20/0160 3	0	0	0	2	0	2022 not started
5007	Kenrick House Green Street West Bromwich B70 6DN	0.35	0.35	West Bromwi ch Central	Full	Remain	2	0	2	0	0	0	DC/21/663 29	0	2	0	0	0	Aug 2022 not started; Proposed conversion of a ground floor caretaker's office and community room to 1 no. 1 bedroom flat and 1 no. studio flat.
6827	Land Adjacent 16 Ryders Green Road	0.10	0.10	Greets Green and Lyng	Full	Remain	2	0	2	0	0	0	DC/19/632 43	0	0	2	0	0	2022 not started; 2021 not started
6697	Land Adjacent To 2 Barnfield Road Tipton DY4 9DE	0.07	0.07	Tipton Green	Full	Remain	2	0	2	0	0	0	DC/21/655 53	0	0	2	0	0	new app submitted assume superceeds previous app

6670	Land Adjacent To 27 Sheepwash Lane Tipton DY4 7JE	0.06	0.06	Great Bridge	Full	Remain	2	0	2	0	0	0	DC/21/66177	0	0	0	2	0	2022 not started; new app submitted for 2 homes
7258	Land Adjacent To 241 Horseley Heath Tipton	0.07	0.07	Great Bridge	Full	remain	2	0	2	0	0	0	DC/21/66182	0	0	2	0	0	Proposed pair of semi-detached properties to form two, 10 bed HMOs with associated car parking, landscaping and storage facilities. GC 10/12/2021
7246	Land Adjacent To 48 Pound Road Wednesbury WS10 9HJ	0.18	0.18	Wednesbury North	Full	Remain	2	0	2	0	0	0	DC/21/65304	0	0	0	2	0	2022 not started; Proposed 2 No. semi detached dwellings and associated parking.
7275	Land At Corner Of Millfields Road Windsor Road West Bromwich	0.07	0.07	Hateley Heath	Full	Remain	2	0	2	0	0	0	DC/21/66307	0	0	0	2	0	DC/21/66307 Proposed two 3 bed semi-detached dwellings. GC 03.05.2022 in 2923 mon year PJS. - not started according to mapinfo may 2022 expires 04.05.2025
7124	Land At The Cottage Spring 10 Crookhay Lane West Bromwich B71 2N"	0.05	0.05	Wednesbury South	Full	Remain	2	0	2	0	0	0	DC/20/64466	0	0	2	0	0	
6050	Metro Court 150 High Street West Bromwich	0.22	0.22	West Bromwich Central	Full	Remain	2	0	2	0	0	0	DC/19/63347	0	2	0	0	0	

3319	Site Of Sub Station Adj 156 City Road Tivdale	0.10	0.10	Tivdale	Full	Remain	2	0	2	0	0	0	DC/20/648 90	0	0	2	0	0	Aug 2022 no development; PP expires 22.01.2024.
7243	Sons Of Rest 85 Oak Road West Bromwich B70 8HP	0.06	0.06	Greets Green	Full	Remain	2	0	2	0	0	0	DC/21/651 97	0	0	0	2	0	2022 not started; Proposed demolition of existing building to create 2 No. 4 bed dwellings.
6906	Land Adjacent 136 Regis Heath Rod Rowley Regis	0.89	0.89	Blackheath	Outline	Remain	2	0	2	0	0	0	DC/20/638 73	0	0	0	2	0	
7123	Site Of 27 Chester Road Cradley Heath	0.05	0.05	Cradley Heath and Old Hill	Outline	Remain	2	0	2	0	0	0	DC/22/665 65	0	0	2	0	0	2022 RM app submitted expires 17.08.2024; Proposed 2 No. dwellings (outline application for layout only).
6780	21 South Road Smethwick B67 7BN	0.21	0.21	Smethwick	Full	U/C	2	0	2	0	0	0	DC/19/631 69	2	0	0	0	0	2022 u/c; Devt delayed due to covid
7320	26 Woodward Street West Bromwich B71 4AP	0.07	0.07	West Bromwich Central	Full	U/C	2	0	2	0	0	0	DC/21/659 53	2	0	0	0	0	2023 CIL commencement notice u/c Nov 2021 / streetview 2022 u/c - Demolition of existing bungalow and proposed 2 no. 4 bed detached dwellings with associated parking.

6755	576 Bearwood Road Smethwick	0.02	0.02	abbey	Full	U/C	2	0	2	0	0	0	DC/19/630 29	2	0	0	0	0	
3489	Land 4 Wharfdale Street, Wednesbury	0.04	0.04	Wedne sbury North	Full	U/C	2	0	2	0	0	0	DC/16/601 35	2	0	0	0	0	Aug 2022 u/c ; Bldg notice submitted March 2020, DOC application submitted 2021
7136	Birmingham Road, Oldbury	0.04	0.04	oldbury	Full	U.C	2	0	2	0	0	0	DC/13/565 14	0	0	0	0	2	2022 still u/c; site stalled
6903	26 Dudley Street West Bromwich	0.01	0.01	West Bromwi ch Central	Full	U.C.	2	0	2	0	0	0	DC/19/638 11	2	0	0	0	0	email from agent work has started but need to get report to bldg inspector so ceased for the moment 2021; u/c 2022 completed in next monitoring year
7110	7 Temple Meadows Road West Bromwich B71 4DE	0.03	0.03	West Bromwi ch Central	Full	U.C.	2	0	2	0	0	0	DC/20/650 67	2	0	0	0	0	2022 still u/c; u/c
2625	Haden Cross Drive Cradley Heath	2.16	2.16	Cradle y Heath and Old Hill	Full	U.C.	53	51	2	0	0	0	DC/18/620 94	2	0	0	0	0	2022 all complete bar 2 homes

5906	Royal Exchange 84 Bromford Lane West Bromwich	0.09	0.09	Greets Green and Lyng	Full	U.C.	2	0	2	0	0	0	DC/13/556 63	2	0	0	0	0	u/c
7316	135 Newton Road Great Barr Birmingham B43 6BE	0.1	0.1	Charle mont with Grove Vale	Full	u/c	2	0	2	0	0	0	DC/21/655 58	2	0	0	0	0	2023 - CII commencement notice 25/04/2022 - Demolition of existing building and proposed 2 no. 5 bed dwellings.
7184	40 Mace Street Cradley Heath B64 6HP	0.02	0.02	Cradle y Heath and Old Hill	Full	u/c	2	0	2	0	0	0	DC/21/664 05	2	0	0	0	0	2022 u/c; Proposed conversion of existing dwelling to 2 no. 1 bedroom flats.
7253	70 Reddal Hill Road	0.01	0.01	Cradle y Heath and Old Hill	Full	u/c	2	0	2	0	0	0	PD/21/0182 7	2	0	0	0	0	PD/21/01827 Proposed change of use from laundrette and first floor flat into 1 No. retail unit at ground floor and 2 No. self contained flats at ground and first floors.
7069	70 Reddal Hill Road Cradley Heath B64 5JT	0.01	0.01	Cradle y Heath and Old Hill	Full	u/c	2	0	2	0	0	0	PD/21/0182 7	2	0	0	0	0	2022 u/c; new pd app for retail and 2 flats
6668	Land Adjacent 24A High Street Princes End Tipton	0.02	0.02	Princes End	Full	U/C	2	0	2	0	0	0	DC/18/623 91	2	0	0	0	0	July 2022 u/c as per CIL commencement notice: Expires 11.03.2022

7100	Land Adjacent 38 Salop Street Oldbury	0.07	0.07	Oldbury	Full	u/c	2	0	2	0	0	0	DC/21/661 93	2	0	0	0	0	B.Regis - Building work started - July 22 21/00700/DOMFP
6669	Land Adjacent Cock Inn Dudley Road Rowley Regis	0.03	0.03	Rowley	Full	U/C	2	0	2	0	0	0	DC/19/625 59	2	0	0	0	0	April 2022 foundations started and stalled Expires 20.03.22,
1122	Land adjacent The Bungalow Corngreaves Road Cradley Heath	0.25	0.25	Cradley Heath and Old Hill	Full	U/C	2	0	2	0	0	0	DC/21/661 22	2	0	0	0	0	full pp submitted; u/c 2022
7019	Land At Grafton Road Oldbury	0.07	0.07	Langle y	Full	u/c	2	0	2	0	0	0	DC/20/640 55	2	0	0	0	0	2022 u/c
7016	The Factory Shop 3 And 4 Long Lane Rowley Regis B65 0HT	0.04	0.04	Blackh eath	Full	u/c	2	0	2	0	0	0	DC/21/662 75	2	0	0	0	0	2022 u/c; new app for 2 homes reduced from 3
6641	1 Crankhall Lane West Bromwich B71 3JY	0.08	0.08	Hateley Heath	Full	Remain	1	0	1	0	0	0	DC/21/663 18	0	0	1	0	0	2022 not started ; Proposed 1 No. new dwelling house.

7273	11 Barrs Road Cradley Heath B64 7HB	0.02	0.02	Cradle y Heath and Old Hill	Full	Remain	1	0	1	0	0	0	DC/21/662 85	0	0	1	0	0	2022 not started; Proposed 1 No. new dwelling house.
7167	114 Birmingham Road Great Barr Birmingham B43 7AE	0.11	0.11	Great Barr with Yew Tree	Full	Remain	1	0	1	0	0	0	DC/22/665 10	0	0	1	0	0	2022 not started new app for 1 house and bldg control notice submitted; Proposed demolition of existing house and construction of 2 No. 4 bed houses (outline application all matters reserved).
7299	131 Pottery Road Oldbury B68 9HE	0.02	0.02	Old Warley	Full	Remain	1	0	1	0	0	0	DC/21/664 48	0	1	0	0	0	2022 not started - Proposed change of use from mental health services (counselling & psychotherapy centre/training & consultancy) to 1 No. dwelling.
2826	151 Hamstead Road Great Barr	0.05	0.05	Newton	Full	Remain	1	0	1	0	0	0	DC/20/639 84	0	0	1	0	0	2022 not started
7127	166 - 167 High Street Rowley Regis	0.08	0.08	Blackh eath	Full	Remain	1	0	1	0	0	0	DC/20/643 66	0	0	1	0	0	2022 not started
7058	18A Alexandra Road Tipton DY4 8TG	0.08	0.08	Tipton Green	Full	Remain	1	0	1	0	0	0	DC/20/646 18	0	1	0	0	0	2022 not started



7042	21 Church Street Oldbury	0.04	0.04	Oldbury	Full	Remain	1	0	1	0	0	0	0	DC/21/661 54	0	1	0	0	0	2022 bldg notice submitted not started; vets to 6 bed care home
7222	25 High Street Cradley Heath	0.01	0.01	Cradley Heath and Old Hill	Full	Remain	1	0	1	0	0	0	0	DC/22/669 48	0	0	0	1	0	DC/22/66948 - Proposed 1 No. bedroom flat with first floor rear extension, external staircase and terrace area with balustrades to rear above existing shop including right of way access. Sept 2022 granted consent, expires 26.07.2025
7018	315 - 319 High Street West Bromwich	0.08	0.08	West Bromwich Central	Full	Remain	1	0	1	0	0	0	0	DC/20/640 04	0	0	1	0	0	2022 not started, expires 29.05.2023; HMO
7182	345 Bearwood Road Smethwick	0.01	0.01	abbey	Full	Remain	1	0	1	0	0	0	0	DC/21/663 75	0	1	0	0	0	HMO - cou 2022 not started
7270	4 High Street Smethwick B66 1DX	0.3	0.3	Smethwick	Full	Remain	1	0	1	0	0	0	0	DC/21/662 22	0	0	1	0	0	2022 not started; Proposed first floor rear extension to create 1 No. self-contained flat.
7101	40A And 40B Burnt Tree Tipton DY4 7TZ	0.07	0.07	Oldbury	Full	Remain	1	0	1	0	0	0	0	DC/22/674 29	0	0	0	1	0	new app submitted DC/22/67429 - Proposed 4 bed detached dwelling and garage with access from Bradley Street.

7322 (1000 0024)	5 Coxs Lane Cradley Heath B64 5NT	0.06	0.06	Rowley Regis	Full	Remain	1	0	1	0	0	0	0	DC/22/665 57	0	1	0	0	0	2022 not started - Proposed demolition of existing outbuildings and side extension to No.5 Coxs Lane with the construction of 1 No. bedroom bungalow to rear with access, parking and bin storage area.
7164 (1000 0022)	50A Birmingham Street Oldbury B69 4DZ	0.02	0.02	Oldbur y	Full	Remain	1	0	1	0	0	0	0	DC/22/665 27	0	1	0	0	0	2022 not started - Proposed change of use from retail/offices to 1 No. 2 bedroom flat.
7244 (1000 0021)	562 Bearwood Road Smethwick B66 4BS	0.03	0.03	Abbey	Full	Remain	1	0	1	0	0	0	0	DC/21/664 75	0	0	1	0	0	2022 not started; Proposed change of use of first and second floors from offices to a self-contained maisonette with enclosed bin area to rear.
6982	58 Lewisham Road Smethwick	0.03	0.03	St Pauls	Full	Remain	1	0	1	0	0	0	0	DC/20/647 82	0	0	1	0	0	2022 not started
7278	58 Windsor Road Rowley Regis B65 9HR	0.02	0.02	Rowley Regis	Full	Remain	1	0	1	0	0	0	0	DC/22/667 57	0	1	0	0	0	2022 not started - Proposed 1 No. detached dwelling in rear garden.
6803	59 Compton Road Cradley Heath B64 5BB	0.02	0.02	Cradle y Heath and Old Hill	Full	Remain	1	0	1	0	0	0	0	DC/19/629 58	0	1	0	0	0	pp expires 08.10.2022

6928	60A Perry Park Road Rowley Regis	0.02	0.02	Blackheath	Full	Remain	1	0	1	0	0	0	DC/19/63572	0	0	1	0	0	April 2022 22/00398/DOMFP shows activity after April 22-so in 2023 Mon year, PJS.
7218	610 Bearwood Road Smethwick	0.02	0.02	abbey	Full	Remain	1	0	1	0	0	0	DC/22/6695	0	1	0	0	0	DC/22/66951 - Proposed change of use of first and second floors from storage area to 4 No. bedroom single-occupancy HMO units with a two/single storey rear extension to accommodate a further 4 No. bedroom single-occupancy HMO units (8 bedrooms in total) with external staircase, dormer window, fenestration alterations to rear, bicycle parking facilities, refuse and recycling storage areas. Granted consent, expires 03.08.2025
7300	686 Wolverhampton Road Oldbury	0.04	0.04	Bristnall	Full	Remain	1	0	1	0	0	0	DC/21/65438	0	0	1	0	0	DC/21/65438 - Proposed two/single storey side/rear extensions to extend existing Class E unit at ground floor with 6 bed HMO (house in multiple occupation) at first floor with residential parking to rear.
7237	83 Dudley Port Tipton DY4 7RB	0.02	0.02	Oldbury	Full	Remain	1	0	1	0	0	0	DC/21/65549	0	0	1	0	0	2022 not started; Proposed 1 No. 3 bedroom detached dwelling.

7337	85 Great Bridge Tipton	0.03	0.03	Great Bridge	Full	Remain	1	0	1	0	0	0	0	PD/22/02154	0	0	0	1	0	PD/22/02154 conversion of former dentists to a two bed flat. PD
6650	9 Phoenix Street West Bromwich B70 0AA	0.03	0.03	Greets Green and Lyng	Full	Remain	1	0	1	0	0	0	0	PD/18/01019	0	1	0	0	0	2021 building notice submitted
2188	Adj 18 Field View Drive Rowley Regis B65 0RH	0.03	0.03	Blackheath	Full	Remain	1	0	1	0	0	0	0	DC/20/64559	0	0	1	0	0	not started 2022; 2021
4477	Flat 1 154 Windmill Lane Smethwick B66 3ET	0.03	0.03	Soho and Victoria	Full	Remain	1	0	1	0	0	0	0	DC/21/66302	0	0	1	0	0	Aug 2022 bldg notice submitted; Proposed change of use from 1 No. flat to 2. No studio apartments.
6993	Former Social Club Bromford Lane West Bromwich	0.12	0.12	Greets Green and Lyng	Full	Remain	1	0	1	0	0	0	0	DC/20/64667	0	0	0	1	0	2022 not started; granted consent 17.03.21
7321	Front Garden Of 21 Trotters Lane West Bromwich B71 2QE	0.06	0.06	Hateley Heath	Full	Remain	1	0	1	0	0	0	0	DC/21/66127	0	0	1	0	0	2022 not started - Proposed 2 bed detached dwelling with associated parking

7007	Ideal Homecare 5 Hall Green Road West Bromwich B71 3JS	0.01	0.01	Hateley Heath	Full	Remain	1	0	1	0	0	0	DC/20/643 91	0	0	0	1	0	
7094	Kashmir Cottage 422 Bearwood Road Smethwick	0.01	0.01	abbey	Full	Remain	1	0	1	0	0	0	DC/20/643 76	0	1	0	0	0	
6596	Land Adj 129 Charlemont Road West Bromwich B71 3EH	0.03	0.03	Charle mont with Grove Vale	Full	Remain	1	0	1	0	0	0	DC/21/653 82	0	0	1	0	0	
6554	Land Adj 2 Mountford Close Rowley Regis B65 8DU	0.02	0.02	Blackh eath	Full	Remain	1	0	1	0	0	0	DC/21/654 99	0	0	1	0	0	2022 not started; Proposed 1 No. two bedroom detached dwelling, front boundary wall, parking and landscaping.
7260	Land Adj 54 Park Avenue Rowley Regis	0.02	0.02	Rowley Regis	Full	Remain	1	0	1	0	0	0	DC/22/666 23	0	0	0	1	0	" Proposed 1 No. detached two bedroom dwellingIn 2023 mon year. PJS.granted consent expires 22.07.202
3120	Land Adj 55 Harwood Street West Bromwich B70 9JD	0.01	0.01	Greets Green and Lyng	Full	Remain	1	0	1	0	0	0	DC/21/654 19	0	0	0	1	0	June 2022 not started, - Proposed 2 bed dwelling.

1841	land adjacent 13 Church Street Tipton	0.02	0.02	Tipton Green	Full	Remain	1	0	1	0	0	0	DC/20/64302	0	0	1	0	0	not started 2022
7185	Land Adjacent 44 Rood End Road Oldbury	0.03	0.03	St Pauls	Full	Remain	1	0	1	0	0	0	DC/21/66351	0	0	1	0	0	2022 not started; Proposed 1 No. dwelling.
6587	Land Adjacent 45 Sandfield Road West Bromwich B71 3NE	0.03	0.03	Hateley Heath	Full	Remain	1	0	1	0	0	0	DC/21/66260	0	1	0	0	0	July 2022 not started - bldg control notice submitted june 2022 22/0395/DOMIN DC/21/66260 -
6572	Land Adjacent Elim Pentecostal Church Woodland Drive Smethwick	0.07	0.07	St. Pauls	Full	Remain	1	0	1	0	0	0	DC/20/64837	0	0	0	1	0	2022 not started; app submitted for 14 bed care home
6647	Land Adjacent To 1 Wilkes Street West Bromwich	0.02	0.02	Charlton with Grove Vale	Full	Remain	1	0	1	0	0	0	DC/18/62104	0	1	0	0	0	
3284	Land Adjacent to 86 Blakeley Hall Road Oldbury	0.04	0.04	Oldbury	Full	Remain	1	0	1	0	0	0	DC/17/61215	0	1	0	0	0	aug 2022 not started; new app DC/20/64305 to replace DC/17 - pending consent; granted consent

6698	Land At 342 Newbury Lane Oldbury	0.06	0.06	Rowley	Full	Remain	1	0	1	0	0	0	DC/21/65704	0	0	1	0	0	new app submitted for 1 house; 2022 not started
7025	Land At 43 Longleat Great Barr Birmingham	0.04	0.04	Charle mont with Grove Vale	Full	Remain	1	0	1	0	0	0	DC/20/64315	0	0	1	0	0	2022 not started expires 11.12.2023
7267	Land Rear Of 49 Basons Lane Oldbury B68 9SJ	0.03	0.03	Smeth wick	Full	Remain	1	0	1	0	0	0	DC/21/65661	0	0	1	0	0	2022 not started; Proposed 1 No. 5 bedroom dwelling.
6990	Land To Side Of 103 Throne Road Rowley Regis	0.04	0.04	Rowley	Full	Remain	1	0	1	0	0	0	DC/20/64720	0	0	1	0	0	2022 not started; Expires 20.11.23
7173	Land To Side Of 31 Pemberton Road, West Bromwich	0.02	0.02	Wedne sbury South	Full	Remain	1	0	1	0	0	0	DC/22/66680	0	0	0	1	0	2022 not started; DC/22/66680 - Proposed 1 No. detached three bedroom dwelling.
7139	Land To The Rear Of 12 And 13 Elmhurst Avenue And Reservoir Road Rowley Regis B65 9HD	0.03	0.03	Rowley	Full	Remain	1	0	1	0	0	0	DC/21/66135	0	0	1	0	0	2022 not started; Proposed 1 No. 4 bedroom dwelling with detached garage and parking.

7360	Land To The Rear Of 20-26 Stanway Road West Bromwich			Charle mont	Full	Remain	1	0	1	0	0	0	DC/21/65306	0	0	0	0	1	DC/21/65306 Proposed 1 No. dwelling. Proposed 1 No. 4 bed dwelling. In 2023 mon year
6960	Land To The Rear Of Churchills 8 Walsall Street Wednesbury	0.11	0.11	wednesbury north	Full	Remain	1	0	1	0	0	0	DC/20/63913	0	0	0	1	0	2022 Not started
7285	Land To The Rear St Michaels Crescent Oldbury	0.14	0.14	Langle y	Full	Remain	1	0	1	0	0	0	DC/22/67307	0	0	1	0	0	DC/22/67307 - Reserved Matters - accessway still looks untouched from G.maps (jun22) assume N/S - 2022 expires 16.09.2024
7318 (1000 0016)	Penrose House Heath Lane Hospital Heath Lane West Bromwich B71 2BG	1.9	1.9	Hateley Heath	Full	Remain	1	0	1	0	0	0	DC/21/65726	0	1	0	0	0	2022 not started; Proposed demolition of Penrose House and construction of a new detached 5 No. bed learning disability recovery hub with parking, access, boundary fencing and landscaping.
7113	Rear Garden Of 83 Greenside Way Walsall	0.02	0.02	Great Barr	Full	Remain	1	0	1	0	0	0	DC/21/65118	0	0	1	0	0	2022 new app submitted DC/22/67156 for 3 houses in addition to DC/21 app for 1 house - pending decision. GC 02.07.2021
6722	Rear Of 21 St Marys Road Smethwick B67 5DQ	0.01	0.01	abbey	Full	Remain	1	0	1	0	0	0	DC/19/62581	0	1	0	0	0	expires 2022 - may have started check next year



6989	Rear Of 297 & 299 Hydes Road West Bromwich	0.02	0.02	Hateley Heath	Full	Remain	1	0	1	0	0	0	DC/20/647 08	0	0	1	0	0	2022 not started; Expires 27.11.2023
7269	Side Garden Of 19 Dunkirk Avenue West Bromwich B70 0EP	0.05	0.05	Great Bridge	Full	Remain	1	0	1	0	0	0	DC/21/658 27	0	0	1	0	0	2022 not started; Proposed 2 bed detached dwelling and associated parking (previously refused application DC/21/65453).
7271	Side Garden Of 2 Arran Close Great Barr Birmingham B43 7AD	0.07	0.07	Great Barr with Yew Tree	Full	Remain	1	0	1	0	0	0	DC/21/662 49	0	0	1	0	0	2022 bldg notice submitted not started; Proposed four bedroom house and garage.
7265 (1000 0015)	Side Garden Of 33 Greenside Way Walsall WS5 4BT	0.02	0.02	Great Barr with Yew Tree	Full	Remain	1	0	1	0	0	0	DC/21/655 11	0	0	1	0	0	2022 not started; Proposed detached dwelling.
6177	Side Garden Of 56 Menin Road Tipton DY4 8DN	0.03	0.03	Tipton Green	Full	Remain	1	0	1	0	0	0	DC/21/661 65	0	1	0	0	0	Aug 2022 not started; Proposed new detached dwelling.
7066	Side Garden Of 17 Wilford Road West Bromwich B71 1QY	0.03	0.03	Charlemont with Grove Vale	Full	Remain	1	0	1	0	0	0	DC/20/648 42	0	0	0	1	0	2022 not started expires 18.01.2024

7274	Side Of 21 Pear Tree Road Great Barr Birmingham B43 6HY	0.04	0.04	Charle mont with Grove Vale	Full	Remain	1	0	1	0	0	0	DC/21/662 92	0	0	1	0	0	2022 not started; Proposed new detached dwelling.
6555	Site Of 29 Bilston Road Tipton DY4 0BT	0.07	0.07	Princes End	Full	Remain	1	0	1	0	0	0	DC/21/653 25	0	1	0	0	0	DOC submitted assume not started; expires 2021; new app submitted 2021
6185	Site Of Former Tipton Baths Queens Road Tipton	0.28	0.28	Tipton Green	Full	Remain	1	0	1	0	0	0	DC/15/584 00	0	0	1	0	0	2022 checking with Doug-email from DM asking if started cannot see a response - so application may be live if started. Discharge of conditions app submitted still pending but assume will develop - care home
972	Adj 3 Barrs Road	0.06	0.06	Cradle y Heath and Old Hill	Outline	Remain	1	0	1	0	0	0	DC/20/640 19	0	0	1	0	0	expires april 2023
6951	19 Cape Hill Smethwick	0.01	0.01	Soho and Victoria	Full	U/C	1	0	1	0	0	0	DC/19/630 59	1	0	0	0	0	2022 streetview shows completed 2022/23
6991	5 Warstone Drive West Bromwich	0.06	0.06	West Bromwich Central	Full	U/C	1	0	1	0	0	0	DC/20/647 06	1	0	0	0	0	2022 still u/c; CIL commencement notice - started may 2021

6959	Hamstead Sons Of Rest Broome Avenue Great Barr	0.03	0.03	Newton	Full	U/C	1	0	1	0	0	0	DC/20/639 00	1	0	0	0	0	April 2022 U/con.
7263	Regis Masonic Hall 395 Halesowen Road Cradley Heath B64 7HX	0.4	0.4	Cradle y Heath and Old Hill	Full	U/C	1	0	1	0	0	0	DC/21/653 56	1	0	0	0	0	2022 u/c July 2022 - Proposed demolition of Regis Masonic Hall and construction of 1 No. dwelling, boundary walls/gates and detached garage.
6802	Land To The Rear Of 62 Compton Road Cradley Heath	0.01	0.01	Cradle y Heath and Old Hill	Full	U/C	1	0	1	0	0	0	DC/19/633 58	1	0	0	0	0	April 2022 U/con
7323	Land Adj 200 Grafton Road Oldbury	0.03	0.03	Langle y	Full	U/C	1	0	1	0	0	0	DC/22/667 96	1	0	0	0	0	footings in place on Street View 2022 SCH building control ref 22/0371/DOMIN DC/22/66796 - Proposed 1 No. bungalow with perimeter fencing and new pavement crossing.
6601	141 & Adj Land Station Road Cradley Heath B64 7QP	0.12	0.12	Blackh eath	Full	U.C.	1	0	1	0	0	0	DC/20/642 54	1	0	0	0	0	2022 still u/c; 2021 u/c
6528	213 Crankhall Lane Wednesbury WS10 0DY	0.03	0.03	Friar Park	Full	U.C.	1	0	1	0	0	0	DC/18/614 48	1	0	0	0	0	site visit u/c 2021

6790	24 - 28 Cape Hill Smethwick B66 4RP	0.02	0.02	Smethwick	Full	U.C.	6	5	1	0	0	0	DC/20/639 66; DC/18/625 40	1	0	0	0	0	5 complete 1 u/c 2021
6929	Land Adj To 67 Menin Road Tipton	0.02	0.02	Tipton Green	Full	U.C.	1	0	1	0	0	0	DC/19/636 88	1	0	0	0	0	2022 April 2022 U/con (21/00125/DOMFP confirms comp in 2023 mon year); 2021 u/c
6556	Land Adjacent 127 Raglan Road  Smethwick	0.01	0.01	Soho and Victoria	Full	U.C.	1	0	1	0	0	0	DC/16/600 61	1	0	0	0	0	2022 still u/c; CIL commencement notice Dec 2019; 2021 still u/c
6453	Land Adjacent 31 Coneygree Road,  Tipton	0.03	0.03	Tipton Green	Full	U.C.	1	0	1	0	0	0	DC/17/602 29	1	0	0	0	0	CIL commencement notice 20.02.2020; 2021 stil u/c; 2022 still u/c
2576	Land To Rear Of 1 Pennyhill Lane West Bromwich	0.08	0.08	Charle mont with Grove Vale	Full	U.C.	1	0	1	0	0	0	DC/18/618 74	1	0	0	0	0	u/c - still u/c 2022
6537	1 Woden Road South Wednesbury WS10 0BP	0.05	0.05	Wedne sbury South	Full	U/C	1	0	1	0	0	0	DC/17/611 84	1	0	0	0	0	2022 u/c; expires 2021 ; bldg control notice submitted 2021

7030	30 High Street Rowley Regis	0.02	0.02	Blackh eath	Full	u/c	1	0	1	0	0	0	0	DC/20/644 75	1	0	0	0	0	2022 u/c
6646	35 Highmoor Road Rowley Regis B65 8DJ	0.05	0.05	Blackh eath	Full	U/C	1	0	1	0	0	0	0	DC/18/619 60	1	0	0	0	0	2022 u/c; Expires 03.12.2021
6371	50 Churchfields Road (side Garden Land) Wednesbury	0.02	0.02	Wedne sbury North	Full	U/C	1	0	1	0	0	0	0	DC/19/632 16	1	0	0	0	0	down as outline but is a full pp, google earch shows u/c 2021; still u/c 2022
6965	52 Horseley Heath Tipton DY4 7AA	0.06	0.06	Great Bridge	Full	u/c	1	0	1	0	0	0	0	DC/20/639 45	1	0	0	0	0	2022 u/c ; not started 2021
7272	67 Wood Green Road Wednesbury WS10 9QT	0.09	0.09	Wedne sbury North	Full	u/c	1	0	1	0	0	0	0	DC/21/662 56	1	0	0	0	0	2022 u/c; Proposed single and two storey side extension with roof lights to front and rear dormer to create 3 bed dwelling with separate access, parking and amenity provision.
6538	72 Jayshaw Avenue (side Garden Of) Great Barr Birmingham	0.02	0.02	Newton	Full	U/C	1	0	1	0	0	0	0	DC/20/648 49	1	0	0	0	0	2022 u/c ; expires 2021; new app submitted 2021

7235	Land Adjacent 2 Ruskin Avenue Rowley Regis B65 9QW	0.02	0.02	Blackh eath	Full	u/c	1	0	1	0	0	0	DC/21/652 72	1	0	0	0	0	2022 u/c; Proposed 1 No. 2 bedroom dwelling.
7257	Royal Oak Inn 1 Causeway Green Road Oldbury	0.03	0.03	Langle y	Full	u/c	1	0	1	0	0	0	DC/21/655 34	1	0	0	0	0	bldg notice submitted, already down as u/c
6599	70 Jayshaw Avenue Great Barr Birmingham B43 5SA	0.06	0.06	Newton	Full	uc	1	0	1	0	0	0	DC/20/641 98	1	0	0	0	0	still u/c 2022;
							29		24	0	0	0		23	0	1	0	0	
2371	North Smethwick Canalside Smethwick	8.77	8.77	Soho and Victoria	Approved Local Plan/UDP	Remain	400	0	0	400	0	0		0	0	0	0	0	HI advised that actively looking at bringing part of this forward with either WMCA or Towns Fund intervention; part of masterplan use that capacity
							437		32	400	0	0		33	0	1	0	0	

2985	STW/SMBC Land Friar Park Road Wednesbury	26.62	15.75	Friar Park	Approved Local Plan/UDP	Remain	630	0	0	230	250	150		0	0	0	0	0	work started on masterplan 2023 - g
6999	Brandhall golf Course	37.2	37.2	Old Warley	OC	Remain	190	0	0	190	0	0		0	0	0	0	0	Capacity reduced in line with cabinet report. Masterplan due to be commissioned.
2590	Cape Arm Cranford Street	2.13	2.13	Soho and Victoria	Approved Local Plan/UDP	Remain	170	0	0	170	0	0		0	0	0	0	0	South of Cranford Street and Heath Street part of masterplan
7196	Abberley Street Grove Lane Master Plan	2.48	2.48	Soho and Victoria	Approved Local Plan/UDP	Remain	140	0	0	140	0	0		0	0	0	0	0	Previously part of site ref 2588 (Abberley Street) site split into 3 (sites refs 2588 and 7195 amended as per GL MP; part of masterplan
3040	Cradley Heath Factory Centre Woods Lane Cradley Heath	5.14	5.14	Cradle y Heath and Old Hill	Approved Local Plan/UDP	Remain	135	0	0	135	0	0		0	0	0	0	0	
1546	Cranford Street / Heath Street / Canal	5.00	2.88	Soho and Victoria	Approved Local Plan/UDP	Remain	115	0	0	115	0	0		0	0	0	0	0	Masterplan completed Feb 2022.

6919	Grove Lane/ Cranford Street/ London Street	1.23	1.23	Soho and Victoria	Approved Local Plan/UDP	Remain	108	0	0	108	0	0		0	0	0	0	0	HI advised 2028-2036 2022 - Site merged with Site Ref 6998 to reflect GL masterplan,
2588	Grove Street / MMUH / School - Grove Lane MP	2.18	0.59	Soho and Victoria	Approved Local Plan/UDP	Remain	85	0	0	85	0	0		0	0	0	0	0	. 2022 - Amended to reflect the GL Masterplan – site now in three parts (new site ref for 2nd site is 7195 Moilliett Street Park) and 7196 boundary amended to reflect new phasing based on master plan
6924	The Phoenix Collegiate Friar Park Road Wednesbury	4.80	4.80	West Bromwi ch Central	Outline	Remain	84	0	0	84	0	0	DC/20/639 11	0	0	0	0	0	2022 granted outline consnet expires 28.10.2025; outline app pending consent
1451	Trinity Way / High Street, 28- 64 High Street West Bromwich	0.60	0.60	West Bromwi ch Central	Approved Local Plan/UDP	Remain	53	0	0	53	0	0	N	0	0	0	0	0	
1459	Bank Street (West) Hateley Heath	0.85	0.85	Hateley Heath	Approved Local Plan/UDP	Remain	43	0	0	43	0	0		0	0	0	0	0	
7195	Moilliett Street Park - Grove Lane masterplan	0.77	0.77	Soho and Victoria	Approved Local Plan/UDP	Remain	31	0	0	31	0	0		0	0	0	0	0	Previously part of site ref 2588 – split out to reflect the GL masterplan – sites forms part of a larger site that includes land in Bham – figures are for the Sandwell element only



7197	Land adj to Droicon Estate, Portway Road, Rowley Regis	0.70	0.70	Rowley	Draft BCP - Reg 19		28	0	0	28	0	0		0	0	0	0	0	
3508	Fmr Springfield & Brickhouse Neighbourhood Office And Adjacent Land Dudley Road Rowley Regis	0.65	0.65	Rowley	Full	Remain	26	0	0	26	0	0	DC/18/619 22	0	0	0	0	0	
1376	Elbow Street Old Hill	0.77	0.77	Cradley Heath and Old Hill	Approved Local Plan/UDP	Remain	25	0	0	25	0	0		0	0	0	0	0	
2908	Site Of 30-144 Mounts Road Wednesbury	1.07	1.07	Wednesbury South	Approved Local Plan/UDP	Remain	22	0	0	22	0	0		0	0	0	0	0	
1203	Mill Street, Great Bridge	0.44	0.44	Great Bridge		Remain	20	0	0	20	0	0	DC/22/670 19	0	0	0	0	0	DC/22/67019 Land At Mill Street Tipton Proposed 20 no. dwellings with associated parking. Pending Consent Sep 2
28	Alma Street Wednesbury	0.52	0.52	Friar Park	Approved Local Plan/UDP	Remain	19	0	0	19	0	0		0	0	0	0	0	

7157	Grafton Lodge, Grafton Road, Oldbury	0.53	0.53	Langle y	OC	Remain	19	0	0	19	0	0		0	0	0	0	0	Council House programme in feasibility programmed start on site 2022/23
7357	Mill Street, Great Bridge	0.42	0.42	Great Bridge	Approved Local Plan/UDP	Remain	15	0	0	15	0	0		0	0	0	0	0	
3153	Former Fisheries Site Union Road Oldbury	2.13	0.95	Oldbur y	Full	U/C	17	5	0	12	0	0	DC/10/519 37	0	0	0	0	0	Site has been stalled
7158	Wyndmill Crescent, West Bromwich	0.19	0.19	Charle mont	OC - Draft BCP Reg 19	Remain	11	0	0	11	0	0		0	0	0	0	0	
6688	Land at Oxford Street / Oxford Terrace Wednesbury	0.21	0.21	Friar Park	OC	Remain	9	0	0	9	0	0		0	0	0	0	0	
3310	Site Of 180-190 Dudley Road Rowley Regis	0.15	0.15	Rowley	Full	U.C.	8	0	0	8	0	0	DC/12/545 78	0	0	0	0	0	Site has been stalled

6681	Coppice Street, West Bromwich	0.26	0.26	Greets Green and Lyng	Approved Local Plan/UDP	Remain	7	0	0	7	0	0	no letter	0	0	0	0	0	
2396	116/117 Graingers Lane Cradley Heath	0.04	0.04	Cradle y Heath and Old Hill	Full	U.C.	6	0	0	6	0	0	DC/08/497 23	0	0	0	0	0	Site has been stalled
2886	Site Of 18A Church Vale West Bromwich	0.05	0.05	West Bromwi ch Central	Full	U.C.	6	0	0	6	0	0	DC/10/527 26	0	0	0	0	0	Site has been stalled
6685	Ashliegh road / Longbank Road Oldbury	0.15	0.15	Tividal e	OC	Remain	5	0	0	5	0	0		0	0	0	0	0	
3459	The Shambles Toilets The Shambles Wednesbury	0.01	0.01	Wedne sbury South	Full	U.C.	5	0	0	5	0	0	DC/16/594 95	0	0	0	0	0	Site still u/c put to complete in 2021 - sold to new owner site stalled
3522	138 Crankhall Lane Wednesbury	0.04	0.04	Friar Park	Full	U.C.	2	0	0	2	0	0	DC/13/560 40	0	0	0	0	0	aug 2022 still stalled; Site has been stalled

3353	Site of 131 Stony Lane Smethwick	0.06	0.06	Smethwick	Full	U.C.	1	0	0	1	0	0	DC/13/556 76	0	0	0	0	0	Site has been stalled
2940	Rattlechain Site Land to the north of Temple Way Tividale	14.82	14.82	Oldbury	Approved Local Plan/UDP	Remain	518	0	0	0	293	225		0	0	0	0	0	
2370	Bradleys Lane / High Street Tipton	5.60	5.60	Princes End	Approved Local Plan/UDP	Remain	147	0	0	0	110	37		0	0	0	0	0	
3025	Silverthorne Lane/ Forge Lane, Cradley Heath	2.82	2.82	Cradley Heath and Old Hill	Approved Local Plan/UDP	Remain	74	0	0	0	74	0	74	0	0	0	0	0	Site merged with 1437
7162	Dudley Road East	2.65	2.65	Oldbury	Draft BCP - REg18	Remain	70	0	0	0	70	0		0	0	0	0	0	
1463	Lower City Road Oldbury	1.83	1.83	Oldbury	Approved Local Plan/UDP	Remain	64	0	0	0	64	0		0	0	0	0	0	

7001	Brades Road, Oldbury	1.14	1.14	Oldbury	Draft BCP - Reg 18	Remain	51	0	0	0	51	0		0	0	0	0	0	CFS submission
744	Perrott Street / Kitchener Street Black Patch Smethwick	1.39	1.39	Soho and Victoria	Approved Local Plan/UDP	Remain	49	0	0	0	49	0		0	0	0	0	0	
2946	Site surrounding former Post office and Telephone exchange Horseley heath tipton	1.16	1.16	Great Bridge	Approved Local Plan/UDP	Remain	42	0	0	0	42	0		0	0	0	0	0	Site merged with 2947
3223	Summerton Road, Oldbury	0.89	0.89	Oldbury	Approved Local Plan/UDP	Remain	32	0	0	0	32	0	32	0	0	0	0	0	
3041	Cokeland Place / Graingers Lane, Cradley Heath	0.36	0.36	Cradley Heath and Old Hill	Approved Local Plan/UDP	Remain	13	0	0	0	13	0	13	0	0	0	0	0	
3023	Macarthur Road Industrial Estate, Cradley Heath	0.30	0.30	Cradley Heath and Old Hill	Approved Local Plan/UDP	Remain	11	0	0	0	11	0	11	0	0	0	0	0	

1072	Bailey Street, Rear of 114-128 Claypit Lane	0.22	0.22	Greets Green and Lyng	OC	Remain	8	0	0	0	8	0		0	0	0	0	0	
3011	Langley Maltings Western Road Langly B69 4LY	2.72	2.72	Oldbur y	Approved Local Plan/UDP	Remain	71	0	0	0	0	71		0	0	0	0	0	
2919	Land to east of Black Lake West Bromwich	2.45	2.45	Hateley Heath	Approved Local Plan/UDP	Remain	64	0	0	0	0	64		0	0	0	0	0	
1183	land at Horseley Heath, Alexandra Road, and Lower Church Lane, Tipton	2.26	1.90	Great Bridge	Approved Local Plan/UDP	Remain	59	0	0	0	0	59		0	0	0	0	0	
3009	Tatbank Road Oldbury B69 4NB	1.15	1.15	St. Pauls	Approved Local Plan/UDP	Remain	40	0	0	0	0	40		0	0	0	0	0	
2986	Friar Street Wednesbury	1.01	1.01	Friar Park	Approved Local Plan/UDP	Remain	38	0	0	0	0	38	38	0	0	0	0	0	

3049	Land between Addington Way and River Tame; Temple Way (Rattlechain)	0.90	0.90	Oldbury	Approved Local Plan/UDP	Remain	32	0	0	0	0	0	32		0	0	0	0	0	
1449	Wellington Road Tipton	0.91	0.91	Tipton Green	Approved Local Plan/UDP	Remain	31	0	0	0	0	0	31		0	0	0	0	0	
2972	Used Car Sales site on corner of Lower Church Lane and Horseley Heath Tipton	0.56	0.56	Tipton Green	Approved Local Plan/UDP	Remain	20	0	0	0	0	0	20	20	0	0	0	0	0	Long term plans
6919	Grove Lane/ Cranford Street/ London Street	0.81	0.81	Soho and Victoria	Full	Remain	392	0	0	0	0	0	DC/22/671 65	0	0	0	45	50	Site merged with Site Ref 6998 to reflect GL masterplan,	
7174	90 Waterfall Lane	0.05	0.05	Cradley Heath and Old Hill	Full	Remain	-1	0	-1	0	0	0	DC/22/666 71	0	0	0	-1	0	DC/22/66671 - Proposed change of use of first floor from residential to offices/facilities associated with existing ground floor business.	

7305	Flat 1 1 - 2 Long Lane Rowley Regis	0.02	0.02	Blackh eath	Full	Remain	-1	0	-1	0	0	0	0	DC/22/666 97	0	0	-1	0	0	DC/22/66697 - Proposed change of use from residential dwelling to private members 8 ball pool club with bar. - No evidence of pool club, no signage etc. - according to google map Jun 2022
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**Table 12: Sites allocated for housing but now considered not suitable / developable up to 2041**

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
H9.5	354	91	Park Lane West ( South Staffs Depot), Tipton	2.95	77	Existing pump station for Wednesbury remain as employment or white land
H9.7	1401	801	Bell Street / Dudley Road, Tipton	0.62	20	H&R no intention of moving
H9.6	1448	81	Station Street, Tipton	1.37	43	Too difficult and expensive to move
H13.8	1461	665 80 & 82	Waterfall Lane & 101-126 Station Rd	0.34	8	part of site has pp for combination of 15 units (not carried forward) rest of site too small
HOC11	2232	263	United Steels Ltd, Upper Church Lane Tipton	1.58	73	Owner advised will not be moving from site.
H12.8	2372	121	Rabone Lane, Smethwick	5.98	209	No indication that looking to relocation and no relocations sites available.
HOC13	1437		Lower High Street Cradley Heath	0.6	26	Used as car park(temp planning permission) site merged with 3025
WBPr	2375		Lyng Industrial Estate West Bromwich	10.2	357	Viability and feasibility study commissioned and highlights significant viability issues



	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
WBPr30	2381		Bus Depot	1.1	68	No indication that looking to relocation and no relocations sites available.
WBPr31	2384		Oldbury Road	16.8	588	No indication that looking to relocation and no relocations sites available.
WBPr32	2385		Brandon Way / Albion Road (North)	6.2	248	No indication that looking to relocation and no relocations sites available.
WBPr33	2386		Brandon Way / Albion Road (South)	1.5	494	New industrial unit (1,739sqm) recently built and interest in the remaining vacant site area
WBPr34	2387		Brandon Way / Brandon Close	1	43	No indication that looking to relocation and no relocations sites available.
WBPr38	2389		Church Lane / Gladstone Street	2.8	111	No indication that looking to relocation and no relocations sites available.
H9.5	2463	150 / 856	Coneygre	7.61	300	Owner advised will not be moving from site.
H8.5	2906	15	Darlaston Road/ Old Park Road, Kings Hill, Wednesbury	5.2	200	No indication that looking to relocation and no relocations sites available.
H8.4	2907	34	Holloway Bank, Wednesbury	5.71	149	Occupier invested significantly to update and expand business. Will not be moving from the site
H8.4	2911	334	Mounts Road, Wednesbury	1.1	39	No indication that looking to relocation and no relocations sites available.
H8.2	2916	553	Whitehall Industrial Estate, Whitehall Road, Great Bridge	2.51	65	No indication that looking to relocation and no relocations sites available.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
H8.2	2917	555	Land Between Whitehall Road and Walsall Canal, Great Bridge	0.75	23	No indication that looking to relocation and no relocations sites available.
H8.1	2920	634	Land to north and west of Ridgacre Road	1.63	51	Occupier invested significantly to update and expand business. Will not be moving from the site
H8.5	2921	642	Kings Hill Trading Estate, Darlaston Road, Wednesbury	3.28	86	Modern development with high occupancy, will not be moving from site.
H8.5	2922	643	Old Park Trading Estate site on Old Park Road, Wednesbury	2.62	68	No indication that looking to relocation and no relocations sites available.
H8.1	2923	654	Land to the south of Ridgacre Road, West Bromwich	1.11	35	Occupier invested significantly to update and expand business. Will not be moving from the site
H8.1	2924	657	Church Lane, West Bromwich	0.75	24	Occupier invested significantly to update and expand business. Will not be moving from the site
H8.4	2925	788	Site off Mount Road Wednesbury	0.49	17	No indication that looking to relocation and no relocations sites available.
H8.4	2926	791	Corner of Bridge Street & Mounts Road, Wednesbury	3.15	110	The owner would like to retain the site for industrial uses
H8.4	2927	795	Site on corner of Woden Rd South & Bridge St, Wednesbury	1.61	56	No indication that looking to relocation and no relocations sites available.
H9.1	2935	966	Wellman Robey Ltd, Newfield Road, Oldbury	4.91	129	No indication that looking to relocation and no relocations sites available.
H9.4	2936	1239	CBF LTD, Wade Building Services, Groveland Road, Oldbury	1.26	40	No indication that looking to relocation and no relocations sites available.
H9.5	2937	151	Fisher Street / Coneygre Road, Tipton	1.7	60	Indication from owners that remaining in employment use.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
H9.7	2938	265	Castle Street, Tipton	1.49	47	H&R no intention of moving, change to employment allocation
H9.5	2943	878	Coneygre Road / Burnt Tree, Tipton	1.11	35	No indication that looking to relocation and no relocations sites available.
H9.1	2944	967	Birmingham Board Co Ltd, Dudley Road East, Oldbury	1	32	No indication that looking to relocation and no relocations sites available.
H9.1	2945	968	Beswick Paper, Dudley Road, Oldbury	0.96	33	No indication that looking to relocation and no relocations sites available.
H9.1	2949	1196	British Gas Plc, Land off Dudley Road, Oldbury	1.04	33	No indication that looking to relocation and no relocations sites available.
H9.4	2950	1240	Land adjacent to Cleton Business Park, Tipton Road, Tipton	0.56	18	No indication that looking to relocation and no relocations sites available.
H9.4	2951	-	Vaughan Trading Estate	19.92	349	Occupier invested significantly to update and expand business. Will not be moving from the site
(834)	2953		Sedgley Rd West High Tipton Street	1.12	39	No indication that looking to relocation and no relocations sites available.
(145)	2955		Unit 1 Groveland Road	0.36	13	No indication that looking to relocation and no relocations sites available.
(147)	2956		Upper Chapel St/ Britannia St/ 70 - 74 Dudley Rd West	0.63	22	No indication that looking to relocation and no relocations sites available.
(148)	2957		Dudley Rd / 28 Dudley Rd West	1.78	62	No indication that looking to relocation and no relocations sites available.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
(149)	2958		Tipton Oldbury Rd	1.76	62	No indication that looking to relocation and no relocations sites available.
(247)	2960		Diamond Hallbridge Oldbury Buses Way	3.13	110	Owner advised will not be moving from site.
(248)	2963		Groveland Rd	1.18	41	No indication that looking to relocation and no relocations sites available.
(578)	2965		Land between Great Bridge Street & William Street Tipton	1.92	67	No indication that looking to relocation and no relocations sites available.
(300)	2966		Alexandra Locarno Rd / Industrial Est / Alexandra Rd Tipton	2.2	77	No indication that looking to relocation and no relocations sites available.
(911)	2967		Black Country Park, Great Bridge Street, Great Bridge	2.18	76	Indication from owners that remaining in employment use.
(375) Post 2021	2969		Dudley Rd West Oldbury	0.46	16	No indication that looking to relocation and no relocations sites available.
(836)	2971		Hurst Lane / Birmingham Canal / Sedgley Road West Tipton	2.19	77	No indication that looking to relocation and no relocations sites available.
(144)	2973		Burnt Tree Ind Est Groveland Rd	0.82	29	No indication that looking to relocation and no relocations sites available.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
WBPr36	2975		Swan Village Industrial Estate West Bromwich	0.8	25	No indication that looking to relocation and no relocations sites available.
H12.6	2990	200	Fitzgerald Lighting LTD Rood End Road	1.39	44	No indication that looking to relocation and no relocations sites available.
H12.7	2994	854	Oldbury Road Industrial Estate	0.57	18	No indication that looking to relocation and no relocations sites available.
H13.5	3004	259 / 896	Newlyn Road	3.37	103	Businesses seeking to expand and will not be moving.
H13.2	3010	1301	Corngreaves Road	2.8	98	Site assembly for residential development has proved too difficult due to the different landownerships and no relocation sites available.
(789)	3013		JAS Industrial Park Lane Titford Oldbury B65 0PY	0.93	33	No indication that looking to relocation and no relocations sites available.
(855)	3014		Oldbury Road Oldbury B66 1NJ	2.89	102	No indication that looking to relocation and no relocations sites available.
(1130)	3016		230 Oldbury Road B66 1NR	1.48	52	No indication that looking to relocation and no relocations sites available.
H13.8	3017	284	Sandwell MBC Depot, & surrounds Waterfall Lane, Cradley Heath	1.36	43	No indication that looking to relocation and no relocations sites available.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
3019	3019		Station Road (South), Rowley Regis	0.85	30	Landownen advised invested in site and will not be moving
H13.8	3020	656	Broadcott & Broadway Ind Estates	1.49	47	No indication that looking to relocation and no relocations sites available.
H13.4	3026	268	Station Street/Graingers Lane	1.3	41	No indication that looking to relocation and no relocations sites available.
H13.4	3027	280	Bridge Trading Estate	0.57	19	No indication that looking to relocation and no relocations sites available.
H13.5	3032	260	Oldfields	1.64	51	No indication that looking to relocation and no relocations sites available.
H13.6	3034	933	Foxoak Street, Newtown Lane, Providence Street	4.82	168	No indication that looking to relocation and no relocations sites available.
H13.7	3043	297	Station Road	3.21	84	No indication that looking to relocation and no relocations sites available.
(724)	3140		Land at Dolton Way, between Factory Road, Bloomfield Road, & railway line, Tipton.	2.62	99	No indication that looking to relocation and no relocations sites available.
H13.5	3142	1302	Spinners End	0.71	25	No indication that looking to relocation and no relocations sites available.
H16.2	3219	753	Bloomfield Road/Barnfield Road	0.83	26	No indication that looking to relocation and no relocations sites available.
H16.3	3221	842	Bloomfield Road/Fountain Lane	1.5	53	No indication that looking to relocation and no relocations sites available.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
H13.6	3226	1303	Bank St, Cradley Heath (West of Kimber Drop Forgings site)	1.3	41	No indication that looking to relocation and no relocations sites available.
H9.8	3398	302	Alexandra Road / Upper Church Lane / Locarno Road, Tipton	10.43	142	No indication that looking to relocation and no relocations sites available.
	5129		Portway Road, Wednesbury	10.7	375	No indication that looking to relocation and no relocations sites available.
	5138		Nicholls Road, Tipton	3.96	139	Planning permission DC/19/63280 - West Mercia Sections. Occupier does not want to move.
	5139		Brymill Industrial Estate, Brown Lion Street, Tipton	1.98	69	No indication that looking to relocation and no relocations sites available.
	5265		Phase 9, The Parkway, site between Stafford St, Victoria St & Potters Lane, Wednesbury	0.94	33	No indication that looking to relocation and no relocations sites available.
	5450		Barnfield Trading Estate Tipton	2.24	78	No indication that looking to relocation and no relocations sites available.
	5551		Ridgacre Enterprise Park Road, West Bromwich	0.8	28	Occupier invested significantly to update and expand business. Will not be moving from the site
	5553		Rimstock Plc Road Lake Bromwich Ridgacre Black West West Midlands	1.05	37	ccupier invested significantly to update and expand business. Will not be moving from the site

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
	5556		Vector Industrial Park Lane, Church West Bromwich	5.2	182	No indication that looking to relocation and no relocations sites available.
	5623		Brook Street Business Centre , Brook Street Community Centre, 196- 200 Bloomfield Road.	1.5	53	No indication that looking to relocation and no relocations sites available.
	5641		Site between Great Western St & Potters Lane, Wednesbury	1.14	49	Owner indicated that going to continue to invest in company
	5642		Land between Potters Lane & Stafford St Wednesbury	0.85	30	Surrounding sites reverting to employment
	5646		Site on Stafford St Wednesbury	1.45	51	Owner advised will not be moving from site.
	5648		Land at Potters Lane, Wednesbury	0.74	26	Surrounding sites reverting to employment
	5972		Former Corus Premises Bloomfield Road Tipton	0.56	20	No indication that looking to relocation and no relocations sites available.
H9.5	6109	80	Groveland Road, Dudley Port, Tipton	0.11	7	No indication that looking to relocation and no relocations sites available.
H9.7	265	93	Old Cross Street, Tipton	0.48	14	Owner indicated different future use.
H9.5	440	89	Orchard Street, Burnt Tree, Tipton	0.28	30	Part of site needed for junction / highway improvements. Remaining land not suitable for residential use.
H12.5	585	466	Flash Road/Broadwell Road, Oldbury	0.68	5 (36)	No indication that looking to relocation and no relocations sites available.
HOC18	841	431	Wilson Road / Sycamore Road Smethwick	1.07	37	Being developed for an alternative use



	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
H13.6	1436	71	St. Anne's Road, Cradley Heath	1.13	36	No indication that looking to relocation and no relocations sites available.
WBPr37	1440		John Street North	0.49	18	Part of site has pp for 31 dwellings, remaining site consists of PROW and underpass not deliverable
H8.1	1443	51	Cardigan Close/ Sussex Avenue	0.14	5	Part of site built out, remaining site too small
H12.7	1446	482	Holly Lane, Smethwick	0.53	29	Part of site built out, remaining site too small
H12.6	1698	614	Land adjacent to 88 Wellesley Road	0.26	9	Site too small to carry forward
H12.3	1919	1032	Former Starlight Auto Sales Wolverhampton Road	0.23	14	No indication that looking to relocation and no relocations sites available.
H12.10	1997	1037	Tudor Works 36A Windmill Lane	0.25	24	Site has pp for retention of shops and offices - no longer available
HOC9	2085	1047	Brunswick Park Trading Estate, Wednesbury	0.36	42	Site with permission and part complete, does not look as though other part will be completed still occupied
H16.1	2227	756	Factory Road	0.44	35	PP expired, no response from land owner
H13.9	2259	1071	Sentine Plastics Ltd, Wrights Lane	0.17	13	No indication that looking to relocate and no relocations sites available.
HOC11	2368	262	Summerhill Primary School, Central Ave, Tipton	1.09	40	School has expanded so no longer available
H16.5	2370	303	Bradleys Lane/High Street	0.38	13	Small part of site removed
H12.7	2423	210	Churchill Road, Smethwick	0.5	60	No indication that looking to relocate and no relocations sites available.
H8.7	2910	269	Leabrook Road/Willingsworth Road, Tipton	0.37	13	Part of site has pp for residential remainder of site too small

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
H8.2	2913	439	Sheepwash Lane/Whitehall Road, Great Bridge	0.08	3	No indication that looking to relocate and no relocations sites available.
H8.2	2915	550	Land between Tinsley St and Whitehall Road, Tipton	0.28	10	No indication that looking to relocate and no relocations sites available.
H8.1	2930	804	Pembroke Way Hateley Heath, West Bromwich	2.3	81	School playing fields - remove allocation
H8.2	2931	1120	Garage on Whitehall Road, Great Bridge, Tipton	0.14	5	No indication that looking to relocate and no relocations sites available.
H8.2	2932	1121	Old Inn site, Sheepwash Lane, Great Bridge, Tipton	0.04	1	No indication that looking to relocate and no relocations sites available.
H8.7	2933	45	Bannister Road, Wednesbury	2.22	76	Pylons on site and other constraints - remove allocation
H8.8	2934	154	Site on New Road, Great Bridge inc St Lukes Centre	0.4	14	No indication that looking to relocate and no relocations sites available.
H9.7	2942	779	Castle Street / High Street, Tipton	0.7	23	Conflicting aspirations of land owners0
H9.9	2947	1117	Railway Street, Horseley Heath, Tipton	0.35	12	No indication that looking to relocation and no relocations sites available.
H9.9	2948	1119	Salem Street, Great Bridge, Tipton	0.32	11	Owner advised will not be moving from site.
(765)	2952		Lower Church Lane Tipton	0.38	13	Constraints on site would reduce area and capacity - too small to carry forward
(146)	2974		88/90 dudley Rd West	0.37	13	No indication that looking to relocation and no relocations sites available.
H12.4	2980	109	Clay Lane, Oldbury	0.28	12	Owners advised not moving - too small to allocate for employment

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
HOC13	2982	40	Tippity Green, Hawes Lane, Rowley Regis	1.13	40	No indication that looking to relocation and no relocations sites available.
HOC13	2983	1135	Allsops Hill Rowley Regis	0.38	13	Site not developable
HOC13	2984	1282	Land at Tippity Green, Rowley Regis	4.47	150	Owner advised that may look to bring site forward but unsure of timescale or end use
H12.1	2987	5	Wolverhampton Road and Anvil Drive, Oldbury	0.31	9	Owner advised not moving and too small to allocate for employment
H12.10	2997	123	Cape Hill/Durban Road	2.97	94	No indication that looking to relocation and no relocations sites available.
(205)	2999		South Smethwick Road/Broomfield, B67 7DB	0.27	10	Occupier invested significantly to update and expand business. Will not be moving from the site
(1129)	3015		104-110 Oldbury Road Smethwick B66 1JE	0.68	24	No indication that looking to relocation and no relocations sites available.
H13.4	3029	587	Cradley Road (West)	0.99	33	No indication that looking to relocation and no relocations sites available.
H13.4	3031	1124	Cradley Road (East)	0.41	12	Council land surplus unsure of future use
H13.11	3044	613	High Street Blackheath	0.35	12	No indication that looking to relocation and no relocations sites available.
HOC3	3048	1014	Land at Newton Road, Great Barr	0.2	16	Council land unsure of future use
H16.5	3141	863	Batmanshill Road/Hobart Road	0.25	8	No indication that looking to relocation and no relocations sites available.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
	3223		Summertown Road	0.52	18	Bit of allocation remaining as residential this part whiteland.
H9.2	3224	310	10 - 60 Dudley Road East Oldbury	2.00	70	No indication that looking to relocation and no relocations sites available.
H13.6	3225	217	Foxoak St/St Annes Rd (Kawasaki Garage)	0.4	14	No indication that looking to relocation and no relocations sites available.
H12.10	3462	122	Unett Street/ Raglan Road	4.6	81	Existing housing and open space - remove allocation
H13.3	3467	586	Chester Road	2.38	10	Recent application for industrial unit, no indication that willing to move site
	5301		Potters Lane / Great Western Street, Wednesbury	0.19	6	Owner advised that have no intention to move
	5381		Victoria Street / Albert Street, Wednesbury	0.19	7	No indication that looking to relocation and no relocations sites available.
	5643		Site between Dudley St & Victoria St Wednesbury	1.18	41	Owners indicated that not going to move
	6206		West Cross Centre. Oldbury Road/Mallin Street Smethwick	1.06	37	Existing shopping centre - remove allocation

**Table 13: Sites not Suitable for Housing**

Site Ref	Site	Call for Sites - Year Submitted	Included in SHLAA supply?	Reason - Land use & Designations
40	Land at Tanhouse Avenue, Great Barr	2018	No	Green Belt site not in accordance with NPPF, SAD and Black Country Core Strategy. Submitted through Black Country call for sites
44	Land at Wilderness Lane / Greenhill Gardens B43 7TB	2018	No	Green Belt site not in accordance with NPPF, SAD and Black Country Core Strategy. Submitted through Black Country call for sites
93	Land off Overend Road, Cradley Heath Business Park, Cradley Heath	2018	No	Site will be assessed as part of Black Country Plan review
115	Land off Birmingham Road, Great Barr	2018 / 2020	No	Green Belt site not in accordance with NPPF, SAD and Black Country Core Strategy. Submitted through Black Country call for sites
124	LAND AT CONEYGRE, NEWCOMEN DRIVE, SANDWELL	2018	No	Proposed use for employment. Site will be assessed as part of Black Country Plan review
149	Land at Birchley Island, Junction 2 of M5, Oldbury, Sandwell	2018	No	Proposed use for employment. Site will be assessed as part of Black Country Plan review
158	Roway Lane, Oldbury	2018	No	Site will be assessed as part of Black Country Plan review
263	Charlemont Community Centre	2018	No	Green Belt site not in accordance with NPPF, SAD and Black Country Core Strategy.
	Peak House Farm, Great Barr	2014	No	Green Belt site not in accordance with NPPF, SAD and Black Country Core Strategy.
	Whitehall Road	2010	No	Site within Tennants HSE Zone
	Harvills Hawthorn, Black Lake	2009	No	Site allocated in Potential High Quality Employment Land

### Appendix 3: Sandwell Housing Trajectories

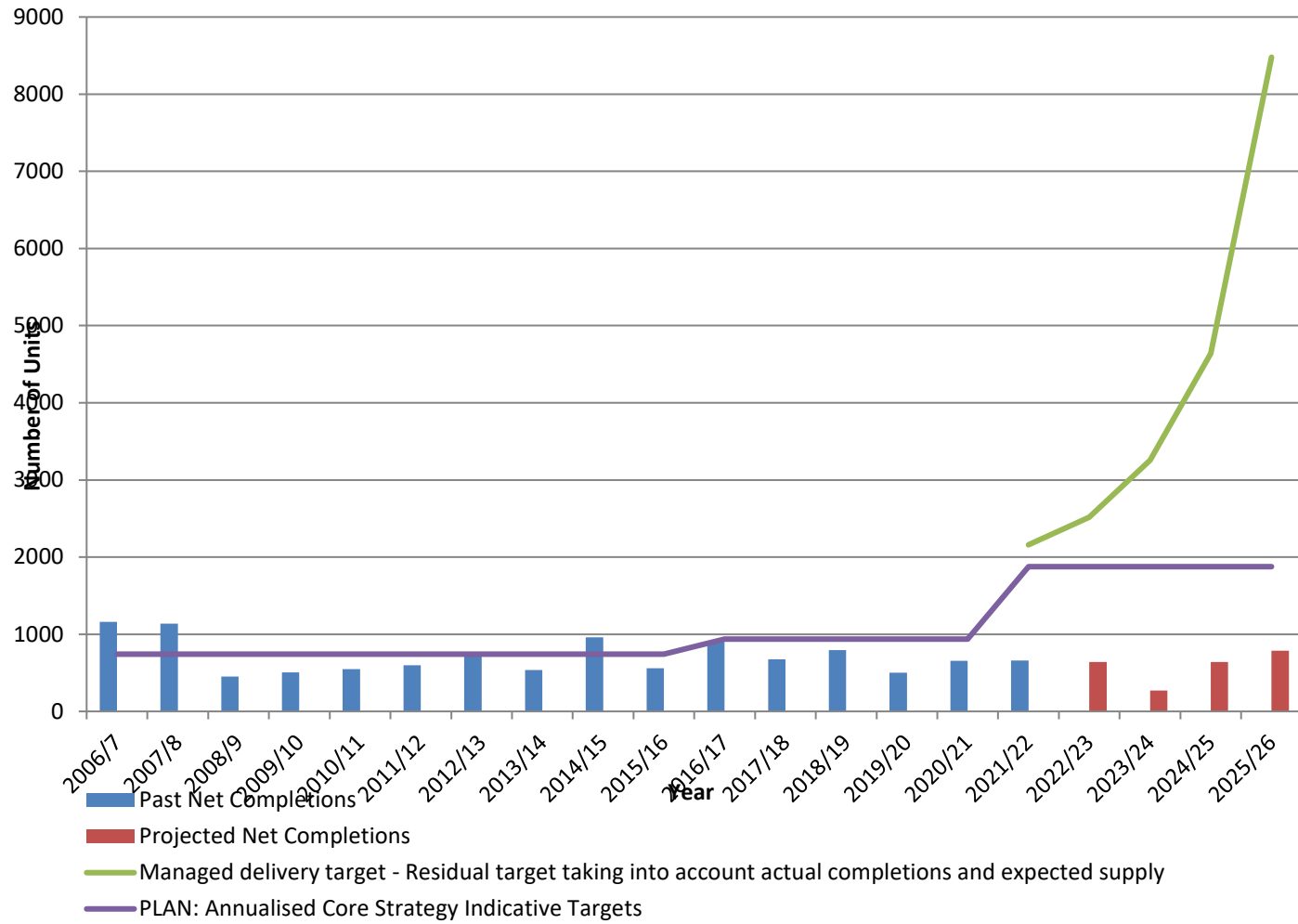
**Table 14: Sandwell Housing Trajectory by Source of Capacity 2022-2041**

Indicator	2006-2022	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41
Dwellings Completed (Net)	11358																			
Demolitions / Loss of Residential Unit																				
Sites Under Construction		642	127	134	133	62	28	0	0	0	12	0	0	0	0	0	0	0	0	0
Housing commitments with planning permission (i.e. full, Outline, Reserved Matters)		0	145	505	653	333	144	169	101	48	48	45	0	0	0	48	48	48	48	48
Housing commitments without planning permission (SAD DPD; West Bromwich AAP)		0	0	0	0	0	369	301	310	244	175	217	201	166	182	166	260	235	153	31
Other Commitments		0	0	0	0	18	241	193	220	217	199	160	145	143	143	169	96	96	96	94
Small windfall sites		0	0	0	0	0	139	133	133	133	133	133	133	133	133	133	133	133	133	133
Gypsy and Traveller		0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Commitments	11358	642	272	639	786	423	922	797	764	642	566	555	479	442	458	516	537	512	430	304

**Table 15: Sandwell SHLAA Housing Trajectory – Black Country Core Strategy: 2006-26**

Year	Past Net Completions	Projected Net Completions	PLAN: Annualised Core Strategy Indicative Targets	Managed delivery target - Residual target taking into account actual completions and expected supply	Cumulative Completions	Cumulative Target	Monitor - No dwellings above or below cumulative development plan target	Number of years left in Plan(s)
2006/7	1162		742		1162	742	420	20
2007/8	1136		742		2298	1484	814	19
2008/9	450		742		2748	2226	522	18
2009/10	505		742		3253	2968	285	17
2010/11	549		742		3802	3710	92	16
2011/12	599		742		4401	4452	-51	15
2012/13	712		742		5113	5194	-81	14
2013/14	536		742		5649	5936	-287	13
2014/15	961		742		6610	6678	-68	12
2015/16	558		742		7168	7420	-252	11
2016/17	901		938		8069	8358	-289	10
2017/18	676		938		8745	9296	-551	9
2018/19	794		938		9539	10234	-695	8
2019/20	501		938		10040	11172	-1132	7
2020/21	654		938		10694	12110	-1416	6
2021/22	661		1876	2159	10694	13986	-3292	5
2022/23		642	1876	2699	11336	15862	-4526	4
2023/24		272	1876	3385	11608	17738	-6130	3
2024/25		639	1876	4941	12247	19614	-7367	2
2025/26		786	1876	9243	13033	21490	-8457	1

## Sandwell MBC Housing Trajectory 2022





**Table 16: Sandwell SHLAA Housing Trajectory – Local Housing Need using Standard Method: 2022-2041 (2021 affordability ratio)**

Year	Past Net Completions	Projected Net Completions	PLAN: Local Housing Need (LHN) using Standard Method 2019	MANAGE: Annual requirement taking account of past completions	Cumulative net LHN (Standard Method 2019)	Cumulative net completions	MONITOR: Variation from Cumulative Net Requirement	Number of years left in Plan(s)
2022/23		642	1515	642	1515	642	873	19
2023/24		272	1515	1564	3030	914	2116	18
2024/25		639	1515	1639	4545	1553	2992	17
2025/26		786	1515	1702	6060	2339	3721	16
2026/27		423	1515	1763	7575	2762	4813	15
2027/28		922	1515	1859	9090	3684	5406	14
2028/29		797	1515	1931	10605	4481	6124	13
2029/30		764	1515	2025	12120	5245	6875	12
2030/31		642	1515	2140	13635	5887	7748	11
2031/32		566	1515	2290	15150	6453	8697	10
2032/33		555	1515	2481	16665	7008	9657	9
2033/34		479	1515	2722	18180	7487	10693	8
2034/35		442	1515	3043	19695	7929	11766	7
2035/36		458	1515	3476	21210	8387	12823	6
2036/37		516	1515	4080	22725	8903	13822	5
2037/38		537	1515	4971	24240	9440	14800	4
2038/39		512	1515	6448	25755	9952	15803	3
2039/2040		430	1515	9417	27270	10382	16888	2
2040/2041		304	1515	18403	28785	10686	18099	1

### Sandwell Housing Trajectory 2021 Affordability Ratio (LHN)



**Table 17: Sandwell SHLAA Housing Trajectory – Local Housing Need using Standard Method: 2022-2041 (2022 affordability ratio)**

Year	Past Net Completions	Projected Net Completions	PLAN: Local Housing Need (LHN) using Standard Method 2019	MANAGE: Annual requirement taking account of past completions	Cumulative net LHN (Standard Method 2019)	Cumulative net completions	MONITOR: Variation from Cumulative Net Requirement	Number of years left in Plan(s)
2022/23		642	1567	642	1567	642	925	19
2023/24		272	1567	1618	3134	914	2220	18
2024/25		639	1567	1698	4701	1553	3148	17
2025/26		786	1567	1764	6268	2339	3929	16
2026/27		423	1567	1829	7835	2762	5073	15
2027/28		922	1567	1929	9402	3684	5718	14
2028/29		797	1567	2007	10969	4481	6488	13
2029/30		764	1567	2108	12536	5245	7291	12
2030/31		642	1567	2230	14103	5887	8216	11
2031/32		566	1567	2389	15670	6453	9217	10
2032/33		555	1567	2591	17237	7008	10229	9
2033/34		479	1567	2846	18804	7487	11317	8
2034/35		442	1567	3184	20371	7929	12442	7
2035/36		458	1567	3641	21938	8387	13551	6
2036/37		516	1567	4277	23505	8903	14602	5
2037/38		537	1567	5218	25072	9440	15632	4
2038/39		512	1567	6778	26639	9952	16687	3
2039/2040		430	1567	9911	28206	10382	17824	2
2040/2041		304	1567	19391	29773	10686	19087	1

### Sandwell Housing Trajectory 2022 Affordability Ratio (LHN)

