

Black Country Employment Land supply technical paper

2023 Update

November 2023

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1. Introduction and scope

- 1.1 This paper forms part of the evidence base to support the preparation of the individual Local Plans produced by the Black Country Local authorities (BCLAs). This is an update of a Report produced in 2021 to support the Regulation 18 Black Country Plan (BCP). In late 2022 it was agreed that work on the BCP would cease, and that the individual Black Country Local Authorities (BCLAs) would produce their own Local Plans. Since then both Sandwell Council and Dudley Council have published Draft Regulation 18 Plans for consultation. Wolverhampton and Walsall Councils are progressing with individual local plans with publications dates yet to be determined. However, for the purposes of Employment Land, given the close physical and functional economic relationships between the BCLAs, and the nature of the joint evidence base prepared to date, the BCLAs are continuing to work together through the Duty to Cooperate to ensure that future needs continue to be forecasted and, where possible accommodated, on a Black Country-wide geography, corresponding to the Functional Economic Area confirmed in the 2021 Black Country Economic Development Needs Assessment.
- 1.2 The overall purpose of the Paper is to provide a definitive position statement on employment land supply to meet future needs. The approach is consistent with the guidance on Housing and Economic Land availability assessments set out in Government Planning Practise Guidance (July 2019)(<https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>).
- 1.3 For the purposes of this paper, employment land consists of land for factories, warehouses, logistics and other uses that need to locate in industrial areas (trade wholesale, depots, big garages, waste management). It does not include shops, offices, and leisure uses, as, while they employ people, they are directed into town and local centres. They are therefore considered a town centre issue.
- 1.4 The context for this paper is the Black Country Economic Development and Needs Assessment (EDNA) prepared by WECD consultants in 2017 with a further updates in 2021 , 2022 and 2023. The 2023 EDNA identified a range of economic growth scenarios for consideration in the preparation of Local Plans. The forecasts identify a requirement to provide for 470haha of employment land to meet forecast demand across the Black Country for the period 2020-41.. This requirement is broken down by individual BCLA as follows:
- Dudley – 72ha
 - Sandwell – 186ha
 - Walsall – 107ha
 - Wolverhampton 105ha
- 1.5 The EDNA (2023) also recommends that Local Plans should factor in existing occupied employment land that is proposed to be ‘lost’ to other uses over the Plan period.

- 1.6 The Regulation 18 Black Country Plan, as updated through subsequent Local Plan work proposed some 109ha of land within existing employment area be redeveloped for housing, mainly poor-quality constrained sites where redevelopment would benefit the wider area and enable businesses to relocate to more modern accommodation. Due to relatively high vacancy levels in many of these areas, only 63ha of land is required to be provided to directly compensate for this loss (however, as noted within the EDNA (2023) this is a conservative approach as it is generally assumed that some 15% of housing supply on allocations involving the redevelopment of employment land will not be built out). This means that the total employment land requirement for the Plan is 533ha. The impact of the need to provide for replacement land is summarised below:
- Dudley – 26ha replacement = total need of 98ha
 - Sandwell – 26ha replacement = total need of 212ha
 - Walsall – 0ha replacement = total need of 107ha
 - Wolverhampton – 11ha replacement = total need of 116ha
- 1.7 The 2023 EDNA identifies a gap of 152ha between forecast demand and supply within the Black Country. The purpose of this paper is to confirm ‘current’ employment land supply and set out the process by which new sources of supply have been identified for inclusion in the Local Plans. The paper uses the following step-by-step process
- Review of existing Local Plan allocations and sites with planning permission for employment development.
 - Identification of new sites within the urban area identified through the Black Country Plan and individual Local Plan site assessment process.
 - Land in neighbouring areas either allocated in Local Plans or with planning permission that could meet Black Country needs.
 - Identification of new sites in the Black Country green belt identified through the Black Country Plan and individual Local Plan site assessment process including in response to the Call for Sites.
- 1.8 The base date for this paper is 1 April 2022, and the period for demand and forecast supply is 2020-41. The paper is made up of five subsequent Chapters:
- Chapter two summarises the approach used to determine the ‘baseline’ supply.
 - Chapter three summarises the approach used to identify new sources of land supply within the Black Country urban area.
 - Chapter four summarises the role of land currently available in neighbouring local authorities to meet Black Country needs.
 - Chapter five sets out the approach used to identify opportunities within the Black Country Green Belt
 - Chapter six provides a summary of the work.

2.0 Baseline supply

2.1 The 'baseline' supply is the quantum of land available for development in April 2022 that can be carried forward into the Local Plans produced by the four BCLAs to meet future demand. It is made of up of four sources:

- Completions 2020-22
- Existing Local Plan allocations which do not have planning permission
- Sites of over 0.4ha with planning permission (both local plan allocations and unallocated sites).
- Small sites of less than 0.4ha not allocated in a local plan.

2.2 Each of these sources is discussed in turn below.

2.3 Completions 2020-22

2.4 Over the two year period 2020/21-2021/22 a total of 88.0ha of land was built out for employment uses in the BCLAs. Of this, 42.4ha was net additional land – land that was not previously used for employment activity and so represents a growth in the total employment land stock. The scale of completions across the four BCLAs is set out in Table 1 below.

Table 1 – completions 2020-22

Local authority	Gross completions (no)	Gross completions (ha)	Net completions (no)	Net completions (ha)
Dudley	26	14.0	11	6.0
Sandwell	24	24.6	10	9.7
Walsall	10	33.8	10	16.7
Wolverhampton	12	15.6	9	10.0
Total	72	88.0	40	42.4

2.5 The detailed analysis in Appendix 1 also details the nature of the completions. This is discussed in more detail in Section 2.16 of this Report in order to forecast anticipated levels of 'windfall' development – development on sites not allocated for development which can make an important contribution to overall employment land supply.

2.6 Local Plan allocations

2.7 Since the completion of the EDNA in 2017, the local authorities reviewed all existing Local Plan employment allocations for their inclusion in the Black Country Plan and moving forward the individual Local Plans. The size threshold for Local Plan allocations is 0.4ha and it is intended that this same threshold will be used in the individual BCLA Local Plans in most

cases. This review has been guided by the review of the quality of sites and whether they meet the needs of the market completed as part of the 2017 EDNA itself, and subsequent engagement with landowners and developers on their likely availability and deliverability. The details of this review are set out in Appendix 2 and summarised below in Table 2:

Table 2 – review of existing qualifying Local Plan allocations

Local authority	Existing Local Plan allocations (number)	Existing Local Plan allocations (ha)	Allocations to be carried forward (number)	Allocations to be carried forward (ha)
Dudley	11	12.9	11	12.9
Sandwell	2	6.4	1	5.3
Walsall	45	108.37	44	107.1
Wolverhampton	19	35.0	17	31.4
Total	77	162.7	73	156.7

- 2.8 This stage of the assessment found that the vast majority of existing Local Plan allocations remain suitable and available for development and should be included in the Local Plans. A significant number having planning permission. This 2023 update also reflects the building out of a number of sites and a change to their planning status.
- 2.9 Of those allocations not carried forward, a number are subject to planning permissions for alternative uses or where current evidence suggests that there is no certainty of delivery over the Plan period.
- 2.10 In total, the existing Local Plan allocations which are considered to be suitable and available to meet future needs are capable of providing 157ha on 73 sites.
- 2.11 Large Sites with Planning permission
- 2.12 There are a number of large sites across the Black Country which benefit / have benefitted from planning permission but are not allocated as development opportunities in the Local Plan. These sites are often referred to as ‘windfalls’ and the threshold for potential inclusion in the Plan is 0.4ha in most cases to retain consistency with the existing suite of Local Plans. This category of sites is made up of two sources:
- Sites with a ‘live’ planning permission for employment development
 - Sites with historic ‘lapsed’ planning permissions granted since 2005 which are suitable and available for employment development.
- 2.13 As with the current Local Plan sites, the sites were reviewed in terms of their suitability and deliverability. In those cases where the planning permission had ‘lapsed’, the sites were included in the Black Country Plan Site Assessment Report and subsequent Local Plan work.

The findings of the assessment are summarised in Table 3 below with the detailed schedule of sites contained in Appendix 3.

Table 3 – review of large sites with planning permission

Local authority	Sites with live/lapsed planning permission (number) assessed	Sites with live/lapsed planning permission (ha) assessed	Sites with live/lapsed planning permission (number) available for development	Sites with live/lapsed planning permission (ha) available for development
Dudley	1	0.5	1	0.5
Sandwell	0	0	0	0
Walsall	0	0	0	0
Wolverhampton	6	5.9	6	5.9
Total	7	6.4	6	6.4

- 2.14 Since the publication of the 2021 Report, a significant proportion of these sites have been built out. Two new sites have been identified – one in Dudley and the other in Wolverhampton. The Council's will need to consider whether these sites should be identified for development in the Local Plan, but both are suitable and available for development and can contribute towards the employment land supply. In total, the sites with live or lapsed planning permissions and which are considered to be suitable and available to meet future needs are capable of providing 6.4ha on seven sites. These sites are made up of a combination of existing buildings in non-employment use with planning permission, and vacant land with planning permission.
- 2.15 Small sites
- 2.16 Sites of less than 0.4ha provide a relatively small but constant source of employment land supply. These are sites which fall below the threshold for allocation in Local Plans but which will continue to come forward as 'windfall' opportunities. In April 2022, small sites with planning permission provided for 1.8ha of land for employment development.
- 2.17 Looking forward, for the four-year period 2016/17 to 2019/20, only 1.8ha of land on small sites has been completed, equating to 0.4ha per annum. For the period 2020-22, small sites completions provided 2.7ha of net additional employment land (1.35ha per annum), significantly in excess of the 2016-20 equivalent. For the remainder of the 19 year period over which the EDNA has forecast demand, the low small sites scenario, if projected forward, provide some 7.8ha of net additional land. The higher growth scenario based on 2020-22 completions would provide 25.7ha. It is considered that a cautious approach is more appropriate given that the higher rate of small site completions is over a much shorter period.

- 2.18 In summary, small windfall sites could deliver some 7.6ha of employment land towards meeting the 2022-41 employment land requirement.
- 2.19 Large windfall sites recycling and intensification
- 2.20 In addition to small sites, over the lifetime of the Plan other sites will come forward for employment development through the bringing forward of sites across the Black Country not currently identified as a development opportunity in either Local Plans or at the time of the Regulation 18 BCP. This will arise from three principal sources - the development of currently vacant land not allocated for employment, the redevelopment of non-employment land and premises (such as commercial leisure and surplus retail units) and the recycling of non-operational land within existing employment areas. Of employment land completions within the Black Country 2016-20, these sources provided 14.6ha of net additional employment land, around 20% of 'gross' completions. 40% of this net additional land was in Dudley, 56% in Sandwell and 4% in Walsall. The completions data for 2020-22 set out in Appendix 1 indicates an even higher equivalent figure over recent years of 11.9ha. This includes two large sites in Sandwell of 2.6ha and 2.7ha which make up a significant proportion of the overall figure.
- 2.21 The 2016-20 rate of development equates to circa 3.7ha per annum, or 70.3ha over the Plan period if this trend continues. Experience from 2020-22 shows that this trend is continuing, but it is considered that a cautious approach based on the longer-term rate of development is more appropriate. The Black Country Employment Area Review (BEAR) shows that the existing employment areas across the Black Country cover an area of some 3,031ha, varying markedly in quality and intensity of use. The landowner engagement carried out as part of the BEAR showed that while there are areas of under-occupancy, on the majority of these sites this is not an indication that these areas are surplus to medium to long term business needs, and can provide a source of land within which the allowance for recycling outlined above can occur. It is therefore considered that this is a reasonable assumption which can be factored in on future land supply.

3.0 New urban sources of supply

- 3.1 Completions 2020-22, existing Local Plan allocations, existing sites with planning permission, future anticipated small sites and larger windfall sites will provide an important source of land to meet future needs in the order of 287ha. However, this will not be sufficient to meet the level of demand identified in the EDNA.
- 3.2 For this reason, the Black Country local authorities have sought to identify additional sources of supply across the administrative area, in the first instance excluding land within the Green Belt. This sequential approach is consistent with the requirements to para 137 of the NPPF. The main sources of non-green belt land in the Black Country are:
- Submissions made by landowners and developers through the Black Country Plan Call for Sites Exercise.
 - Sites identified through the Black Country Employment Area Review (BEAR).
 - Sites identified for employment development in previous Local Plans or put forward for consideration for development as part of the preparation of these Plans
 - Other sites identified through the Black Country Plan and subsequent Local Plan evidence gathering.
- 3.3 The sites considered through this work are listed in Appendix 4. All of the sites in this category have been assessed for their suitability and availability for employment development, tested for their market attractiveness through the second stage of the EDNA and through engagement with landowners and occupiers. Since the preparation of the 2021 Report, some of these sites have been built out, and the BCLAs have continued to review additional opportunities not considered through the BCP process. This has resulted in the identification of additional sites in Dudley and Sandwell, also listed in Appendix 4.
- 3.4 The findings of this work are set out below in Table 4 and listed in Appendix 4.

Table 4 – review of potential additional sources of urban supply

Local authority	Other sources of supply to be allocated (number)	Other sources of supply to be allocated (ha)
Dudley	5	4.6
Sandwell	9	26.4
Walsall	0	0.0
Wolverhampton	4	16.6
Total	18	47.6

- 3.5 In total, 18 sites were identified through this stage of the work, providing some 47.6ha of land.

4.0 Consented land and other sources of supply outside the Black Country

- 4.1 Following completion of the stages outlined in the previous sections, there remains a shortfall of 200ha (rounded) against the employment land requirement. Para 137 of the NPPF requires that before considering changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined all other reasonable options for meeting its identified need for development. This should be informed by discussions with neighbouring local authorities about whether they could accommodate some of the identified need for development. In the first instance, this work involved understanding the extent of any consented developments or Local Plan allocations within those neighbouring areas with strong physical or functional links to the Black Country meeting wider than local needs that could potentially meet needs arising in the Black Country. It also includes contributions from emerging Local Plans which have been agreed via Statements of Common Ground.
- 4.2 On 4th May 2020 consent was granted for the West Midlands Interchange (WMI) at Four Ashes in South Staffordshire. WMI is a Strategic Rail Freight Interchange with warehousing and other associated development on land at junction 12 of the M6 to the north of Wolverhampton. The site is 270ha in size and anticipated to create 8,550 direct jobs. Within this 270ha is a high-proportion of non-developable land set aside for the Rail Freight Interchange itself and proposed country parks, reducing the developable area to some 193ha. The Black Country EDNA recognised that a proportion of the site would potentially contribute to meeting the B8 needs arising in the Black Country and additional technical work was commissioned determine an appropriate apportionment. The starting point for this apportionment is the 193ha figure.
- 4.3 This work, completed by Stantec consultants recommended that some 67ha of land provided at the site could be apportioned to meeting needs arising in the Black Country. This figure was agreed in a Statement of Common Ground between South Staffordshire Council, Dudley Council and Wolverhampton Council, and other local authorities with a functional economic relationship to South Staffordshire in early 2023.
- 4.4 At this stage, it is assumed that consented developments in neighbouring areas can provide a minimum of 67ha of land to meet Black Country employment land needs. This being limited to the West Midlands Interchange.
- 4.5 In 2022, South Staffordshire Council commissioned an update of the 2018 EDNA and this work identified a surplus of 36.6ha of strategic employment land that could be available to meet cross boundary needs. The Statement of Common Ground referred to in relation to the West Midlands interchange confirms that this land can be attributed to meeting needs arising in the Black Country. This means that a total of 103.6ha of land in South Staffordshire is available to meet Black Country needs (taking into account the 67ha at the West Midlands interchange).

- 4.6. The Shropshire Local Plan is currently at Examination. The submitted version of this Plan includes provision for 30ha of employment land over and above local needs specifically to meet needs arising in the Black Country. This contribution is confirmed in a Statement of Common Ground between Shropshire Council and the BCLAs.
- 4.7. These contributions from South Staffordshire and Shropshire provide 133.6ha of land to meet needs arising in the Black Country. This reduces the Black Country employment land shortfall to 65ha (rounded).

5. Land within the Black Country Green Belt

- 5.1 As part of the BC Plan, work was undertaken with regards to considering additional employment I sites within the Black Country Green Belt.
- 5.2 Appendix 5 details the sites that were proposed for inclusion in the Regulation 18 BC Plan, all within Walsall. All of the sites in this category have been assessed for their suitability and availability for employment development, tested for their market attractiveness through the second stage of the EDNA and through engagement with landowners and occupiers. No further sites have been considered and identified following the cessation of the BCP through individual Local Plan preparation. This Green Belt land supply will need to be considered through the Walsall Local Plan process.
- 5.3 The findings of this work are set out below in Table 5.

Table 5 – review of Green Belt sites (BCP Regulation 18 work)

Local authority	Sites to be allocated (number)	Sites to be allocated (ha)
Dudley	0	0.0
Sandwell	0	0.0
Walsall	5	47.3
Wolverhampton	0	0
Total	5	47.3

- 5.4 In total, five sites were identified through this stage of the work, providing some 47.3ha of land.

6. Summary

- 6.1 This paper provides a position statement on Black Country Employment Land supply (2020-2041). The paper uses a logical step by step approach to show how the local authorities have examined existing and forecast future land availability to meet identified needs. The key findings are summarised in Table 5 below and broken down by BCLA in Appendix 6.

Table 5 – summary of findings

Source of supply	Total (ha)	Total (cumulative)(ha)	Balance against requirement (533ha) 2020/21-2040/41 (ha)
Completions 2020-22 providing net additional employment land	42.4	42.4	-490.6
Local Plan allocations carried fwd.	156.7	199.1	-333.9
Large sites (over 0.4ha) with planning permissions	6.4	205.6	-327.5
Small sites (less than 0.4ha) with planning permission.	1.8	207.4	-325.7
Large sites windfalls	70.3	277.7	-255.4
Small sites windfalls	7.6	287.3	-247.8
Other sources of supply (non GB)	47.6	332.9	-200.2
Black Country Green Belt	47.3	380.2	-152.9
Black Country Employment Land Supply		380.2	-152.9
South Staffordshire Regulation 19 Local Plan contribution as confirmed in SoCG (including WMI).	103.6*	483.8	-49.3
Shropshire Regulation 19 Local Plan contribution as confirmed in SoCG	30.0	514.8	-19.3
Total land supply to contribute towards Black Country Needs		513.8	-19.3

* - West Midlands Interchange (67ha), South Staffordshire. Recommended minimum Black Country apportionment from Stantec Report, plus 30ha of surplus employment land.

6.2 In total, the work has identified some 380.2ha of land within the Black Country that can contribute towards meeting identified needs. After taking into account the contribution from neighbouring areas as summarised in section 4, the Black Country employment land shortfall is reduced to 19ha.

Appendix 1 – Completions 2020-22 (net additional only)

Dudley

Site name	Area (ha)	Source including current Local Plan (LP) and BCP designation	Development type	Year of completion	Planning ref
Land off First Avenue/Dandy Bank Road, Pensnett Trading Estate (Dandy Bank phases 2 and 3)	1.3	LP - E10.1 (High Quality Employment Area BCP - allocation (DUE123)	Change of use of non-employment premises	2020/21	P19/0660
Land off First Avenue/Dandy Bank Road, Pensnett Trading Estate, (Dandy Bank phases 2 and 3)	1.07	LP E10.1 ((High Quality Employment Area) BCP allocation (DUE123)	Development of non-operational land within an employment area.	2020/21	P19/0117
163, BANK STREET, BRIERLEY HILL,	0.07	Small sites windfall	Change of use of non-employment premises	2020/21	P20/0118
UNIT 27, THORNLEIGH TRADING ESTATE,	0.03	Small sites windfall	Change of use of non-employment premises	2020/21	P19/1650
Conyers Trading Estate, Unit 2,	0.53	Small sites windfall	Development of non-operational land within an employment area.	2020/21	P20/1487
VACANT LAND ADJACENT BLOCK 17B, NARROWBOAT WAY,	0.67	LP - ES11A.7 (Employment Opportunity Site) BCP allocation (DUE137)	New build on vacant land	2021/22	P20/1774
LAND OFF, DREADNOUGHT ROAD, PENSNETT	1.1	LP - E10.1 (High Quality Employment Area) BCP allocation (DUE123)	New build on vacant land	2021/22	P20/1371

Site name	Area (ha)	Source including current Local Plan (LP) and BCP designation	Development type	Year of completion	Planning ref
LAND OFF, CAKEMORE ROAD, ROWLEY REGIS,	1.16	LP - H13.1 (Mixed Use Redevelopment Area) BCP allocation (DUE198)	New build on vacant land	2021/22	P20/0348
Corner of Bromley St and Vicarage Rd, Lye	0.03	Small sites windfall	Development of non-operational land within an employment area.	2021/22	P15/1930
HARRIS WALTON TWO WOODS LANE QUARRY BANK	0.01	Small sites windfall	Development of non-operational land within an employment area.	2021/22	P17/1055
Ye Olde Saltbrook PH, 73 Hayes Lane, Lye	0.04	Small sites windfall	New build on vacant land	2021/22	P16/1321

Sandwell

Site name	Area (ha)	Source including Black Country Plan status	Development type	Year of completion	Planning ref
Portway Road Wednesbury	0.49	Small sites windfall	New build on vacant land	2020/21	DC/14/57758
J And J Siddons Limited Siddons Factory Estate	0.60	Large windfall	New build on vacant land	2020/21	DC/19/63195
Unit 8-10, Cleton Street Business Park	2.70	Large windfall	New build on vacant land	2020/21	DC/20/64154
Seven Stars Road Oldbury	2.57	Large windfall	New build on vacant land	2020/21	DC/18/62516
Unit 1 Parkrose Industrial Estate	1.50	Large windfall	New build on vacant land	2020/21	DC/19/63364
Rowelec Limited, Churchbridge, Oldbury	0.07	Small sites windfall	New build on vacant land	2021/22	DC/20/63858

Unit 5, Portersfield Road, Cradley Heath	0.38	Small sites windfall	New build on vacant land	2021/22	DC/19/63677
Land at Tasker Street Business Park,	0.74	Large windfall	New build on vacant land	2021/22	DC/20/64561
1 - 7 Crystal Drive Smethwick B66 1QG	0.90	Large windfall	New build on vacant land	2021/22	DC/20/64112
101 Dudley Road East, Tividale, Oldbury	0.02	Small sites windfall	New build on vacant land	2021/22	DC/22/66583

Walsall

Site name	Area (ha)	Source including Black Country Plan status	Development type	Year of completion	Planning ref
Tempus 10 South (Land South of Village Hotel, Tempus Drive)	0.64	SAD and BCP allocation (WAE064)	New build on vacant land	2021/22	18/0832
Reedswood Way	4.02	SAD and BCP allocation (WAE058)	New build on vacant land	2020/21	
Woods Bank Trading Estate, Moxley	0.30	SAD allocation	New build on vacant land	2021/22	
Maybrook Industrial Estate, Maybrook Road, Walsall Wood	0.67	SAD allocation (site IN0005.6)	New build on vacant land	2021/22	
Maybrook Road (Units 1 to 4)	0.25	SAD allocation (site IN0005.2)	New build on vacant land	2021/22	
LAND BETWEEN ST.ANNES ROAD,MONMER LANE AND SHARESACRE STREET,WILLENHALL	2.02	SAD and BCP allocation (WAE068)	New build on vacant land	2021/22	17/1527
Focus 10 (adjacent former Trident Alloys,	5.92	SAD and BCP allocation (WAE017)	New build on vacant land	2020/21	18/1559

Willenhall Lane, Bloxwich					
Aspray (Former George Carter Pressings), Park Road, Willenhall	1	SAD and BCP allocation (WAE070)	New build on vacant land	2021/22	20/0388
Box Pool site	0.64	SAD and BCP allocation (WAE109)	New build on vacant land	2021/22	17/0843

Wolverhampton

Site name	Area (ha)	Source including Black Country Plan status	Development type	Year of completion	Planning ref
Oxygen Freejumping, Well Lane	0.9	Large windfall	Change of use of non-employment premises	2020/21	19/01008/FUL
Units 1-3 Racecourse Road Industrial Estate	0.5	Small sites windfall	Change of use of non-employment premises	2020/21	18/01404/FUL
Pantheon Park Main site	5.3	BCP allocation (WOE731)	New build on vacant land	2020/21	18/01044/FUL, 19/00132/RC
Bassi House Moore Street South	0.1	Small sites windfall	Development of non-operational land within an employment area.	2020/21	19/01352/FUL
Planetary Industrial Estate	0.82	Large windfall	Development of non-operational employment land	2020/21	20/00223/FUL
Shaw Road	0.14	BCP allocation (WOE690)	Development of non-operational land within an employment area.	2021/22	20/01145/FUL
Bowmans Harbour	1.23	BCP allocation (WOE732)	New build on vacant land	2021/22	20/01578/FUL
Unit 1, Pantheon Park	0.6	BCP allocation (WOE731)	New build on vacant land	2021/22	19/01319/FUL

34 Mount Pleasant	0.36	Small sites windfall	New build on vacant land	2021/22	20/00791/FUL
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Appendix 2 – Review of Local Plan allocations

Dudley

Site Name	Current Site Ref (Existing Local Plan, BCP and new Local Plan (DLP))	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability since adoption of Local Plan?	Proposal (Retain Employment Allocation / Change or Remove Allocation)	EDNA assessment	Deliverability Commentary
Steelpark Road, Halesowen	DBDS ES14.3/ 187 BCP - DUE187 DLPE06	0.4	Vacant	No change in circumstances.	Retain Employment Allocation	Very Good (2017 EDNA)	No known significant constraints. Site is land-locked by existing business park so no feasible alternative use.
Grazebrook Park, Blackbrook Valley	DBDS E11A.1 DY5 EZ Site BCP - DUE322 DLPE16	0.4	Vacant	Yes -Planning Permission secured for employment development.	Retain employment allocation.	Very Good (2017 EDNA)	DY5 EZ Site and within Blackbrook Valley LDO with associated landowner engagement. Delivery programme in preparation and market interest in site delivery. Planning permission recently granted for employment development (P20/1528)
Westminster Industrial Estate Cradley Road, Netherton	DBDS - NETH.ES9 / 147 BCP - DUE147 DLPE08	0.4	Vacant	No change in circumstances.	Retain Employment Allocation	Good (2017 EDNA)	Lapsed planning permission granted in 2005 for 8 no. small industrial units – P05/0014. – lapsed. Current market interest in site delivery.
Timmis Road, Lye	DBDS - ES13.3/ 175 Not a BCP allocation DLPE12	0.6	Vacant	Yes. Planning permission granted for light industrial development	Retain Remove employment allocation	Good (2017 EDNA)	Site has planning permission for employment development granted 2022 (P22/0530). New allocation.

Site Name	Current Site Ref (Existing Local Plan, BCP and new Local Plan (DLP))	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability since adoption of Local Plan?	Proposal (Retain Employment Allocation / Change or Remove Allocation)	EDNA assessment	Deliverability Commentary
Gibbons Industrial Park, Pensnett	DBDS - E10.2/ 122 BCP - DUE326 DLPE14	1.4	Vacant/ Underutilised land around existing unit	No change in circumstances.	Retain Employment Allocation	Good (2017 EDNA)	No known significant constraints. Site is land-locked by existing business park so no feasible alternative use Landowner has confirmed the site is available for development.
Hillcrest Business Park, New Road, Netherton	DBDS - ES11A.5 / 135 DUE135	0.4	Vacant	No change in circumstances.	Retain Employment Allocation	Very Good (2017 EDNA)	DY5 EZ Site and within Blackbrook Valley LDO with associated landowner engagement. Site has existing industry on three sides, so no alternative land uses are feasible
Narrowboat Way, Blackbrook Valley	DBDS - ES11A.4 / 136 BCP - DUE136 DLPE04	1.4	Vacant	No change in circumstances.	Retain Employment Allocation	Good (2017 EDNA)	DY5 EZ Site and within Blackbrook Valley LDO. Site is land-locked by existing business park so no feasible alternative use. Current market interest in site delivery.
Tansey Green Road, Pensnett	DBDS E10.1 / 123 BCP - DUE123 DLPE03	1.7	Vacant	No change in circumstances.	Retain Employment Allocation	Premium (2017 EDNA)	DY5 EZ Site - Low development density due to topography of site. Site is surrounded on 3 sides by existing and approved industrial uses – so is not feasible to be redeveloped for an alternative use. Landowner has confirmed the site is available for development.
Fountain Lane, Coseley	DBDS - E16.2 / 104	1.9	Vacant / Underutilised	No change in circumstances.	Retain Employment Allocation	Good (2017 EDNA)	No known significant constraints Permission granted in 1995 for industrial development – 95/50290

Site Name	Current Site Ref (Existing Local Plan, BCP and new Local Plan (DLP))	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability since adoption of Local Plan?	Proposal (Retain Employment Allocation / Change or Remove Allocation)	EDNA assessment	Deliverability Commentary
	BCP - DUE323 DLPE01		land around existing unit				Site is between existing business park so no feasible alternative use. Landowner has confirmed the site is available for development.
Hulbert Drive, Blackbrook Valley	DBDS - ES11A.3 / 132 BCP - DUE132 DLPE15	2.1	Vacant	Yes. Planning permission granted for employment development.	Retain Employment Allocation	Very Good (2017 EDNA)	Within DY5 EZ Site. Planning permission granted for redevelopment to employment (P20/1565).
Moor Street, Brierley Hill	DBDS - ES11B.2 / 149 BCP - DUE149 DLPE02	2.0	Vacant	No change in circumstances.	Retain Employment Allocation	Very Good (2017 EDNA)	Site is between existing industrial estates and a freight line – no alternative land use is feasible Screening Opinion given for use as a metal recovery and distribution centre. Landowner has confirmed the site is available for development.

Sandwell

Site Name	Current Site Ref (Local Plan) and BCP	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability since adoption of Local Plan?	Proposal (Retain Employment Allocation / Change or Remove Allocation)	EDNA assessment	Deliverability Commentary
Site off Richmond Street, West Bromwich	SAD E8.1	1.1	Vacant	No change in circumstances.	Remove employment allocation as development opportunity.	Not assessed	Ground conditions and access constrain development of the site and no certainty at this stage of deliverability.
Bilport Lane, Wednesbury	SAD E8.7 SAE256	5.3	Vacant, used for caravan storage	Planning permission granted for employment development.	Retain employment allocation.	Site assessment not required due to evidence of market interest.	Access problems to the site due to low bridge height have stopped the site coming forward for development. A number of planning permissions have been granted since the allocation of the site in the SAD document. DC/16/59279 - Proposed construction of a standing reserve power plant comprising 14 No. gas reciprocating engine generators with an office and storage building, security and acoustic fencing, other ancillary structures and associated works. DC/14/57687 - Proposed importation and storage of road plannings for crushing and screening prior to use in aggregate and asphalt production on the adjoining asphalt plant site.

Walsall

Site Name	Current Site Ref (Local Plan) and BCP	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability since adoption of Local Plan?	Proposal (Retain Employment Allocation / Change or Remove Allocation)	EDNA assessment	Deliverability Commentary
Pelsall Road/ Bullows Road, Brownhills	SAD IN2.1 IN0002.1 WAE002	1.51	Vacant	No change in circumstances.	Retain employment allocation.	Very Good (2017 EDNA)	Greenfield site faces existing industry on two sides. Owned by subsidiary of Tesco (T&S stores) whose main distribution centre is opposite
North of Maybrook/ Clayhanger Road, Brownhills	SAD IN5.4 IN0005.1 WAE005	0.76	Vacant	Planning permission granted for employment development.	Retain employment allocation.	Very Good (2017 EDNA)	Owned by adjacent landowner who is continuing to expand
Former Scrapyard, North of Joberns Tip, Coppice Lane, Walsall Wood	SAD IN9.12 IN0009.12 WAE004	1.91	Vacant	No change in circumstances.	Retain employment allocation.	Good (2017 EDNA)	Landowner contacted through SAD in 2016 and no change in circumstances.
Longleat Road, Walsall Wood (South of Focus Car Park)	SAD IN9.13 IN0009.13 WAE007	0.19	Vacant	No change in circumstances.	Retain employment allocation.	Good (2017 EDNA)	Landowner contacted through SAD in 2016 and no change in circumstances.
LAND CORNER OF NORTHGATE/ LONGLEAT ROAD, ALDRIDGE	SAD IN9.14 IN0009.14 WAE009	0.62	Vacant	No change in circumstances.	Retain employment allocation.	Good (2017 EDNA)	Landowner contacted through SAD in 2016 and no change in circumstances.
Adjacent Shaylor's, Anchor Industrial Park, Wharf Approach, Aldridge	SAD IN10.2 IN0010.2 WAE010	0.95	Vacant	Planning permission granted for employment development.	Retain employment allocation.	Very Good (2017 EDNA)	Planning permission granted 22/10/20 for B2/B8 with drive through café/ shop (reference 19/1543). Under construction April 2022

Site Name	Current Site Ref (Local Plan) and BCP	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability since adoption of Local Plan?	Proposal (Retain Employment Allocation / Change or Remove Allocation)	EDNA assessment	Deliverability Commentary
Former Aldridge Rail Sidings, Middlemore Lane, Aldridge	SAD IN12.5 IN0012.5 WAE012	2.16	Vacant	No change in circumstances.	Retain employment allocation.	Good (2017 EDNA)	Owned by Walsall Council. Adjacent to potential Aldridge Railway Station.
Former Jack Allen Site, South of Middlemore Lane, Aldridge	SAD IN12.6 IN0012.6 WAE014	1.87	Vacant	Planning permission granted for employment development.	Retain employment allocation.	Very Good (2017 EDNA)	Planning permission for B1(a) and B2 granted 17/7/20 (reference 18/1702)
McKechnie Brass, Middlemore Lane, Aldridge	SAD IN12.8 IN0012.8 WAE021	6.34	Vacant	Planning permission granted for employment development.	Retain employment allocation.	Poor (2017 EDNA)	Planning permission for HWRC.
Fryers Road, Bloxwich	SAD IN17.2 IN0017.2 WAE024	4.64	Vacant	No change in circumstances.	Retain employment allocation.	Good (2017 EDNA)	Planning permission for energy recovery facility granted 2015 (15/1157).
Rear of Biasi House, Opposite Mary Elliot School, Leamore Lane	SAD IN18.2 IN0018.2 WAE018	0.55	Vacant	No change in circumstances.	Retain employment allocation.	Very Good (2017 EDNA)	Site is surrounded by existing industry and part in use for parking by adjacent occupier.
Former Calor Gas Site fronting Green Lane, Walsall	SAD IN27.1 IN0027.1 WAE027	1.01	Vacant	No change in circumstances.	Retain employment allocation.	Very Good (2017 EDNA)	Site is partly in use for open storage in conjunction with adjacent warehouses (all owned by Lidl)
North of Newfield Close, Walsall	SAD IN27.2 IN0027.2 WAE041	2.19	Vacant	Planning permission granted for employment development.	Retain employment allocation.	Very Good (2017 EDNA)	Planning permission for B8 in 2018 (17/1489).

Site Name	Current Site Ref (Local Plan) and BCP	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability since adoption of Local Plan?	Proposal (Retain Employment Allocation / Change or Remove Allocation)	EDNA assessment	Deliverability Commentary
Former Scrap Yard, Alma Street, Walsall	SAD IND32.2 IN0032.2 WAE032	0.51	Vacant	No change in circumstances.	Retain employment allocation.	Good (2017 EDNA)	Existing industry on three sides and land is owned by adjacent scrapyards
Walsall Enterprise Park West, Regal Drive, Pleck	SAD IN52.2 IN0052.2 WAE052	0.79	Vacant	No change in circumstances.	Retain employment allocation.	Good (2017 EDNA)	Site is needed to allow expansion of adjacent high quality industrial estate
Adj to Middletons, Bescot Crescent	SAD IN56.2 IN0056.2 WAE056	0.43	Vacant	No change in circumstances.	Retain employment allocation.	Very Good (2017 EDNA)	Acquired by adjacent owner (Middletons) in 2016. Possible expansion land.
Reedswood Way	SAD IN58 IN0058 WAE058	4.02	B2/B8 under construction on part of site	Reserved matters planning approval for employment use and under construction.	Retain employment allocation.	Very Good (2017 EDNA)	Unit completed 2019-20 on part of site. Planning permission exists for a second unit and RM approval February 2019 (RM18/1556). Under construction.
Tempus 10 North (Land East of KFC, Tempus Drive)	SAD IN63 IN0063 WAE063	1.76	Vacant	No change in circumstances.	Retain employment allocation.	Very Good (2017 EDNA)	Site on the market.
Tempus 10 South (Land South of Village Hotel, Tempus Drive)	SAD IN64 IN0064 WAE064	1.64	Vacant	Planning permission granted for employment development and under construction.	Retain employment allocation.	Very Good (2017 EDNA)	Planning permission for B8 granted 2018 (18/0832). Under construction.
Land between St Annes Rd, Monmer Lane and Sharesacre St, Willenhall	SAD IN68.1 IN0068.1 WAE068	2.57	Part vacant	Planning permission granted for employment development and under construction.	Retain employment allocation.	Good (2017 EDNA)	Site is now in use for Storage, Repair and Manufacture of Mobile and Static Accommodation

Site Name	Current Site Ref (Local Plan) and BCP	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability since adoption of Local Plan?	Proposal (Retain Employment Allocation / Change or Remove Allocation)	EDNA assessment	Deliverability Commentary
Adjacent Rainbow Business Park, Stringes Lane, Willenhall	SAD IN69.3 IN0069.3 WAE065	0.45	Vacant	No change in circumstances.	Retain employment allocation.	Good (2017 EDNA)	Lapsed 2015 planning permission for vehicle workshop
Former Ductile, Charles Street, Willenhall	SAD IN69.4 IN0069.42 WAE069	2.59	Vacant	Planning permission granted for employment development.	Retain employment allocation.	Not Assessed	Planning permissions for van leasing (20/0051) and extension to adjacent scrapyards (18/0260) on parts of site
Land rear of Guardian Lock and 47 Wednesfield Road, Willenhall	SAD IN70.4 IN0070.4 WAE076	0.39	Vacant	No change in circumstances.	Retain employment allocation.	Good (2017 EDNA)	Small landlocked site is surrounded by existing industry.
Rear of Assa Abloy, School Street, Willenhall	SAD IN72.2 IN0072.2 WAE072	2.24	Vacant	No change in circumstances.	Retain employment allocation.	Good (2017 EDNA)	The only access is through the adjacent factory site, and Assa Abloy have expanded onto part of the land as part of their refurbishment proposals
Rear of 18 Rose Hill, Willenhall	SAD IN78.4 / IN78.12 IN0078.12 WAE076	0.3	Vacant	No change in circumstances.	Retain employment allocation.	Not Assessed (2017 EDNA)	Below EDNA size threshold but forms part of adjacent high quality industrial estate which is mainly in same ownership (LCP Estates). Northern part is in separate ownership (Patrick Nigel Curran)
North of Westacre, Willenhall	SAD IN78.2 IN0078.2 WAE078	0.64	Vacant	No change in circumstances.	Retain employment allocation.	Good (2017 EDNA)	Site is landlocked to rear of high quality industrial estate so no feasible alternative use

Site Name	Current Site Ref (Local Plan) and BCP	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability since adoption of Local Plan?	Proposal (Retain Employment Allocation / Change or Remove Allocation)	EDNA assessment	Deliverability Commentary
Central Point, Willenhall Road, Darlaston	SAD IN84 IN0084 WAE084	1.67	Vacant	No change in circumstances.	Retain employment allocation.	Very Good (2017 EDNA)	Site is next to BCR and is surrounded by existing industry. Planning permission granted in 2015 for HGV parking in connection with adjacent Yodel site
Access 10 Business Park, Land adjacent Unit 401, Bentley Road South	SAD IN93.2 IN0093.2 WAE093	1.03	Vacant	No change in circumstances.	Retain employment allocation.	Very Good (2017 EDNA)	Site is land-locked by existing business park so no feasible alternative use.
Cemetery Road, James Bridge, Darlaston	SAD IN98.1 IN0098.1	1.31	Vacant	Site acquired by WMCA for Darlaston Railway Station	Remove allocation.	Very Good (2017 EDNA)	Site acquired by WMCA for Darlaston Railway Station.
Heath Road / Kendricks Road, Darlaston	SAD IN99.2 IN0099.2 WAE099	0.41	Vacant	No change in circumstances.	Retain employment allocation.	Very Good (2017 EDNA)	Site is near proposed Darlaston Railway Station so could become more attractive to development once this opens Surrounded by industry so no feasible alternative use
Former IMI South of Canal, Darlaston Road, Pleck (Phoenix 10 Site A - Part)	SAD IN103.2 IN0103.2 WAE103	0.84	Vacant	No change in circumstances.	Retain employment allocation.	Premium (2017 EDNA)	Site reclamation under way
Former IMI Works, Pleck (Phoenix 10 Site A - part)	SAD IN104.1 IN0104.1 WAE104	9.45	Vacant	No change in circumstances.	Retain employment allocation.	Premium (2017 EDNA)	Site reclamation under way

Site Name	Current Site Ref (Local Plan) and BCP	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability since adoption of Local Plan?	Proposal (Retain Employment Allocation / Change or Remove Allocation)	EDNA assessment	Deliverability Commentary
North of IMI, Pleck (Phoenix 10 Site B)	SAD IN104.4 IN0104.4 WAE106	4.09	Vacant	No change in circumstances.	Retain employment allocation.	Premium (2017 EDNA)	. Site reclamation under way
Rear of Globe Pub, Darlaston Road, Walsall	SAD IN105 IN0105 WAE105	2.89	Vacant	No change in circumstances.	Retain employment allocation.	Very Good (2017 EDNA)	B2/B8 under construction April 2022
Adjacent to Ikea, Steelmans Road, Wednesbury	SAD IN107.3 IN0107.3	0.93	occupied by non-employment use	Now used as overflow car park for IKEA customers so not available for employment use	Remove allocation	Good (2017 EDNA)	Planning permission for shoppers' car park granted in 2017 (17/0136)
James Bridge Gasholders Site, Darlaston Road, Walsall	SAD IN110 IN0110 WAE110	8.22	Vacant	No change in circumstances.	Retain employment allocation.	Premium (2017 EDNA)	Council is working up funding and delivery package
Rear of Woods Bank Trading Estate, Woden Road West, Darlaston	SAD IN118.2 IN0118.2 WAE118	1.2	Vacant	Planning permission granted for employment development.	Retain employment allocation.	Very Good (2017 EDNA)	Current planning permission for container storage (17/0687)
Former Moxley Tip, Moxley Road	SAD IN122 IN0122 WAE122	10.38	Vacant	Planning application submitted for employment development.	Retain employment allocation.	Premium (2017 EDNA)	Planning permission for B2/B8 (18/1233 granted 12/11/20.
Bentley Mill Way East (Phoenix 10 Site C)	SAD IN205 IN0205 WAE205	2.4	Vacant	No change in circumstances.	Retain employment allocation.	Premium (2017 EDNA)	Landowner is working up proposal and funding

Site Name	Current Site Ref (Local Plan) and BCP	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability since adoption of Local Plan?	Proposal (Retain Employment Allocation / Change or Remove Allocation)	EDNA assessment	Deliverability Commentary
Casino and Cinema, Bentley Mill Way	SAD IN315 IN0315 WAE315	4.58	Occupied by non-employment use	No change in circumstances.	Retain employment allocation.	Very Good (2017 EDNA)	Cinema closed due to Covid. Owner has no intention to re-open and is pursuing employment uses for site
Millers Close, Bentley Mill Way	SAD IN317 IN0317 WAE317	0.82	Vacant former restaurant	Planning permission granted for employment development.	Retain employment allocation.	Good (2017 EDNA)	Planning permission for car storage and rental (Sui generis use) December 2018 (18/1424).
Leamore Lane (south side - former Dealeys Castings)	SAD IN328 IN0328 WAE328	2.54	Part vacant, part used for car storage	Planning permission granted for employment development.	Retain employment allocation.	Good (2017 EDNA)	Planning permission for adjacent car auction centre to expand onto site for car storage granted March 2020 (18/1554).
Willenhall Sewage Works	SAD IN333 IN0333 WAE333	8.9	Vacant	No change in circumstances.	Retain employment allocation.	Premium (2017 EDNA)	Funding package being worked up. Needs new bridge to provide access.
Hughes Road, Moxley	SAD IN341 IN0341 WAE341	4.37	Vacant	No change in circumstances.	Retain employment allocation.	Good (2017 EDNA)	Dependent on getting access from BCSR or through adjacent employment land in Wolverhampton (site 735). Market interest in development of site.

Wolverhampton

Site Name	Current Site Ref (Local Plan) and BCP	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability since adoption of Local Plan?	Proposal (Retain Employment Allocation / Change or Remove Allocation)	EDNA assessment	Deliverability Commentary
Bilston Urban Village	BCAAP MU3 737 WOL47 WOE737	6.0	Vacant	Site owned by CoWC and delivery strategy in preparation.	Retain employment allocation.	Very good (2017 EDNA)	Abnormal costs associated with previous use. Strong market interest and site on the market.
Chillington Fields	BCAAP EDO 2 WOL42 WOE761	0.6	Vacant	CoWC owned and used for informal open space.	Retain employment allocation.	53 (CFR) (2017 EDNA)	No significant constraints. No recent planning permissions but forms part of East Park masterplan area.
Citadel Jcn extension - see Hughes Rd	BCAAP EDO 13 735 WOE735	3.2	Vacant	Site part owned by CoWC and delivery strategy in preparation.	Retain employment allocation.	Good (2017 EDNA)	Abnormal costs associated with previous use. Market interest in bringing site forward. Directly adjacent to IND341 in Walsall and could be developed as part of this larger site also including WOL23.
Gas Holder site, Wolverhampton Science Park	SRCAAP EDO 10 723 WOE723	2.6	Vacant	Gas holders on site demolished 2019 to make way for development.	Retain employment allocation.	Very good (2017 EDNA)	Site preparation works ongoing and strong market interest in bringing site forward. No planning permission.
Hickman Avenue	BCAAP EDO 4 WOL18a WOE754	0.7	Vacant	No change in circumstances since AAP adoption.	Retain employment allocation.	74 (2017 EDNA)	No known significant constraints. Lapsed planning permission 06/0556/FP 28/7/06 for B1, B2 and B8 units.
Inverclyde Drive (Hilton Trading Estate)	BCAAP EDO 10	1.4	Vacant	No change in circumstances since AAP adoption.	Retain employment allocation.	Very good (2017 EDNA)	No constraints and site available. Landowner has confirmed the site is available for development.

Site Name	Current Site Ref (Local Plan) and BCP	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability since adoption of Local Plan?	Proposal (Retain Employment Allocation / Change or Remove Allocation)	EDNA assessment	Deliverability Commentary
	WOL21 WOE757						
Mammoth Drive, Wolverhampton Science Park	SRCAAP EDO 12 727 WOE727	0.8	Vacant	Site owned by CoWC and delivery strategy in preparation.	Retain employment allocation.	Very good (2017 EDNA)	No constraints and site available. No recent planning applications.
Powerhouse	BCAAP EDO 6 WOL39 WOE759	0.9	Vacant	Planning permission granted 2017 for gas powered electricity generation facility. Not implemented.	Retain employment allocation.	Good (2017 EDNA)	Constraints associated with retention of existing historic building. Planning permission 17/00960/FUL 18/12/17 for gas powered energy generation facility. Not implemented.
Rear of Spring Road	BCAAP EDO 9 WOL40 WOE760	0.7	Vacant	No change in circumstances since AAP adoption.	Retain employment allocation.	Very good (2017 EDNA)	No known significant constraints. No recent planning applications. Landlocked site suitable for extension of adjacent operation and not suitable for alternative uses.
Rolls Royce Playing Field, Spring Road	BCAAP EDO 8 WOL18b WOE755	1.8	Vacant	No change in circumstances since AAP adoption.	Retain employment allocation.	Not surveyed	No known significant constraints. No recent planning applications. Landowner has confirmed the site is available for development.
Shaw Road	SRCAAP EDO 18 WOL30 WOE690	0.1	Part occupied but underutilised and mainly vacant premises.	No change in circumstances since AAP adoption.	Retain employment allocation.	Very good (2017 EDNA)	No known significant constraints. Market interest in the site..

Site Name	Current Site Ref (Local Plan) and BCP	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability since adoption of Local Plan?	Proposal (Retain Employment Allocation / Change or Remove Allocation)	EDNA assessment	Deliverability Commentary
Springvale Avenue	BCAAP EDO 11 734	0.7	Vacant	No change in circumstances since AAP adoption.	Retain employment allocation.	Very good (2017 EDNA)	No known significant constraints. Falls within outline planning permission c/1570/91 for B1, B2 and B8 development.
St Matthews Street	BCAAP EDO 3 WOL43	0.6	Vacant	CoWC owned and used for car parking.	Retain employment allocation.	Score 53 (2017 EDNA)	No known significant constraints. No recent planning permissions.
Stratosphere Site, Wolverhampton Science Park	SRCAAP EDO 11 726	0.7	Vacant	Site owned by CoWC and delivery strategy in preparation.	Retain employment allocation.	Very good (2017 EDNA)	No constraints and site available. No recent planning permissions.
Wolverhampton Business Park	SRCAAP EDO 4 725	1.9	Vacant	Site continuing to be built out in phases with 1.9ha remaining.	Retain employment allocation.	Very good (2017 EDNA)	No constraints and site available. Benefits from secured outline planning permission (11/11100/OUT) granted 13/5/11.
Crown Street / Cross Street North	SRCAAP EDO14 WOL36	2.1	Vacant	Vacant site with developer interest.	Retain employment allocation.	Very good (2017 EDNA)	No constraints. Planning permission 18/00911/ful granted 20/1/20 for bottom ash recycling facility.
Rear IMI Marstons	SRCAAP EDO2 WOL1	7.2	Vacant	Vacant site with strong developer interest.	Retain employment allocation.	Premium (2017 EDNA)	No constraints. Planning permission 17/00571/out granted 22.11.17 for B1, B2 and B8 development of up to 35,000sqm GIA.

Appendix 3 – Review of sites with planning permission for employment (excluding Local Plan allocations with planning permission)

Dudley

Site Name	Current Site Ref (Local Plan) and BCP	BCP Site Assessment Report ref.	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability e.g. land owner intentions, change in circumstances since granting of planning permission?	Proposal (carry forward planning permission?)	EDNA assessment Score and recommendation.	Planning permission status and deliverability Commentary
Hulbert Industrial Estate, Cinder Bank, Netherton.	E11A.1	Not assessed.	0.46	Vacant	No	Consider allocating in Local Plan.	Not assessed.	Full planning permission 20/1691 granted January 2021.

Sandwell

Site Name	Current Site Ref (Local Plan) and BCP	BCP Site Assessment Report ref.	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability e.g. land owner intentions, change in circumstances since granting of planning permission?	Proposal (carry forward planning permission?)	EDNA assessment Score and recommendation.	Planning permission status and deliverability Commentary
No sites								

Walsall

Site Name	Current Site Ref (Local Plan) and BCP	BCP Site Assessment Report ref.	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability e.g. land owner intentions, change in circumstances since granting of planning permission?	Proposal (carry forward planning permission?)	EDNA assessment Score and recommendation.	Planning permission status and deliverability Commentary
No sites								

Wolverhampton

Site Name	Current Site Ref (Local Plan) and BCP	BCP Site Assessment Report ref.	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability e.g. land owner intentions, change in circumstances since granting of planning permission?	Proposal (carry forward planning permission?)	EDNA assessment Score and recommendation.	Planning permission status and deliverability Commentary
Fmr Starr Rd Transport Depot, Dale Street	Not allocated but within	SA-0051-WOL	0.9	Vacant land within existing	Vacant site suitable for development.	Allocate.	Not assessed but strong developer	No known constraints. Planning

Site Name	Current Site Ref (Local Plan) and BCP	BCP Site Assessment Report ref.	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability e.g. land owner intentions, change in circumstances since granting of planning permission?	Proposal (carry forward planning permission?)	EDNA assessment Score and recommendation.	Planning permission status and deliverability Commentary
	High Quality Employment Area. WOL51. WOE763			employment area.			interest in bringing site forward.	permission 13/01194/ful granted 10/2/14 for change of use to scrapyard. Strong developer interest in bringing site forward.
Land behind Keyline Builders Merchants, Willenhall Road	Not allocated. WOL50 WOE694	SA-0052-WOL	1.2	Vacant land to the rear of existing builders merchant.	Vacant site suitable for development.	Allocate.	Very good (2017 EDNA)	No constraints. Planning permission 13/00285/ful granted 24/6/16 for class B8 storage building. Strong developer interest in bringing site forward.
Bentley Bridge Business Park, Well Lane	Not allocated.	SA-0036-WOL. WOE729	1.2	Vacant	Vacant site suitable for development.	Allocate.	Very good (2017 EDNA)	No known constraints. Planning

Site Name	Current Site Ref (Local Plan) and BCP	BCP Site Assessment Report ref.	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability e.g. land owner intentions, change in circumstances since granting of planning permission?	Proposal (carry forward planning permission?)	EDNA assessment Score and recommendation.	Planning permission status and deliverability Commentary
	729 / WOL11							permission 18/01362/ful for new industrial / distribution centre granted 29/1/19.
Millfields Road, Ettingshall	Not allocated but within Local Quality Employment Area. 658 WOE658	SA-0044-WOL	0.8	Vacant.	Vacant site suitable for development.	Allocate.	Not assessed but strong developer interest in bringing site forward. Not suitable for alternative uses.	Planning permission 12/00205/ful granted 18/6/12 for rebuild of existing warehouse not started. Strong developer interest in bringing site forward.
Fmr. Strykers, Bushbury Lane	SA-0045-WOL / 149	SA-0045-WOL.	0.8	Vacant (fmr Bowling centre)	Landowner has submitted amended plans.	Allocate	21. Potentially suitable (2019 site assessment).	Planning permission 19/01003/ful granted 6/12/19 for erection of Self-storage building with B1

Site Name	Current Site Ref (Local Plan) and BCP	BCP Site Assessment Report ref.	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability e.g. land owner intentions, change in circumstances since granting of planning permission?	Proposal (carry forward planning permission?)	EDNA assessment Score and recommendation.	Planning permission status and deliverability Commentary
								Offices with associated landscaping and parking.
Buzz Bingo, Bushbury Lane	Not allocated	Not assessed	1.0	Vacant fmr Bingo operation.	No. Site remains vacant.	Consider allocation.	Not assessed.	Planning permission 20/01580/FUL granted 2021 for change of use to B2/B8.

Appendix 4 – Additional sources of supply (non-Green Belt)

Dudley

Site Name	Site Ref (site assessment group / DLP Ref)	Site area (ha)	Site type*	Current Use (vacant / greenfield / other)	Current Local Plan allocation	EDNA assessment score	Deliverability Commentary
Bean Road, Coseley	H16.1 SA-0214-DUD DLPE07	2.2	O	Vacant	Housing	37. Potentially suitable (2020 site assessment).	Vacant site within area subject to Local Plan housing allocation. Current owners wish to bring forward for employment development.
Land off Amber Way, Coombeswood Industrial Park	E14.1 DLPE09	0.5	O	Vacant	Within Strategic Employment area.	Not assessed.	The site comprises an underutilised space within an existing high quality employment area, the site has good connections to nearby motorways.
Land adjacent to railway, Pedmore Road (Blackbrook Salvage)	E11a.1 DLPE10	0.9	O	Vacant	Within Strategic Employment area.	Not assessed.	The site currently comprises an underutilised site within an existing high quality employment area. The site does appear to have an established access point.
Hardstanding area to south, Silver End Trading Estate	E11b.3 DLPE11	0.4	O	Vacant	Within Strategic Employment area.	Not assessed.	Site is within existing employment area and represents underutilised space. Likely that new access point would need to be established.
Coopers Bank Road, Gornal	HO.13 DLPE13	0.7	O	Vacant	Housing	Not assessed.	The site is a vacant/underutilised portion of an existing standalone industrial unit. The site is not located within an existing or proposed regeneration corridor and is partly impacted by some heritage assets; however, it is likely that development can still take place with appropriate mitigation. Previous engagement with landowner has indicated

Site Name	Site Ref (site assessment group / DLP Ref)	Site area (ha)	Site type*	Current Use (vacant / greenfield / other)	Current Local Plan allocation	EDNA assessment score	Deliverability Commentary
							an interest in remaining onsite due to specialist equipment being present.

* - CFS (call for site) / SAP (site assessment parcel) / O (other) / SHLAA

Sandwell

Site Name	Site Ref (site assessment group and employment group mapping)	Site area (ha)	Site type*	Current Use (vacant / greenfield / other)	Current Local Plan allocation	EDNA assessment score	Deliverability Commentary
Whitehall Rd, Tipton	246a and 246b SA0030-SAN	5.3	O	Vacant	Not designated.	58. Potentially suitable (2019 site assessment)	The site lies within Tennants Distribution inner zone making it unsuitable for residential development.
Conygree, Newcomen Dr.	124 SA0026-SAN	6.9	CFS	Vacant land	Housing	38. Potentially suitable. (2020 site assessment)	The site was submitted through the Call for Sites process for employment use. The site assessment assessed the site for employment use and identified the site as being vacant land within an industrial estate. Planning permission 21/65676 granted for industrial development.
Land Adj To Asda Wolverhampton Road Oldbury	200 SA-0042-SAN	1.6	O	Vacant land	Local Employment Area	35. Potentially suitable. 2020 site assessment)	Site owners proposed employment and is therefore available for that use. Recent refusal of the employment use (DC/19/63297) has indicated that the site has constraints which need to be mitigated to protect residential amenity, provide appropriate access

Site Name	Site Ref (site assessment group and employment group mapping)	Site area (ha)	Site type*	Current Use (vacant / greenfield / other)	Current Local Plan allocation	EDNA assessment score	Deliverability Commentary
							and ensure that a future scheme does not cause severe congestion on an already busy highway network.
Rounds Green Road/Shidas Lane, Oldbury	253q(8) SA-0043-SAN	2.9	CFS	Vacant	Local Employment Area	38. Potentially suitable (2020 site assessment)	Vacant site in established employment area and submitted through Call for Sites process. Surrounding commercial uses would be compatible with an employment use on the site. Site now under construction.
British Gas, Land off Dudley Rd, Oldbury	261 SA-0044-SAN	1.1	O	Vacant	Housing H9.1 (1196)	36. Potentially suitable (2020 site assessment)	Vacant site subject to Local Plan Housing allocation but with no evidence of aspirations to bring forward for residential. Site has three adjacent occupied employment sites. Would be difficult to bring forward for residential without the adjacent sites.
Land adj to M5 Jcn 2	SA0027-SAN	1.6	CFS	Vacant.	Local Employment area.	41. Potentially suitable (2020 site assessment).	Site submitted through call for sites process for employment. Has historically benefited from permission for office uses/casino/hotel uses the most recent in 2015 for a restaurant / public house use expired in October 2018
Severn Trent land, off Roway Lane	SAE158 SA0028-SAN	3.7	CFS	Vacant	Part Local Employment area, part not allocated.	36. Potentially suitable (2020 site assessment).	Site submitted through call for sites process for employment.
Legacy 43, Ryder Street,	SAE258 SA-0045-SAN	0.9	O	Vacant	Not allocated.	Very good (2017 EDNA).	The area is mainly industrial and the introduction of further employment land into the area would

Site Name	Site Ref (site assessment group and employment group mapping)	Site area (ha)	Site type*	Current Use (vacant / greenfield / other)	Current Local Plan allocation	EDNA assessment score	Deliverability Commentary
West Bromwich							be acceptable. Site has been marketed for employment development.
Brandon Way/Albion Road, West Bromwich	216b	3.1	O	Vacant	Housing	Not assessed	Site being actively marketed for employment uses.

* - CFS (call for site) / SAP (site assessment parcel) / O (other) / SHLAA

Walsall

Site Name	Site Ref (site assessment group and employment group mapping)	Site area (ha)	Site type*	Current Use (vacant / greenfield / other)	Current Local Plan allocation	EDNA assessment score	Deliverability Commentary
No sites.							

* - CFS (call for site) / SAP (site assessment parcel) / O (other) / SHLAA

Wolverhampton

Site Name	Site Ref (site assessment group and employment group mapping)	Site area (ha)	Site type*	Current Use (vacant / greenfield / other)	Current Local Plan allocation	EDNA assessment score	Deliverability Commentary
Phoenix Road	WOL13 SA-0035-WOL	1.8	O	Vacant land within established employment area.	Not allocated.	VG (2017 EDNA)	Landowner interest in bringing site forward for development. Planning permission granted for distribution use on part of the site 2022.
Tata Steel, Wednesfield	618a SA-0039-WOL	4.3	O	Vacant land within established employment area.	Not allocated.	66. Potentially suitable (2019 site assessment)	Site on the market as employment development opportunity. Planning permission 21/00947/ful granted 13/9/21 for Erection of four Class B2 General Industrial / B8 Storage or Distribution with ancillary use class E(g) (i) office units, offering 19,102sq.m of employment floorspace
Dean Rd / Neachells Lane	703b SA-0047-WOL	8.0	CFS	Area of informal open space.	Open space.	64 Potentially suitable (2019 site assessment)	Site owned by City Council and due diligence work progressing. The developable site area is being reviewed through this exercise)
Fmr MEB site, Major Street / Dixon Street	662b SA-0034-WOL	2.5	O	Vacant land within established employment area.	Not allocated.	62. Potentially suitable (2019 site assessment)	Landowner interest in bringing site forward for development.

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Appendix 4 – Additional sources of supply (Green Belt)

Dudley

Site Name	Site Ref (site assessment group and employment group mapping)	Site area (ha)	Site type*	Current Use (vacant / greenfield / other)	Current Local Plan allocation	EDNA assessment score	Deliverability Commentary
No sites							

* - CFS (call for site) / SAP (site assessment parcel) / O (other) / SHLAA

Sandwell

Site Name	Site Ref (site assessment group and employment group mapping)	Site area (ha)	Site type*	Current Use (vacant / greenfield / other)	Current Local Plan allocation	EDNA assessment score	Deliverability Commentary
No sites							

* - CFS (call for site) / SAP (site assessment parcel) / O (other) / SHLAA

Walsall

Site Name	Site Ref (site assessment group and employment group mapping)	Site area (ha)	Site type*	Current Use (vacant / greenfield / other)	Current Local Plan allocation	EDNA assessment score	Deliverability Commentary
Land to the South East of Longwood Bridge	SA-0286-WAL	1.3	SAP	Vacant overgrown land	Green belt	36. Potentially suitable (2021 site assessment)	Site has no other constraints that cannot be mitigation for and is in a sustainable location near to existing employment uses. Landowner interest in bringing site forward for development.
Sandown Quarry	SA-0308-WAL	20.4	CFS	Operational quarry.	Green belt	32. Potentially suitable (2021 site assessment)	Only available in long term as site will need to stabilise following completion of landfill. Landowner interest in bringing site forward for development through call for site submission.
Johnsons Farm and Meadow Farm	SA-0200-WAL	8.4	SAP	Agricultural land	Green belt	34. Potentially suitable (2021 site assessment)	Landowner interest in bringing site forward for development. Highway infrastructure improvements would be required, however these improvement can be achieved using land within the parcel and would not be extensive.
237 Watling Street	SA-0007-WAL	5.9	CFS	Farmland and buildings	Green belt	38. Potentially suitable (2021 site assessment)	No significant constraints. Landowner interest in bringing site forward for development.
Land to the south of Bentley Lane	SA-0057-WAL	11.3	CFS	Open space	Green belt	35. Potentially suitable (2021 site assessment)	Landowner actively working up development proposals..

Walsall Appendix 5 – review of new sources of supply (Green Belt)									

* - CFS (call for site) / SAP (site assessment parcel) / O (other) / SHLAA

Wolverhampton

Site Name	Site Ref (site assessment group and employment group mapping)	Site area (ha)	Site type*	Current Use (vacant / greenfield / other)	Current Local Plan allocation	EDNA assessment score	Deliverability Commentary
No sites							

* - CFS (call for site) / SAP (site assessment parcel) / O (other) / SHLAA

Appendix 6 – Employment land supply by Local Authority Area

Source	Land supply (ha)				
	Dudley	Sandwell	Walsall	Wolverhampton	Black Country
Completions 2020-22	6.01	9.69	16.73	9.95	42.38
Local Plan allocations carried fwd.	12.9	5.3	107.1	31.4	156.7
Large sites (over 0.4ha) with planning permission	0.5	0.0	0.0	5.9	6.4
Small sites (less than 0.4ha) with planning permission.	1.1	0.7	0.0	0.1	1.8
Large sites windfalls	-	-	-	-	70.3
Small sites windfalls	-	-	-	-	7.6
Other sources of supply (non GB)	4.64	26.38	0.0	16.56	47.6
Black Country Green Belt	0.0	0.0	47.29	0.0	47.29
Total	25.04	42.02	171.2	63.89	380.05