



Sandwell
Metropolitan Borough Council

Sandwell Strategic Housing Land Availability
Assessment (SHLAA)

5 Year Housing Land Supply

Update as of April 2023

Published: May 2024

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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 2023 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 2023 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

projections¹) 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. The December 2023 NPPF update para 77 was amended to:

“In all other circumstances, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing, or a minimum of four years’ worth of housing if the provisions in paragraph 226 apply”.

Sandwell Council consulted on Regulation 18 Draft Plan, which included a policies map and proposed allocations towards meeting housing need, in December 2023 and therefore para 226 applies.

- A 20% buffer has been applied to the 5-year housing land supply calculation, in accordance with the Housing Delivery Test 2023 outputs for Sandwell¹;
- 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).²
- 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 evidence³;
- 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.

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

² MHCLG Housing Delivery Test Measurement Rule Book, 24 July 2018

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

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 2023) up to 2041.

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	1001	9378
Total	11,695	21,489

- 4.3 The remaining housing requirement up to 2026 is 9,794 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 11,695 completions 2006 – 23, there is a remaining requirement for 9,794 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 2024-34 is 13,329⁴, it equates to an annual figure of 1,333, when the 2023 workplace-based affordability ratio⁵ is factored in it equates to an annual figure of 1,550.
- 4.6 Therefore, the local housing need figure for the five-year period 2023-28 is 7,750 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 9,300 net homes.

⁴ www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#basedlive-tables

⁵

www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian

4.7 27,900 homes in total would be required to meet local housing need for the Sandwell Local Plan period, 2023-2041, using 2023 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
- 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).

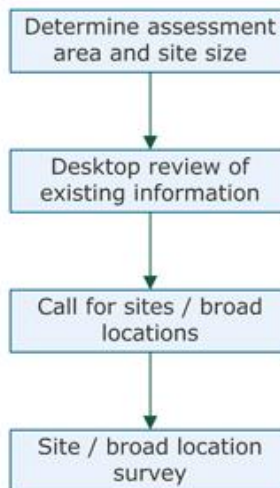
5.5 When judging whether there is a reasonable prospect of delivery within a certain time period, both the constraints on the site (availability) and the economic viability of the site (achievability) must be considered.

6.0 Methodology

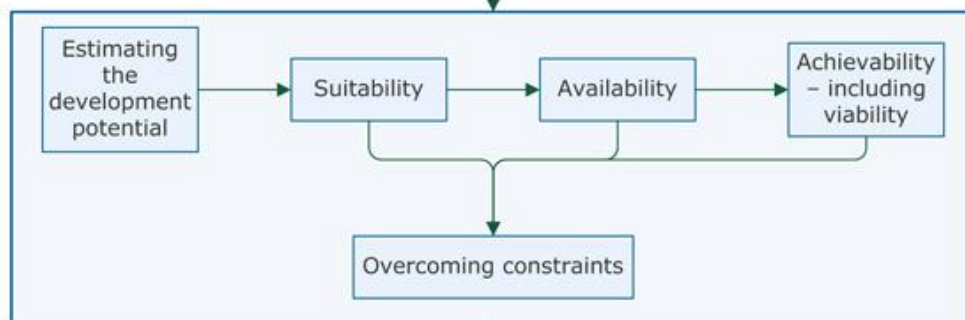
6.1 The following figure is taken from the Practice Guidance and shows the 10 key stages of a SHLAA. The Sandwell SHLAA follows these key stages, as set out below.

Figure 1: Methodology Flow Chart

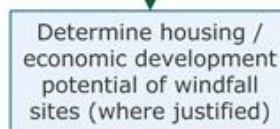
Stage 1 - Site / broad location identification



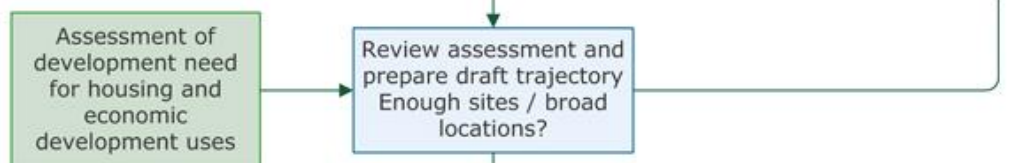
Stage 2 - Site / broad location assessment



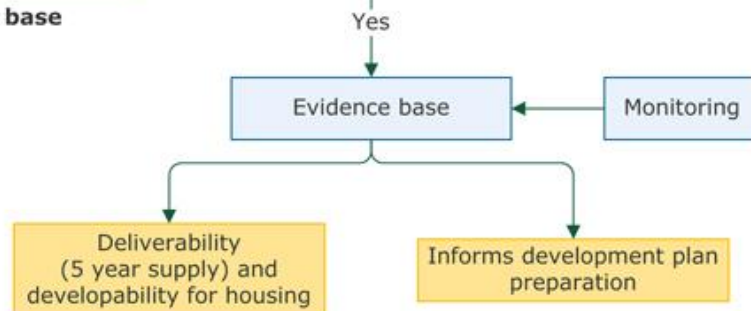
Stage 3 - Windfall assessment



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	National register of public sector land 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 sites⁶:

- “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.

6

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 this⁷, 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 72 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 2028/29 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

⁷ 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
2022/2023	9	39	7	117	172
Total	94	218	112	997	1327
Average over 10 years (rounded up)	9	22	11	100	142
Total for 2028-2041 (13 years)	122	283	146	1296	1847

*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 142 completions per annum. This equates to 1,847 homes between 2028-2041.

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 2028-41. 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 2028-41** 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 11,253 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)	2023-2041
Identified sites in SHLAA	
Occupied employment land (15% discount)	2234
Non occupied employment Land (10% discount)	2814
Sites with planning permission (5% discount)	2531
Sites under construction (0% discount)	1227
Other sites (10% discount)	59
Gypsy Site (0% discount)	10
Total Identified sites in SHLAA	8875
Small Windfall	1847
Total Identified Sites and Windfall	10,722
Potential sources of supply estimates	

SC Surplus floorspace	16
Surplus floorspace Tier 2 and 3 centres	203
Additional capacity in Regeneration Areas	312
Total Potential Supply	531
Total Supply	11,253

11.2 A full housing supply trajectory, including anticipated net completions from identified sites and small windfalls, is set out in Appendix 2. This supply trajectory is compared against two sets of housing targets: Black Country Core Strategy net housing targets for 2006-26; and Local Housing Need using the Standard Method 2024 for 2023-2041.

11.3 Identified supply 2023-2026 (1,973) taken together with the 11,695 net completions to date (2006-23), the SHLAA provides a total capacity of 13,668 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 7,821 homes.

Four Year Housing Land Supply

11.4 As set out in para 3.5, NPPF paragraph 226 applies, whereby the local planning authority should identify a minimum of four years' worth of housing. A 4-year land supply is a supply of specific deliverable sites sufficient to provide 4 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 77 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 1,550 (2023 affordability ratio) homes per annum which equates to 7,750 units for the 5-year period 2023-2028. 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 9,300 net homes.

11.6 Table 10-15 (Appendix 2), demonstrate that 2,607 homes (4 year supply **without discounts**) are deliverable, which equates to a 1.40 year supply. 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 Four Year Housing Land Supply

5-year requirement range	LHN (5-year requirement)	20% Buffer applied as per Housing Delivery Test	4 Year Capacity Available (without discounts)
2022 - 2027	7750	9300	2607

Long Term Housing Land Supply

- 11.7 Para 4.3 states that the total net housing requirement for Sandwell over the remaining BCCS Plan period (2023-26) is 9,794 net homes. Identified sites which are suitable for housing and are either deliverable or developable by 2026, can provide 1,973 homes leaving a deficit 7,821 homes.
- 11.8 The Sandwell Local Plan review, which replaces the Black Country Plan, extends up to 2041. Using the current standard method, 27,900 homes would be required to meet Sandwell's local housing need over the Plan period (2023-2041), housing supply over the same period is 11,253, therefore there is a shortfall of 16,647 homes.

12.0 Summary of Results

- 12.1 In summary, this SHLAA Report provides a total housing capacity of 11,253 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 11,695 net completions to date (2006-23), the SHLAA provides capacity to 2026 of 1,973 homes, totalling capacity over the period 2006-26 of 13,668. The BCCS target for Sandwell is 21,489 net homes over the Plan period (2006-26). This is a shortfall of 7,821 homes.

Four Year Housing Land Supply (2023-28)

- 12.4 In terms of an immediate 4 year housing supply of deliverable sites for the period 2023-28, Table 10-15 (Appendix 2) demonstrates that 2,607 homes are deliverable on identified sites, **without discount**, over the period 2023-27. This is below the 9,300 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 has a supply of 1.40 years and therefore does not have a 5 year housing land supply.

Sandwell Local Plan Review Housing Land Supply (2023-41)

- 12.5 The SHLAA provides 10,722 homes identified and windfall sites over the period 2023-41. Together with regeneration areas, centre vacant floorspace, the total supply is **11,253**. There is therefore a shortfall of 16,647 homes compared to the Sandwell local housing need of 27,900 homes (2023 affordability ratio) over the Sandwell Local Plan review period (2023-41).

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. Since the last SHLAA two of the sites identified for housing and a density uplift have been removed as they are no longer proposed for housing. This has along with the yield calculation amendment resulted in no additional increase from density uplift.

Other Potential Sources of Supply

West Bromwich Strategic Centre due to Structural Change

- 13.3 Further work on West Bromwich Strategic Centre has identified areas of potential mixed use sites including residential homes. These are now included in the identified sites supply and listed in Appendix 2.

Summary of Potential Supply

Table 8: Potential Supply Estimates

Source of supply (includes discounts where applicable)	2023-2041
Identified sites in SHLAA	8875
Small Windfall	1847
Potential sources of supply estimates	
SC Surplus floorspace	16
Surplus floorspace Tier 2 and 3 centres	203
Additional capacity in Regeneration Areas	312
Total potential supply	11,253

Appendix 1

Black Country SHLAA Stakeholder Panel & Terms of Reference

Table 9: List of Current Members

Company / Organisation
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 2023 - 2041 – split into sites on
 - Sites under construction
 - Sites with planning permission
 - Occupied employment land
 - Not occupied by employment land
 - Other commitments
 - Gypsy and Traveller sites
- Sites allocated for housing but now considered not suitable / developable up to 2041
- Sites not suitable for housing

Table 10: Sites Suitable for Housing and Deliverable between 2023-2041 (sites under construction)

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
0%	856	Cradley Road / Bannister street Cradley Heath	0.52	0.52	Cradley Heath and Old Hill	Full	U/C	12	0	12	0	0	0	DC/15/58174	0	0	0	0	12
0%	1533	Great Bridge - Car Park Tipton	0.37	0.37	Great Bridge	Full	U/C	52	0	52	0	0	0	DC/17/60197	52	0	0	0	0
0%	2192	Land at Mill Lane Oldbury	2.40	2.40	Langley	Full	U.C.	84	66	18	0	0	0	DC/18/61546	18	0	0	0	0
0%	2396	116/117 Graingers Lane Cradley Heath	0.04	0.04	Cradley Heath and Old Hill	Full	U.C.	6	0	6	0	0	0	DC/08/49723	0	0	0	0	6
0%	2576	Land To Rear Of 1 Pennyhill Lane West Bromwich	0.08	0.08	Charlemont with Grove Vale	Full	U.C.	1	0	1	0	0	0	DC/18/61874	1	0	0	0	0
0%	2625	Haden Cross Drive Cradley Heath	2.16	2.16	Cradley Heath and Old Hill	Full	U.C.	53	51	2	0	0	0	DC/18/62094	2	0	0	0	0
0%	2886	Site Of 18A Church Vale West Bromwich	0.05	0.05	West Bromwich Central	Full	U.C.	6	0	6	0	0	0	DC/10/52726	0	0	0	0	6
0%	3040	Cradley Heath Factory Centre Woods Lane Cradley Heath	0.72	0.69	Cradley Heath and Old Hill	Full	U.C.	34	0	34	0	0	0	DC/21/66444	34	0	0	0	0
0%	3153	Former Fisheries Site Union Road Oldbury	2.13	0.95	Oldbury	Full	U/C	17	5	12	0	0	0	DC/10/51937	0	0	0	0	12

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	3177	Land Adjacent To 4 Heronville Drive, Black Lake, West Bromwich	0.04	0.04	Wednesbury South	Full	U.C.	4	0	4	0	0	0	DC/20/64939	4	0	0	0	0
0%	3310	Site Of 180-190 Dudley Road Rowley Regis	0.15	0.15	Rowley	Full	U.C.	8	0	8	0	0	0	DC/12/54578	0	0	0	0	8
0%	3353	Site of 131 Stony Lane Smethwick	0.06	0.06	Smethwick	Full	U.C.	1	0	1	0	0	0	DC/13/55676	0	0	0	0	1
	3456	Land to the rear of 57 Knottsall Lane Oldbury B68 9LG	0.04	0.04	Bristnall	Full	U.C.	1	0	1	0	0	0	DC/22/67758	1	0	0	0	0
0%	3459	The Shambles Toilets The Shambles Wednesbury	0.01	0.01	Wednesbury South	Full	U.C.	5	0	5	0	0	0	DC/16/59495	0	0	0	0	5
0%	3522	138 Crankhall Lane Wednesbury	0.04	0.04	Friar Park	Full	U.C.	2	0	2	0	0	0	DC/13/56040	0	0	0	0	2
0%	5052	Former Resource Centre Lowry Close Smethwick	0.67	0.67	Smethwick	Full	u/c	20	0	20	0	0	0	DC/19/63392	20	0	0	0	0
0%	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/20/64027	12	0	0	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
0%	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/18/61925	20	0	0	0	0
5%	5939	John Dando House 235 Hamstead Road Great Barr Birmingham B43 5EL	0.9	0.9	Newton	Full	U/C	26	0	26	0	0	0	DC/21/65185	26	0	0	0	0
0%	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
0%	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/19/62835	9	0	0	0	0
5%	6315	85 - 86 High Street Rowley Regis B65 0EH	0.01	0.01	Black Heath	Full	U.C.	4	0	4	0	0	0	PD/22/02012	4	0	0	0	0
0%	6351	60 Sandon Road Birmingham	0.05	0.05	Abbey	Full	U.C.	6	0	6	0	0	0	DC/16/59630	6	0	0	0	0
0%	6356	Site Of Former Ambulance Station Lawrence Lane Cradley Heath	0.13	0.13	Cradley Heath and Old Hill	Full	U.C.	3	1	2	0	0	0	DC/16/59925	2	0	0	0	0
0%	6476	374 High Street, West Bromwich	0.13	0.13	West Bromwich Central	Full	U.C.	97	0	97	0	0	0	DC/18/62034; PD/18/01005	97	0	0	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
0%	6537	1 Woden Road South Wednesbury WS10 0BP	0.05	0.05	Wednesbury South	Full	U/C	1	0	1	0	0	0	DC/17/61184	1	0	0	0	0
0%	6555	Site Of 29 Bilston Road Tipton DY4 0BT	0.07	0.07	Princes End	Full	U/C	1	0	1	0	0	0	DC/21/65325	1	0	0	0	0
0%	6646	35 Highmoor Road Rowley Regis B65 8DJ	0.05	0.05	Blackheath	Full	U/C	1	0	1	0	0	0	DC/18/61960	1	0	0	0	0
0%	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/18/62391	2	0	0	0	0
0%	6669	Land Adjacent Cock Inn Dudley Road Rowley Regis	0.03	0.03	Rowley	Full	U/C	2	0	2	0	0	0	DC/19/62559	2	0	0	0	0
0%	6674	Rear Of 77 Horseley Road Tipton DY4 7NA	0.04	0.04	Great Bridge	Full	U/C	4	2	2	0	0	0	DC/18/62483	2	0	0	0	0
0%	6677	The Fomer New Talbot PH Hill Top high West Bromwich B70 0PR	0.19	0.19	Hateley Heath	Full	U/C	18	9	9	0	0	0	DC/20/65039	9	0	0	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
0%	6790	24 - 28 Cape Hill Smethwick B66 4RP	0.02	0.02	Smethwick	Full	U.C.	6	5	1	0	0	0	DC/20/63966; DC/18/62540	1	0	0	0	0
0%	6792	52 Vicarage Road Oldbury B68 8HL	0.03	0.03	Bristnall	Full	U.C.	3	0	3	0	0	0	DC/19/63186	3	0	0	0	0
0%	6800	Rear Of Trinity House 204 Halesowen Road Cradley Heath B64 6HN	0.03	0.03	Cradley Heath and Old Hill	Full	U/C	6	0	6	0	0	0	DC/19/63252	0	0	6	0	0
5%	6891	173 Rolfe Street Smethwick	0.40	0.40	Soho and Victoria	Full	U.C.	12	0	12	0	0	0	DC/19/63734	12	0	0	0	0
5%	6912	42 Corbett Street Smethwick	0.02	0.02	Soho and Victoria	Full	U.C.	6	0	6	0	0	0	DC/19/63255	6	0	0	0	0
0%	6920	28 - 30 Lower High Street Wednesbury	0.04	0.04	Wednesbury South	Full	U.C.	3	0	3	0	0	0	DC/19/63698	3	0	0	0	0
0%	6960	Land To The Rear Of Churchills 8 Walsall Street Wednesbury	0.11	0.11	wednesbury north	Full	U.C.	1	0	1	0	0	0	DC/20/63913	1	0	0	0	0
0%	6989	Rear Of 297 & 299 Hydes Road West Bromwich	0.02	0.02	Hateley Heath	Full	U.C.	1	0	1	0	0	0	DC/20/64708	1	0	0	0	0
0%	6990	Land To Side Of 103 Throne Road Rowley Regis	0.04	0.04	Rowley	Full	U.C.	1	0	1	0	0	0	DC/20/64720	1	0	0	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
0%	6991	5 Warstone Drive West Bromwich	0.06	0.06	West Bromwich Central	Full	U.C.	1	0	1	0	0	0	DC/20/64706	1	0	0	0	0
0%	7016	The Factory Shop 3 And 4 Long Lane Rowley Regis B65 0HT	0.04	0.04	Blackheath	Full	u/c	2	0	2	0	0	0	DC/21/66275	2	0	0	0	0
0%	7017	Coniston, Derwent, Rydal, Ullswater & Windermere Houses Badsey Road & Lion Farm Shops And Flats Hartlebury Road Oldbury	1.77	1.77	Langley	Full	u/c	20	0	20	0	0	0	DC/19/63633	20	0	0	0	0
0%	7042	21 Church Street Oldbury	0.04	0.04	Oldbury	Full	u/c	1	0	1	0	0	0	DC/21/66154	1	0	0	0	0
0%	7049	Land At West Bromwich Street Oldbury B69 3AT	4.93	4.93	Oldbury	Full	u/c	234	53	181	0	0	0	DC/20/64152	66	58	57	0	0
0%	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	95	64	64	0	0
0%	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

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
0%	7110	7 Temple Meadows Road West Bromwich B71 4DE	0.03	0.03	West Bromwich Central	Full	U.C.	2	0	2	0	0	0	DC/20/65067	2	0	0	0	0
0%	7114	264 High Street West Bromwich B70 8AQ	0.04	0.04	West Bromwich Central	Full	u/c	3	0	3	0	0	0	DC/21/65161	3	0	0	0	0
0%	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
0%	7136	Birmingham Road, Oldbury	0.04	0.04	oldbury	Full	U.C	2	0	2	0	0	0	DC/13/56514	2	0	0	0	0
0%	7155	Highams Close, Rowley	0.19	0.19	Rowley	Full	u/c	6	0	6	0	0	0	DC/22/66915	6	0	0	0	0
0%	7163	Leabrook Road/Willingsworth Road, Tipton	0.37	0.37	Wednesbury South	Full	u/c	6	0	6	0	0	0	DC/20/64598	6	0	0	0	0
0%	7181	51 - 53 Laburnum Road, Tipton	0.02	0.02	Princes End	Full	u/c	2	0	2	0	0	0	DC/21/66398	2	0	0	0	0
0%	7184	40 Mace Street Cradley Heath B64 6HP	0.02	0.02	Cradley Heath and Old Hill	Full	u/c	2	0	2	0	0	0	DC/21/66405	2	0	0	0	0
5%	7198	Intersection House 110 Birmingham Road West Bromwich	0.8	0.8	West Bromwich Central	Full	U/C	136	0	136	0	0	0	PD/21/01848	136	0	0	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
0%	7235	Land Adjacent 2 Ruskin Avenue Rowley Regis B65 9QW	0.02	0.02	Blackheath	Full	u/c	1	0	1	0	0	0	DC/21/65272	1	0	0	0	0
0%	7260	Land Adj 54 Park Avenue Rowley Regis	0.02	0.02	Rowley Regis	Full	u/c	1	0	1	0	0	0	DC/22/66623	1	0	0	0	0
0%	7263	Regis Masonic Hall 395 Halesowen Road Cradley Heath B64 7HX	0.4	0.4	Cradley Heath and Old Hill	Full	u/c	1	0	1	0	0	0	DC/21/65356	1	0	0	0	0
5%	7303	217 Halesowen Road Cradley Heath B64 6JQ	0.2	0.2	Cradley Heath and Old Hill	Full	U/C	9	0	9	0	0	0	DC/21/66265	9	0	0	0	0
5%	7310	174 - 176 Cape Hill Smethwick B66 4SJ	0.04	0.04	Soho and Victoria	Full	U/C	2	0	2	0	0	0	PD/21/01976	2	0	0	0	0
0%	7316	135 Newton Road Great Barr Birmingham B43 6BE	0.1	0.1	Charlemont with Grove Vale	Full	u/c	2	0	2	0	0	0	DC/21/65558	2	0	0	0	0
0%	7323	Land Adj 200 Grafton Road Oldbury	0.03	0.03	Langley	Full	U/C	1	0	1	0	0	0	DC/22/66796	1	0	0	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
0%	7341	456 - 458 Hagley Road West Oldbury	0.11	0.11	Old Warley	Full	U/C	4	0	4	0	0	0	DC/23/68162	4	0	0	0	0
0%	7344	45 Beeches Road West Bromwich	0.13	0.13	West Bromwich Central	Full	U/C	5	0	5	0	0	0	DC/22/67060	5	0	0	0	0
0%	7347	Woden House Market Place Wednesbury	0.05	0.05	Wednesbury South	Full	U/C	14	0	14	0	0	0	PD/22/02116	14	0	0	0	0
0%	7360	Land To The Rear Of 20-26 Stanway Road West Bromwich	0.05	0.05	Charlemont	Full	U/C	1	0	1	0	0	0	DC/21/65306	1	0	0	0	0
0%	7362	TS Albion 106A Birmingham Road Rowley Regis	0.03	0.03	Blackheath	Full	U.C.	1	0	1	0	0	0	DC/22/67517	1	0	0	0	0
0%	7364	Sandwell Homes Property Shop Payne Street Rowley Regis	0.17	0.17	Blackheath	Full	U.C.	8	0	8	0	0	0	DC/22/67516	8	0	0	0	0
0%	7371	Site Of Former Guns Village School Earl Street West Bromwich	0.13	0.13	West Bromwich Central	Full	U.C.	4	0	4	0	0	0	DC/22/67574	4	0	0	0	0
0%	7382	Land Off Beauty Bank Cradley Heath	0.13	0.13	Cradley Heath and Old Hill	Full	U.C.	10	0	10	0	0	0	DC/17/60538	10	0	0	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
0%	7415	Former Nurses Flats 1 To 46 Hallam Close West Bromwich	0.14	0.14	West Bromwich Central	Full	U.C.	54	0	54	0	0	0	DC/22/67016	54	0	0	0	0
0%	7430	76 West Park Road Smethwick B67 7JH	0.08	0.08	St Pauls	Full	U.C.	1	0	1	0	0	0	DC/22/67249	1	0	0	0	0
0%	7451	Regis Lodge 50 George Avenue Rowley Regis	0.35	0.35	Blackheath	Full	U.C.	42	0	42	0	0	0	DC/21/66223	42	0	0	0	0
0%	7546	612 - 614 Bearwood Road Smethwick B66 4BW	0.04	0.04	abbey	Full	U.C.	2	0	2	0	0	0	DC/22/67372	2	0	0	0	0

Table 11: Sites Suitable for Housing and Deliverable between 2022-2041 (sites with planning permission)

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	174	Tentec, guns lane	0.6	0.6		Pending Consent	Remain	126	0	0	126	0	0	DC/22/67454	0	0	0	0	0
5%	1203	Mill Street, Great Bridge	0.44	0.44	Great Bridge	Full	Remain	28	0	28	0	0	0	DC/22/67019/ DC/22/67018	0	0	0	0	28
5%	764	Hawes Lane Rowley Regis	0.56	0.56	Rowley	Full	Remain	15	0	15	0	0	0	DC/21/66305	0	15	0	0	0
5%	972	Adj 3 Barrs Road	0.06	0.06	Cradley Heath and Old Hill	Outline	Remain	1	0	1	0	0	0	DC/20/64019	0	1	0	0	0
5%	1122	Land adjacent The Bungalow Corngreaves Road Cradley Heath	0.25	0.25	Cradley Heath and Old Hill	Full	Remain	2	0	2	0	0	0	DC/21/66122	0	0	0	2	0
5%	1170	Beever Road Great Bridge	1.01	1.01	Great Bridge	Full	remain	18	0	18	0	0	0	DC/21/65582	0	18	0	0	0
5%	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	1	0	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	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/22/66736	0	0	0	6	0
5%	2188	Adj 18 Field View Drive Rowley Regis B65 0RH	0.03	0.03	Blackheath	Full	Remain	1	0	1	0	0	0	DC/20/64559	0	1	0	0	0
5%	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/21/65872	0	0	0	25	25
5%	2388	Swan Lane North of A41 West Bromwich	3.78	2.42	Greets Green and Lyng	Full	Remain	147	0	147	0	0	0	DC/22/66532	0	0	50	50	47
5%	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	60	61
5%	2423	Former Dept of Social Security Church Hill Street Smethwick	0.51	0.51	Smethwick	Full	Remain	18	0	18	0	0	0	DC/22/66789	0	0	0	18	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	2687	SK Onestop Limited 64 High Street Smethwick	0.02	0.02	Smethwick	Full	Remain	3	0	3	0	0	0	DC/23/68236	0	0	3	0	0
5%	2826	151 Hamstead Road Great Barr	0.05	0.05	Newton	Full	Remain	1	0	1	0	0	0	DC/20/63984	0	1	0	0	0
5%	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/22/67090	0	0	33	0	0
5%	2895	St Lukes Centre New Road Tipton	0.06	0.06	Oldbury	Full	Remain	1	0	1	0	0	0	DC/23/68848	0	0	1	0	0
5%	2908	Site Of 30-144 Mounts Road Wednesbury	1.07	1.07	Wednesbury South	Full	Remain	45	0	45	0	0	0	DC/22/67797	0	0	0	0	45
5%	3066	236 and 236A Duchess Parade High Street West Bromwich B70 7QG	0.06	0.06	West Bromwich Central	Full	Remain	1	0	1	0	0	0	DC/22/67005	0	0	1	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	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/21/65419	0	0	1	0	0
5%	3133	Desi Masala 361 High Street West Bromwich	0.2	0.2	West Bromwich	Full	Remain	3	0	3	0	0	0	DC/23/67896	0	0	0	3	0
5%	3185	The Mill Beaconview Road West Bromwich	0.23	0.23	Charlemont with Grove Vale	Full	Remain	32	0	32	0	0	0	DC/21/65724	0	0	32	0	0
5%	3220	Brown Lion Street/ Bloomfield Road	0.46	0.46 (0.25 cil)	Tipton Green	Full	Remain	27	0	27	0	0	0	DC/23/67972	0	0	0	27	0
5%	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
5%	3319	Site Of Sub Station Adj 156 City Road Tividale	0.10	0.10	Tividale	Full	Remain	2	0	2	0	0	0	DC/20/64890	0	2	0	0	0
5%	3361	Land Adjacent 38 Clay Lane Oldbury	0.07	0.07	Langley	Full	Remain	3	0	3	0	0	0	DC/23/68173	0	0	0	0	3

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	3386	Land at junction of Peartree lane & Petford Street Cradley Heath	0.15	0.15	Cradley Heath and Old Hill	Full	Remain	9	0	9	0	0	0	DC/23/68318	0	0	0	0	9
5%	3442	Jack Brookes And Company Limited Longmore Street Wednesbury	0.04	0.04	Wednesbury North	Full	Remain	4	0	4	0	0	0	DC/22/67680	0	0	0	0	4
5%	3507	Edwin Richards Quarry Portway Road Rowley Regis	52.00	15.00	Rowley	Outline	Remain	626	0	100	176	100	150	DC/14/57745	0	0	0	50	50
5%	3508	Fmr Springfield & Brickhouse Neighbourhood Office And Adjacent Land Dudley Road Rowley Regis	0.65	0.65	Rowley	Full	Remain	26	0	26	0	0	0	DC/18/61922	0	0	0	0	26
5%	4367	280 Hagley Road West Oldbury	0.02	0.02	Old Warley	Full	Remain	1	0	1	0	0	0	DC/22/67430	0	0	1	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	4477	Flat 1 154 Windmill Lane Smethwick B66 3ET	0.03	0.03	Soho and Victoria	Full	Remain	1	0	1	0	0	0	DC/21/66302	0	0	1	0	0
5%	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/20/64786	0	0	4	0	0
5%	5007	Kenrick House Green Street West Bromwich B70 6DN	0.35	0.35	West Bromwich Central	Full	Remain	2	0	2	0	0	0	DC/21/66329	0	0	2	0	0
5%	5913	Land Adjacent 8 Addison Street Wednesbury	0.12	0.12	Wednesbury North	Full	Remain	7	0	7	0	0	0	DC/23/68934	0	0	0	0	7
5%	6020	Site Of Former Stone Cross Neighbourhood Office Clifton Lane West Bromwich	0.32	0.32	Charlemont with Grove Vale	Full	Remain	14	0	14	0	0	0	DC/18/61923	0	0	0	14	0
5%	6038	Land Adjacent To 27 Hopkins Street Tipton	0.03	0.03	Oldbury	Full	Remain	2	0	2	0	0	0	DC/23/67937	0	0	2	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	6040	Land Adjacent To 828 Wolverhampton Road Oldbury	0.10	0.10	Langley	Outline	Remain	4	0	4	0	0	0	DC/21/66381	0	0	0	0	4
5%	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
5%	6052	51 Beeches Road West Bromwich	0.48	0.48	West Bromwich Central	Full	Remain	3	0	3	0	0	0	DC/19/62602	0	0	3	0	0
5%	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/21/66165	0	1	0	0	0
5%	6185	Site Of Former Tipton Baths Queens Road Tipton	0.28	0.28	Tipton Green	Full	Remain	1	0	1	0	0	0	DC/15/58400	0	1	0	0	0
5%	6225	117 Bloomfield Road Tipton	0.08	0.08	Tipton Green	Full	Remain	9	0	9	0	0	0	DC/21/65218	0	0	9	0	0
5%	6240	Land Adjacent 15 Cartwright Gardens Oldbury B69 3JJ	0.05	0.05	Oldbury	Full	Remain	2	0	2	0	0	0	DC/22/67790	0	0	0	2	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	6334	83 Great Bridge Tipton	0.02	0.02	Great Bridge	Full	Remain	3	0	3	0	0	0	DC/20/64744	0	3	0	0	0
5%	6427	9A Langley High Street Oldbury	0.17	0.17	Langley	Full	Remain	5	0	5	0	0	0	DC/19/63450	0	5	0	0	0
5%	6432	12 Market Place Tipton	0.02	0.02	Great Bridge	Full	Remain	2	0	2	0	0	0	DC/20/64624	0	2	0	0	0
5%	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/21/65798	0	0	0	60	0
5%	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/20/65100	0	0	9	0	0
5%	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/17/60747	0	0	0	58	0
5%	6554	Land Adj 2 Mountford Close Rowley Regis B65 8DU	0.02	0.02	Blackheath	Full	Remain	1	0	1	0	0	0	DC/21/65499	0	1	0	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	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	3	0	0	0
5%	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	1	0	0
5%	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
5%	6596	Land Adj 129 Charlemont Road West Bromwich B71 3EH	0.03	0.03	Charlemont with Grove Vale	Full	Remain	1	0	1	0	0	0	DC/21/65382	0	1	0	0	0
5%	6667	Brook Road Open Space, Wolverhampton Road, Oldbury	0.56	0.56	Langley	Full	Remain	13	0	13	0	0	0	DC/20/64505	0	0	0	13	0
5%	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	2	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	6683	Churchfields, West Bromwich	0.14	0.14	West Bromwich Central	Full	Remain	4	0	4	0	0	0	DC/07/47757	0	0	0	0	4
5%	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/21/65553	0	0	2	0	0
5%	6698	Land At 342 Newbury Lane Oldbury	0.06	0.06	Rowley	Full	Remain	1	0	1	0	0	0	DC/21/65704	0	1	0	0	0
5%	6795	598 - 600 Bearwood Road Smethwick	0.04	0.04	abbey	Full	Remain	3	0	3	0	0	0	DC/22/66659; DC/22/66708	0	0	3	0	0
5%	6829	10 - 12 Park Hill Wednesbury	0.05	0.05	Friar Park	Full	Remain	2	0	2	0	0	0	DC/21/66097	0	0	2	0	0
5%	6837	Pheasant Inn 273 Abbey Road Smethwick	0.62	0.62	abbey	Full	Remain	31	14	17	0	0	0	DC/19/63479	0	17	0	0	0
5%	6846	Site Of 18 To 19A Holden Road Wednesbury	0.10	0.10	Wednesbury South	Full	Remain	3	0	3	0	0	0	DC/21/65213	0	3	0	0	0
5%	6883	41 Wheatley Street West Bromwich	0.02	0.02	Greets Green and Lyng	Full	Remain	1	0	1	0	0	0	DC/22/67473	0	0	0	1	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	6900	Anatolia 518 Bearwood Road Smethwick	0.02	0.02	abbey	Full	Remain	2	0	2	0	0	0	DC/20/64677	0	2	0	0	0
5%	6901	Metro House 410 - 416 High Street West Bromwich	0.38	0.38	West Bromwich Central	Full	Remain	17	0	17	0	0	0	DC/19/63835; DC/19/63823	0	0	17	0	0
5%	6906	Land Adjacent 136 Regis Heath Road, Rowley Regis	0.89	0.89	Blackheath	Outline	Remain	2	0	2	0	0	0	DC/20/63873	0	0	2	0	0
5%	6910	Land Adjacent Compton Grange Whitehall Road/St Annes Road Cradley Heath	0.30	0.30	Cradley Heath and Old Hill	Full	Remain	15	0	15	0	0	0	DC/21/65214	0	0	15	0	0
5%	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/22/66817	0	0	10	0	0
5%	6913	364A High Street Smethwick	0.03	0.03	Soho and Victoria	Full	Remain	2	0	2	0	0	0	PD/21/01873	0	0	2	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	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/22/67216	0	0	0	30	0
5%	6919	Grove Lane/ Cranford Street/ London Street	0.81	0.81	Soho and Victoria	Full	Remain	392	0	392	0	0	0	DC/22/67165	0	150	150	92	0
5%	6924	The Phoenix Collegiate Friar Park Road Wednesbury	4.80	2.35	West Bromwich Central	Pending Consent	Remain	84	0	0	84	0	0	DC/23/68742: DC/20/63911	0	0	0	0	0
5%	6928	60A Perry Park Road Rowley Regis	0.02	0.02	Blackheath	Full	Remain	1	0	1	0	0	0	DC/19/63572	0	1	0	0	0
5%	6947	Salisbury House , Lily Street, West Bromwich	0.89	0.89	Hateley Heath	Full	Remain	7	0	7	0	0	0	DC/19/63353	0	7	0	0	0
5%	6951	19 Cape Hill Smethwick	0.01	0.01	Soho and Victoria	Full	Remain	1	0	1	0	0	0	DC/21/65465	0	1	0	0	0
5%	6993	Former Social Club, Bromford Lane West Bromwich	0.12	0.12	Greets Green and Lyng	Full	Remain	1	0	1	0	0	0	DC/20/64667	0	0	1	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	6999	Brandhall golf Course	5.18	3.88	Old Warley	Outline	Remain	190	0	0	190	0	0	DC/23/68540	0	0	0	0	0
5%	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/20/64391	0	0	1	0	0
5%	7018	315 - 319 High Street West Bromwich	0.08	0.08	West Bromwich Central	Full	Remain	1	0	1	0	0	0	DC/20/64004	0	1	0	0	0
5%	7025	Land At 43 Longleat Great Barr Birmingham	0.04	0.04	Charlemont with Grove Vale	Full	Remain	1	0	1	0	0	0	DC/20/64315	0	1	0	0	0
5%	7029	199 Princess Parade High Street West Bromwich	0.02	0.02	West Bromwich Central	Full	remain	2	0	2	0	0	0	DC/20/64423	0	2	0	0	0
5%	7035	131 High Street West Bromwich	0.01	0.01	West Bromwich Central	Full	Remain	2	0	2	0	0	0	DC/20/65008	0	0	2	0	0
5%	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	3	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	7058	18A Alexandra Road Tipton DY4 8TG	0.08	0.08	Tipton Green	Full	Remain	1	0	1	0	0	0	DC/20/64618	0	1	0	0	0
5%	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/20/64842	0	0	1	0	0
5%	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	DC/20/65009	0	0	0	8	0
5%	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	44	0	0
5%	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/20/01603	0	0	0	2	0
5%	7094	Kashmir Cottage 422 Bearwood Road Smethwick	0.01	0.01	abbey	Full	Remain	1	0	1	0	0	0	DC/20/64376	0	1	0	0	0
5%	7096	Land Adjacent 63 Oxford Way Tipton	0.28	0.28	Tipton Green	Full	Remain	9	0	9	0	0	0	DC/21/66443	0	0	9	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	7101	40A And 40B Burnt Tree Tipton DY4 7TZ	0.07	0.07	Oldbury	Full	Remain	1	0	1	0	0	0	DC/22/67429	0	0	1	0	0
5%	7108	34 Newbury Lane Oldbury	0.06	0.06	Tividale	Full	Remain	9	0	9	0	0	0	DC/20/64916	0	0	9	0	0
5%	7113	Rear Garden Of 83 Greenside Way Walsall	0.02	0.02	Great Barr	Full	Remain	4	0	4	0	0	0	DC/21/65118; DC/22/67156	0	0	4	0	0
5%	7119	164 Birmingham Road West Bromwich B70 6QG	0.22	0.22	West Bromwich Central	Full	Remain	16	0	16	0	0	0	PD/20/01595	0	16	0	0	0
5%	7121	Land Adjacent 83 Dudley Port Tipton DY4 7RB	0.20	0.2	Oldbury	Outline	Remain	8	0	8	0	0	0	DC/20/64724	0	0	0	8	0
5%	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	2	0	0	0
5%	7127	166 - 167 High Street Rowley Regis	0.08	0.08	Blackheath	Full	Remain	1	0	1	0	0	0	DC/20/64366	0	1	0	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	7128	6A Halesowen Street Rowley Regis	0.09	0.09	Blackheath	Full	Remain	2	0	2	0	0	0	PD/21/01713	0	2	0	0	0
5%	7133	Former Ryder House, Whitgrave St, West Bromwich	0.148	0.148	Greets Green and Lyng	Full	Remain	6	0	6	0	0	0	DC/22/66943	0	6	0	0	0
5%	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	1	0	0	0
5%	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	9	0	0	0
5%	7154	St Vincent Crescent, Harvills	0.24	0.24	Wednesbury South	Full	Remain	8	0	8	0	0	0	DC/22/67815	0	0	8	0	0
5%	7156	Crosswells Road, Langley	0.29	0.29	Bristnall	Full	Remain	12	0	12	0	0	0	DC/22/67660	0	0	12	0	0
5%	7174	90 Waterfall Lane	0.05	0.05	Cradley Heath and Old Hill	Full	Remain	-1	0	-1	0	0	0	DC/22/66671	0	0	-1	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	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	1	0	0	0
5%	7187	107 All Saints Way West Bromwich B71 1RU	0.06	0.06	West Bromwich Central	Full	Remain	3	0	3	0	0	0	DC/21/65988	0	0	3	0	0
5%	7188	42 Cape Hill Smethwick B66 4PB	0.02	0.02	Soho and Victoria	Full	Remain	8	0	8	0	0	0	DC/21/66216	0	0	8	0	0
5%	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	DC/21/66124	0	0	4	0	0
5%	7217	67-81 Greenlawns St Marks Road Tipton	0.03	0.03	Princes End	Full	Remain	12	0	12	0	0	0	DC/22/66870	0	0	0	12	0
5%	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
5%	7221	Land At The Junction Of Tippity Green/Dudley Road Rowley Regis	0.07	0.07	Rowley Regis	Full	Remain	3	0	3	0	0	0	DC/23/68923	0	0	0	0	3

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	7222	25 High Street Cradley Heath	0.01	0.01	Cradley Heath and Old Hill	Full	Remain	1	0	1	0	0	0	DC/22/66948	0	0	1	0	0
5%	7237	83 Dudley Port Tipton DY4 7RB	0.02	0.02	Oldbury	Full	Remain	1	0	1	0	0	0	DC/21/65549	0	1	0	0	0
5%	7238	134 Newton Road Great Barr Birmingham B43 6BT	0.07	0.07	Newton	Full	Remain	2	0	2	0	0	0	DC/22/67155	0	2	0	0	0
5%	7239	61 Greswold Street West Bromwich B71 1NX	0.03	0.03	Hateley Heath	Full	Remain	4	0	4	0	0	0	DC/21/65823	0	4	0	0	0
5%	7245	9-9A Market Place Wednesbury	0.03	0.03	Wednesbury South	Full	Remain	4	0	4	0	0	0	DC/22/66537	0	4	0	0	0
5%	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	2	0	0
5%	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	2	0	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	7267	Land Rear Of 49 Basons Lane Oldbury B68 9SJ	0.03	0.03	Smethwick	Full	Remain	1	0	1	0	0	0	DC/21/65661	0	1	0	0	0
5%	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/21/65827	0	0	0	1	0
5%	7270	4 High Street Smethwick B66 1DX	0.3	0.3	Smethwick	Full	Remain	1	0	1	0	0	0	DC/21/66222	0	1	0	0	0
5%	7273	11 Barrs Road Cradley Heath B64 7HB	0.02	0.02	Cradley Heath and Old Hill	Full	Remain	1	0	1	0	0	0	DC/21/66285	0	1	0	0	0
5%	7274	Side Of 21 Pear Tree Road Great Barr Birmingham B43 6HY	0.04	0.04	Charlemont with Grove Vale	Full	Remain	1	0	1	0	0	0	DC/21/66292	0	1	0	0	0
5%	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	2	0	0
5%	7277	1 Crankhall Lane West Bromwich B71 3JY	0.01	0.01	Hateley Heath	Full	Remain	1	0	1	0	0	0	DC/21/66318	0	0	1	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	7278	58 Windsor Road Rowley Regis B65 9HR	0.02	0.02	Rowley Regis	Full	Remain	1	0	1	0	0	0	DC/22/66757	0	0	1	0	0
5%	7282	Land Adjacent 39 And 40 Eagle Lane Tipton	0.08	0.08	Great Bridge	Full	Remain	6	0	6	0	0	0	DC/22/66759	0	0	0	6	0
5%	7283	78 Waterfall Lane Cradley Heath B64 6RL	0.08	0.08		Outline	Remain	3	0	3	0	0	0	DC/21/66074	0	0	3	0	0
5%	7297	13 And 13A Wellington Road Smethwick	0.1	0.1	Soho and Victoria	Full	Remain	7	0	7	0	0	0	DC/21/66361	0	0	7	0	0
5%	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/21/66294	0	4	0	0	0
5%	7299	131 Pottery Road Oldbury B68 9HE	0.02	0.02	Old Warley	Full	Remain	1	0	1	0	0	0	DC/21/66448	0	1	0	0	0
5%	7300	686 Wolverhampton Road Oldbury	0.04	0.04	Bristnall	Full	Remain	1	0	1	0	0	0	DC/21/65438	0	1	0	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	7302	344 Bearwood Road Smethwick B66 4ES	0.12	0.12	Abbey	Full	Remain	2	0	2	0	0	0	DC/21/65694	0	2	0	0	0
5%	7305	Flat 1 1 - 2 Long Lane Rowley Regis	0.02	0.02	Blackheath	Full	Remain	-1	0	-1	0	0	0	DC/22/66697	0	-1	0	0	0
5%	7307	570 - 572 Bearwood Road Smethwick B66 4BS	0.05	0.05	Abbey	Full	Remain	5	0	5	0	0	0	PD/21/01842	0	0	0	5	0
5%	7319	25 Brandhall Road Oldbury B68 8DP	0.03	0.03	Bristnall	Full	Remain	4	0	4	0	0	0	DC/21/65731	0	4	0	0	0
5%	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	DC/21/66127	0	1	0	0	0
5%	7322	5 Coxs Lane Cradley Heath	0.06	0.06	Rowley Regis	Full	Remain	1	0	1	0	0	0	DC/22/66557	0	0	0	0	1
5%	7337	85 Great Bridge Tipton	0.03	0.03	Great Bridge	Full	Remain	1	0	1	0	0	0	PD/22/02154	0	0	1	0	0
5%	7338	Cock Inn 75 Dudley Road Rowley Regis	0.12	0.12	Rowley Regis	Full	Remain	3	0	3	0	0	0	DC/22/67175	0	3	0	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	7361	1 - 28 Thorn Close Wednesbury	0.67	0.67	Wednesbury North	Full	Remain	4	0	4	0	0	0	DC/22/67408	0	0	0	4	0
5%	7363	Land Adjacent 1 Anderson Road Tipton	0.02	0.02	Tipton Green	Full	Remain	1	0	1	0	0	0	DC/22/67538	0	0	1	0	0
5%	7384	Site Of Former 142 Park Lane West Tipton	0.16	0.16	Tipton Green	Full	Remain	1	0	1	0	0	0	DC/22/67184	0	0	1	0	0
5%	7389	129-131 Lodge Road West Bromwich	0.04	0.04	Greets Green and Lyng	Full	Remain	4	0	4	0	0	0	DC/22/67826	0	0	0	4	0
5%	7396	55 Hollyhedge Road West Bromwich	0.05	0.05	Charlemont with Grove Vale	Full	Remain	1	0	1	0	0	0	DC/23/67916	0	0	0	0	1
5%	7397	10A Abbey Road Smethwick B67 5RD	0.02	0.02	abbey	Full	Remain	3	0	3	0	0	0	DC/23/67844	0	0	0	3	0
5%	7404	1 Birmingham Road Great Barr Birmingham	0.04	0.04	Great Barr with Yew Tree	Full	Remain	4	0	4	0	0	0	DC/22/67348	0	0	0	0	4

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	7405	Land Rear Of 13 Portway Hill Fronting Newbury Way Rowley Regis	0.01	0.01	Rowley Regis	Full	Remain	1	0	1	0	0	0	DC/22/67297	0	0	0	1	0
5%	7407	29 Meyrick Road West Bromwich	0.03	0.03	Wednesbury South	Full	Remain	4	0	4	0	0	0	DC/22/67236	0	0	0	4	0
5%	7408	99 Park Lane East, Tipton	0.04	0.04	Tipton Green	Full	Remain	3	0	3	0	0	0	DC/22/67686	0	0	0	0	3
5%	7410	Kings Cinema Kings Square West Bromwich	0.18	0.18	West Bromwich Central	Full	Remain	77	0	77	0	0	0	DC/21/65989	0	0	0	0	77
5%	7413	21-23 Grove Vale Avenue, Great Barr, Birmingham	0.03	0.03	Charlemont with Grove Vale	Full	Remain	-1	0	-1	0	0	0	DC/22/67069	0	0	0	0	-1
5%	7428	7 Park Retreat Suffrage Street Smethwick B66 3QD	0.02	0.02	Soho and Victoria	Full	Remain	2	0	2	0	0	0	DC/22/67204	0	2	0	0	0
5%	7429	18 Douglas Road Oldbury B68 9ST	0.04	0.04	Smethwick	Full	Remain	1	0	1	0	0	0	DC/22/67218	0	0	0	1	0
5%	7443	158 - 160 High Street, Princes End, Tipton DY4 9JA	0.05	0.05		Full	Remain	1	0	1	0	0	0	DC/22/67710	0	0	0	1	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	7444	88 Dial Lane West Bromwich B70 0EG	0.04	0.04	Wednesbury South	Full	Remain	2	0	2	0	0	0	DC/22/67730	0	0	2	0	0
5%	7445	Land Adj 181 Hales Crescent Smethwick B67 6QX	0.02	0.02	Smethwick	Full	Remain	2	0	2	0	0	0	DC/22/67837	0	0	2	0	0
5%	7447	129 High Street West Bromwich B70 6NY	0.01	0.01	West Bromwich Central	Full	Remain	3	0	3	0	0	0	DC/23/67883	0	0	0	0	3
5%	7449	30 Rood End Road Oldbury B68 8SH	0.13	0.13	St Pauls	Full	Remain	1	0	1	0	0	0	PD/22/02137	0	0	0	1	0
5%	7504	155 Stony Lane Smethwick B67 7BA	0.03	0.03	Smethwick	Full	Remain	1	0	1	0	0	0	DC/22/67724	0	0	0	0	1
5%	7176 (10000025)	The Old Chapel Hopkins Street Tipton DY4 7ST	0.07	0.07	Oldbury	Outline	Remain	4	0	4	0	0	0	DC/22/66678	0	0	4	0	0
5%	7244 (10000021)	562 Bearwood Road Smethwick B66 4BS	0.03	0.03	Abbey	Full	Remain	1	0	1	0	0	0	DC/21/66475	0	1	0	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	7248 (10000023)	132 And 132A Stony Lane Smethwick B67 7BB	0.03	0.03	Smethwick	Full	Remain	2	0	2	0	0	0	DC/22/66548	0	2	0	0	0
5%	7265 (10000015)	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/21/65511	0	1	0	0	0
5%	7318 (10000016)	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
5%	7322 (10000024)	5 Coxs Lane Cradley Heath B64 5NT	0.06	0.06	Rowley Regis	Full	Remain	1	0	1	0	0	0	DC/22/66557	0	1	0	0	0
5%	7334 (10000014)	The Hailstone Inn 1 Springfield Close Rowley Regis B65 8JZ	0.12	0.12	Rowley Regis	Full	Remain	3	0	3	0	0	0	DC/21/65338	0	0	3	0	0
5%	7335 (10000018)	2 Thynne Street West Bromwich B70 6PH	0.02	0.02	West Bromwich Central	Full	Remain	4	0	4	0	0	0	DC/21/66178	0	0	4	0	0

Discount applied	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	2023/24	2024/25	2025/26	2026/27	2027/28
5%	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/22/67014	0	0	11	0	0

Table 12: Sites Suitable for Housing and Deliverable between 2023-2041 (occupied employment land)

Discount applied	Occ Emp Land	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	2023/24	2024/25	2025/26	2026/27	2027/28
15%	Yes	179	Overend street, west bromwich	0.71	0.71	West Bromwich Central	Approved Local Plan/UDP	Not Started	70	0	0	0	70	0	0	0	0	0	0	0
15%	yes	180	George street living	1.54	1.54	west bromwich central	OC - Draft BCP Reg 19	Not Started	327	0	0	327	0	0	0	0	0	0	0	0
15%	Yes	1376	Elbow Street Old Hill	0.77	0.77	Cradley Heath and Old Hill	Approved Local Plan/UDP	Not Started	33	0	0	33	0	0	0	0	0	0	0	0
15%	Yes	1449	Wellington Road, Tipton	0.91	0.91	Tipton Green	Approved Local Plan/UDP	Not Started	40	0	0	0	0	40	0	0	0	0	0	0
15%	Yes	1459	Bank Street (West), Hateley Heath	0.85	0.85	Hateley Heath	Approved Local Plan/UDP	Not Started	43	0	0	43	0	0	0	0	0	0	0	0
15%	Yes	1463	Lower City Road, Oldbury	1.83	1.83	Oldbury	Approved Local Plan/UDP	Not Started	73	0	0	0	73	0	0	0	0	0	0	0
15%	Yes	1546	Cranford Street / Heath Street / Canal	5.00	2.88	Soho and Victoria	Approved Local Plan/UDP	Not Started	115	0	0	115	0	0	0	0	0	0	0	0
15%	Yes	2370	Bradleys Lane / High Street Tipton	5.60	4.20	Princes End	Approved Local Plan/UDP	Not Started	189	0	0	0	110	79	0	0	0	0	0	0

Discount applied	Occ Emp Land	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	2023/24	2024/25	2025/26	2026/27	2027/28
15%	Yes	2371	North Smethwick Canalside Smethwick	8.77	6.50	Soho and Victoria	Approved Local Plan/UDP	Not Started	500	0	0	280	220	0	0	0	0	0	0	0
15%	Yes	2588	Grove Street / MMUH / School - Grove Lane MP	2.18	0.59	Soho and Victoria	Approved Local Plan/UDP	Not Started	85	0	0	85	0	0	0	0	0	0	0	0
15%	Yes	2590	Cape Arm Cranford Street	2.13	2.13	Soho and Victoria	Approved Local Plan/UDP	Not Started	170	0	0	170	0	0	0	0	0	0	0	0
15%	Yes	2919	Land to east of Black Lake West Bromwich	2.45	1.83	Hateley Heath	Approved Local Plan/UDP	Not Started	73	0	0	0	0	73	0	0	0	0	0	0
15%	Yes	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	Not Started	23	0	0	0	0	23	0	0	0	0	0	0
15%	Yes	2986	Friar Street Wednesbury	1.01	1.01	Friar Park	Approved Local Plan/UDP	Not Started	45	0	0	0	0	45	0	0	0	0	0	0
15%	Yes	3009	Tatbank Road Oldbury B69 4NB	1.15	1.15	St. Pauls	Approved Local Plan/UDP	Not Started	52	0	0	0	0	52	0	0	0	0	0	0

Table 13: Sites Suitable for Housing and Deliverable between 2023-2041 (not occupied employment land)

Discount applied	Occ Emp Land	Site Ref	Address	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of completions	Homes Deliverable 0-5 years (2022-2027)	Homes Deliverable 5-10 years (2027-32)	Homes Deliverable 10-15 years (2032-37)	Homes Deliverable 15-19 years (2037-41)	Planning Application	2023/24	2024/25	2025/26	2026/27	2027/28
10%	No	6731	Tipton Conservative And Unionist Club 64 Union Street Tipton	0.19	0.19	Tipton Green	OC - Draft BCP Reg 19	Remain	18	0	0	18	0	0		0	0	0	0	0
10%	No	94	Langley Swimming Centre, Vicarage Road, Oldbury	0.49	0.49		OC - Draft BCP Reg 19	Remain	20	0	0	20	0	0		0	0	0	0	0
10%	No	97	Forge Put, junction Franchise Street and Beebee Road	0.14	0.14		OC - Draft BCP Reg 19	Remain	10	0	0	10	0	0		0	0	0	0	0
10%	No	7159	Land of Tanhouse Avenue, Great Barr	1.66	1.15	Newton	Draft BCP - REg18	Remain	46	0	0	0	0	46		0	0	0	0	0
10%	No	7158	Wyndmill Cresent, West Bromwich	0.19	0.19	Charlemont	OC - Draft BCP Reg 19	Remain	11	0	0	11	0	0		0	0	0	0	0

Discount applied	Occ Emp Land	Site Ref	Address	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of completions	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	2023/24	2024/25	2025/26	2026/27	2027/28
10%	No	91	Chances Glass Works	0.64			OC - Draft BCP Reg 19	Remain	276	0		118	0	158		0	0	0	0	0
10%	No	199	Lion Farm	2			OC - Draft BCP Reg 19	Remain	200	0	0	100	100	0		0	0	0	0	0
10%	No	171	Evans Halshaw car showroom	0.89			OC - Draft BCP Reg 19	Remain	140	0	0	140	0	0		0	0	0	0	0
10%	No	173	Army Reserve, Carters Green	1.17			OC - Draft BCP Reg 19	Remain	63	0	0	0	63	0		0	0	0	0	0
10%	No	176	cultural quarter, west bromwocj	1.09			OC - Draft BCP Reg 19	Remain	52	0	0	52	0	0		0	0	0	0	0
10%	No	177	queens square living, West Bromwich	2.84			OC - Draft BCP Reg 19	Remain	396	0	0	0	0	396		0	0	0	0	0
10%	No	178	West Bromwich Central	3.84			OC - Draft BCP Reg 19	Remain	343	0	0	343	0	0		0	0	0	0	0
10%	No	172	St Johns St, Carters Green	0.82	0.82	West Bromwich Central	OC - Draft BCP Reg 19	Remain	33	0	0	33	0	0		0	0	0	0	0
10%	No	175	providence place/ bratt st	0.74	0.74	West Bromwich Central	OC - Draft BCP Reg 19	Remain	40	0	0	0	40	0		0	0	0	0	0

Discount applied	Occ Emp Land	Site Ref	Address	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of completions	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	2023/24	2024/25	2025/26	2026/27	2027/28
10%	No	7357	Mill Street, Great Bridge	0.42	0.42	Great Bridge	Approved Local Plan/UDP	Remain	19	0	0	19	0	0		0	0	0	0	0
10%	No	28	Alma Street Wednesbury	0.52	0.52	Friar Park	Approved Local Plan/UDP	Remain	27	0	0	27	0	0		0	0	0	0	0
10%	No	3011	Langley Maltings Western Road Langly B69 4LY	2.72	2.04	Oldbury	Approved Local Plan/UDP	Remain	71	0	0	0	0	71		0	0	0	0	0
10%	No	2985	STW/SMBC Land Friar Park Road Wednesbury	26.62	15.75	Friar Park	Approved Local Plan/UDP	Remain	630	0	0	260	265	105		0	0	0	0	0
10%	No	1183	land at Horseley Heath, Alexandra Road, and Lower Church Lane, Tipton	2.26	1.70	Great Bridge	Approved Local Plan/UDP	Remain	77	0	0	0	0	77		0	0	0	0	0

Discount applied	Occ Emp Land	Site Ref	Address	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of completions	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	2023/24	2024/25	2025/26	2026/27	2027/28
10%	No	1451	Trinity Way / High Street, 28-64 High Street West Bromwich	0.60	0.60	West Bromwich Central	Approved Local Plan/UDP	Remain	53	0	0	53	0	0		0	0	0	0	0
10%	No	2946	Site surrounding former Post office and Telephone exchange Horseley heath tipton	1.16	1.16	Great Bridge	Approved Local Plan/UDP	Remain	52	0	0	0	52	0		0	0	0	0	0
10%	No	2940	Rattlechain Site Land to the north of Temple Way Tividale	14.82	11.12	Oldbury	Approved Local Plan/UDP	Remain	518	0	0	0	303	215		0	0	0	0	0
10%	No	3049	Land between Addington Way and River Tame; Temple Way (Rattlechain)	0.90	0.90	Oldbury	Approved Local Plan/UDP	Remain	36	0	0	0	0	36		0	0	0	0	0
10%	No	6681	Coppice Street, West Bromwich	0.26	0.26	Greets Green and Lyng	Approved Local Plan/UDP	Remain	7	0	0	7	0	0		0	0	0	0	0

Table 14: Sites Suitable for Housing and Deliverable between 2023-2041 (other commitments)

Discount applied	Occ Emp Land	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	2023/24	2024/25	2025/26	2026/27	2027/28
10%	No	6682	Cricket Ground, Garratts Lane	0.49	0.49	Cradley Heath and Old Hill	OC	Remain	20	0	20	0	0	0		0	0	0	20	0
10%	No	6684	Leicester Place / Wiltshire Way, West Bromwich (Former SAPA building)	0.13	0.13	Hateley Heath	OC	Remain	5	0	0	5	0	0		0	0	0	0	0
10%	No	6685	Ashliegh road / Longbank Road Oldbury	0.15	0.15	Tividale	OC	Remain	5	0	0	5	0	0		0	0	0	0	0
10%	No	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
10%	No	7157	Grafton Lodge, Grafton Road, Oldbury	0.53	0.53	Langley	OC	Remain	19	0	0	19	0	0		0	0	0	0	0
10%	No	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

Table 15: Sites Suitable for Housing and Deliverable between 2023-2041 (Gypsy and Traveller Site)

Discount applied	Occ Emp Land	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	2023/24	2024/25	2025/26	2026/27	2027/28
0%	no	2583	Extension to Caravan Site Brierley Lane Bilston WV14 8TU	0.73	0.73	Princes End	Full	Remain	26	16	10	0	0	0	DC/08/49372	0	0	0	0	10

Table 16: 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
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

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
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.
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.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
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.
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.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
	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.
(149)	2958		Tipton Rd Oldbury	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.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
(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 Industrial Est Locarno Rd / 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.
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.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
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.
3019	3019		Station Road (South), Rowley Regis	0.85	30	Landown 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.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
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.
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.

SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
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 Black Lake Bromwich West Midlands	1.05	37	ccupier invested significantly to update and expand business. Will not be moving from the site
5556		Vector Industrial Park Lane, 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.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
	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
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

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
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
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 relocateand 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 relocateand no relocations sites available.
H8.2	2932	1121	Old Inn site, Sheepwash Lane, Great Bridge, Tipton	0.04	1	No indication that looking to relocateand no relocations sites available.
H8.7	2933	45	Bannister Road, Wednesbury	2.22	76	Pylons on site and other constraints - remove allocation

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
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 owners
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
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

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
(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.
	3223		Summerton 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

SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
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 17: 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 18: Sandwell Housing Trajectory by Source of Capacity 2022-2041

Indicator	2006-2023	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)	11695																		
Demolitions / Loss of Residential Unit																			
Sites Under Construction		926	122	127	0	52	0	0	0	0	0	0	0	0	0	0	0	0	0
Housing commitments with planning permission (i.e. full, Outline, Reserved Matters)		0	311	487	543	385	191	190	114	36	36	0	0	0	48	48	48	48	48
Housing commitments without planning permission (allocations and draft allocations) – occupied employment land		0	0	0	0	0	273	294	235	141	94	241	195	171	155	102	150	136	48
Housing commitments without planning permission (allocations and draft allocations)– not occupied employment land		0	0	0	0	0	307	251	266	157	99	152	212	108	156	113	405	333	256
Other Commitments		0	0	0	18	0	34	0	0	0	0	7	0	0	0	0	0	0	0
Small windfall sites		0	0	0	0	0	142	142	142	142	142	142	142	142	142	142	142	142	143
Centres – vacant floorspace assumption		0	0	0	0	0	26	26	26	24	22	20	20	20	20	15	0	0	0

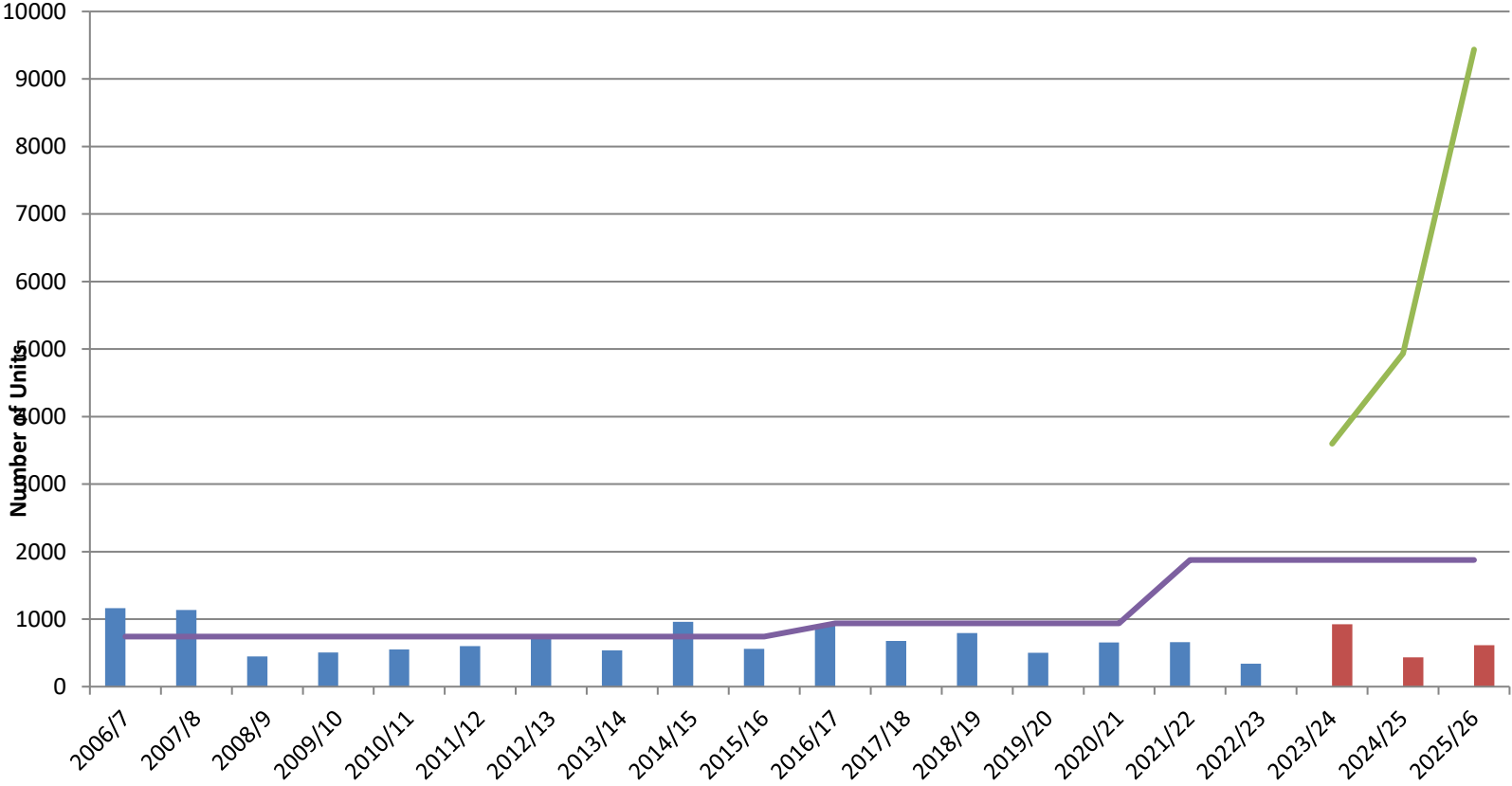
Regeneration areas – draft plan		0	0	0	0	0	27	27	54	52	27	27	27	27	27	27	16	0	0
Gypsy and Traveller		0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Commitments	11695	926	433	614	561	447	1000	930	837	552	420	590	596	468	548	435	744	659	494

Table 19: 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		11355	13986	-2631	5
2022/23	340		1876		11695	15862	-4167	4
2023/24		926	1876	3399	12621	17738	-5117	3
2024/25		433	1876	4935	13054	19614	-6560	2
2025/26		614	1876	9437	13668	21490	-7822	1

Sandwell MBC Housing Trajectory 2023



- Past Net Completions
- Projected Net Completions
- Managed delivery target - Residual target taking into account actual completions and expected supply
- PLAN: Annualised Core Strategy Indicative Targets

Table 20: Sandwell SHLAA Housing Trajectory – Local Housing Need using Standard Method: 2023-2041 (2023 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)
2023/24		926	1550	1550	1550	926	624	18
2024/25		433	1550	1587	3100	1359	1741	17
2025/26		614	1550	1659	4650	1973	2677	16
2026/27		561	1550	1728	6200	2534	3666	15
2027/28		447	1550	1812	7750	2981	4769	14
2028/29		1000	1550	1917	9300	3981	5319	13
2029/30		930	1550	1993	10850	4911	5939	12
2030/31		837	1550	2090	12400	5748	6652	11
2031/32		552	1550	2215	13950	6300	7650	10
2032/33		420	1550	2400	15500	6720	8780	9
2033/34		590	1550	2648	17050	7310	9740	8
2034/35		596	1550	2941	18600	7906	10694	7
2035/36		468	1550	3332	20150	8374	11776	6
2036/37		548	1550	3905	21700	8922	12778	5
2037/38		435	1550	4745	23250	9357	13893	4
2038/39		744	1550	6181	24800	10101	14699	3
2039/2040		659	1550	8900	26350	10760	15590	2
2040/2041		494	1550	17140	27900	11254	16646	1

Sandwell Housing Trajectory 2023 Affordability Ratio (LHN)

