



Sandwell
Metropolitan Borough Council

Sandwell Strategic Housing Land Availability
Assessment (SHLAA)

5 Year Housing Land Supply

Update as of April 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 2024 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 2024 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 2024 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 2024) 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	1648	9378
Total	12,342	21,489

- 4.3 The remaining housing requirement up to 2026 is 9,147 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 12,342 completions 2006–24, there is a remaining requirement for 9,147 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 2024-29 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 26,350 homes in total would be required to meet local housing need for the Sandwell Local Plan period, 2024-2041.

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 2029). 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 6 -10 and over 10 years (2029-41).

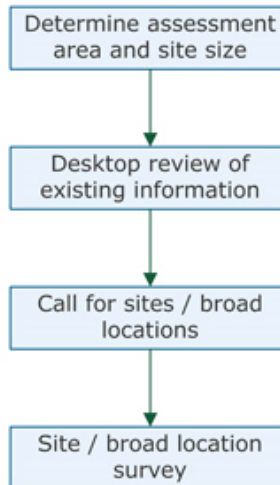
5.5 When judging whether there is a reasonable prospect of delivery within a certain time period, both the constraints on the site (availability) and the economic viability of the site (achievability) must be considered.

6.0 Methodology

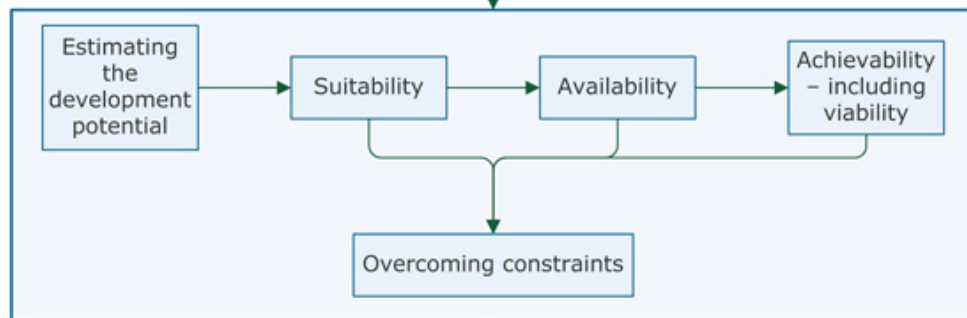
6.1 The following figure is taken from the Practice Guidance and shows the 10 key stages of a SHLAA. The Sandwell SHLAA follows these key stages, as set out below.

Figure 1: Methodology Flow Chart

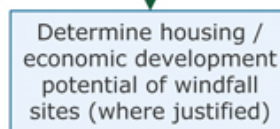
Stage 1 - Site / broad location identification



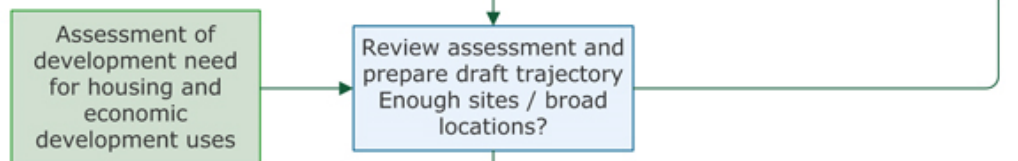
Stage 2 - Site / broad location assessment



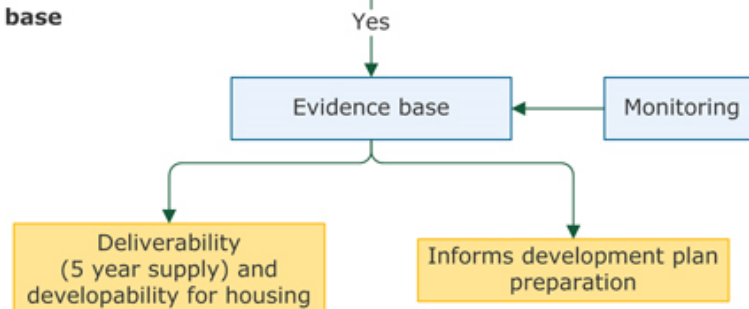
Stage 3 - Windfall assessment



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:

$$\text{Yield} = \text{Density} \times \text{Site Area} \times \text{Percentage of the site which is developable}$$
 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 2029
- Sites suitable for housing and developable over the period 2029-2041
- 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 2024 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 2029/30 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
2023/2024	0	47	10	388	445
Total	90	261	112	1283	1746
Average over 10 years	9	26.1	11.2	128.3	175
Total for 2029-2041 (12 years)	2100				

*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 175 completions per annum. This equates to 2,100 homes between 2029-2041.

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 taken from annual surveys minus the sqm of the sites already accounted for as part of identified SHLAA sites and those sites identified in the West Bromwich Master Plan. Of the remaining 1,000 sqm of property with 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 **5 homes over the period 2029-41** 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, minus the sqm that is already accounted

for as part of identified SHLAA sites equated to 11,038 sqm. It was then assumed that there were 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 **72** 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 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 **95** homes for all Tier 3 Centres.

Table 5: Surplus Floorspace Uplift Estimate

Type of Centre	Surplus Floorspace uplift estimate – no of homes
Strategic Centre	5
Town Centres	72
District and Local Centres	95
Total	172

11.0 Stage 4: Assessment Review / Summary of results

11.1 This SHLAA report provides a total housing capacity of 10,434 homes net. This total includes capacity from identified sites, small windfall sites floorspace in centres and capacity identified in master plans.

Table 6: SHLAA Housing Capacity

Source of Supply	Type of Supply	2024-2029	2029 - 2034	2034 - 2039	2039-2041	Total
Current Supply	Site under construction	883	6	0	0	889
	Sites with Planning Permissions or Prior Approval [▲]	787	97	0	0	884
	Sites with Other Commitments (as set out in 2024 SHLAA) [◆]	24	17	0	0	41
Allocated	Occupied Employment Land [✦]	224	916	770	333	2243
	Other non occupied employment land [◆]	158	1349	797	0	2304
	Sites with Planning Permission [▲]	1142	288	95	95	1620
	Sites Under Construction	76	0	0	0	76
Total Identified Sites		3293	2673	1662	428	8057
Total Windfall Allowance	Small sites (<10 homes / 0.25ha)	0	875	875	350	2100
	West Bromwich	0	5	0	0	5
	Town Centres	0	72	0	0	72

Additional floorspace in centres	District and Local Centres	0	95	0	0	95
Total additional floorspace in centres		0	172	0	0	172
Additional supply in Wednesbury Master Plan ♦		0	105	0	0	105
Total supply		3293	3825	2537	778	10434
Gypsy and Traveller pitches		10	0	0	0	0

▲ Discounted by 5%

◆ Discounted by 10%

✦ Discounted by 15%

- 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 2024-2041.
- 11.3 Identified supply 2024-2026 (1,266) taken together with the 12,342 net completions to date (2006-24), the SHLAA provides a total capacity of 13,608 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 7,881 homes.

Five Year Housing Land Supply

- 11.4 A 5-year land supply is a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against a housing requirement set out in adopted strategic policies, or against a local housing need figure where appropriate in accordance with paragraph 73 of the National Planning Policy Framework. For Sandwell, as the Black Country Core Strategy is over 5 years old, then the Local Housing Need (LHN) figure would apply
- 11.5 The LHN is set out in Para 4.5 of this report. The annual requirement is 1,550 (2023 affordability ratio) homes per annum which equates to 7,750 units for the 5-year period 2024-2029. 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), demonstrates that 3,454 homes (5 year supply **without discounts**) are deliverable, which equates to a 1.86 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	3454

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 (2024-26) is 9,155 net homes. Identified sites which are suitable for housing and are either deliverable or developable by 2026, can provide 1,266 homes leaving a deficit 7,889 homes.
- 11.8 The Sandwell Local Plan review, which replaces the Black Country Plan, extends up to 2041. Using the current standard method, 26,350 homes would be required to meet Sandwell's local housing need over the Plan period (2024-2041), housing supply over the same period is 10,434, therefore there is a shortfall of 15,916 homes.

12.0 Summary of Results

- 12.1 In summary, this SHLAA Report provides a total housing capacity of 10,434 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.

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 and Wednesbury

- 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.
- 13.4 The Council has produced the Wednesbury Master Plan which seeks to guide how the town centre could change over the next 10-15 years. It has identified sites where there is potential for housing to come forward with a capacity of 105 homes (discounted). It is currently being consulted on.

Summary of Potential Supply

Table 8: Potential Supply Estimates

Source of supply (includes discounts where applicable)	2024-2041
Identified sites in SHLAA	8057
Small Windfall	2100
Potential sources of supply estimates	
SC Surplus floorspace	5
Surplus floorspace Tier 2 and 3 centres	167
Additional capacity in Regeneration Areas	105
Total potential supply	10,434

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 2024 - 2041
 - 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 2024-2041 (sites under construction)

Discount applied	Site Ref	Address	Total Site Area	Total Site Area - Net (25% > 2ha; X% < 2 ha)	Ward	Stage of Development	Year Comp	Capacity	No of units completed	Homes Deliverable 0- 5 years (2024-2029)	Homes Developable 5-10 years (2029-34)	Homes Developable 10-15 years (2034-39)	Homes Developable 15-19 years (2040-41)	Planning Application	2024/25	2025/26	2026/27	2027/28	2028/29
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	4	2	0	0	0	DC/19/63252	0	2	0	0	0
0%	764	Hawes Lane Rowley Regis	0.56	0.56	Rowley	Full	U/C	15	0	15	0	0	0	DC/21/66305	15	0	0	0	0
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%	1170	Beever Road Great Bridge	0.83	0.83	Great Bridge	Full	U/C	18	0	18	0	0	0	DC/21/65582	18	0	0	0	0
0%	2013	Land Between No.32 And George Betts School West End Avenue Smethwick	0.32	0.32	St. Pauls	Full	U/C	11	0	11	0	0	0	DC/22/67014	11	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
0%	6596	Land Adj 129 Charlemont Road West Bromwich B71 3EH	0.03	0.03	Charlemont with Grove Vale	Full	U/C	1	0	1	0	0	0	DC/21/65382	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%	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%	7049	Land At West Bromwich Street Oldbury B69 3AT	4.93	4.93	Oldbury	Full	u/c	235	53	182	0	0	0	DC/20/64152	66	116	0	0	0

5%	7066	Side Garden Of 17 Wilford Road West Bromwich B71 1QY	0.03	0.03	Charlemont with Grove Vale	Full	u/c	1	0	1	0	0	0	DC/20/64842	1	0	0	0	0
0%	7075	Land At Hall Green Road Hall Green Road West Bromwich	8.71	8.71	Hateley Heath	Full	u/c	223	173	50	0	0	0	DC/20/65059	50	0	0	0	0
5%	7154	St Vincent Cresent, Harvills	0.24	0.24	Wednesbury South	Full	u/c	8	0	8	0	0	0	DC/22/67815	8	0	0	0	0
0%	7155	Highams Close, Rowley	0.19	0.19	Rowley	Full	u/c	6	2	4	0	0	0	DC/22/66915	0	4	0	0	0
0%	7156	Crosswells Road, Langley	0.29	0.29	Bristnall	Full	u/c	12	0	12	0	0	0	DC/22/67 660	12	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%	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
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
0%	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
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	0	0	2	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

0%	7338	Cock Inn 75 Dudley Road Rowley Regis	0.12	0.12	Rowley Regis	Full	U/C	3	0	3	0	0	0	DC/22/6 7175	3	0	0	0	0
0%	7341	456 - 458 Hagley Road West Oldbury	0.11	0.11	Old Warley	Full	U/C	6	0	6	0	0	0	DC/23/68162	6	0	0	0	0
0%	7360	Land To The Rear Of 20-26 Stanway Road West Bromwich	0.05	0.05	Charlmont	Full	U/C	1	0	1	0	0	0	DC/21/65306	1	0	0	0	0
5%	7238	134 Newton Road Great Barr Birmingham B43 6BT	0.07	0.07	Newton	Full	U/C	2	0	2	0	0	0	DC/22/67155	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
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

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%	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%	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%	7042	21 Church Street Oldbury	0.04	0.04	Oldbury	Full	u/c	1	0	1	0	0	0	DC/21/66 154	1	0	0	0	0
5%	7245	9-9A Market Place Wednesbury	0.03	0.03	Wednesbury South	Full	u/c	4	0	4	0	0	0	DC/22/66537	4	0	0	0	0
5%	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%	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%	7300	686 Wolverhampton Road Oldbury	0.04	0.04	Bristnall	Full	U/C	1	0	1	0	0	0	DC/21/65438	1	0	0	0	0
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%	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%	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

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/Abbey	Full	U.C.	3	1	2	0	0	0	DC/16/59925	2	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%	6837	Pheasant Inn 273 Abbey Road Smethwick	0.62	0.62	abbey	Full	U.C.	31	14	17	0	0	0	DC/19/63479	17	0	0	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%	6928	60A Perry Park Road Rowley Regis	0.02	0.02	Blackheath	Full	U.C.	1	0	1	0	0	0	DC/19/63572	1	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%	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%	6993	Former Social Club Bromford Lane West Bromwich	0.12	0.12	Greets Green and Lyng	Full	U.C.	1	0	1	0	0	0	DC/20/64667	1	0	0	0	0
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%	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

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%	6483	Thandi Coach Station Alma Street Smethwick B66 2RL	0.71	0.71	Soho and Victoria	Full	U.C.	58	0	58	0	0	0	DC/17/60747	1	0	0	57	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
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%	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	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%	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%	7520	Flat 8 Cape Hill Smethwick	0.01	0.01	Soho & Victoria	Full	U.C.	1	0	1	0	0	0	DC/23/67921	1	0	0	0	0
0%	7402	Galton Village Playcentre 25 Woodland Drive Smethwick	0.07	0.07	St Pauls	Full	U.C.	1	0	1	0	0	0	DC/22/67647	1	0	0	0	0

0%	7472	129A Vicarage Road West Bromwich B71 1AE	0.02	0.02	Charlemont	Full	U.C.	2	0	2	0	0	0	DC/23/68302	2	0	0	0	0
0%	7488	Lawrence Lane Methodist Church , Lawrence Lane , Cradley Heath	0.04	0.04	Cradley Heath & Old Hill	Full	U.C.	9	0	9	0	0	0	DC/23/68304	9	0	0	0	0
0%	7636	Site Of Former 3 And 4 Cardale Street Rowley Regis	0.34	0.34	Blackheath	Full	u/c	20	0	20	0	0	0		20	0	0	0	0

Table 11: Sites Suitable for Housing and Deliverable between 2024-2041 (sites with planning permission)

Discount applied	Site Ref	Address	Total Site Area	Total Site Area - Net (25% > 2ha; X% < 2 ha)	Ward	Stage of Development	Year Comp	Capacity	No of units completed	Homes Deliverable 0-5 years (2024-2029)	Homes Developable 5-10 years (2029-34)	Homes Developable 10- 15 years (2034-39)	Homes Developable 15- 19 years (2040-41)	Planning Application	2024/25	2025/26	2026/27	2027/28	2028/29
5%	3507	Edwin Richards Quarry Portway Road Rowley Regis	52.00	15.00	Rowley	Reserved Matters	Remain	628	0	278	0	100	100	DC/14/57745	0	69	70	70	69
5%		Land adjacent to Asda, Wolverhampton Road, Oldbury	1.6	1.6	Langley	Pending	Remain	60	0	60	0	0	0	DC/23/68927	0	0	0	0	60
5%	174	tentec, guns lane	0.6	0.6	West Bromwich Central	Outline	Remain	129	0	0	129	0	0	DC/22/67 454	0	0	0	0	0

5%	7121	Land Adjacent 83 Dudley Port Tipton DY4 7RB	0.20	0.2	Oldbury	Outline	Pending Consent	30	0	0	30	0	0	DC/22/67234	0	0	0	0	0
5%	6924	The Phoenix Collegiate Friar Park Road Wednesbury	4.80	2.35	West Bromwich Central	Outline	Remain	84	0	0	84	0	0	DC/23/68742: DC/20/63911	0	0	0	0	0
5%	6999	Brandhall golf Course	5.18	3.88	Old Warley	Outline	Remain	190	0	100	90	0	0		0	0	0	50	50
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%	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	4	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	0	8
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	0	0	3
5%	7530	Land Adjacent To 55D Tompstone Road West Bromwich B71 3TB	0.02	0.02	Charlemont	Outline	Remain	1	0	1	0	0	0	DC/23/68723	0	0	1	0	0
5%	7531	Land At 61 Harvest Road Rowley Regis B65 8EL	0.03	0.03	Rowley Regis	Outline	Remain	1	0	1	0	0	0	DC/23/68760	0	0	0	1	0

5%	7176	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	0	4	0
5%	7567	Land At The Junction Of Ryders Green Road And Tasker Street West Bromwich	0.03	0.03	Greets Green & Lyng	Outline	Remain	1	0	1	0	0	0	DC/23/68939	0	0	0	0	1
5%	7217	67-81 Greenlawns St Marks Road Tipton	0.03	0.03	Princes End	Outline	Remain	12	0	0	12	0	0	DC/22/66870	0	0	0	0	0
5%	7477	51 Green Street West Bromwich B70 6DL	0.11	0.11	West Bromwich Central	Outline	Remain	60	0	0	60	0	0	DC/23/68524	0	0	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%	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
0%	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	45	0	0	0
5%	3220	Brown Lion Street/ Bloomfield Road	0.46	0.46 (0.25 cil)	Tipton Green	Full	Remain	28	0	28	0	0	0	DC/23/67972	0	0	0	28	0

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/23/68961	0	0	14	0	0
10%	7357	Mill Street, Great Bridge	0.44	0.44 (0.224 cil)	Great Bridge	Full	Remain	28	0	28	0	0	0	DC/22/67019/ DC/22/67018	0	0	0	0	28
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%	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

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	0	3	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	3	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/22/67792	0	17	0	0	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%	7375	26 - 28 Carters Green West Bromwich	0.09	0.09	West Bromwich Central	Full	Remain	4	0	4	0	0	0	PD/22/02248	0	0	0	0	4

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	32	0	0	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	0	4	0	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	1	0	0
5%	7449	30 Rood End Road Oldbury B68 8SH	0.13	0.13	St Pauls	Full	Remain	1	0	1	0	0	0	PD/22/0213 7	0	0	1	0	0
5%	7538	346 Londonderry Road Oldbury B68 9NB	0.02	0.02	Bristnall	Full	Remain	1	0	1	0	0	0	PD/23/02467	0	0	0	0	1
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	2	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	1	0	0	0
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	1	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	3	0	0
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	9	0
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	1	0	0	0

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	1	0	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	2	0	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	7	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
5%	6052	51 Beeches Road West Bromwich	0.48	0.48	West Bromwich Central	Full	Remain	3	0	3	0	0	0	DC/22/67489	0	3	0	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%	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	2	0	0
5%	6572	Land Adjacent Elim Pentecostal Church Woodland Drive Smethwick	0.07	0.07	St. Pauls	Full	Remain	12	0	12	0	0	0	DC/22/67753	0	0	12	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%	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	13	0	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	2	0	0	0
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	2	0	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	0	1	0	0

5%	6829	10 - 12 Park Hill Wednesbury	0.05	0.05	Friar Park	Full	Remain	2	0	2	0	0	0	DC/21/660 97	0	2	0	0	0
5%	6913	364A High Street Smethwick	0.03	0.03	Soho and Victoria	Full	Remain	5	0	5	0	0	0	PD/21/0187 3	0	5	0	0	0
5%	6916	Vacant Land Off Friardale Close/School Road/Carrington Road Wednesbury	0.76	0.76	Friar Park	Full	Remain	25	0	25	0	0	0	DC/22/67216	0	0	0	0	25
5%	6947	Salisbury House , Lily Street, West Bromwich	0.89	0.89	Hateley Heath	Full	Remain	3	1	2	0	0	0	DC/19/63353	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	3	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	9	0	0	0

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%	7113	Rear Garden Of 83 Greenside Way Walsall	0.02	0.02	Great Barr	Full	Remain	3	0	3	0	0	0	DC/22/67156	0	3	0	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%	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	0	6	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%	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	-1	0	0	0
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	3	0	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	4	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	3	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%	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

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/21/65627	0	0	1	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
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	0	1	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%	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	0	4	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%	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	0	1	0	0
5%	7322	5 Coxs Lane Cradley Heath	0.06	0.06	Rowley Regis	Full	Remain	1	0	1	0	0	0	DC/22/665 57	0	0	0	1	0
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	0	1	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%	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	1	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	4	0
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%	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	3	0
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	1	0	0
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	0	2	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	2	0	0	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	1	0
5%	6388	1 Embassy Drive Oldbury	0.05	0.05	Oldbury	Full	Remain	2	0	2	0	0	0	DC/23/685 08	0	0	0	2	0
5%	6676	Land Adjacent To 145 Victoria Road Oldbury B68 9UL	0.04	0.04	St Pauls	Full	Remain	1	0	1	0	0	0	DC/23/68516	0	0	0	0	1

5%	7248	132a Stoney Lane Smethwick	0.01	0.01	Smethwick	Full	Remain	2	0	2	0	0	0	DC/22/66548	0	0	0	0	2
5%	7265	Side Garden Of 33 Greenside Way Walsall	0.02	0.02	Great Barr	Full	Remain	1	0	1	0	0	0	DC/21/65511	0	0	0	1	0
5%	7335	2 Thynne Street West Bromwich B70 6PH	0.02	0.02	West Bromwich Central	Full	Remain	2	0	2	0	0	0	DC/21/66178	0	0	2	0	0
5%	7387	Lockup Garages Rear 29 And 31 Vernon Road Oldbury	0.05	0.05	St Pauls	Full	Remain	4	0	4	0	0	0	DC/22/67831	0	0	0	4	0
5%	7452	2A Franchise Street Wednesbury WS10 9RE	0.09	0.09	Wednesbury North	Full	Remain	6	0	6	0	0	0	DC/23/68498	0	0	6	0	0

5%	7459	Land To The Rear Of 16 Church Road, Rowley Regis	0.1	0.1	Rowley Regis	Full	Remain	1	0	1	0	0	0	DC/23/68186	0	0	0	1	0
5%	7460	269 Bearwood Road Smethwick	0.01	0.01	Soho and Victoria	Full	Remain	1	0	1	0	0	0	DC/23/68189	0	0	1	0	0
5%	7461	Land to the rear of 110 and 111 St Pauls Road, Smethwick	0.04	0.04	St Pauls	Full	Remain	2	0	2	0	0	0	DC/23/68191	0	0	0	2	0
5%	7462	Land adjacent 144 Hargate Lane, West Bromwich	0.04	0.04	Hateley Heath	Full	Remain	2	0	2	0	0	0	DC/23/68200	0	0	0	0	2
5%	7463	Land adjacent 79 White Road, Smethwick	0.03	0.03	St Pauls	Full	Remain	1	0	1	0	0	0	DC/23/68202	0	0	0	1	0

5%	7469	1A Titford Lane, Rowley Regis	0.01	0.01	Langley	Full	Remain	2	0	2	0	0	0	DC/23/68242	0	0	0	2	0
5%	7479	63 Grange Road, Cradley Heath	0.02	0.02	Blackheath	Full	Remain	1	0	1	0	0	0	DC/23/68248	0	0	0	1	0
5%	7505	The Wheatsheaf 1 Turners Hill Rowley Regis B65 9DP	0.14	0.14	Tividale	Full	Remain	20	0	20	0	0	0	DC/22/66968	0	0	0	20	0
5%	7510	46 Siveters Lane Rowley Regis B65 8DN	0.08	0.08	Blackheath	Full	Remain	1	0	1	0	0	0	DC/23/68483	0	0	1	0	0
5%	7511	3-6 Brailsford Drive Smethwick B66 3NH	0.02	0.02	Soho & Victoria	Full	Remain	2	0	2	0	0	0	DC/23/68490	0	0	2	0	0
5%	7512	79 Birmingham Road West Bromwich B70 6PX	0.05	0.05	West Bromwich Central	Full	Remain	1	0	1	0	0	0	DC/23/68503	0	0	1	0	0

5%	7513	1 Embassy Drive Oldbury B69 2ER	0.05	0.05	Oldbury	Full	Remain	2	0	2	0	0	0	DC/23/68508	0	0	0	2	0
5%	7514	Land To The Rear Of 120 Dudley Road Poplar Avenue Tipton	0.06	0.06	Tipton Green	Full	Remain	5	0	5	0	0	0	DC/23/67869	0	0	0	5	0
5%	7516	Land At 15 Devon Crescent West Bromwich B71 1BQ	0.05	0.05	Hateley Heath	Full	Remain	1	0	1	0	0	0	DC/23/68526	0	0	0	1	0
5%	7523	Confederation Of Bangladeshi Organisations Harwood Street West Bromwich B70 9JF	0.07	0.07	Greets Green & Lyng	Full	Remain	6	0	6	0	0	0	DC/23/68638	0	0	0	6	0
5%	7543	Adj To 7 Charlotte Close Oldbury	0.02	0.02	Oldbury	Full	Remain	1	0	1	0	0	0	DC/23/680 13	0	0	0	1	0

5%	7549	Meadow Brook Bristnall Hall Road Oldbury	0.08	0.08	Bristnall	Full	Remain	2	0	2	0	0	0	DC/23/68150	0	0	0	0	2
5%	7554	131 Arden Road Smethwick	0.02	0.02	Smethwick	Full	Remain	1	0	1	0	0	0	DC/24/690 47	0	0	0	1	0
5%	7559	Land To The Rear Of 22 To 56 Francis Ward Close West Bromwich	0.22	0.02	Wednesbury South	Full	Remain	4	0	4	0	0	0	DC/23/68823	0	0	0	4	0
5%	7561	Land To The Rear Of 2, 4 & 10 Hadzor Road Oldbury B68 9LA	0.04	0.04	Old Warley	Full	Remain	1	0	1	0	0	0	DC/23/68847	0	0	0	1	0
5%	7617	Land Adjacent 302 Halesowen Road Cradley Heath	0.15	0.15	Cradley Heath & Old Hill	Full	Remain	12	0	12	0	0	0	DC/23/68940	0	0	12	0	0

5%	7492	574 Hagley Road West , Oldbury	0.04	0.04	Old Warley	Full	Remain	1	0	1	0	0	0	DC/23/68347	0	0	1	0	0
5%	7493	Land adjacent to 88 Dial Lane , West Bromwich	0.04	0.04	Wednesbury South	Full	Remain	1	0	1	0	0	0	DC/23/68352	0	0	0	1	0
5%	7498	1 Simcox Road , Wednesbury	0.03	0.03	Wednesbury North	Full	Remain	1	0	1	0	0	0	DC/23/68427	0	0	1	0	0
5%	7501	Adj 99 Moat Road Tipton DY4 9PR	0.15	0.15	Princes End	Full	Remain	1	0	1	0	0	0	DC/22/67644	0	0	0	0	1
5%	7248	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	0	2	0	0
5%	7322	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	0	1	0	0

5%	7334	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	3	0	0	0
5%	7335	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	4	0	0	0
5%	7568	Chartwell Grange 441 Halesowen Road Cradley Heath B64 7JD	0.05	0.05	Cradley Heath & Old Hill	Full	Remain	10	0	10	0	0	0	DC/23/68839	0	0	0	10	0
	7613	Red Lion 172 Park Lane West Tipton	0.08	0.08	Tipton Green	Full	Remain	6	0	6	0	0	0	DC/23/68434	0	6	0	0	0
5%	6896	12 Raglan Road Smethwick	0.01	Conversion	Soho & Victoria	Full	Remain	2	0	2	0	0	0	DC/23/68439	0	0	2	0	0

5%	7582	Edward Cheshire House 2 Bearwood Road Smethwick B66 4HH	0.04	0.04	Soho & Victoria	Full	Remain	6	0	6	0	0	0	DC/24/69123	0	0	6	0	0
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
5%	4588	Rising Sun Public House Barton St West Bromwich B70 8AJ	0.04	0.04	Greets Green and Lyng	Full	Remain	2	0	2	0	0	0	DC/20/64786	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/23/68470	0	2	0	0	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%	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%	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	4	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	3	0
5%	7584	205 - 207 Princess Parade High Street West Bromwich B70 7QZ	0.03	0.03	West Bromwich Central	Full	Remain	2	0	2	0	0	0	DC/24/69107	0	0	0	2	0
5%	7540	100 High Street West Bromwich B70 6JW	0.11	0.11	West Bromwich Central	Full	Remain	4	0	4	0	0	0	PD/23/02470	0	0	4	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%	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	2	0	0
5%	7127	166 - 167 High Street Rowley Regis	0.08	0.08	Blackheath	Full	Remain	2	0	2	0	0	0	DC/20/64366	0	2	0	0	0
5%	7128	6A Halesowen Street Rowley Regis	0.09	0.09	Blackheath	Full	Remain	2	0	2	0	0	0	PD/21/01713	0	0	2	0	0
5%	7218	610 Bearwood Road Smethwick	0.02	0.02	abbey	Full	Remain	1	0	1	0	0	0	DC/22/6695	0	0	1	0	0
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/22/669 48	0	0	0	1	0

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	0	2	0	0
5%	7337	85 Great Bridge Tipton	0.03	0.03	Great Bridge	Full	Remain	1	0	1	0	0	0	PD/22/0 2154	0	0	0	0	1
5%	7468	64 High Street, Smethwick	0.12	0.12	Smethwick	Full	Remain	3	0	3	0	0	0	DC/23/682 36	0	0	3	0	0
5%	7526	616 Bearwood Road Smethwick B66 4BW	0.01	0.01	Abbey	Full	Remain	2	0	2	0	0	0	DC/23/67938	0	0	0	2	0
5%	7542	23 Market Place Tipton DY4 7EL	0.03	0.03	Great Bridge	Full	Remain	1	0	1	0	0	0	PD/23/0253 6	0	0	1	0	0
5%	7212	409 Bearwood Road, Smethwick	0.03	0.03	Abbey	Full	Remain	13	0	13	0	0	0	DC/22/66747	0	0	0	13	0
5%	7495	38 Upper High Street , Wednesbury	0.02	0.02	Wednesbury North	Full	Remain	1	0	1	0	0	0	DC/23/68373	0	1	0	0	0

5%	7244	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
5%	7474	35 - 37 Waterloo Road Smethwick B66 4JU	0.02	0.02	Soho & Victoria	Full	Remain	4	0	4	0	0	0	DC/23/68299	0	0	0	0	4
5%	7564	26-28 Birmingham Street Oldbury	0.02	0.02	Oldbury	Full	Remain	2	0	2	0	0	0	DC/23/688 83	0	0	0	0	2
5%	7581	Barclays 70 Birmingham Road Rowley Regis B65 9BA	0.12	0.12	Blackheath	Full	Remain	6	0	6	0	0	0	DC/24/69104	0	0	0	0	6
5%	7434	44 - 46 Cape Hill Smethwick B66 4PB	0.03	0.03	Soho & Victoria	Full	Remain	14	0	14	0	0	0	DC/22/67378	0	14	0	0	0

5%	7446	58 - 59 Lower High Street Wednesbury WS10 7AL	0.04	0.04	Wednesbury South	Full	Remain	3	0	3	0	0	0	DC/23/67867	0	0	3	0	0
5%	7471	172 Park Lane West Tipton DY4 8LD	0.03	0.03	Tipton Green	Full	Remain	6	0	6	0	0	0	DC/23/68264	0	0	0	0	6
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	1	0	0
5%	7043	83 Dingle Street Oldbury	0.03		Oldbury	Full	Remain	5	0	5	0	0	0	DC/23/67842	0	0	0	5	0
5%	7618	388 High Street West Bromwich	0.01	0.01	West Bromwich Central	Full	Remain	3	0	3	0	0	0	PD/23/02576	0	0	0	0	3
5%	1847	land adjacent to 320 Halesowen Road Cradley Heath	0.02	0.02	Cradley Heath and Old Hill	Full	Remain	2	0	2	0	0	0	PD/23/02436	0	0	0	2	0

5%	3054	2 Roebuck Lane West Bromwich B70 6QP	0.03	0.03	West Bromwich Central	Full	Remain	2	0	2	0	0	0	PD/23/02436	0	0	0	2	0
5%	7528	Bearwood Indoor Market 509 - 511 Bearwood Road Smethwick B66 4BE	0.07	0.07	Abbey	Full	Remain	4	0	4	0	0	0	DC/23/68681	0	0	0	0	4
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	4	0
5%	7348	106 Upper Church Lane Tipton	0.02		Great Bridge	Full	Remain	2	0	2	0	0	0	DC/22/67021	0	0	0	2	0
5%	7352	396 - 400 High Street West Bromwich	0.02		West Bromwich Central	Full	Remain	11	0	11	0	0	0	DC/22/68859	0	0	0	11	0

5%	7366	568 Bearwood Road Smethwick	0.20		Abbey	Full	Remain	2	0	2	0	0	0	DC/22/67481	0	0	2	0	0
5%	7367	The Eight Locks 1 Ryders Green Road West Bromwich	0.05		Greets Green & Lyng	Full	Remain	2	0	2	0	0	0	DC/22/67278	0	0	0	2	0
5%	7368	14-14A High Street Rowley Regis	0.02		Blackheath	Full	Remain	1	0	1	0	0	0	DC/22/67347	0	0	1	0	0
5%	7372	21 Brunswick Park Road Wednesbury	0.02		Wednesbury North	Full	Remain	2	0	2	0	0	0	DC/22/67530	0	0	2	0	0
5%	7373	22 - 24 Lower High Street Wednesbury	0.03		Wednesbury South	Full	Remain	5	0	5	0	0	0	DC/22/67588	0	0	0	5	0
5%	7379	99 Park Lane East Tipton	0.03	0.03	Great Bridge	Full	Remain	3	0	3	0	0	0	DC/22/67686	0	0	3	0	0

5%	7388	8 Crankhall Lane West Bromwich	0.01	0.01	Hateley Heath	Full	Remain	1	0	1	0	0	0	DC/22/67821	0	0	1	0	0
5%	7390	922 Walsall Road Great Barr Birmingham	0.07	0.07	Newton	Full	Remain	-1	0	-1	0	0	0	DC/23/67919	0	0	-1	0	0
5%	7395	Flat 75 Cape Hill Smethwick	0.02	0.02	Soho & Victoria	Full	Remain	2	0	2	0	0	0	DC/23/67920	0	0	0	2	0
5%	7416	1 Upper High Street Cradley Heath	0.01	0.01	Cradley Heath & Old Hill	Full	Remain	1	0	1	0	0	0	DC/22/67497	0	0	1	0	0
5%	7418	Dartmouth House Sandwell Road West Bromwich	0.07	0.07	West Bromwich Central	Full	Remain	16	0	16	0	0	0	PD/22/02268	0	0	16	0	0
5%	7450	52 Causeway Rowley Regis B65 8AA	0.03	0.03	Blackheath	Full	Remain	1	0	1	0	0	0	PD/23/02320	0	0	0	1	0

5%	7452	2A Franchise Street Wednesbury	0.09	0.09	Wednesbury North	Full	Remain	6	0	6	0	0	0	DC/23/68498	0	0	0	6	0
5%	7453	2A Franchise Street Wednesbury	0.09	0.09	Wednesbury North	Full	Remain	2	0	2	0	0	0	DC/23/68498	0	0	0	2	0
5%	7470	52 Cape Hill, Smethwick	0.03	0.03	Soho & Victoria	Full	Remain	2	0	2	0	0	0	DC/23/682 47	0	0	2	0	0
5%	7475	165 - 173 Halesowen Road Cradley Heath B64 6HX	0.08	0.08	Cradley Heath & Old Hill	Full	Remain	5	0	5	0	0	0	DC/23/68335	0	0	0	5	0
5%	7481	576-578 Bearwood Road, Smethwick	0.02	0.02	Abbey	Full	remain	1	0	1	0	0	0	DC/23/68252	0	0	0	1	0
5%	7486	38 High Street , Cradley Heath	0.03	0.03	Cradley Heath & Old Hill	Full	Remain	2	0	2	0	0	0	DC/23/682 88	0	0	0	2	0
5%	7490	87 Shireland Road, Smethwick	0.01	0.01	Soho & Victoria	Full	Remain	3	0	3	0	0	0	DC/23/68331	0	0	0	3	0

5%	7539	1 Law Street West Bromwich	0.02	0.02	Hateley Heath	Full	Remain	1	0	1	0	0	0	DC/23/679 85	0	0	0	1	0
5%	7550	339 High Street West Bromwich	0.01	0.01	West Bromwich Central	Full	Remain	1	0	1	0	0	0	DC/23/681 65	0	0	0	1	0
5%	7553	Rear Of 430 And 432 High Street Smethwick	0.01	0.01	Soho & Victoria	Full	Remain	-1	0	-1	0	0	0	DC/24/69071	0	0	0	-1	0
5%	7557	Riddins Tavern 33 Mossvale Close Cradley Heath	0.04	0.04	Cradley Heath & Old Hill	Full	Remain	6	0	6	0	0	0	DC/23/68701	0	0	0	6	0
5%	7578	35 Salisbury Road West Bromwich	0.03		West Bromwich Central	Full	Remain	1	0	1	0	0	0	DC/23/68930	0	0	0	1	0
5%	7586	24 Railway Street West Bromwich	0.01	0.01	West Bromwich Central	Full	Remain	3	0	3	0	0	0	DC/24/69083	0	0	0	3	0

5%	7605	Fun And Care Day Nursery Bearnmore Road Cradley Heath	0.03	0.03	Cradley Heath & Old Hill	Full	Remain	3	0	3	0	0	0	DC/24/69189	0	0	0	0	3
5%	7556	Adj No 2 St Albans Road Smethwick	0.03	0.03	St Pauls	Full	Remain	1	0	1	0	0	0	DC/23/68704	0	0	0	1	0
5%	7635	Land And Buildings 6 To 25 And 70 To 75 Corner Of Union Street And Albion Street Tipton	0.47	0.47	Tipton Green	Full	Pending	55	0	55	0	0	0	DC/24/69509	0	0	0		55
5%	7359	Holly Bush The Uplands Smethwick	0.14	0.14	Smethwick	Full	Pending	3	0	3	0	0	0	DC/22/67124	0	0	3	0	0
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	77	0

5%	7001	Brades Road, Oldbury	0.02	0.02	Oldbury	Full	Remain	3	0	3	0	0	0	DC/22/6 7619	0	0	3	0	0
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	77	0
0%	7636	Site Of Former 3 And 4 Cardale Street Rowley Regis	0.34	0.34	Blackheath	Full	u/c	20	0	20	0	0	0		20	0	0	0	0

Table 12: Sites Suitable for Housing and Deliverable between 2024-2041 (occupied employment land)

Discount applied	Site Ref	Address	Total Site Area	Total Site Area - Net (25% > 2ha; X% ≤ 2 ha)	Ward	Stage of Development	Year Comp	Capacity	No of units completed	Homes Deliverable 0-5 years (2024-2029)	Homes Developable 5-10 years (2029-34)	Homes Developable 10-15 years (2034-39)	Homes Developable 15-19 years (2040-41)	Planning Application	2024/25	2025/26	2026/27	2027/28	2028/29
15%	7162	Dudley Road East	2.65	1.99	Oldbury	Draft BCP - Reg 18	Remain	90	0	0	0	90	0		0	0	0	0	0
15%	7001	Brades Road, Oldbury	1.14	1.14	Oldbury	Draft BCP - Reg 18	Remain	51	0	0	51	0	0		0	0	0	0	0
15%	7197	Land adj to Droicon Estate, Portway Road, Rowley Regis	0.70	0.70	Rowley	Draft BCP - Reg 18	Remain	28	0	0	28	0	0		0	0	0	0	0
15%	3467	Lower High Street (Station hotel & Dunns Site).	0.28	0.28	Cradley Heath and Old Hill	Draft BCP - Reg 18	Remain	20	0	0	20	0	0		0	0	0	0	0

15%	7630 (180)	George street living	2.36	1.77	west bromwich central	Approved Local Plan/UDP	Remain	327	0	0	0	327	0		0	0	0	0	0
15%	7196	Abberley Street Grove Lane Master Plan	2.48	1.86	Soho and Victoria	Approved Local Plan/UDP	Remain	140	0	30	110	0	0		0	0	0	0	30
15%	2588	Grove Street / MMUH / School - Grove Lane MP	2.18	0.59	Soho and Victoria	Approved Local Plan/UDP	Remain	85	0	40	45	0	0		0	0	0	0	40
15%	7195	Moilliett Street Park - Grove Lane masterplan	0.77	0.77	Soho and Victoria	Approved Local Plan/UDP	Remain	35	0	35	0	0	0		0	0	0	0	35
15%	2590	Cape Arm Cranford Street	2.13	2.13	Soho and Victoria	Approved Local Plan/UDP	Remain	170	0	60	110	0	0		0	0	0	0	60
15%	1546	Cranford Street / Heath Street / Canal	5.00	2.88	Soho and Victoria	Approved Local Plan/UDP	Remain	115	0	40	75	0	0		0	0	0	0	40

15%	6919	Grove Lane/ Cranford Street/ London Street	1.23	1.23	Soho and Victoria	Approved Local Plan/UDP	Remain	108	0	0	108	0	0		0	0	0	0	0
15%	2371	North Smethwick Canalside Smethwick	8.77	6.50	Soho and Victoria	Approved Local Plan/UDP	Remain	500	0	55	285	160	0		0	0	0	0	55
15%	1449	Wellington Road Tipton	0.91	0.91	Tipton Green	Approved Local Plan/UDP	Remain	31	0	0	0	0	31		0	0	0	0	0
15%	1459	Bank Street (West) Hateley Heath	0.85	0.85	Hateley Heath	Approved Local Plan/UDP	Remain	43	0	0	43	0	0		0	0	0	0	0
15%	3223	Summerton Road, Oldbury	0.89	0.89	Oldbury	Approved Local Plan/UDP	Remain	32	0	0	0	32	0	32	0	0	0	0	0
15%	2919	Land to east of Black Lake West Bromwich	2.45	1.83	Hateley Heath	Approved Local Plan/UDP	Remain	64	0	0	0	0	64		0	0	0	0	0

15%	2972	Used Car Sales site on corner of Lower Church Lane and Horseley Heath Tipton	0.56	0.56	Tipton Green	Approved Local Plan/UDP	Remain	20	0	0	0	0	20	20	0	0	0	0	0
15%	2986	Friar Street Wednesbury	1.01	1.01	Friar Park	Approved Local Plan/UDP	Remain	38	0	0	0	0	38	38	0	0	0	0	0
15%	1463	Lower City Road Oldbury	1.83	1.83	Oldbury	Approved Local Plan/UDP	Remain	64	0	0	0	64	0		0	0	0	0	0
15%	2370	Bradleys Lane / High Street Tipton	5.60	4.20	Princes End	Approved Local Plan/UDP	Remain	147	0	0	0	110	37		0	0	0	0	0
15%	3041	Cokeland Place / Graingers Lane, Cradley Heath	0.36	0.36	Cradley Heath and Old Hill	Approved Local Plan/UDP	Remain	13	0	0	0	13	0		0	0	0	0	0
15%	3009	Tatbank Road Oldbury B69 4NB	1.15	1.15	St. Pauls	Approved Local Plan/UDP	Remain	40	0	0	0	0	40		0	0	0	0	0

15%	1376	Elbow Street Old Hill	0.77	0.77	Cradley Heath and Old Hill	Approved Local Plan/UDP	Remain	25	0	0	25	0	0		0	0	0	0	0
15%	3040	Cradley Heath Factory Centre Woods Lane Cradley Heath	4.85	3.64	Cradley Heath and Old Hill	Approved Local Plan/UDP	Remain	169.75	0	0	170	0	0		0	0	0	0	0
15%	3023	Macarthur Road Industrial Estate, Cradley Heath	0.30	0.30	Cradley Heath and Old Hill	Approved Local Plan/UDP	Remain	11	0	0	0	11	0		0	0	0	0	0
15%	3025	Silverthorne Lane/ Forge Lane, Cradley Heath	2.41	1.81	Cradley Heath and Old Hill	Approved Local Plan/UDP	Remain	63.35	0	0	0	63	0		0	0	0	0	0

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

Discount applied	Site Ref	Address	Total Site Area	Total Site Area - Net (25% > 2ha; X% < 2 ha)	Ward	Stage of Development	Year Comp	Capacity	No of units completed	Homes Deliverable 0-5 years (2024-2029)	Homes Developable 5-10 years (2029-34)	Homes Developable 10-15 years (2034-39)	Homes Developable 15-19 years (2040-41)	Planning Application	2024/25	2025/26	2026/27	2027/28	2028/29
10%	7623	Evans Halshaw car showroom	0.89	0.89	West Bromwich Central	Draft BCP - Reg 18	Remain	140	0	0	140	0	0		0	0	0	0	0
10%	7621	Langley Swimming Centre, Vicarage Road, Oldbury	0.49	0.49	Bristnall	Draft BCP - Reg 18	Remain	20	0	0	20	0	0		0	0	0	0	0
10%	7622	Forge Tavern, junction Franchise Street and Beebee Ro	0.14	0.14	Wednesbury North	Draft BCP - Reg 18	Remain	10	0	0	10	0	0		0	0	0	0	0
10%	5219 (199)	Lion Farm	20.92	4.5		Draft BCP - Reg 18	Remain	200	0	0	100	100	0		0	0	0	0	0

10%	6731	Tipton Conservative And Unionist Club 64 Union Street Tipton	0.19	0.19	Tipton Green	Draft BCP - Reg 18	Remain	14	0	0	14	0	0		0	0	0	0	0
10%	7158	Wyndmill Crescent, West Bromwich	0.19	0.19	Charlemon	Draft BCP - Reg 18	Remain	11	0	0	11	0	0		0	0	0	0	0
10%	176	cultural quarter, west brom	1.09	1.09	West Bromwich Central	Draft BCP - Reg 18	Remain	52	0	0	52	0	0		0	0	0	0	0
10%	7626 (177)	queens square livin	2.84	2.13	West Bromwich Central	Draft BCP - Reg 18	Remain	396	0	0	0	130	266		0	0	0	0	0
10%	7627 (178)	West Bromwich Central	3.84	2.85	West Bromwich Central	Draft BCP - Reg 18	Remain	343	0	0	343	0	0		0	0	0	0	0
10%	7159	Land of Tanhouse Avenue, Great Barr	1.66	1.15	Newton	Draft BCP - Reg 18	Remain	46	0	0	0	0	46		0	0	0	0	0
10%	7620	Chances Glass Works, land west of Spon Lane, north of Palace Drive	0.64	0.64	St Pauls	Draft BCP - Reg 18	Remain	276	0	0	118	53	105		0	0	0	0	0
10%		192 - 200 Dudley Road, Oldbury, B69 3DS	0.58	0.58	Oldbury	Reg19 Plan	Remain	24	0	0	24	0	0		0	0	0	0	0

10%		Windmill House, Windmill Lane, Smethwick	0.21	0.21	Soho and Victoria	Reg19 Plan	Remain	10	0	0	10	0	0		0	0	0	0	0
10%		Smethwick Police station,	0.22	0.22	Soho and Victoria	Reg19 Plan	Remain	10	0	0	10	0	0		0	0	0	0	0
10%		Wednesbury Policy Station, Albert Street, Wednesbury	0.33	0.33	Wednesbury South	Reg19 Plan	Remain	15	0	0	15	0	0		0	0	0	0	0
10%	7628 (179)	overend street, west bromwich	0.71	0.71	West Bromwich Central	Approved Local Plan/UDP	Remain	70	0	0	0	0	70		0	0	0	0	0
10%	2390	Sandwell District & General Hospital, West Bromwich	0.82	0.82	West Bromwich Central	Approved Local Plan/UDP	Remain	121	0	0	121	0	0		0	0	0	0	0
10%	2377	Army Reserve, Carters Green	1.17	1.17	West Bromwich Central	Approved Local Plan/UDP	Remain	63	0	0	0	63	0		0	0	0	0	0
10%	28	Alma Street Wednesbury	0.52	0.52	Friar Park	Approved Local Plan/UDP	Remain	19	0	0	19	0	0		0	0	0	0	0

10%	175	providence place/ bratt st	0.74	0.74	West Bromwich Central	Approved Local Plan/UDP	Remain	40	0	0	0	40	0		0	0	0	0	0
10%	7357	Mill Street, Great Bridge	0.42	0.42	Great Bridge	Approved Local Plan/UDP	Remain	15	0	0	15	0	0		0	0	0	0	0
10%	1994	St Johns St, Carters Green	0.82	0.82	West Bromwich Central	Approved Local Plan/UDP	Remain	33	0	0	33	0	0		0	0	0	0	0
10%	3049	Land between Addington Way and River Tame; Temple Way (Rattlechain)	0.90	0.90	Oldbury	Approved Local Plan/UDP	Remain	32	0	0	0	0	32		0	0	0	0	0
10%	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	378	140		0	0	0	0	0
10%	2946	Site surrounding former Post office and Telephone exchange Horseley heath tipton	1.16	1.16	Great Bridge	Approved Local Plan/UDP	Remain	42	0	0	0	42	0		0	0	0	0	0

10%	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%	1183	land at Horseley Heath, Alexandra Road, and Lower Church Lane, Tipton	2.26	1.70	Great Bridge	Approved Local Plan/UDP	Remain	59	0	0	0	0	59		0	0	0	0	0
10%	2985	STW/SMBC Land Friar Park Road Wednesbury	26.62	15.75	Friar Park	Approved Local Plan/UDP	Remain	630	0	175	385	70	0		0	0	0	87	88
10%	3011	Langley Maltings Western Road Langly B69 4LY	2.72	2.04	Oldbury	Approved Local Plan/UDP	Remain	71.4	0	0	0	0	71		0	0	0	0	0
10%	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	7	0	0

Table 14: Sites Suitable for Housing and Deliverable between 2024-2041 (other commitments)

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
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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
H9.1	2949	1196	British Gas Plc, Land off Dudley Road, Oldbury	1.04	33	No indication that looking to relocation and no relocations sites available.
H9.4	2950	1240	Land adjacent to Cleton Business Park, Tipton Road, Tipton	0.56	18	No indication that looking to relocation and no relocations sites available.
H9.4	2951	-	Vaughan Trading Estate	19.92	349	Occupier invested significantly to update and expand business. Will not be moving from the site
(834)	2953		Sedgley Rd West High Tipton Street	1.12	39	No indication that looking to relocation and no relocations sites available.
(145)	2955		Unit 1 Groveland Road	0.36	13	No indication that looking to relocation and no relocations sites available.
(147)	2956		Upper Chapel St/ Britannia St/ 70 - 74 Dudley Rd West	0.63	22	No indication that looking to relocation and no relocations sites available.
(148)	2957		Dudley Rd / 28 Dudley Rd West	1.78	62	No indication that looking to relocation and no relocations sites available.
(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 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 Tipton Road	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	Part of site within the 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

Small windfall sites		0	0	0	0	0	175	175	175	175	175	175	175	175	175	175	175	175
Centres – vacant floorspace assumption		0	0	0	0	0	45	40	40	32	15	0	0	0	0	0	0	0
Regeneration areas – draft plan		0	0	0	0	0	0	25	27	27	26	0	0	0	0	0	0	0
Gypsy and Traveller		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply		734	532	481	805	740	1220	973	660	515	457	616	531	438	397	557	421	357

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	647		1876		12342	17738	-5396	3
2024/25		734	1876	4574	13076	19614	-6538	2
2025/26		532	1876	8414	13608	21490	-7882	1

Sandwell MBC Housing Trajectory 2024

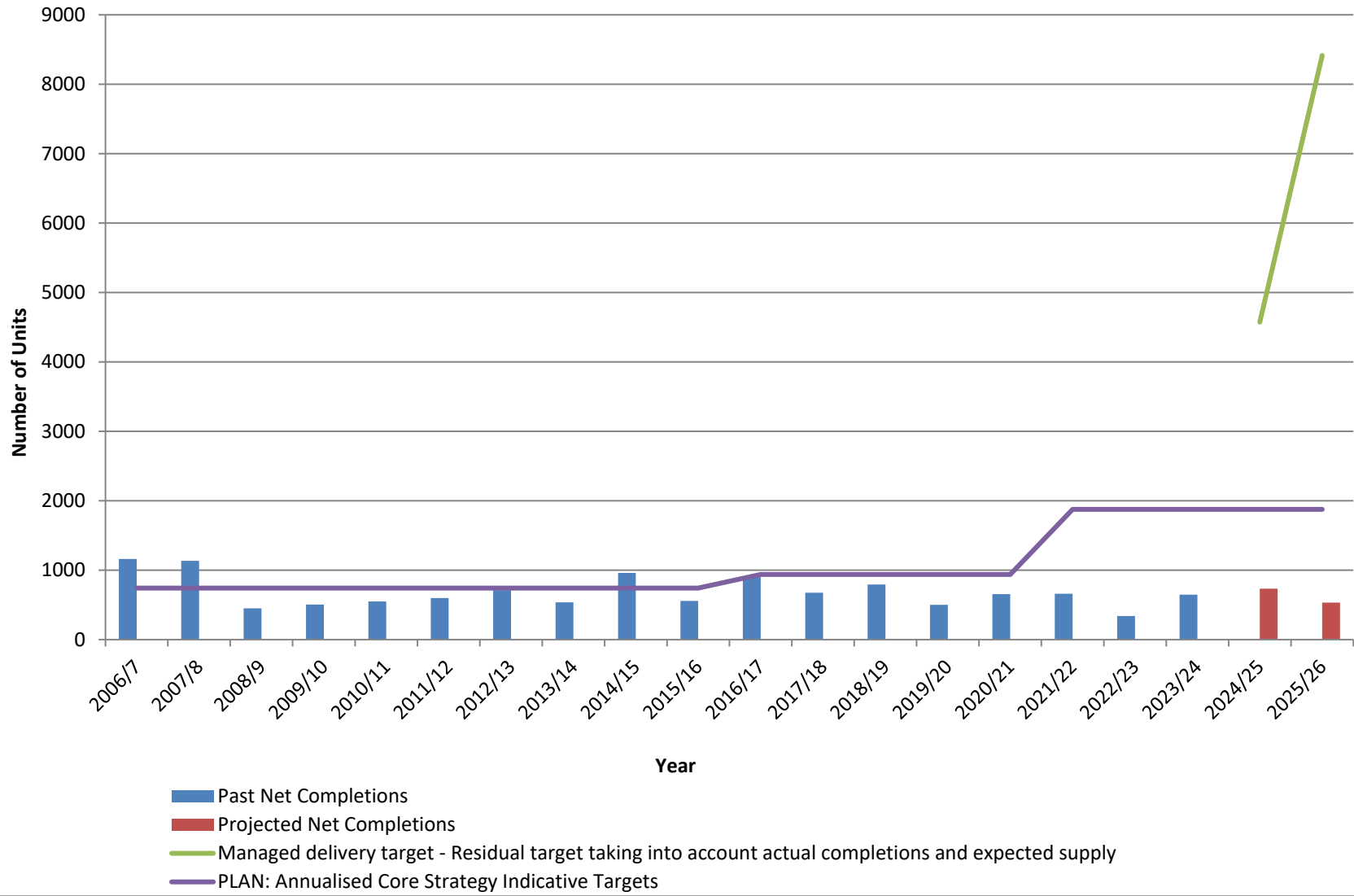


Table 20: Sandwell SHLAA Housing Trajectory – Local Housing Need using Standard Method: 2024-2041 (2023 affordability ratio)

Year	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)
2024/25	734	1550	1550	1550	734	816	17
2025/26	532	1550	1601	3100	1266	1834	16
2026/27	481	1550	1672	4650	1747	2903	15
2027/28	805	1550	1757	6200	2552	3648	14
2028/29	740	1550	1831	7750	3292	4458	13
2029/30	1220	1550	1922	9300	4512	4788	12
2030/31	973	1550	1985	10850	5485	5365	11
2031/32	660	1550	2087	12400	6145	6255	10
2032/33	515	1550	2245	13950	6660	7290	9
2033/34	457	1550	2461	15500	7117	8383	8
2034/35	616	1550	2748	17050	7733	9317	7
2035/36	531	1550	3103	18600	8264	10336	6
2036/37	438	1550	3617	20150	8702	11448	5
2037/38	397	1550	4412	21700	9099	12601	4
2038/39	557	1550	5750	23250	9656	13594	3
2039/40	421	1550	8347	24800	10077	14723	2
2040/41	357	1550	16273	26350	10434	15916	1

Sandwell Housing Trajectory 2024 (Affordability Ratio LHN)

