



SANDWELL LOCAL PLAN - EXAMINATION IN PUBLIC
March 2025

TOPIC PAPER – HOUSING

1.0 Determining the Housing Need

- 1.1 Planning Practice Guidance¹ explains that there is a difference between housing need and the housing requirement. **Housing need** is an unconstrained assessment of the number of homes needed in an area and is the first step in deciding how many homes need to be planned for. The **housing requirement** on the other hand is the number of homes being planned for – this uses housing need as the starting point but is a separate exercise that assesses land availability and can take account of constraints such as those set out in footnote 7 of the NPPF 2023.
- 1.2 National Policy on Housing Need
- 1.3 The National Planning Policy Framework (NPPF) sets out Government’s planning policies for England and how these should be applied.
- 1.4 With regard to housing need, the NPPF states that “*to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for*”²
- 1.5 The resultant minimum housing need identified through this assessment is termed Local Housing Need (LHN).
- 1.6 National Guidance on Housing Need
- 1.7 Alongside the NPPF, Government has prepared National Planning Practice Guidance (NPPG), which provides guidance on the application of the NPPF.
- 1.8 The Housing and Economic Needs Assessment (HENA) element of the NPPG includes a useful definition of housing need, a summary of the standard methodology for assessing housing need, when it is appropriate to use an alternative approach to the standard methodology and details the standard methodology for assessing LHN.
- 1.9 The NPPG defines LHN as “*an unconstrained assessment of the number of homes needed in an area. Assessing housing need is the first step in the process of deciding how many homes need to be planned for. It should be undertaken separately from assessing land availability, establishing a housing requirement figure and preparing policies to address this such as site allocations*”.³
- 1.10 The NPPG summary of the standard method for assessing LHN, states that it uses a prescribed “*formula that incorporates a baseline of local housing stock which is then adjusted upwards to reflect local affordability. The standard*

¹ Paragraph: 001 Reference ID: 2a-001-20241212

² NPPF Para 62

³ HENA NPPG Paragraph 001 Reference ID: 2a-001-20241212

*method... identifies a minimum annual housing need figure. It does not produce a housing requirement figure*⁴.

- 1.11 The NPPG states that the standard method should be used to assess housing needs. However, *“it is recognised that there are some specific circumstances in which an alternative approach could be justified, for example as explained at paragraph 014”*⁵.
- 1.12 SMBC considers that it is appropriate to use Government’s standard methodology to assess LHN for Sandwell, as it supports the stated objectives of this methodology.
- 1.13 Standard methodology for Local Housing Need
- 1.14 The NPPG details the process and formula for calculating the LHN
- 1.15 The Government published the new NPPF in December 2024. This set out a new methodology to calculate the LHN however, Annex 1: Implementation, provided details on which policies apply for the purposed of plan-making depending on what stage the local plan had reached. For plans that have / were submitted for examination under Regulation 22 on or before 12 March 2025, the previous NPPF policies apply. Therefore, the previous LHN methodology has been used to determine the need figure.
- 1.16 The starting point for the LHN⁶ for the standard method is the 2014-based household projections. For Sandwell, the average annual household growth for the period 2024-34 is 13,329⁷ , it equates to an annual figure of 1,333, when the 2023 workplace-based affordability ratio⁸ is factored in it equates to an annual figure of 1,550.
- 1.17 Therefore, the local housing need figure Sandwell is 1,550 per annum. This equates to a total housing need of 26,350 homes over the Local Plan Period from 2024 - 2041.
- 1.18 NPPF 2024
- 1.19 The NPPF 2024 proposed a new Standard Method for assessing housing needs set out in NPPG⁹ .
- 1.20 The proposed new approach:

⁴ HENA NPPG Paragraph 002 Reference ID: 2a-002-20241212

⁵ HENA NPPG Paragraph 003 Reference ID: 2a-003-20241212

⁶ HENA NPPG Paragraph: 004 Reference ID: 2a-004-20201216

⁷ www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#basedlive-tables

⁸

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

⁹ HENA NPPG Paragraph: 004 Reference ID: 2a-004-20241212

- a. sets the baseline – 0.8% of existing housing stock for the area
- b. makes an adjustment to take account of affordability

1.21 The result of this changed approach results in a reduction for the annual need from 1,550 to 1,346 (a reduction of 204 dwellings per annum), and a reduction from 26,350 to 22,882 homes over the plan period.

1.22 However, this plan was submitted for examination in line with NPPF paragraph 234b and therefore, the LHN for Sandwell remains at 1,550 dwellings per annum and 26,350 homes over the plan period.

1.23 Increase the Housing Need

The NPPG states that the local housing need is a minimum starting point for determining the number of homes needed in an area. It continues that there are circumstances where it is appropriate to consider whether the actual housing need is higher than the standard method indicates and circumstances where this may be appropriate include strategic infrastructure improvements or agreeing to take on unmet need from neighbouring authorities.

1.24 Comments by development interests have raised matters that they claim justify a housing requirement that is higher than the SM figure. These factors are considered in turn below.

1.25 Housing Affordability

1.26 The Housing Market Assessment update 2024 (page 25) estimates Sandwell’s housing stock of 134,758, to comprise the following as of 2021:

Table 1: Existing stock by tenure

		% of stock of tenure			
		1 bedroom	2 bedroom	3 bedroom	4+ bedroom
Owner occupied	53.8%	2.0%	18.1%	63.3%	16.6%
Private rent	19.2%	13.8%	35.3%	43.9%	7.0%
Social / affordable rent	26.6%	26.6%	31.1%	38.1%	4.3%
Shared ownership	0.5%	-	-	-	-

1.27 In terms of tenure owner occupation is by far the most common in Sandwell at 53.8%. 26.6% of the housing stock comprises of social / affordable rent.

1.28 House prices have risen by 30.4% over the last five years. Land Registry⁷ data indicates that the overall average property price in Sandwell is 42.9% lower than the national figure and 25.4% lower than the figure for the West Midlands. Prices in Sandwell are lower across all property types; however, the relative difference is largest for detached homes and flats.

1.29 The PPG on the housing needs of different groups includes:

'...Strategic policy-making authorities will need to consider the extent to which the identified needs of specific groups can be addressed in the area, taking into account:

- *the overall level of need identified using the standard method (and whether the evidence suggests that a higher level of need ought to be considered);*
- *the extent to which the overall housing need can be translated into a housing requirement figure for the plan period; and*
- *the anticipated deliverability of different forms of provision, having regard to viability....'* (PPG ID: 67-001-20190722).

1.30 This confirms that when considering the needs of various groups (including for affordable housing) regard must be had to what is deliverable and viable.

1.31 The Strategic Housing Market Assessment (SHMA) suggests that there is a total need for affordable housing of 365 homes per year which equates to 6,205 homes over the plan period and amounts to 59% of the total housing provision proposed (10,434 homes). Viability evidence shows that this is not achievable in current market conditions and the ability to achieve this level of provision is also limited by Government policy which excludes provision by scheme of under 10 dwellings, self-build, prior notification schemes, etc.

1.32 Policy SHO4 recognised these constraints and proposed a tiered approach of 10% in lower value zones and brownfield sites in medium values zones, 15% on greenfield sites in medium value zones and 25% on all sites in higher value zones. It was informed by viability information using best estimates of costs and to provide clarity for all parties at the plan making stage.

1.33 Market-led schemes are not the only source of affordable housing provision the Council has a programme of Council house building (with a pipeline of 547 homes). The Council has received funding of over £20 million to deliver its council house building target from various government funds. The Council is seeking to maximise provision to meet at least part of the need identified.

1.34 Therefore, the SM figure should not be increased to enable additional affordable housing to be provided.

1.35 Economic Growth / Growth Strategies

1.36 The PPG sets out several circumstances where it may be appropriate to plan for higher figures than the SM and the examples given include: *'growth strategies for the area that are likely to be deliverable, for example where funding is in place to*

promote and facilitate additional growth (e.g. Housing Deals)' (PPG ID: 2a-010-20201216).

- 1.37 No strategic employment growth has been identified. Therefore, the SM figure should not be increased to provide for economic growth.
- 1.38 Local Plan Period
- 1.39 The NPPF expects that '*strategic policies should look ahead over a minimum 15 year period from adoption*' (NPPF para 22) and should be reviewed every five years.
- 1.40 Some representations from development interests suggest that the SLP period should be extended to 2042. However, the plan is anticipated to be adopted in 2025 / early 2026; as the plan period extends to 2041, it would cover 15 years from adoption. Therefore, no change in the local plan period is needed.

2.0 Determining the housing requirement

2.1 Spatial Strategy

2.2 The Council in its Spatial Strategy¹⁰ set out an explanation of how it arrived at an appropriate strategy founded on the principles of sustainable development. It explains that the Council's starting point for plan making was the standard methodology target (currently 1,550 homes per annum). In arriving at a strategic approach, it took account of a range of spatial growth options and the outcome of detailed site assessments in assessing options for housing allocations.

2.3 It found that the most appropriate and deliverable option was the Balanced Green Growth approach, which would provide a significant quantum of housing and additional employment opportunities in the borough while at the same time promoting a bold strategy supporting:

- the delivery of climate change adaptation and mitigation,
- environmental protection and enhancement,
- the conservation and enhancement of the historic environment and
- the delivery of green and blue infrastructure.

2.4 This in turn supports the Council's wider aims and objectives in improving the health (physical and mental), wellbeing and life chances of people in Sandwell. However, this option does not deliver the total housing need; instead, it will deliver 10,434 new homes across the Plan period. This equates to an annualised target of 614 new homes a year, or 40% of the standard methodology target.

2.5 Sustainability appraisal

¹⁰ <https://www.sandwell.gov.uk/downloads/file/3265/slp-reg-18-spatial-strategy>

- 2.6 It is a legal requirement for local plans such as the Sandwell Local Plan to be accompanied by a Sustainability Appraisal (SA) at each formal stage.
- 2.7 The role of the SA is to identify the significant social, environmental and economic impacts of proposals within a plan, and to appraise any 'Reasonable Alternative' options. The aim is to identify the extent to which sustainable development is likely to be achieved. It is not a decision-making tool (as some factors such as deliverability are not sustainability factors addressed in the SA); however, it does inform decisions on plan content.
- 2.8 The SA is an iterative process. It was published and consulted upon at Regulation 18 stage and was updated to accompany the Regulation 19 version of the plan. The update responds to comments made during the consultation and appraises any additional reasonable alternatives that have been identified since Regulation 18.
- 2.9 The SA contributed to the development of the SLP by appraising the four identified spatial options:
- A. Balanced Growth
 - B. Green Growth
 - C. Economic Growth
 - D. Housing Growth
- 2.10 The SA also recognised the limited opportunities available to accommodate growth, due to the highly urbanised nature of the borough with very little vacant or unused open spaces and the importance of the existing open and green spaces to local communities and the environment.
- 2.11 It concluded that Option B was the most sustainable; however, this option would not provide the maximum available level of housing or employment land. It found Option A scored highly in many areas, was consistent with the NPPF, was likely to be deliverable and would provide a reasonable degree of sustainable growth.
- 2.12 The council took into account the importance of balancing housing growth with environmental and climate change aspirations whilst allowing for the delivery of a realistic and sustainable quantum of housing and also helping to deliver the plan's wider aims and ambitions around regeneration, growth and supporting the economy.

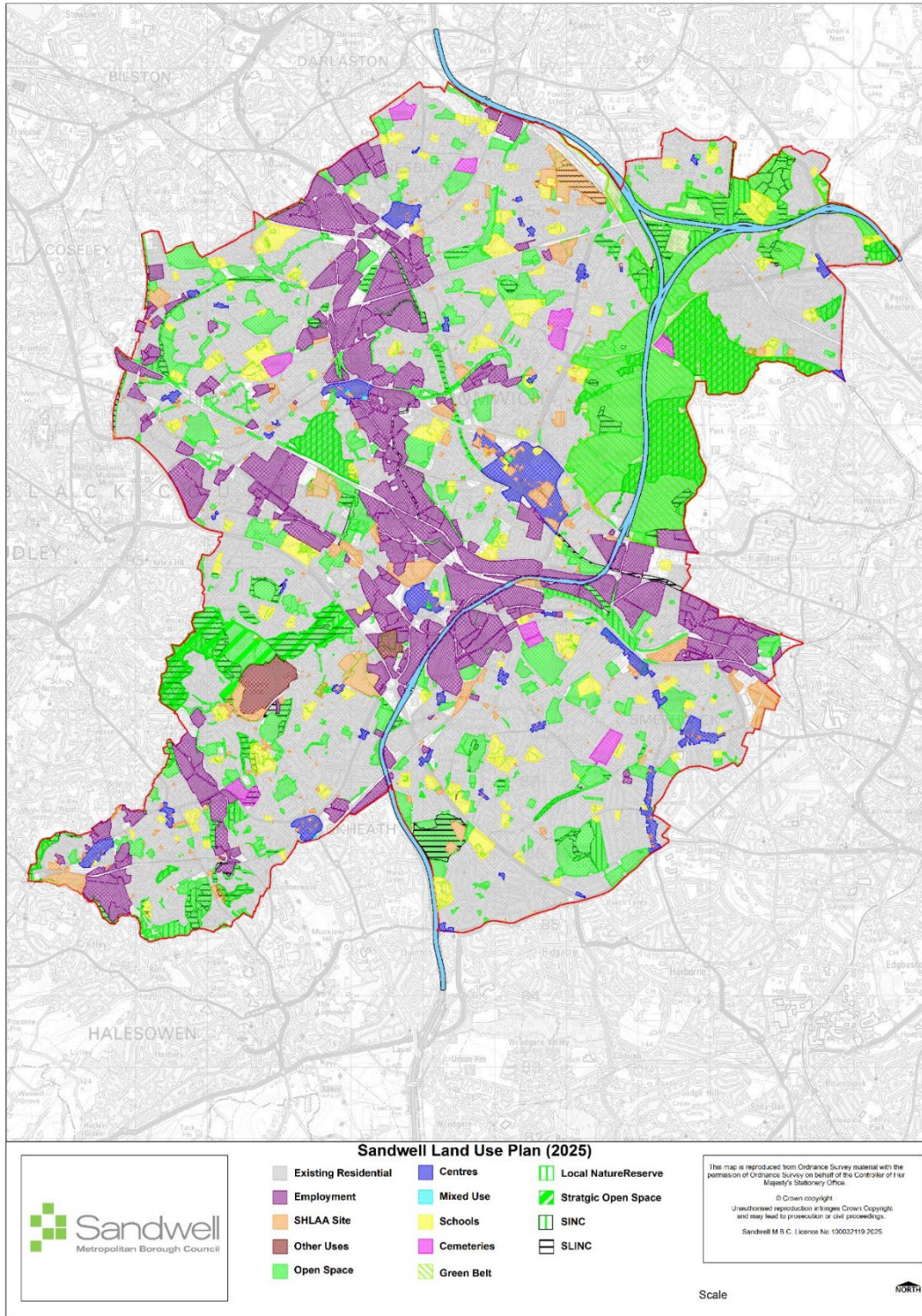
3.0 Determining the Housing Supply

3.1 Land Supply

- 3.2 Sandwell is surrounded by the urban area of the West Midlands conurbation, the majority of which is already developed. Map 1 below illustrates the amount of land that is currently allocated / designated, has planning

permission, public open spaces and also the existing built-up areas. It highlights that most of the land within Sandwell has been identified for various uses, leaving a very limited amount of surplus land. This demonstrates that one of the major barriers to delivering housing in Sandwell now and in the future is the shortage of a supply of suitable land and sites.

Map 1



3.3 Site Supply Constraints

3.4 **Occupied Employment Land**

3.5 The Economic Development Needs Assessment (EDNA)(2024), which was reviewed as part of the work on the SLP evidence base:

- provides evidence regarding the economic and employment land demand across the Black Country Local Authorities (BCLAs),
- provides an objective assessment of the employment land requirement, and
- provides an overall target figure for the Black Country

3.6 The EDNA assessed vacant land to see if it was suitable for employment land, and the Black Country Employment Area Review (BEAR) provided an assessment of all the employment areas. These assessments were based on engagement with occupiers and landowners to establish their up-to-date positions regarding intentions for their 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 involving the redevelopment of employment land should be deleted, with those sites retained for employment activity.

3.7 The overall effect of the EDNA, BEAR and landowner engagement work was to recommend that 8560 homes (undiscounted) that are currently allocated in the Sandwell Site Allocation and Delivery DPD (SADD) (of which 7290 are on occupied employment land) should no longer be allocated for housing. This evidence had implications for the suitability and developability of specific housing allocation sites and these were therefore not proposed as housing allocations in the SLP.

4.0 **West Midlands Combined Authority Brownfield Land Development Capacity**

4.1 The Brownfield Land Study was commissioned by the WMCA in response to the Black Country Plan (BCP), to undertake an independent and objective assessment of the brownfield land capacity for housing in the BCP area. It tested whether urban housing land supply had been maximised and whether additional brownfield land / sites could be identified.

4.2 It concluded that the sites selected for housing in the BCP were appropriate; it also found that those sites that were assessed and not selected for housing represented the correct approach. It acknowledged the barriers that Sandwell faces in unlocking sites in the face of opposition from unwilling landowners / occupiers, and the lack of viability that is prevalent across the borough. It outlined that more work could be undertaken on centres to determine if there was any potential for additional capacity within them for housing.

4.3 The Council carried out this extra work and it is set out in the Strategic Housing Land Availability Assessment (SHLAA) (2024) (HOU 003) and Urban Capacity Appraisal (2024) (HOU 006). The work assessed the amount of property with vacant floorspace in West Bromwich Strategic Centre and the other Tier 2 and 3 centres. Assumptions were then applied with regards to how much of the vacant unit would be surplus for other centres uses and how much could be developed for housing. This work resulted in identifying further development potential for additional housing totalling 172 homes.

4.4 Gateway Constraints

4.5 The SLP Local Site Assessment Report¹¹ set out a number of gateway constraints wherein development would not be acceptable and that would therefore preclude a site going forward for allocation. One of those constraints was Green Belt land. The Spatial Strategy for the Plan set out that Sandwell has very little green belt (it falls mainly within Sandwell Valley) and very few vacant / unused open spaces; the areas of undeveloped and open land it does contain are extremely important to the borough's environment and the health and wellbeing of its population. Paragraph 145 of the NPPF (December 2023) confirms that, "*once established, there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated*", and whether to review and alter Green Belt boundaries is a choice for plan-making authorities.

4.6 Site selection methodology

4.7 The SHLAA forms the starting point for the site identification and assessment process. The sites have been identified through:

- submissions to the Council through a 'call for sites' process,
- sites previously within the Site Allocations DPD 2011, and
- new sites submitted during the Regulation 18 and 19 consultation stages.

4.8 When reviewing sites for the SLP, all residential and employment allocations were reviewed to determine whether they were still developable, deliverable and available.

4.9 The SLP Local Site Assessment Report¹² details the approach taken to identifying and selecting sites for housing. Parameters were set, which included:

- Assessing sites capable of accommodating ten homes or more, typically on sites of 0.25 hectares – it was considered impractical to allocate sites smaller than 0.25 hectares in a built-up borough like Sandwell - and would

¹¹ SLP Local Site Assessment Report <https://www.sandwell.gov.uk/downloads/file/3262/slp-reg-19-site-assessment-report-september-2024->

¹² SLP Local Site Assessment Report <https://www.sandwell.gov.uk/downloads/file/3262/slp-reg-19-site-assessment-report-september-2024->

be accounted for in the windfall allowance. Small sites with planning permission were included in the total housing land supply figures.

- Assessing sites for employment use of 0.4 hectares or more - small sites can provide a constant supply of developable land; however in general terms, they make a limited contribution to meeting overall development needs.
- Assessing sites for Gypsy and Traveller use, where the site size is between 0.5ha and 1ha and meets defined selection criteria¹³ - the GTTAA and local officer advice helped to determine the threshold.

4.10 Some sites were excluded from the site assessment process:

- Sites with planning permission for alternative use (not housing) on currently allocated sites;
- Sites that scored 20+ in the BEAR assessment, as they were considered to be important sites in the employment supply;
- Sites that were identified as Strategic Waste Sites in the Black Country Plan, as they are important strategic infrastructure considerations;
- Sites with a gateway constraint;
- Sites where the landowner was expressly unwilling to develop them.

4.11 All identified sites were assessed against the Site Selection Methodology (SAA 001) for use by employment, residential or Gypsy and Travellers sites. They were assessed using a set of criteria and a Red – Amber – Green (RAG) rating was applied; the assessment also incorporated conclusions from the Sustainability Appraisal.

4.12 Local open spaces identified as being of low quality / low value in the Greenspace Audit (2018) were also assessed in terms of their suitability for redevelopment.

4.13 The results of the assessment were:

Housing

- 53 sites were rated red and therefore were not allocated for housing.
- 58 sites were rated amber, as although in land use terms they were considered suitable for residential development, they were constrained due to land assembly issues, adverse ground conditions, and as viability and deliverability was considered to make redevelopment unlikely within the plan period.
- 54 sites were rated green where redevelopment for residential purposes was felt to be appropriate in land use terms and achievable within the plan period. These sites amounted to nearly 80 hectares of potential development land.

¹³ Criteria is set out in SLP Local Site Assessment Report, Appendix B. Gypsy and Traveller Site Criteria

Employment

- 103 sites were unsuitable for redevelopment for employment uses and subsequently rated red. The rationale for this is explained in each site assessment form.
- 36 sites were given an amber rating if in principle the land use for employment was considered appropriate, but redevelopment was felt to be unlikely during the plan period. Many such sites contained existing viable businesses where relocation would be difficult to achieve, but over a longer period alternative land use might be preferred. The Council also felt it was important to avoid any potential loss of jobs caused by insensitive or unjustified site allocation .
- 26 sites comprising c36ha were rated green and thus were considered to be both appropriate and realistic in terms of their redevelopment for employment use within the plan period.

Housing and Employment

- 41 sites were considered unsuitable for either employment or housing and given a red rating.
- 22 sites were rated amber as although either use, or a combination of both, were considered suitable in strict land use terms, redevelopment within the plan period was heavily constrained by issues such as adverse ground conditions, relocation requirements and local community opposition (e.g. Black Patch open space).
- 11 sites were felt to be suitable for either housing or employment, or in some cases (e.g. Lion Farm playing fields) a combination of both. These sites were accordingly given a green rating.

Gypsy and Travellers

- 153 sites were considered unsuitable for this use and rated red. A rationale was provided in each allocation, but the main reasons were the size of the site (less than 0.5ha or more than 1ha) and that the ideal siting criteria could not be met.
- Ten sites were felt to be suitable for this use in principle and given an amber rating. One site formed part of the masterplan for West Bromwich and so was excluded. A further site that was excluded was an area of Community Open space within an area with a shortage of open space. Of the remaining eight sites, seven were in private ownership. Letters were sent to the landowners to ask if they were willing to have their site considered for as a Gypsy and Traveller site. No responses were received that gave approval to this and so the sites were therefore not considered to be available. The remaining site was not acceptable / deliverable due to access issues, topography and overhead pylons.
- No sites were considered to be wholly suitable for Gypsy and Traveller use as they either did not meet the siting criteria or were less than 0.5ha or more than 1ha.

4.14 A further site has since been submitted to the Regulation 19 consultation; this site is currently allocated in the SADDPD for residential development. It was not carried forward initially as the landowners did not respond to the letters the Council issued, who therefore could not confirm the site as being available. Since the submission of the SLP, the Council have carried out a site assessment and found the site to be suitable. A report is going to Cabinet seeking approval for its inclusion as a Main Modification.

4.15 Other sources of supply

4.16 Windfalls

4.17 Paragraph 75 (72, December 2023) of the National Planning Policy Framework (2024) states that local planning authorities may make an allowance for windfall sites in the five-year supply if there is compelling evidence that they will provide a reliable source of supply, having regard to the SHLAA, historic delivery rates and expected future trends. Revisions to the NPPF no longer refer to windfall sites being on previously developed land, nor does it consider exclusions should be made for development in residential gardens. Therefore, the windfall analysis now considers all development that was not anticipated by the local planning authority.

4.18 Due to the urbanised nature of the borough it is impossible to identify all potential redevelopment proposals that may arise. Therefore, an allowance has been made for windfall developments.

4.19 Past delivery rates from windfall development have been obtained using detailed housing completion data. Housing completions data from 2014-2024 (shown in Table 2) have been used for sites with a capacity of nine or less homes. This results in an average windfall completion of 175 homes per annum, with the average percentage rate of windfall completions over the past ten year at 28%. The draft SLP windfall allowance accounts for 20% of the requirement, which is consistent with historic windfall rates. Changes to the NPPF over the years including Permitted Development Rights and the introduction of 'Class E' are likely to increase windfall development.

4.20 The windfall allowance applies to 2029 – 2041 and is not included in the first five years to avoid double counting.

Table 2: Completions and Windfall Completions (2011-2024)

Year Completed	Total Housing Completions	No of Windfall Completions	%
2011/2012*	599	153	26%
2012/2013*	712	109	15%
2013/2014*	536	120	22%
2014/2015	961	134	14%

Year Completed	Total Housing Completions	No of Windfall Completions	%
2015/2016	561	124	22%
2016/2017	901	181	20%
2017/2018	676	146	22%
2018/2019	794	99	12%
2019/2020	501	58	12%
2020/2021	654	150	23%
2021/2022	661	237	36%
2022/2023	340	172	51%
2023/2024	647	445	69%
Total	6696	1746	26%
Annual average over 10 years	670	175	28%
Total for 2029 – 2041 (12 years)		2100	

*shown for information not included in the ten - year average

4.3 Masterplans

4.4 Three masterplans have been produced for West Bromwich; Grove Lane, Smethwick and Wednesbury, which provide a vision and direction for the future of the areas. The Wednesbury masterplan has identified areas where there is potential for housing to come forward and this capacity of 105 homes (discounted) has been included in the supply. Sites have also been identified in the West Bromwich and Smethwick masterplans and these have been allocated in the draft SLP for housing and / or mixed use development.

4.5 Town Centres

4.6 The Urban Capacity Study and SHLAA work was undertaken to maximise the potential for housing that could be delivered in town centres. This considered the amount of property with vacant floorspace and calculated the number of residential units that could emerge, taking into account the following assumptions;

- sites already accounted for as part of SHLAA and masterplan sites were excluded;
- 25% of overall vacant floorspace would be surplus for other centre uses and developed for housing;
- 15% of floorspace would be required for circulation;
- 65 sqm of vacant floorspace would deliver one new home.

4.7 This work identified an additional 170 homes across the Tier 1,2 and 3 centres. This will support the SLP's emerging strategy by focussing on town centre regeneration and creating new housing in accessible locations with the infrastructure and amenities needed to support growing communities.

4.8 Small sites

- 4.9 The NPPF (December 2023) recognises the important contribution small and medium sized sites can make to meeting the housing requirement of an area. It states in paragraph 73(a) that local planning authorities should “*identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare*”.
- 4.10 The draft SLP has a housing requirement of 10,434; the plan has allocated 72 sites. 38 sites are less than one hectare in size and provide for 1,961 homes, which equates to 19% (rounded up) of the housing requirement, thus meeting the requirements of paragraph 73(a).

4.11 Discounts

- 4.12 Discounts were applied to some sources of housing supply in the BCCS to allow for potential non-implementation during the plan period. A discount rate of 10% was applied to sites that were commitments in 2009 (including permissions and allocations), and a discount rate of 15% was applied to unidentified sites that were expected to come forward within the regeneration corridors or freestanding employment sites, given these sites had not yet been identified and were expected to be subject to multiple constraints on delivery. These discount rates were examined independently by the BCCS Inspector and accepted as reasonable, and were subsequently used for the Black Country SHLAA reports in 2018 and 2019.
- 4.13 To ensure discount rates were based on rigorous evidence, during 2020 an exercise was undertaken to assess the likely lapse rate of planning permission sites over the anticipated Black Country Plan period of 17 years (2022-39). All sites of ten homes or more entering the supply between 2001 and 2004 as planning permissions (rather than allocations) were analysed. In Sandwell, of the 4,030 homes granted permission on 76 sites during 2001-4, 3,886 (96%) had been completed within 17 years. It was concluded that 10% was too high a discount to apply to sites with planning permission in the existing supply, as most of them gained planning permission within the last three years. It was decided that for subsequent SHLAA reports the discount rate applied to sites with planning permission and not yet under construction would be reduced to 5%.

5.0 Housing Requirement

- 5.1 The housing requirement is positively prepared and justified having regard to identified constraints. As set out above all sources of land have been fully considered, including sites promoted for development by stakeholders and land identified proactively by the council.
- 5.2 The Council’s housing requirement is supply led. In other words, the extent to which it can meet its need and potentially contribute towards unmet need arising elsewhere is guided by the availability and suitability of sites following the principles set out in the NPPF.

- 5.3 It is not possible to deliver the entirety of Sandwell's housing need within its boundaries. Making the best use of brownfield land does not mean that all such land is available for housing development. Land is also required for employment and other land uses.
- 5.4 Taking into account the land that can come forward for housing development and the places which are reserved for other necessary land uses, the level of housing development which the local plan proposes to accommodate in Sandwell is 614 homes per year on average up to 2041.
- 5.5 The potential to deliver of the remainder of Sandwell's housing need is being explored with neighbouring local authorities under the duty to co-operate.

6.0 Committed supply

- 6.1 SHLAA 2024 provides a comprehensive schedule of planning permissions and other identified sites within Sandwell. Table 3 below sets out the different sources of supply for the plan period (2024-2041).

Table 3: Source of housing land supply (2024 – 2041)

Source of Supply	Type of Supply	2024-2025	2025-2030	2031 - 2035	2036 - 2041	Total
Current Supply	Site under construction		556	0	0	556
	Sites with Planning Permissions or Prior Approval ▲		858	29	0	886
	Sites with Other Commitments (as set out in 2024 SHLAA) ◇		187	74	17	278
Allocated	Occupied Employment Land ✦		315	823	1103	2241
	Other Non-Occupied Employment Land ◇		315	1232	1355	2902
	Sites with Planning Permission ▲		1054	208	190	1452
	Sites Under Construction		310	0	0	310
Total Identified Sites			3595	2366	2665	8626
Total Windfall Allowance	Small sites (<10 homes / 0.25ha)		0	850	1020	1870
Total identified sites and windfall allowance			3595	3216	3685	10496
Additional floorspace in centres	West Bromwich		0	5	0	5
	Town Centres		0	70	0	70
	District and Local Centres		0	80	15	95
Total additional floorspace in centres			0	155	15	170

Source of Supply	Type of Supply	2024-2025	2025-2030	2031 - 2035	2036 - 2041	Total
Additional supply in Wednesbury Master Plan			0	105	0	105
Total Supply			3595	3476	3700	10771
Net completions		615	0	0	0	615
Total supply and net completions		615	3595	3476	3700	11385
▲ Discounted by 5% ◆ Discounted by 10% ✦ Discounted by 15%						

Gypsy and Traveller Supply	2025-2030	2031 - 2035	2036 - 2041	Total
Gypsy and Traveller pitches	10	0	0	10

6.2 The sites included in years 2024 – 2029 are in line with the deliverability, suitability and achievability requirement outlined in the NPPF (para 72 and Annex 2). Other factors have been taken into account, including engagement with site promoters and working with the Council's Regeneration team. The sites are considered deliverable and have a realistic prospect of being delivered in the next five years. This includes:

- Proposed site allocations;
- Sites with detailed planning permissions
- Sites of fewer than ten dwellings with outline permission

7.0 DtC - Unmet need

7.1 The Council has a legal Duty to Cooperate with its neighbouring authorities. This includes a duty to fully consider whether unmet need arising from neighbouring authorities can be met within Sandwell. As Sandwell cannot meet its LHN, discussions with neighbouring authorities have been undertaken to seek contributions to its shortfall. Some offers have been made, set out in the DtC statement, and currently equate to a contribution of 640 homes.

7.2 The Council is part of the Greater Birmingham and Black Country Housing Market Area (GBBCHMA) and an officer-led Development Needs Group is working to draft a SoCG between 14 local authorities to set out / agree:

- local plan status,
- the HMA shortfall,
- contributions to the shortfall and
- approach to apportioning contributions.

7.3 The Council is committed to working with all neighbouring Local Plan areas including those in the GBBCHMA to progress a programme of work involving an update of the

2018 Housing Market Area Growth Study to understand the extent of the combined housing shortfall across the GBBCHMA and to develop scenarios designed to address this shortfall. Consultants have been commissioned to undertake this work and a report is expected later in the year.

8.0 Viability

8.1 The Sandwell Local Plan Viability Assessment (2023 and 2024 update) highlighted some challenges in relation to viability for housing developments. It therefore produced a Pragmatic Scenario, which adopted a more flexible approach by adjusting key assumptions to reflect more achievable conditions in the current market. This resulted in a scenario that is generally more positive, with many of the same typologies that were unviable in the 'Worst Case' scenario showing improved viability.

8.2 The Viability Assessment states:

“By improving infrastructure, enhancing employment opportunities, and creating new residential and commercial spaces, Sandwell is positioning itself as an attractive destination for both investors and homebuyers. The combined effect of these investments will not only modernise key towns like West Bromwich, Smethwick, Wednesbury, and Tipton, but will also elevate Sandwell as an economic hub within the West Midlands, as well as increase residential values.”

9.0 Regeneration

9.1 The Council has a Regeneration Pipeline that seeks to deliver more than 5,000 homes and has been successful in obtaining grants / funds to regenerate the borough and help deliver housing:

Table 4: Public funding secured by Sandwell Council since 2022

Funding source	Award	Date
Towns Fund Programme	£67.5m	May 2022
Tipton Town Centre Regeneration	£20m	March 2023
Social Housing Decarbonisation Funds (SHDF 1 and 2; LAD and HUG)	£12.82m	2022/23
OPE Funding for Brownfield Remediation	£1.37m	August 2023
Wednesbury Levelling Up Partnership	£20.3m	2023
Long Term Plan for Towns (Smethwick)	£20m	October 2023
Grove Lane (Smethwick) Levelling Up Fund	£18m	November 2023
Homes England Strategic Partnership 1	£4.3m	2016-2025
1-4-1 Right to Buy replacement receipts	£9.5m	2016-2025
Approximate total	£173.8m	

9.2 Highlighted below are some of Sandwell's key regeneration initiatives and the latest position:

Wednesbury Town Centre Masterplan

The new Wednesbury Town Centre Masterplan sets out an ambitious blueprint for the next 10 - 15 years and sets out priorities to revitalise the town centre as the vibrant heart of Wednesbury.

The Wednesbury masterplan is part of a £3bn investment plan that will see many places across Sandwell transformed, creating new investment, training and jobs for local people while breathing new life into our historic town centres. It is part of the Levelling Up Partnership.

West Bromwich Masterplan

£165,000,000 investment.

The West Bromwich Town Centre Masterplan will act as a catalyst for ongoing and new regeneration schemes for the town, unlocking further opportunities to boost the town's future economic growth and long-term prosperity. It will provide the inspiration to generate:

- 1,359 new homes,
- £6.6 million extra expenditure by new residents in West Bromwich,
- 1,740 new jobs,
- 12,000m² of new retail floor space,
- replacing 30,000m² of out-of-date and vacant retail floorspace,
- significant health, education and community uses,
- improved public transport accessibility.

Work to acquire the remaining titles at King's Square is almost complete. Partial demolition is expected to begin in 2025. A new indoor market is expected to complete in July 2025.

Black Country Housing Group have identified a scheme for 26 apartments (DC/24/69626), which was granted planning consent subject to S106 at the end of January 2025. They are now looking to procure a strategic development partner.

Other initiatives that are scheduled to take place include the following:

- Acquisition of interests in Queen's Square site.
- Disposal of former gas showrooms (Cultural Quarter) to Black Country Housing Group

Grove Lane Masterplan

£1000,000,000 investment.

The Grove Lane area is one of Sandwell's key regeneration areas, with a vision of transforming the former industrial land into a new, well-connected residential community. With the new Midland Metropolitan University Hospital now complete, the proposals for the Grove Lane area seek to create a residential environment that provides a range of housing to suit the needs of

the residents, access to public transport and a local school and making best use of the canal and green spaces.

- Cabinet approval to enter into a MoU to accept £18m Levelling Up Fund money was secured early in February 2025.
- A CPO is being progressed at Grove Lane alongside negotiations with landowners.

Highams Close Housing Development

- £2,000,000 investment, delivery of six new council homes for affordable rent.
- Delivery scheduled for 2025.

Friar Park Millennium Centre

- £2,000,000 investment
- The project will involve reconfiguring the existing floorplan and creating an extension to accommodate the space needed for the centre to offer diverse services for more people. This includes helping people to improve their skills.
- Delivery scheduled for 2025.

Fountain Lane Housing Development

- £47,000,000 funding from WMCA and private sector.
- Delivery of 246 new homes including affordable and first homes.
- Site to complete 2025.

Crosswells Road Housing Development

- £3,300,000 investment from Sandwell Council and Homes England,
- construction of 12 new council homes for affordable rent.
- Site to complete 2025.

Smethwick Connected

- £3,872,800 from Towns Fund.
- The Smethwick Connected project will create cycle and pedestrian links from two railway stations to the town centre and local hospital and aims to achieve uplift in the number of people using active travel modes within Smethwick, the wider borough and region to assist in reducing congestion, poor air quality and other health inequalities.

Rolfe Street Canalside Regeneration

- £2,000,000 from Towns Fund.
- The Rolfe Street Canalside Regeneration project will demolish existing structures located at Smethwick Enterprise Centre, Rolfe Street and remediate the land to provide a stand-alone development-ready site.

Midland Met Learning Campus

- £18,522,000 consisting of £12,900,000 Towns Fund and £650,000 co-funding from NHS Trust and £4,972,000 co-funding from WMCA.
- The Midland Met Learning Campus project will deliver a major new skills resource, providing training in healthcare and healthcare related positions from entry level to Level 7 skills.
- To be situated on a site next to the Midland Metropolitan University Hospital (MMUH) in Smethwick.
- Delivery expected by November 2025.

9.3 The Housing Delivery Test Action Plan sets out the barriers, action needed and progress made to deliver our strategic sites and is set out below:

Table 5 - Strategic Sites

Site address	Site capacity	2022 update	2024 update	2025 update	Actions
Friar Park Urban Village, Friar Park Road, Wednesbury	630	Masterplan has been drafted and is out for consultation Nov – Dec 2022	Masterplan has been endorsed by Cabinet. Additional £11.5m funding secured from Wednesbury Levelling Up Partnership	EIA screening opinion for remediation works issued (DC/24/70037) with EIA considered not required.	Submit planning application for remediation works. Appoint developer partner.
Brandhall Golf Course, Oldbury	190	16 th Nov 2024- Cabinet approved recommendation for a park, school and 190 homes	Outline planning permission granted for park, school and 190 homes (DC/23/68540)	Consultation on new Brandhall Eco-Park took place in Nov/Dec 2024. Cabinet approved the delivery strategy on 13/11/24. A partnership approach was endorsed between SMBC and a future appointed developer.	Finalise proposals for Eco-Park Appoint developer partner.
North Smethwick Canalside / Rolfe Street Masterplan	688	Corridor Framework approved by Cabinet February 2022 and a wider Masterplan for the Rolfe Street area commissioned September 2022.	Rolfe Street Masterplan endorsed. Funding secured to prepare land for redevelopment from Government's Towns Fund.	Homes England funding is supporting intrusive site investigations and other technical work at former Rolfe Street Baths site. Heritage Assessment of wider Masterplan area complete with	Secure approval to demolish relevant buildings and prepare land for redevelopment.

Site address	Site capacity	2022 update	2024 update	2025 update	Actions
				recommendations on building retentions within Conservation Area.	
Rattlechain Land to north of Temple Way, Tividale	518	Site allocated in Reg 18 BCP	Site allocated in Reg 18 SLP. Officers in discussion with main landowner about how to assist in bringing site forward.	Main landowner is undertaking technical surveys and clearing vegetation to facilitate ground investigation work.	Work with landowners to identify funding opportunities to assist with remediating site.
Edwin Richards Quarry, Portway Road, Rowley Regis	626	Site allocated in Reg 18 BCP.	Site allocated in Reg 18 SLP. Reserved Matters for 278 dwellings approved 21 December 2023 ref. DC/23/67924	Permission DC/24/69110 granted for 14 apartments on 31/05/2024. No known progress on 278 dwelling scheme.	Work with landowner to assist bringing development forward on the site.
Land between and rear of 56-80 Hall Green Road, West Bromwich	223	Work commenced in March 2022.	Site mostly built out.	Site built out. Only the last few plots still for sale. 81 plots transferred for PRS.	No action required.
Bradleys Lane / High Street, Tipton	189	Site allocated in Reg 18 BCP	Site allocated in Reg 18 SLP	Site allocated in Reg 19 SLP. No progress on delivery of site.	Support business relocation
Swan Lane North of A41 West Bromwich	147	Planning application DC/22/66532 for 147 dwellings submitted pending decision. Circa. £8m funding secured from BCLEP and Homes England.	Planning application DC/22/66532 granted 20/12/2022. Matrix Housing Partnership commenced work on site January 2024.	Demolition work complete and site remediation ongoing. First homes expected to be completed in Summer 2025.	No action required.
West Bromwich Masterplan sites	1,118	West Bromwich Masterplan and Interim Planning Statement	Work to acquire interests in Queen's Square site by	Work to acquire remaining titles at King's Square almost complete. Partial	Procure strategic development partner.

Site address	Site capacity	2022 update	2024 update	2025 update	Actions
(Cultural Quarter, Queens Square Living, West Bromwich Central, George Street Living)		approved February 2022. Money secured through Towns Fund to assist with site acquisition.	negotiation is ongoing. Brownfield Land Release Funding secured to assist Black Country Housing Group delivery of 26 apartments in Cultural Quarter	demolition expected in 2025. New indoor market expected to complete July 2025. Black Country Housing Group scheme for 26 apartments (DC/24/69626) granted planning consent subject to S106 on 30/01/25.	Acquire interests in Queen's Square site. Dispose of Former Gas Showrooms (Cultural Quarter) to Black Country Housing Group.
Fountain Lane, Oldbury	234	£4m funding secured from WMCA Remediation Fund. Building work has commenced.	Scheme expected to complete by late 2024.	221 units complete and 25 under construction. Scheme expected to complete by March 2025.	No action required.
Phoenix Collegiate, Friar Park	105	Outline planning application DC/20/63911 for 84 dwellings granted 28/10/2022.	Revised full planning application DC/23/68742 for 105 dwellings under determination.	Revised full planning permission DC/23/68742 granted 11/10/2024. Persimmon has acquired ownership and is discharging conditions.	Continue to determine discharge of condition applications promptly
Grove Lane / Cranford Street / London Street, Smethwick	500	Grove Lane Masterplan approved February 2022. Funding secured through Government's Towns Fund to progress site acquisition and remediation at Grove Lane. Cabinet approval to progress CPO secured 16/11/2022.	Planning permission DC/22/67165 for 392 apartments granted 30/06/2023. Verbal confirmation of successful £18m bid to Levelling Up Fund from MHCLG.	Cabinet approval to enter into MoU to accept £18m Levelling Up Fund money secured 05/02/2025. CPO is being progressed at Grove Lane alongside negotiations with landowners. No known developer for 392 apartments scheme at London Street.	Progress site acquisition and remediation work.

Site address	Site capacity	2022 update	2024 update	2025 update	Actions
Cranford Street / Heath Street / Canal, Smethwick	115	Grove Lane Masterplan approved February 2022.	Verbal confirmation of successful £18m bid to Levelling Up Fund from MHCLG.	Cabinet approval to enter into MoU to accept £18m Levelling Up Fund money secured 05/02/2025.	Support business relocation and regeneration of site
Cape Arm, Cranford Street, Smethwick	170	Grove Lane Masterplan approved February 2022.	Site currently occupied by NHS via lease for construction of Midland Metropolitan University Hospital.	Midland Metropolitan University Hospital opened in October 2024.	Progress site acquisition.
Abberley Street, Smethwick	140	WMCA working with a Housing Association Partnership to bring the site forward for affordable housing. Grove Lane Masterplan approved February 2022.	WMCA Investment Board approved in principle to explore freehold disposal of site to affordable housing developer on 12/02/2024	Due diligence being undertaken and WMCA's preferred development partner expected to be selected in Spring 2025. Planning application expected in 2025/26.	Engage pro-actively with planning applicant and determine forthcoming planning application promptly.
Woods Lane, Cradley Heath	196	Planning permission DC/21/66444 for 34 dwellings granted 9/9/2022	Construction work underway for 34 dwellings approved under permission DC/21/66444	34 dwellings approved under permission DC/21/66444 built out. A developer is leading site assembly of remaining land.	Dispose of council owned land at former Smouts site to housing developer. Support interested developers to acquire land for redevelopment.
Tippity Green Golf Course, Rowley Regis	175	-	-	SMBC considering proposing main modification to SLP to allocate site for residential development subject to Cabinet approval in early 2025.	Assist landowner in securing residential allocation for the site during SLP examination process.

9.5 It also details the progress the Council has made to help deliver housing in the borough including:

- progress on delivering council houses, where 62 homes have been completed since 2022;
- procuring a Strategic Development Partner to assist with delivery of Regeneration Pipeline;
- promoting development opportunities in the borough;
- using partnership working to support house building;
- consistently exceeding performance targets in determining planning applications.

Appendix A - 5 Year Housing Land Supply

The council has identified a 5-year housing land supply. 5-year requirement based on Plan requirement of 10,434 equates to 614 per annum multiplied by 5 years = 3070. Plus 20% buffer = 3684 (736.8 per annum).

Supply identified and listed in Tables 6 and 7 = 3828, therefore $3828 / 736.8 = 5.19$ years supply.

Table 6: All sites with detailed planning permission, outline planning permission, allocation without permission, other commitments of <10 homes or <0.5ha.

Site Ref	SLP Ref	Address	Total Site Area	No of units completed	Homes Deliverable 0-5 years / 2025/26	Planning Application	Comps to Date	2025/26	2026/27	2027/28	2028/29	2029/30	Homes deliverable up to 2040/41	Application group	Developer's delivery intentions	Current planning status	Site assessment work	Site viability	Site viability comments	Site availability	Site availability comments	Infrastructure provision	Infrastructure provision comments
2576		Land To Rear Of 1 Pennyhill Lane West Bromwich	0.08	0	1	DC/18/61874	0	1	0	0	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

2895		St Lukes Centre New Road Tipton	0.06	0	1	DC/23/68848	0	0	0	0	1	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
3066		236 and 236A Duchess Parade High Street West Bromwich B70 7QG	0.06	0	1	DC/22/67005	0	0	1	0	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
3120		Land Adj 55 Harwood Street West Bromwich B70 9JD	0.01	0	1	DC/21/65419	0	0	0	1	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning permission expires in July 2025	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an		No limitations on deliverability due to availability of utilities and infrastructure provision;	

6177		Side Garden Of 56 Menin Road Tipton DY4 8DN	0.03	0	1	DC/21/66165	0	0	0	1	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
6526		Antonios Pizza 35 High Street Rowley Regis B65 0DR	0.02	0	1	DC/24/69930	0	1	0	0	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Detailed consent granted or permitted development ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Viabile, Under construction	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	Under construction	No limitations on deliverability due to availability of utilities and infrastructure provision;	
6587		Land Adjacent 45 Sandfield Road West Bromwich B71 3NE	0.03	0	1	DC/21/66260	0	1	0	0	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under construction, completion expected 2026	Detailed consent granted or permitted development ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Viabile	Site available - e.g. planning permission granted, or developer/landowner has expressed an	Under Construction	No limitations on deliverability due to availability of utilities and infrastructure provision;	

6960		Land To The Rear Of Churchills 8 Walsall Street Wednesbury	0.11	0	1	DC/20/63913	0	1	0	0	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
6991		5 Warstone Drive West Bromwich	0.06	0	1	DC/20/64706	0	1	0	0	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
6993		Former Social Club Bromford Lane West Bromwich	0.12	0	1	DC/20/64667	0	1	0	0	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Detailed consent granted or permitted development ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7094		Kashmir Cottage 422 Bearwood Road Smethwick	0.02	0	1	DC/24/69770	0	0	0	0	1	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7101		40A And 40B Burnt Tree Tipton DY4 7TZ	0.07	0	1	DC/22/67429	0	0	1	0	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7222		25 High Street Cradley Heath	0.01	0	1	DC/22/66948	0	0	0	1	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7278		58 Windsor Road Rowley Regis B65 9HR	0.02	0	1	DC/22/66757	0	1	0	0	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Detailed consent granted or permitted development ;Development t implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7300		686 Wolverhampton Road Oldbury	0.04	0	1	DC/21/65438	0	1	0	0	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Detailed consent granted or permitted development ;Development t implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7321		Front Garden Of 21 Trotters Lane West Bromwich B71 2QE	0.06	0	1	DC/21/66127	0	0	1	0	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an		No limitations on deliverability due to availability of utilities and infrastructure provision;	

														or <0.5ha that have outline planning permission.				or site known to be viable (e.g. funding in place)		or developer/landowner has expressed an intention to develop;		infrastructure provision;	
7363		Land Adjacent 1 Anderson Road Tipton	0.02	0	1	DC/22/67538	0	0	0	1	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7368		14-14A High Street Rowley Regis	0.02	0	1	DC/22/67347	0	0	0	1	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7388	8 Crankhall Lane West Bromwich	0.01	0	1	DC/22/67821	0	0	1	0	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;
7396	55 Hollyhedg e Road West Bromwich	0.05	0	1	DC/23/67916	0	0	0	1	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;

7405		Land Rear Of 13 Portway Hill Fronting Newbury Way Rowley Regis	0.01	0	1	DC/22/67297	0	0	0	1	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7429		18 Douglas Road Oldbury B68 9ST	0.04	0	1	DC/22/67218	0	0	1	0	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7430		76 West Park Road Smethwick B67 7JH	0.08	0	1	DC/22/67249	0	1	0	0	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Detailed consent granted or permitted development ;Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7443		158 - 160 High Street Princes End Tipton DY4 9JA	0.05	0	1	DC/22/67710	0	0	0	1	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7459		Land To The Rear Of 16 Church Road, Rowley Regis	0.1	0	1	DC/23/68186	0	0	0	0	1	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Feb 2025 site visit-not started	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7463		Land adjacent 79 White Road, Smethwick	0.03	0	1	DC/23/68202	0	0	0	0	1	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	2025 - Site visit 19.0 2.25 - not started	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7481	576-578 Bearwood Road, Smethwick	0.02	0	1	DC/23/68252	0	1	0	0	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	2025 - Site visit 19.0 2.25 - under construction, walls, roof complete, dormers appear to be starting, windows not yet installed. May complete by April ?	Detailed consent granted or permitted development ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;
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7492		574 Hagley Road West, Oldbury	0.04	0	1	DC/23/68347	0	1	0	0	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	2025 - Site visit 19.02 - under construction - builders, diggers and skip on site	Detailed consent granted or permitted development ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7493		Land adjacent to 88 Dial Lane, West Bromwich	0.04	0	1	DC/23/68352	0	0	0	0	1	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	No development (February 2025)	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7495		38 Upper High Street, Wednesbury	0.02	0	1	DC/23/68373	0	1	0	0	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Feb 2025 under construction, (Street View Aug 24)	Detailed consent granted or permitted development ;	Under construction - site assessment work completed ;need to check if completed ?;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7501		Adj 99 Moat Road Tipton DY4 9PR	0.15	0	1	DC/22/67644	0	0	0	0	1	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	No development (February 2025)	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7504	155 Stony Lane Smethwick B67 7BA	0.03	0	1	DC/22/67724	0	0	0	1	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	2025 - 19 Feb 2025 - site visit attempted - no access or visibility. Email sent to agent prior to SV - subsequently confirmed not started	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;
7510	46 Siviters Lane Rowley Regis B65 8DN	0.08	0	1	DC/23/68483	0	1	0	0	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Feb 2025 site visit, U/conn (Walls about head height)	Detailed consent granted or permitted development ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;

7512		79 Birmingham Road West Bromwich B70 6PX	0.05	0	1	DC/23/68503	0	0	1	0	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	18/02/2025. Site visit. Not started.	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7516		Land At 15 Devon Crescent West Bromwich B71 1BQ	0.05	0	1	DC/23/68526	0	0	0	1	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	2025 - not started, bldg control notice submitted	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7530		Land Adjacent To 55D Tompstone Road West Bromwich B71 3TB	0.02	0	1	DC/23/68723	0	0	0	0	0	1	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Jan 2025 No info on Street View/Bregs-need s visit	Outline consent granted;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7531		Land At 61 Harvest Road Rowley Regis B65 8EL	0.03	0	1	DC/23/68760	0	0	0	0	0	1	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Jan 25 No info on Street View/Bregs - Outline only-no visit required	Outline consent granted;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7539	1 Law Street West Bromwich	0.02	0	1	DC/23/67985	0	0	0	1	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Feb 2025 not started	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;
7543	Adj To 7 Charlotte Close Oldbury	0.02	0	1	DC/23/68013	0	0	0	0	0	1	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	No development - February 2025	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;

7554		131 Arden Road Smethwick	0.02	0	1	DC/24/69047	0	0	0	0	1	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Site visit 19.0 2.25 - not started NB/ new garden fence erected between site and neighbour	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7556		Adj No 2 St Albans Road Smethwick	0.03	0	1	DC/23/68704	0	0	1	0	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	19.0 2.25 site visit - vegetation cleared and skip on site, but no evidence of building work having started	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7561		Land To The Rear Of 2, 4 & 10 Hadzor Road Oldbury B68 9LA	0.04	0	1	DC/23/68847	0	0	0	0	1	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	06/02/2025 - no evidence of commencement.	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7567		Land At The Junction Of Ryders Green Road And Tasker Street West Bromwich	0.03	0	1	DC/23/68939	0	0	0	0	1	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	06/02/2025 - no evidence of commencement.	Outline consent granted;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7578	35 Salisbury Road West Bromwich	0.03	0	1	DC/23/68930	0	0	0	0	1	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	18/02/2025. Site Visit. Not Started.	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;
7588	Garden Of 30 Huntingdon Road West Bromwich B71 2RN	0.03	0	1	DC/24/69222	0	0	0	0	0	1	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Feb 2025 not started	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;

7608		Land At 23 All Saints Way West Bromwich	0.02	0	1	DC/24/69882	0	0	0	0	0	1	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Plan ning perm ission granted for single dwelling 17/01/2025. Assumed deliverable within five years.	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7638		76-76A Halesowen Street Rowley Regis	0.04	0	1	DC/24/69679	0	0	0	1	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Plan ning perm ission granted 15/11/2024. Conditions discharged 05/02/2025. Conversion of buildi	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7659	Rear Of 129A Vicarage Road West Bromwich	0.04	0	1	DC/24/69455	0	0	0	0	0	1	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning permission granted 03/12/2024 for single dwelling. Assumed deliverable within five years.	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;
7662	Severn Trent Water Limited Sewage Pumping Station Hamstead Road Great Barr Birmingham	0.03	0	1	DC/24/69871	0	0	1	0	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning permission granted 13/12/2024. Assumed deliverable within five years.	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;

7664	Land Adj 83 Dudley Port Tipton	0.02	0	1	DC/24/69858	0	0	0	1	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning permission granted 20/11/2024. Application to discharge conditions pending decision. Assume deliverable within five years.	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;
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7669	Rear Garden Of 39 Pear Tree Drive Great Barr Birmingham	0.11	0	1	DC/24/69391	0	1	0	0	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning permission granted 06/09/2024 for single bungalow. Conditions discharged 22/11/2024. CIL payment made. Assumed deliverable within five years.	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;
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7680		Side Garden Of 9 St Johns Close West Bromwich	0.07	0	1	DC/24/69595	0	0	0	1	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning permission granted 18/10/2024 for single dwelling. Assumed deliverable within five years.	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7681		74 Basons Lane Oldbury	0.04	0	1	DC/24/69810	0	0	0	0	1	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning permission granted for change of use to dwelling on 08/11/2024. Assumed deliverable	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7686		16 Market Place Wednesbury WS10 7AY	0.02	0	1	DC/24/69346	0	0	0	0	1	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning permission granted 25/10/2024 for conversion to HMO. Assumed deliverable within five years.	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7692		633 - 635 Bearwood Road Smethwick B66 4BL	0.02	0	1	DC/24/69433	0	0	0	1	0	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning permission granted 06/08/2024 for change of use to residential unit. Assumed deliverable within five years.	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7708		Land Adjacent To 39 Harvest Road Rowley Regis B65 8EW	0.02	0	1	DC/25/70213	0	0	0	0	0	1	1	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	Application under determination. Statutory consultation period passed with no objections	Application submitted pending consent	Pre-planning - little site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7712		Land Adj 141 Station Road Cradley Heath	0.03	0	1	DC/23/68449	0	0	0	0	1	0	1	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning permission granted 26/07/2024. Assumed deliverable within five years.	Detailed consent granted or permitted development	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7715		Rear Garden Of 83 Greenside Way Walsall WS5 4BJ	0.02	0	1	DC/25/70218	0	0	0	0	1	0	1	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	Planning application under determination.	Application submitted pending consent	Pre-planning - little site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
1122		Land adjacent The Bungalow Corngraves Road Cradley Heath	0.25	0	2	DC/21/66122	0	2	0	0	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	DC/21/66122 - development under construction	Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site under construction as of January 2025.	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	N/A	No limitations on deliverability due to availability of utilities and infrastructure provision;	

1847		land adjacent to 320 Halesowen Road Cradley Heath	0.02	0	2	PD/23/02436	0	0	0	2	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning granted - no development as of the start of 2025	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
3054		2 Roebuck Lane West Bromwich B70 6QP	0.03	0	2	PD/23/02436	0	2	0	0	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

6038		Land Adjacent To 27 Hopkins Street Tipton	0.03	0	2	DC/23/67937	0	0	2	0	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
6240		Land Adjacent 15 Cartwright Gardens Oldbury B69 3JJ	0.05	0	2	DC/22/67790	0	0	0	0	2	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Development not started.	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
6356		Site Of Former Ambulance Station Lawrence Lane Cradley Heath	0.13	1	2	DC/16/59925	0	0	0	0	0	2	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Work started on the site, but now has stalled.	Development implemented ;	Under construction - site assessment work completed ;	Site is viable - under construction but stalled		Site available - e.g. planning permission granted, or developer/landowner has expressed an		No limitations on deliverability due to availability of utilities and infrastructure provision;	

6670		Land Adjacent To 27 Sheepwash Lane Tipton DY4 7JE	0.06	0	2	DC/21/66177	0	0	0	2	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
6697		Land Adjacent To 2 Barnfield Road Tipton DY4 9DE	0.07	0	2	DC/24/69939	0	0	0	0	2	0	2	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	N/A	Previous application expired Sept 2024. New application submitted pending consent;	Planning permission granted - some site assessment work complete;	Likely viability issues capable of resolution		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

6829		10 - 12 Park Hill Wednesbury	0.05	0	2	DC/21/66097	0	0	0	2	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	PP Granted on appeal	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;	
6896		1 Raglan Road Smethwick	0.01	0	2	DC/23/68439	0	0	2	0	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - under construction but stalled		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;	

6947	Salisbury House , Lily Street, West Bromwich	0.89	1	2	DC/22/67690 DC/23/67979	1	0	2	0	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;
7016	The Factory Shop 3 And 4 Long Lane Rowley Regis B65 0HT	0.04	0	2	DC/21/66275	0	2	0	0	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Under Construction Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;

7035		131 High Street West Bromwich	0.01	0	2	DC/23/68470	0	0	2	0	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7127		166 - 167 High Street Rowley Regis	0.08	0	2	DC/20/64366	0	2	0	0	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Development implemented ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7275		Land At Corner Of Millfields Road Windsor Road West Bromwich	0.07	0	2	DC/21/66307	0	0	2	0	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7341		456 - 458 Hagley Road West Oldbury	0.11	4	2	DC/23/68162; DC/24/69390	4	2	0	0	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Detailed consent granted or permitted development ;Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7348	106 Upper Church Lane Tipton	0.02	0	2	DC/22/67021	0	0	0	2	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;
7366	568 Bearwood Road Smethwick	0.20	0	2	DC/22/67481	0	0	2	0	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;

7367		The Eight Locks 1 Ryders Green Road West Bromwich	0.05	0	2	DC/22/67278	0	2	0	0	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Detailed consent granted or permitted development ;Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7372		21 Brunswick Park Road Wednesbury	0.02	0	2	DC/22/67530	0	0	0	2	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7395		Flat 75 Cape Hill Smethwic k	0.02	0	2	DC/23/67920	0	0	0	0	2	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or develop er/lando wner has express ed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7444		88 Dial Lane West Bromwich B70 0EG	0.04	0	2	DC/22/67730	0	0	0	2	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or develop er/lando wner has express ed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7445		Land Adj 181 Hales Crescent Smethwic k B67 6QX	0.02	0	2	DC/22/67837	0	2	0	0	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Detailed consent granted or permitted development ;Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7453		2A Franchise Street Wednesbury	0.09	0	2	DC/23/68498	0	0	0	0	2	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	No development - MW (June 2024)	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7461		Land to the rear of 110 and 111 St Pauls Road, Smethwick	0.04	0	2	DC/23/68191	0	0	0	0	2	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	site visit 2025 - not started	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7462		Land adjacent 144 Hargate Lane, West Bromwich	0.04	0	2	DC/23/68200	0	0	0	2	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	2025 - site visit - not started. Bldg control notice submitted	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7469		1A Titford Lane, Rowley Regis	0.01	0	2	DC/23/68242	0	0	0	2	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	2025 - not started, DOC apps submitted	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;	
7470		52 Cape Hill, Smethwick	0.03	0	2	DC/23/68247	0	0	0	2	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	2025 - not started	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;	

7486	38 High Street, Cradley Heath	0.03	0	2	DC/23/68288	0	0	0	2	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	2025 - May 2024 No evidence of commencement	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;
7498	1 Simcox Road, Wednesbury	0.03	0	2	DC/23/68427; PD/24/02766	0	0	0	2	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	No development (February 2025)	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;

7511		3-6 Brailsford Drive Smethwick B66 3NH	0.02	0	2	DC/23/68490	0	0	0	0	2	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	site visit - Not started 19.0 2.25	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7513		1 Embassy Drive Oldbury B69 2ER	0.05	0	2	DC/23/68508	0	0	0	0	2	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	18/0 2/20 25. Site visit. Not started	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7526	616 Bearwood Road Smethwick B66 4BW	0.01	0	2	DC/23/67938	0	0	0	0	2	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	another app submitted for add 4 flats pending appeal	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;
7564	26-28 Birmingham Street Oldbury	0.02	0	2	DC/23/68883	0	0	0	0	2	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	13/02/2025 - no evidence of commencement at site visit.	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;

7584		205 - 207 Princess Parade High Street West Bromwich B70 7QZ	0.03	0	2	DC/24/69107	0	0	0	0	0	2	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	18/02/2025. Site Visit. Not Started	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7591		74 Wood Green Road Wednesbury WS10 9QW	0.05	0	2	DC/23/68921	0	0	0	0	2	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7654		94 - 95 Brasshouse Lane Smethwick	0.02	0	2	DC/24/69822	0	0	0	0	0	2	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning permission granted 12/11/2024 for change of use to create two flats. Assumed deliverable within five years.	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7660		Land At The Croft Hydes Road Wednesbury	0.28	0	2	DC/24/69733	0	0	0	0	0	2	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning permission granted 13/12/2024 for two dwellings. Assumed deliverable	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7688		Flat 1 Sherwood House Sherwood Road Smethwick	0.04	0	2	DC/24/69252	0	2	0	0	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning permission granted for subdivision on two flats on 24/05/2024. Scheme under construction and CIL paid.	Detailed consent granted or permitted development ;Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7691		70 Clarkes Lane West Bromwich B71 2BU	0.02	0	2	PD/24/02805	0	0	0	2	0	0	2	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Permitted development for change of use to two apartments confirmed 13/12/2024. Assu	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7714		160 Rolfe Street Smethwick B66 2AU	0.02	0	2	DC/25/70350	0	0	0	0	2	0	2	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	Planning application under determination.	Application submitted pending consent	Pre-planning - little site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;	
7716		33 High Street Rowley Regis B65 0DR	0.03	0	2	DC/25/70327	0	0	0	0	2	0	2	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	Planning application under determination.	Application submitted pending consent	Pre-planning - little site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;	

7717		Flat 126 Horseley Heath Tipton DY4 7EH	0.04	0	2	DC/25/70247	0	0	0	0	0	2	2	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	Planning application under determination.	Application submitted pending consent	Pre-planning - little site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
3133		Desi Masala 361 High Street West Bromwich	0.2	0	3	DC/23/67896	0	0	0	3	0	0	3	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

3361		Land Adjacent 38 Clay Lane Oldbury	0.07	0	3	DC/23/68173	0	0	0	0	3	0	3	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	The site is up for sale.	No limitations on deliverability due to availability of utilities and infrastructure provision;	
6052		51 Beeches Road West Bromwich	0.48	0	3	DC/22/67489	0	0	0	3	0	0	3	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

6792	52 Vicarage Road Oldbury B68 8HL	0.03	0	3	DC/19/63186	0	3	0	0	0	0	3	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;
7113	Rear Garden Of 83 Greenside Way Walsall	0.02	0	3	DC/22/67156	0	0	3	0	0	0	3	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;

7114		264 High Street West Bromwich B70 8AQ	0.04	0	3	DC/21/65161	0	3	0	0	0	0	3	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Under Construction	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7221		Land At The Junction Of Tippity Green/Dudley Road Rowley Regis	0.07	0	3	DC/22/67817	0	0	3	0	0	0	3	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7338	Cock Inn 75 Dudley Road Rowley Regis	0.12	0	3	DC/22/67175	0	3	0	0	0	0	3	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Detailed consent granted or permitted development ;Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;
7359	Holly Bush The Uplands Smethwick	0.14	0	3	DC/22/67124	0	3	0	0	0	0	3	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Detailed consent granted or permitted development ;Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;

7379		99 Park Lane East Tipton	0.03	0	3	DC/22/67686	0	0	0	3	0	0	3	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;	
7446		58 - 59 Lower High Street Wednesbury WS10 7AL	0.04	0	3	DC/23/67867	0	0	0	0	3	0	3	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;	

7447	129 High Street West Bromwich B70 6NY	0.01	0	3	DC/23/67883	0	0	0	3	0	0	3	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;
7468	64 High Street, Smethwick	0.12	0	3	DC/23/68236	0	0	0	3	0	0	3	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	2025 - site visit 19.02 - not started	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;

7586		24 Railway Street West Bromwich	0.01	0	3	DC/24/69083	0	0	0	3	0	0	3	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	18/02/2025. Site Visit. Not Started	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7605		Fun And Care Day Nursery Bearmore Road Cradley Heath	0.03	0	3	DC/24/69189	0	3	0	0	0	0	3	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under construction - CIL commencement notice made September 2024 and building regulations notice submitted.	Development implemented ;Detailed consent granted or permitted development ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7619		Jolyon Court Meadow Walk Cradley Heath	0.08	0	3	DC/24/69187	0	3	0	0	0	0	3	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under construction.	Development implemented ;Detailed consent granted or permitted development ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7639		34 High Street Rowley Regis	0.02	0	3	DC/24/69714	0	3	0	0	0	0	3	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning permission granted 16/10/2024. Conditions discharged and scheme under construction. Assumed deliverable within	Detailed consent granted or permitted development ;Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

6225		117 Bloomfield Road Tipton	0.08	0	4	DC/24/69460	0	0	0	0	0	4	4	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	New application submitted, not started.	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
6683		Churchfields, West Bromwich	0.14	0	4	DC/07/47757	0	0	0	0	0	4	4	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	Could be constructed around 29/30 perhaps	Pre-planning;	Pre-planning - little site assessment work complete;	Likely viability issues capable of resolution		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7089		41 Lower High Street Wednesbury WS10 7AJ	0.02	0	4	DC/24/69415	0	4	0	0	0	0	4	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7144		Land Adjacent 76 Brades Road Oldbury	0.13	0	4	DC/24/69248	0	0	0	0	4	0	4	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Outline consent for four homes granted 04/11/2024. Assumed deliverable within five years.	Outline consent granted;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7176	The Old Chapel Hopkins Street Tipton DY4 7ST	0.07	0	4	DC/22/66678	0	0	0	0	0	4	4	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Outline consent granted;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;
7335	2 Thynne Street West Bromwich B70 6PH	0.02	0	4	DC/21/66178	0	0	4	0	0	0	4	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;

7361		1 - 28 Thorn Close Wednesbury	0.67	0	4	DC/22/67408	0	4	0	0	0	0	4	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Detailed consent granted or permitted development ;Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7375		26 - 28 Carters Green West Bromwich	0.09	0	4	PD/22/02248	0	0	0	0	4	0	4	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7387		Lockup Garages Rear 29 And 31 Vernon Road Oldbury	0.05	0	4	DC/22/67831	0	0	0	0	4	0	4	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7389		129-131 Lodge Road West Bromwich	0.04	0	4	DC/22/67826	0	0	0	4	0	0	4	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7474		35 - 37 Waterloo Road Smethwic k B66 4JU	0.02	0	4	DC/23/68299	0	0	0	0	4	0	4	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	2025 - not started	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7528		Bearwood Indoor Market 509 - 511 Bearwood Road Smethwic k B66 4BE	0.07	0	4	DC/23/68681	0	4	0	0	0	0	4	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Jan 2025 U/con (Street View)	Detailed consent granted or permitted development ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7540		100 High Street West Bromwich B70 6JW	0.11	0	4	PD/23/02470	0	0	0	0	4	0	4	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	18/02/2025. Site Visit. Not Started	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7559		Land To The Rear Of 22 To 56 Francis Ward Close West Bromwich	0.22	0	4	DC/23/68823	0	0	0	4	0	0	4	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	No development - February 2025	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7580		Land To The Rear Of 33 High Street West Bromwich	0.04	0	4	DC/23/68928	0	0	0	0	4	0	4	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	18/02/2025. Site Visit. Not Started.	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7706		38 - 39 High Street Rowley Regis B65 0DR	0.04	0	4	DC/24/69956	0	0	0	0	0	4	4	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	Planning application submitted for conversion to four apartments pending decision. Statutory consultation period has finished with no	Application submitted pending consent; Pre-application advice given;	Pre-planning - little site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

6913	364A High Street Smethwick	0.03	0	5	PD/21/01873 PD/21/01714	0	0	5	0	0	0	5	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;	
7043	83 Dingle Street Oldbury	0.03	0	5	DC/23/67842	0	0	0	5	0	0	5	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Building control notice submitted	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;	

7514		Land To The Rear Of 120 Dudley Road Poplar Avenue Tipton	0.06	0	5	DC/23/67869	0	0	0	0	5	0	5	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Feb 2025 ,no development	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7572		35-37 High Street West Bromwich B70 6PB	0.06	0	5	DC/24/68994	0	0	0	0	0	5	5	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	18/02/2025. Site Visit. Not Started.	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

2052		Land At The Junction Of Sedgley Road West Neptune Street Tipton	0.04	0	6	DC/24/69308	0	0	6	0	0	0	6	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Foundations started in Jan 2025 . Anticipated completion in 2026 /27	Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
2396		116/117 Graingers Lane Cradley Heath	0.04	0	6	DC/08/49723	0	0	0	0	0	6	6	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Development of the site is stalled.	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - under construction but stalled	Development of the site has been stalled for a number of years.	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

2886		Site Of 18A Church Vale West Bromwich	0.05	0	6	DC/10/52726	0	0	0	0	0	6	6	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Site stalled	Development implemented ;	Under construction - site assessment work completed ;	Site is viable - under construction but stalled	The site has been stalled for a number of years.	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	Worked started but has stalled.	No limitations on deliverability due to availability of utilities and infrastructure provision;	
6351		60 Sandon Road Birmingham	0.05	0	6	DC/16/59630	0	6	0	0	0	0	6	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Site under construction.	Detailed consent granted or permitted development ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7133		Former Ryder House, Whitgrave St, West Bromwich	0.148	0	6	DC/22/66943	0	6	0	0	0	0	6	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7163		Leabrook Road/Willingsworth Road, Tipton	0.37	0	6	DC/20/64598	0	0	6	0	0	0	6	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Detailed consent granted or permitted development ;Development implemented ;	Under construction - site assessment work completed ;	Site is viable - under construction but stalled		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7282		Land Adjacent 39 And 40 Eagle Lane Tipton	0.08	0	6	DC/22/66759	0	6	0	0	0	0	6	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Detailed consent granted or permitted development ;Development t implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7452		2A Franchise Street Wednesbury WS10 9RE	0.09	0	6	DC/23/68498	0	0	6	0	0	0	6	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Agent anticipates completion in June 2026	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7471		172 Park Lane West Tipton DY4 8LD	0.03	0	6	DC/23/68264	0	6	0	0	0	0	6	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Feb 2025 - Street View shows workers on site	Need to check whether works underway or completed; Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7523		Confederation Of Bangladeshi Organisations Harwood Street West Bromwich B70 9JF	0.07	0	6	DC/23/68638	0	0	0	6	0	0	6	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	2025 - Yet to decide the commencement of the construction and envisages construction work will commence before the expiry of the	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7581		Barclays 70 Birmingham Road Rowley Regis B65 9BA	0.12	0	6	DC/24/69104	0	0	0	0	6	0	6	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Feb 2025 site visit, not started,	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;	
7613		Red Lion 172 Park Lane West Tipton	0.08	0	6	DC/23/68434	0	6	0	0	0	0	6	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Developer has confirmed under construction with completion expected 2025 .	Detailed consent granted or permitted development ;Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;	

7684		44A Witton Lane West Bromwich B71 2AU	0.10	0	6	DC/24/69287	0	0	0	0	6	0	6	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Plan ning perm ission granted for conversio n to six flats on 16/0 8/20 24. Assu med deliv erabl e withi n five year s.	Detailed consent granted or permitted development ;	Planning permission granted - some site assessme nt work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or develop er/lando wner has express ed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7689		784-794 Hagley Road West Oldbury B68 0PJ	0.08	0	6	PD/24/02706	0	0	0	0	0	6	6	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Per mitte d deve lopm ent for chan ge of use to creat e six apart ment s confi rmed 29/0 8/20 24.	Detailed consent granted or permitted development ;	Planning permission granted - some site assessme nt work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or develop er/lando wner has express ed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

6681		Coppice Street, West Bromwich	0.26	0	7		0	0	7	0	0	0	7	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	2025 Start anticipated	Councils own Council House 5 year supply to build ;	Pre-planning - little site assessment work complete;	Likely viability issues capable of resolution	Unknown	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;	
7001	SH38	Brades Road, Oldbury	0.02	0	7	DC/23/68812	0	0	0	0	7	0	7	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;	

7075		Land At Hall Green Road Hall Green Road West Bromwich	8.71	216	7	DC/20/65059	216	7	0	0	0	0	7	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Under Construction	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7297		13 And 13A Wellington Road Smethwick	0.1	0	7	DC/21/66361	0	0	0	7	0	0	7	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7547		304 High Street, Smethwick	0.12	0	7	DC/23/68087	0	0	0	0	0	7	7	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	check 2025 /26	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
2946	SH27	(Railway Street) Site surrounding former Post office and Telephone exchange Horseley heath tipton	1.16	0	8		0	0	8	0	0	0	8	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	Part of SMB C Council house five year pipeline.	Pre-planning;	Pre-planning - little site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

3310		Site Of 180-190 Dudley Road Rowley Regis	0.15	0	8	DC/12/54578	0	8	0	0	0	0	8	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Site was stalled, work now started again - 2025 .	Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7070		Harvest Road Day Centre Harvest Road Rowley Regis B65 8EL	0.19	0	8	DC/20/65009	0	0	8	0	0	0	8	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Outline consent granted;	Pre-planning - little site assessment work complete;	Likely viability issues capable of resolution	Permission in principle granted	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	1-5 Years	No limitations on deliverability due to availability of utilities and infrastructure provision;	

7154		St Vincent Cresent, Harvills	0.24	0	8	DC/22/67815	0	8	0	0	0	0	8	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Development implemented ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7687		Doctors Surgery 33 Newton Road Great Barr Birmingham B43 6AA	0.02	0	8	DC/24/69366	0	0	0	8	0	0	8	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning permission granted for change of use to eight flats on 16/09/2024. No evidence of commencement but assumed deliverable	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7096		Land Adjacent 63 Oxford Way Tipton	0.28	0	9	DC/21/66443	0	0	9	0	0	0	9	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7488		Lawrence Lane Methodist Church , Lawrence Lane , Cradley Heath	0.04	0	9	DC/23/68304	0	9	0	0	0	0	9	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Feb 2025 site visit - under construction	Detailed consent granted or permitted development ;	Under construction - site assessment work completed ;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7558		4 Brick Kiln Street Tipton	0.08	0	9	DC/24/69019	0	0	0	0	0	9	9	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	06/02/2025 - no evidence of commencement.	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7606		Halfway House 75 Old Meeting Street West Bromwich	0.05	0	9	DC/24/69212	0	0	0	9	0	0	9	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Detailed planning permission granted 03/05/2024. Application made to discharge conditions early 2025 (ref. DOC/25/0839). Delivery assured	Detailed consent granted or permitted development ;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

Table 7: B. Sites of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register.

Site Ref	SLP Ref	Address	Total Site Area	No of units completed	Homes Deliverable 0-5 years (2025/26-2029/30)	Planning Application	Comps to Date	2025/26	2026/27	2027/28	2028/29	2029/30	Homes deliverable up to 2040/41	Application group	Developer' s delivery intentions	Current planning status	Site assessment work	Site viability	Site viability comments	Site availability	Site availability comments	Infrastructure provision	Infrastructure provision comments
7185		Land Adjacent 44 Rood End Road Oldbury	0.03	0	10	DC/24/69502	0	0	10	0	0	0	10	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Anticipated completion of all units in 2026/27	Detailed consent granted or permitted development;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer /landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7382		Land Off Beauty Bank Cradley Heath	0.13	0	10	DC/17/60538	0	10	0	0	0	0	10	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Detailed consent granted or permitted development; Development implemented;	Under construction - site assessment work completed;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	N/A	Site available - e.g. planning permission granted, or developer /landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7568		Chartwell Grange 441 Halesowen Road Cradley Heath B64 7JD	0.05	0	10	DC/23/68839	0	0	0	10	0	0	10	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Feb 2025 site visit- not started	Detailed consent granted or permitted development;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7650		Land Adjacent 44 Rood End Road Oldbury	0.09	0	10	DC/24/69502	0	0	0	0	0	10	10	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning permission granted 08/01/2025. No response from developer however considered deliverable within five years.	Detailed consent granted or permitted development;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

2013		Land Between n No.32 And George Betts School West End Avenue Smethwick	0.32	0	11	DC/22/67014	0	11	0	0	0	0	11	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	As of the start of 2025 the site is under construction.	Development implemented;	Under construction - site assessment work completed;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7352		396 - 400 High Street West Bromwich	0.02	0	11	DC/22/66859	0	11	0	0	0	0	11	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Detailed consent granted or permitted development implemented;	Under construction - site assessment work completed;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7599		Wagon And Horses 83 Lewisham Road Smethwick	0.70	0	11	DC/24/69093	0	0	0	0	0	11	11	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Outline consent grant 04/06/24. RM yet to be submitted (only access and landscaping were reserved). Only just above ten dwelling threshold so considered deliverable within five years.	Outline consent granted;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
856		Cradley Road / Bannister street Cradley Heath	0.52	0	12	DC/15/58174	0	0	0	0	0	12	12	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	DC/15/58174 - development under construction, development stalled.	Development implemented;	Under construction - site assessment work completed;	Site is viable - under construction but stalled	Development of the site has stalled as of January 2025.	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	N/A	No limitations on deliverability due to availability of utilities and infrastructure provision;	

1483		11-19 Walsall Street, West Bromwich	0.09	0	12	DC/23/68205	0	12	0	0	0	0	12	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Site under construction 2025. Anticipated completion in 2025/26.	Development implemented;	Under construction - site assessment work completed;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
3153		Former Fisheries Site Union Road Oldbury	2.13	5	12	DC/10/51937	5	0	0	0	0	12	12	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	The site has stalled.	Detailed consent granted or permitted development;	Under construction - site assessment work completed;	Site is viable - under construction but stalled		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

6572		Land Adjacent Elim Pentecostal Church Woodland Drive Smethwick	0.07	0	12	DC/22/67753	0	0	0	12	0	0	12	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
6891		173 Rolfe Street Smethwick	0.40	0	12	DC/19/63734	0	0	0	0	0	12	12	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7156		Crosswells Road, Langley	0.29	0	12	DC/22/67660	0	12	0	0	0	0	12	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Development implemented;	Under construction - site assessment work completed;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7217		67-81 Greenlans St Marks Road Tipton	0.03	0	12	DC/22/66870	0	0	0	0	0	12	12	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	N/A	Outline consent granted;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7617		Land Adjacent 302 Halesowen Road Cradley Heath	0.15	0	12	DC/23/68940	0	0	0	12	0	0	12	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning permission granted 12/03/2024. No known constraints to development. Assumed deliverable within five years.	Detailed consent granted or permitted development;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
6667		Brook Road Open Space, Wolverhampton Road, Oldbury	0.56	0	13	DC/20/64505	0	0	0	0	13	0	13	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N?A	Detailed consent granted or permitted development;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

3254		Astle House Astle Park West Bromwich	0.06		14	DC/12/ 55442	0	14	0	0	0	0	14	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Development implemented;	Under construction - site assessment work completed;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site still under construction - 2025.	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
6020	SH47	Site Of Former Stone Cross Neighbourhood Office Clifton Lane West Bromwich	0.32	0	14	DC/23/ 68961	0	0	0	0	0	14	14	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	The developer who was granted planning permission no longer owns the site.	Detailed consent granted or permitted development;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

6237	Site Of 239 To 243 Tittford Road Oldbury	0.10	0	14	DC/24/69535	0	14	0	0	0	0	14	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Development under construction.	Development implemented;	Under construction - site assessment work completed;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7354	Woden House Market Place Wednesday	0.05	0	14	PD/22/02116	0	0	14	0	0	0	14	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7600		Land Adjoining Edwin Richards Quarry And Adjacent 25-34 Portway Road Rowley Regis	0.34	0	14	DC/24/69110	0	0	0	0	0	14	14	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	Outline consent granted 31/05/2024 with all matters except access reserved. Just above ten units with no obvious constraints to development, therefore included within five year supply.	Outline consent granted;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
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7679		Trinity House Nursing Home Mace Street Cradley Heath B64 6HP	0.11	0	14	DC/24/69792	0	0	0	14	0	0	14	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning permission granted 13/01/2025 for conversion of existing building. Application to discharge pre-commencement condition awaiting decision. Assumed deliverable within five years.	Detailed consent granted or permitted development;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
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7707		855 Wolverhampton Road Oldbury B69 4RU	0.23	0	14	DC/24/70113	0	0	0	0	0	14	14	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	Application submitted for demolition of existing buildings and construction of 14 apartments pending decision. Additional drainage information has been requested from LLFA. Some design changes have been requested from Urban Design and Police and Strategic Transport. Ecology Officer has raised issues within BNG offsetting but this is capable of resolution. No objections from other consultees. Statutory consultation period has ended. Assumed will secure consent and deliverable within five years,	Application submitted pending consent;Pre-application advice given;	Pre-planning - little site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
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764		Hawes Lane Rowley Regis	0.56	0	15	DC/21/66305	0	15	0	0	0	0	15	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under construction 2025 - Works started on site but no completion date as the contractor went into liquidation.	Development implemented;	Under construction - site assessment work completed;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site under construction - no completion date as the contractor went into liquidation.	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
6731	SH10	Tipton Conservative And Unionist Club 64 Union Street Tipton	0.19	0	15	DC/24/70135	0	0	0	0	0	15	15	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Application submitted pending consent;	Pre-planning - little site assessment work complete;	Likely viability issues capable of resolution		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

6838		Land Fronting Archer Way (Rear Of 12 To 18) Avenue Road Rowley Regis	0.12	0	15	DC/23/68407	0	0	0	0	15	0	15	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction, anticipated completion in 3rd quarter of 2029.	Development implemented;	Under construction - site assessment work completed;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	Under Construction,	No limitations on deliverability due to availability of utilities and infrastructure provision;	
7690		Apollo House Rounds Green Road Oldbury B69 2DF	0.2	0	15	PD/24/02692	0	0	0	0	0	15	15	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Permitted development for conversion to 15 apartments confirmed 30/08/2024. Building control notice received. Assumed developable within five years.	Detailed consent granted or permitted development;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7119		164 Birmingham Road West Bromwich B70 6QG	0.22	0	16	PD/20/01595	0	16	0	0	0	0	16	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Development implemented;	Under construction - site assessment work completed;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7418		Dartmouth House Sandwell Road West Bromwich	0.07	0	16	PD/22/02268	0	16	0	0	0	0	16	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Detailed consent granted or permitted development implemented;	Under construction - site assessment work completed;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

6837		Pheasant Inn 273 Abbey Road Smethwick	0.62	14	17	DC/19/ 63479	0	17	0	0	0	0	17	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Site under construction, approx 50% units completed	Development implemented;	Under construction - site assessment work completed;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	Site under construction, approx 50% units completed	No limitations on deliverability due to availability of utilities and infrastructure provision;	
1170	SH59	Beever Road Great Bridge	0.83	0	18	DC/21/ 65582	0	18	0	0	0	0	18	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under construction - 2025 Works in progress – completion estimated March 2025.	Development implemented;	Under construction - site assessment work completed;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	N/A	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	N/A	No limitations on deliverability due to availability of utilities and infrastructure provision;	

2423		Former Dept of Social Security Church Hill Street Smethwick	0.51	0	18	DC/22/66789	0	0	0	0	0	18	18	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Site not started - land ownership issue needs to be resolved.	Detailed consent granted or permitted development;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site has ownership constraints which can be overcome - e.g. site assembly required, site not owned by developer, land is ransomed;	There is a moratorium or something similar on part of the site, controlled by the Church. This is proving to be difficult for the landowner.	No limitations on deliverability due to availability of utilities and infrastructure provision;	
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7157		Grafton Lodge, Grafton Road, Oldbury	0.53	0	18	DC/24/70013	0	0	0	0	0	18	18	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Sale to affordable Housing provider subject to PP.	Detailed consent granted or permitted development;	Planning permission granted - some site assessment work complete;	Likely viability issues capable of resolution		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
6682		Cricket Ground, Garratts Lane	0.49	0	20		0	0	0	20	0	0	20	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	Sandwell Council Housing site. It is anticipated that this site could start circa 2026/27	Pre-planning;	Pre-planning - little site assessment work complete;	Likely viability issues capable of resolution		Site has ownership constraints which can be overcome - e.g. site assembly required, site not owned by developer, land is ransomed;	Vehicle access to site is required.	No limitations on deliverability due to availability of utilities and infrastructure provision;	

7017		Coniston, Derwent, Rydal, Ullswater & Windermere Houses Badsey Road & Lion Farm Shops And Flats Hartlebury Road Oldbury	1.77	0	20	DC/19/63633	0	20	0	0	0	0	20	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Development implemented;	Under construction - site assessment work completed;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7505		The Wheatsheaf 1 Turners Hill Rowley Regis B65 9DP	0.14	0	20	DC/22/66968	0	0	0	0	0	20	20	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	2025 response to email - Currently in the final stages of selling the site .	Detailed consent granted or permitted development;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	Site currently being sold	No limitations on deliverability due to availability of utilities and infrastructure provision;	

7621	SH40	Langley Swimming Centre, Vicarage Road, Oldbury	0.49	0	20		0	0	20	0	0	0	20	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	Council owned site being delivered as new council housing. Former swimming baths demolished in 2024. Delivery programmed for 2026/27 completion	Pre-planning;	Pre-planning - little site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site has already received Brownfield Land Release Fund money. Forms part of council housing build programme with funding allocation in place.	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	Site is council owned and will be delivered as new council housing.	No limitations on deliverability due to availability of utilities and infrastructure provision;	
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7636		Site Of Former 3 And 4 Cardale Street Rowley Regis	0.34	0	20	DC/24/69679	0	0	20	0	0	0	20	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Developer has confirmed anticipated completion in 2026/27 in email. All plots have substructure works complete with golden brick being achieved. Timber frame has been installed to plots 10-14 with roofing, pv panels and first fix works complete in these plots. The flats, being traditional build, are up to the final lift now with the concrete stairs also installed. Windows and rear doors have been fitted, and all external drainage had been completed. The roads have been set out, stoned up and base coursed with	Detailed consent granted or permitted development implemented;	Under construction - site assessment work completed;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site under construction and with developer expecting to complete 2026/27	Site available - e.g. planning permission granted, or developer has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
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7710		Cradley Heath Community Centre		0	20		0	0	20	0	0	0	20	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	Part of council housing build programme and due to be delivered within five years.	Pre-planning;	Pre-planning - little site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
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6916		Vacant Land Off Friardale Close/School Road/Carrington Road Wednesday	0.76	0	25	DC/22/67216	0	0	0	0	0	25	25	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development;	Planning permission granted - some site assessment work complete;	Likely viability issues capable of resolution		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	2025 scheme was not progressed - property services looking to sell	No limitations on deliverability due to availability of utilities and infrastructure provision;	
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7629 (176)	SM5	cultural quarter, west brom	1.09	0	26	DC/24/69626	0	26	0	0	0	0	26	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning permission granted 30/01/2025 for 26 new build apartments. Some conditions discharged. CIL commencement notice received. Assumed will be delivered within five years.	Detailed consent granted or permitted development implemented;	Under construction - site assessment work completed;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Development benefiting from Brownfield Land Release Fund money.	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;
3220	SH1	Brown Lion Street/ Bloomfield Road	0.46	0	28	DC/23/67972	0	0	28	0	0	0	28	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Ground works started on site - 2025.	Development implemented;	Under construction - site assessment work completed;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;	

7357	SH5	Mill Street, Great Bridge	0.44	0	28	DC/22/67019/ DC/22/67018	0	0	0	0	28	0	28	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Anticipated completion in a year after commencement	Detailed consent granted or permitted development;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		Some limitations on deliverability due to availability of utilities and infrastructure provision which is capable of resolution;	
7121		Land Adjacent 83 Dudley Port Tipton DY4 7RB	0.20	0	30	DC/22/67234	0	0	0	0	0	30	30	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Outline consent granted;	Planning permission granted - some site assessment work complete;	Likely viability issues capable of resolution		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7652		Central Scaffolding Limited Friar Park Road Wednesbury	0.78	0	34	DC/24/69650	0	0	0	0	0	34	34	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning application under determination. Statutory consultation period passed. No objections from consultees - design of scheme being re-visited following Urban Design comments. Proposed to be delivered as 100% affordable scheme. Assumed deliverable within five years.	Application submitted pending consent;	Pre-planning - little site assessment work complete;	Likely viability issues capable of resolution		Site has existing uses which need to relocate;	Existing scaffolding business on site. Planning submission confirms no technical constraints to developing site.	No limitations on deliverability due to availability of utilities and infrastructure provision;	
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7195	SH5 6	Moiliett Street Park - Grove Lane masterplan	0.77	0	35		0	0	0	0	35	0	35	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	N/A	Pre-planning;	Pre-planning - little site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
2588	SH5 7	Grove Street / MMUH / School - Grove Lane MP	2.18	0	40		0	0	0	0	0	40	85	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	Part of the Grove Lane Master Plan - 2026-28 Levelling Up Fund money secured to bring the site forward.	Pre-planning;	Pre-planning - little site assessment work complete;	Likely viability issues capable of resolution		Site has existing uses which need to relocate;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

6919	SH53	Grove Lane/ Cranford Street/ London Street	1.23	0	40		0	0	0	0	0	40	108	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	Part of Grove Lane Masterplan being delivered by council.	Pre-planning;	Pre-planning - little site assessment work complete;	Likely viability issues capable of resolution	Funding secured to deliver Grove Lane Masterplan from Towns Fund and Levelling Up Fund Round 3	Site has ownership constraints which can be overcome - e.g. site assembly required, site not owned by developer, land is ransomed;	Site has existing uses and ownership constraints including site assembly	No limitations on deliverability due to availability of utilities and infrastructure provision;	
2908	SH45	Site Of 30-144 Mounts Road Wednesday	1.07	0	45	DC/22/67797	0	45	0	0	0	0	45	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Work has started on the development.	Development implemented;	Under construction - site assessment work completed;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

2227	SH7	The Boat Gauging House & Adjoining Land, Factory Road, Tipton, DY4 9AU	0.57	0	50	DC/21/65872	0	0	0	0	25	25	50	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning permission granted, as of the start of 2025 no development. Planning permission expires - 27.04.2025	Detailed consent granted or permitted development;	Planning permission granted - some site assessment work complete;	Likely viability issues capable of resolution	May be potential viability issues, as development has not started and planning permission expired April 2025.	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
1533		Great Bridge - Car Park Tipton	0.37	0	52	DC/17/60197	0	52	0	0	0	0	52	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Site under construction	Development implemented;	Under construction - site assessment work completed;	Site is viable - under construction but stalled	Construction work was started on site, but is now stalled.	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

2371	SH4 1	North Smethw ick Canalsi de Smethw ick	8.77	0	55		0	0	0	0	0	55	500	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	Part of North Smethwick Canalside masterplan being led by council. Site assessme nt work underway.	Pre- planning;	Pre- planning - little site assessment work complete;	Likely viability issues capable of resolution	Advised that actively looking at bringing part of this forward with either WMCA or Towns Fund interven tion;	Site has ownershi p constraint s which can be overcome - e.g. site assembly required, site not owned by developer , land is ransomed ;	Coun cil owns sever al parce ls (e.g. Rolfe Stree t Baths and Smet hwick Enter prise Centr e) which woul d form earlie r devel opme nt parce ls	No limitations on deliverabilit y due to availability of utilities and infrastructur e provision;	
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7635		Land And Buildings 6 To 25 And 70 To 75 Corner Of Union Street And Albion Street Tipton	0.47	0	55	DC/24/69509	0	0	55	0	0	0	55	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Council owned site being delivered as new council housing. Existing buildings demolished early 2025. Contractor procurement underway. Anticipated completion 2026/27.	Detailed consent granted or permitted development;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Being funded through Levelling Up Fund grant and council HRA match funding.	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	Site is council owned.	No limitations on deliverability due to availability of utilities and infrastructure provision;	
6483	SH61	Thandi Coach Station Alma Street Smethwick B66 2RL	0.71	0	58	DC/17/60747	0	0	0	0	0	58	58	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Technical start on site undertaken.	Detailed consent granted or permitted development;	Under construction - site assessment work completed;	Site is viable - under construction but stalled	Technical start on site undertaken.	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

2590	SH55	Cape Arm Cranford Street	2.13	0	60		0	0	0	0	0	60	170	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	SMBC currently in dialogue to acquire site for Towns Fund project or could use CPO powers. Advised 2025/27 delivery.	Pre-application advice given;	Pre-planning - little site assessment work complete;	Likely viability issues capable of resolution		Site has ownership constraints which can be overcome - e.g. site assembly required, site not owned by developer, land is ransomed;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7196	SH58	Abberley Street Grove Lane Master Plan	2.48	0	60		0	0	0	0	30	30	140	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	N/A	Pre-planning;	Pre-planning - little site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	Site is owned by WMC A. Expected to be disposed of to an affordable housing developer during 2025	No limitations on deliverability due to availability of utilities and infrastructure provision;	

7477		51 Green Street West Bromwich B70 6DL	0.11	0	60	DC/23/68524	0	0	0	0	60	0	60	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	2025 - response to email - Agent anticipates REM app will be submitted in Dec 2025 and anticipated completion of all 60 dwellings in 2028/29 monitoring year. Potential increase in capacity to 77 -100 to improve viability	Outline consent granted;	Planning permission granted - some site assessment work complete;	Likely viability issues capable of resolution through increasing number of homes	Density proposed to be increased to overcome viability issues.	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;	
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	SH2	Land adjacent to Asda, Wolverhampton Road, Oldbury	1.6	0	60	DC/23/68927	0	0	0	0	60	0	60	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	Application refused on air quality, ecological and highways grounds, and has been appealed. Issues considered capable of resolution and site assumed deliverable within five years.	Application submitted pending consent	Pre-planning - little site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;	
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7665		Kingston House 438 - 450 High Street West Bromwich	0.22	0	67	DC/24/69630	0	0	0	0	0	67	67	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Planning permission granted for alterations to existing building to create 128 co-living apartments on 12/03/2024. Housing delivery test rule book used to apportion as 67 residential units. Assumed deliverable within five years.	Detailed consent granted or permitted development implemented;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7410		Kings Cinema Kings Square West Bromwich	0.18	0	77	DC/21/65989	0	0	0	0	0	77	77	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	N/A	Detailed consent granted or permitted development;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		Some limitations on deliverability due to availability of utilities and infrastructure provision which is capable of resolution;	

1546	SH54	Cranford Street / Heath Street / Canal	5.00	0	80		0	0	0	0	40	40	115	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	Masterplan completed Feb 2022. Est to commence in 2025 subject to remediation.	Pre-planning;	Pre-planning - little site assessment work complete;	Likely viability issues capable of resolution	Est to commence in 2025 subject to remediation of the land following successful grant from Levelling Up Fund Round 3	Site has ownership constraints which can be overcome - e.g. site assembly required, site not owned by developer, land is ransomed;	No limitations on deliverability due to availability of utilities and infrastructure provision;	
6476		374 High Street, West Bromwich	0.13	0	97	DC/18/62034; PD/18/01005	0	0	0	0	0	97	97	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Developer no longer exists, dissolved in 2023. Alternative developers have approached council about continuing scheme	Development implemented;	Under construction - site assessment work completed;	Site is viable - under construction but stalled	Developer no longer exists.	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;	

6924	SH9	The Phoenix Collegiate Friar Park Road Wednesbury	4.80	0	105	DC/23/68742; DC/20/63911	0	0	50	55	0	0	105	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Under Construction	Development implemented;	Under construction - site assessment work completed;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
7627 (178)	SM7	West Bromwich Central	3.84	0	139		0	0	0	0	69	70	343	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	Council intending to procure a delivery partner in summer 2025. Phase 1(a) part of West Bromwich Central expected to deliver 139 units within five year period.	Pre-planning;	Pre-planning - little site assessment work complete;	Likely viability issues capable of resolution.	Towns Fund money has financed site acquisitions by the council. The site is high priority for the council to secure money from the WMCA through the integrated settlement.	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	Council has acquired Kings Square, former Wilko Unit and former King's Cinema and is progressing demonstrations.	No limitations on deliverability due to availability of utilities and infrastructure provision;	

2388	SH6	Swan Lane North of A41 West Bromwich	3.78	0	147	DC/22/66532	0	0	60	60	27	0	147	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	CIL commencement notice submitted in January 2025. Scheme under construction	Development implemented	Under construction - site assessment work complete	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	
6999	SH34	Brandhall golf Course	5.18	0	160	DC/23/68540	0	0	10	50	50	50	190	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	Commencement likely 1-5 years. Outline consent granted 03/11/2023. Site is council owned and developer partner intended to be appointed to deliver site	Outline consent granted;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)	Outline consent granted	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		No limitations on deliverability due to availability of utilities and infrastructure provision;	

7704		Land at Tippet Green (golf course) Rowley Regis	10.3	0	168		0	0	0	0	84	84	250	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	Site promoted to Local Plan Regulation 19 consultation. Draft heads of terms agreed for national developer to acquire interest in site. Developer has expressed intention to submit planning application and commence development immediately after adoption of Local Plan. Some delivery assumed to take place within five years.	Pre-planning;	Pre-planning - little site assessment work complete;	Likely viability issues capable of resolution	Any viability issues capable of resolution through access to public sector funding.	Site has ownership constraints which can be overcome - e.g. site assembly required, site not owned by developer, land is ransomed ;	Draft heads of terms agreed for national developer to acquire interest in site. Acquisition of interest expected to complete immediately.	No limitations on deliverability due to availability of utilities and infrastructure provision;	No known infrastructure limitations. Scheme capable of accommodating policy compliant open space on site.
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2985	SH18	STW/S MBC Land Friar Park Road Wednes bury	26.6 2	0	176		0	0	0	0	88	88	630	Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register).	Work started on masterplan in 2023. Joint Venture formed between Council and WMCA to bring forward site. EIA screening request for remediation work considered 29/11/2024 (ref. DC/24/70037)	Pre-planning;	Pre-planning - little site assessment work complete;	Likely viability issues capable of resolution	Funding is required to bring the remediate and bring the site forward. Significant funding already secured from multiple sources including Wednesbury Levelling Up Partnership	Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	Site owned by council and WMC A.	Some limitations on deliverability due to availability of utilities and infrastructure provision which is capable of resolution;	Sport England require replacement sport pitches are identified before development can start.
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3507	SH3 7	Edwin Richards Quarry Portway Road Rowley Regis	52.0 0	0	278	DC/14/ 57745	0	0	0	93	93	92	478	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Reserved Matters granted for 276 dwellings granted 21/12/2023 (ref. DC/23/67924).	Detailed consent granted or permitted development;	Planning permission granted - some site assessment work complete;	Site is viable - planning permission granted, work underway or site known to be viable (e.g. funding in place)		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;		Some limitations on deliverability due to availability of utilities and infrastructure provision which is capable of resolution;	
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6919	SH53	Grove Lane/ Cranford Street/ London Street	0.81	0	392	DC/22/ 67165	0	0	98	98	98	98	392	All sites with detailed planning permission, and sites of <10 homes or <0.5ha that have outline planning permission.	Developer of part of site at London Street in talks with a delivery partner. Scheme currently being reworked to improve viability. Wider triangular parcel forms part of Grove Lane Masterplan.	Detailed consent granted or permitted development;	Planning permission granted - some site assessment work complete;	Likely viability issues capable of resolution		Site available - e.g. planning permission granted, or developer/landowner has expressed an intention to develop;	No limitations on deliverability due to availability of utilities and infrastructure provision;	
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297 2	Used Car Sales site on corner of Lower Church Lane and Horseley Heath Tipton	0.56	23	Allocation without planning permission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	23
298 5	STW/SMBC Land Friar Park Road Wednesbury	26.62	630	Allocation without planning permission	0	0	0	0	88	88	88	86	70	70	70	70	0	0	0	0	0	0	630
298 6	Friar Street Wednesbury	1.01	45	Allocation without planning permission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	45
300 9	Tatbank Road Oldbury B69 4NB	1.15	52	Allocation without planning permission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52	52
301 1	Langley Maltings Western Road Langly B69 4LY	2.72	71	Allocation without planning permission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	71	71
302 3	Macarthur Road Industrial Estate, Cradley Heath	0.30	13	Allocation without planning permission	0	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0	0	13
302 5	Silverthorne Lane/ Forge Lane, Cradley Heath	2.41	81	Allocation without planning permission	0	0	0	0	0	0	0	0	0	0	0	30	30	21	0	0	0	0	81
304 0	Cradley Heath Factory Centre Woods Lane Cradley Heath	4.85	170	Allocation without planning permission	0	0	0	0	0	0	34	34	34	34	34	0	0	0	0	0	0	0	170
304 1	Cokeland Place / Graingers Lane, Cradley Heath	0.36	16	Allocation without planning permission	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	16
304 9	Land between Addington Way and River Tame; Temple Way (Rattlechain)	0.90	36	Allocation without planning permission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	36
322 3	Summerton Road, Oldbury	0.89	36	Allocation without	0	0	0	0	0	0	0	0	0	0	0	18	18	0	0	0	0	0	36

7661	Flat 1 Wigmore Lodge Pennyhill Lane West Bromwich B71 3RU	0.03	1	Site complete	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
7671	Flat 4 166-167 Walsall Road West Bromwich	0.01	1	Site complete	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
7674	105 Holly lane Smethwick	0.02	1	Site complete	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
7110	7 Temple Meadows Road West Bromwich B71 4DE	0.03	1	Site complete	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Total supply and completions					615	455	471	535	925	1442	948	701	413	276	330	500	392	349	436	477	868	10133	
Windfalls					0	0	0	0	0	0	170	170	170	170	170	170	170	170	170	170	170	170	1870
Total supply/ completions and windfalls					615	455	471	535	925	1442	1118	871	583	446	500	670	562	519	606	647	1038	12003	
Additional floorspace in centres					0	0	0	0	0	0	0	45	40	40	30	15	0	0	0	0	0	0	170
Additional supply in Wednesbury Master Plan					0	0	0	0	0	0	0	27	27	26	25	0	0	0	0	0	0	0	105
Total					615	455	471	535	925	1442	1118	943	650	512.1	555.2	685	562	519	606	647	1038	12278	

