



Sandwell
Metropolitan Borough Council

SANDWELL HOUSING
DELIVERY TEST – ACTION
PLAN
2022

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Housing Delivery Test Action Plan

1.0 Introduction and Background

- 1.1 Sandwell MBC has prepared a Housing Delivery Test (HDT) Action Plan to set out reasons for under-delivery, explore ways to reduce the risk of further under-delivery and to set out actions currently undertaken to bring sites forward.

2.0 Why is the HDT Action Plan being prepared?

- 2.1 The Government is committed to the improved delivery of more new homes nationally through their economic and housing growth agendas. To this end they have introduced various measures and reforms to the planning system intended to deliver more housing, improve housing affordability and remove barriers to development. Local planning authorities (LPAs) are challenged to be more proactive in increasing the speed and quantity of housing supply to meet the identified housing needs of their local area.
- 2.2 The Housing Delivery Test (HDT) has been introduced by the Government as a monitoring tool to demonstrate whether local areas are building enough homes to meet their housing need. The HDT will be used to determine if a 20% buffer will apply in housing supply assessments and also whether the presumption in favour of sustainable development should apply.
- 2.3 The consequences of failing the Test are set out in the NPPF. These consequences will apply until subsequent Test results demonstrate that delivery has recovered:
- a) All LPAs with a Test result of less than 95% must prepare an Action Plan within six months.
 - b) All LPAs with a Test result of less than 85% must provide a 20% buffer to the Five-Year Land Supply.
 - c) The Presumption in favour of sustainable development (the Presumption) applies if the test result is less than 75%

3.0 How is the HDT measured?

- 3.1 Full details of the method for calculating the HDT are specified within the 'Housing Delivery Test Rule Book'¹ and Planning Practice Guidance². The data used to assess delivery are Ministry for Housing, Communities and Local Government (MHCLG) statistics for the total net housing completions in a local planning authority (LPA) area over a rolling three-year period. This

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

² <https://www.gov.uk/guidance/housing-supply-and-delivery#housing-delivery-test>

includes student accommodation and other communal accommodation, using a ratio to adjust for occupancy. The calculation compares the number of new homes delivered over the previous three years with the authority's housing requirement.³

- 3.2 Financial years are used for monitoring and test results will be published annually in November by MHCLG.
- 3.3 As the adopted housing requirement in Sandwell MBC is more than five years old (through the Core Strategy which was adopted in 2011), the council's HDT has been assessed against the household projections under the transitional arrangements as set out in the HDT Rule Book.

4.0 Development Plan status

4.1 The current adopted development plan comprises:

- The Black Country Core Strategy (2011)

This is a strategic planning document that covers the four Black Country authorities, Dudley MBC, Sandwell MBC, City of Wolverhampton Council and Walsall MBC during the period 2006 – 2026. It sets the housing requirement for the Black Country and for each authority. For Sandwell the total requirement is 21,489 net homes or 1074 per annum. It also sets an indicative phasing for the delivery of:

- 2006-16 – 7421 homes
- 2016-21 – 4690 homes
- 2021-26 – 9378 homes

However, it does not allocate sites, but identifies broad locations for housing and employment uses.

- Sandwell Site Allocations and Delivery DPD (2012)

This is the 2nd tier document that builds on the Black Country Core Strategy and provides allocations and local policies within the Borough until 2021, excluding the West Bromwich AAP area. It has a requirement for 12,257 net homes or 817 per annum.

- West Bromwich AAP (2012)

This sets the vision and strategy for the future development of West Bromwich Town centre and its immediate catchment area until 2026. It has a requirement for 3508 net homes or 175 per annum.

- Smethwick AAP (2008) & Tipton AAP (2008)

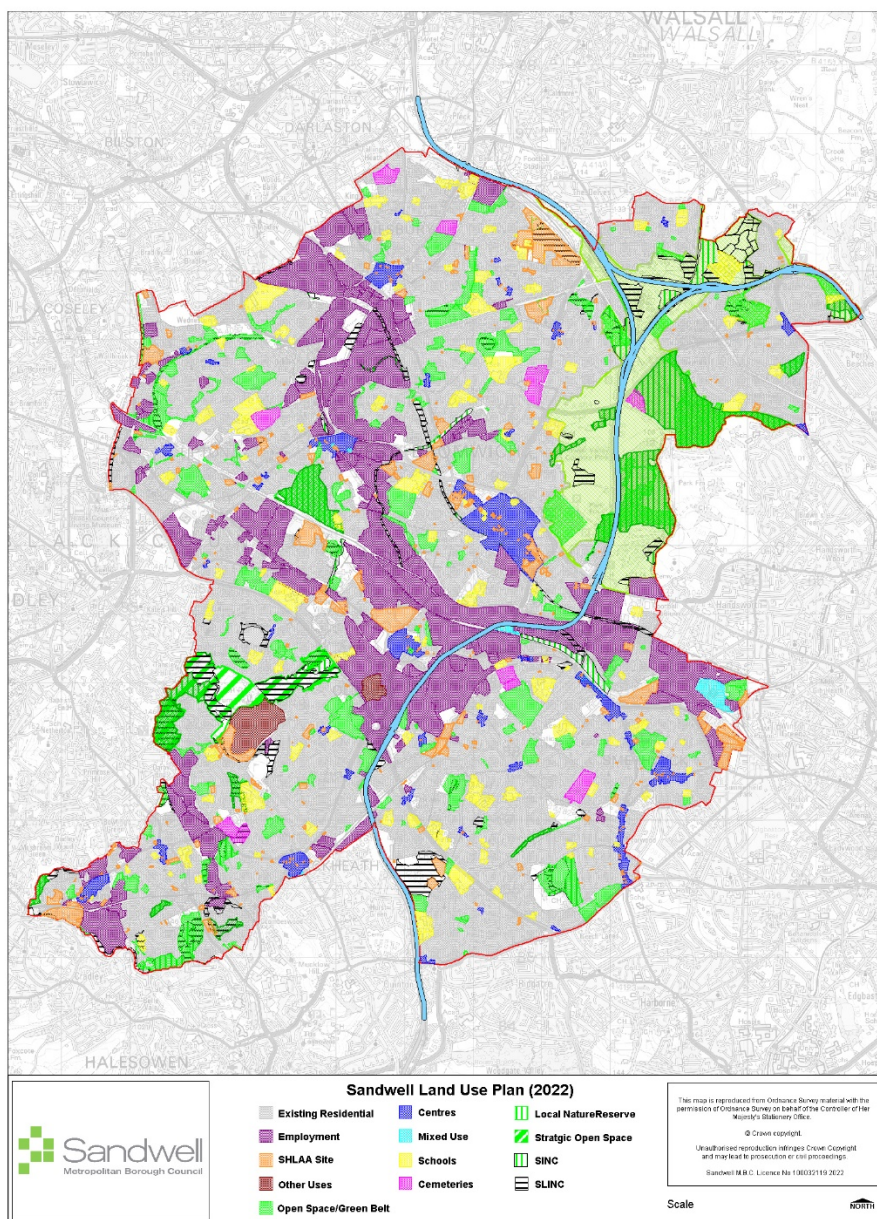
³ The housing requirement is either the lower of the latest adopted housing requirement or the minimum annual local housing need figure. Where the adopted housing requirement is more than five years old, the minimum annual local housing need figure will apply

Both these documents provide the vision for how the areas will be developed, however their housing requirements are encompassed in the BCCS and SAD.

- Land Use Plan

Map 1 highlights all sites currently allocated or with planning permission for housing, employment use, public open space. It also shows schools and existing built up areas. It highlights that most of the land within Sandwell has been allocated for varying uses leaving a limited amount of surplus land. It identifies that one of the major barriers to delivering housing in the future is the shortage of a supply of suitable land and sites.

Map 1: Sandwell Land Use Plan



4.2 **Future development plans**

- Black Country Plan (BCP)

Due to the four Local Planning authorities in the Black Country being unable to reach agreement on the approach to planning for future development needs within the framework of the Black Country Plan, work on the BCP has ended and there will be a transition to each local authority producing its own Local Plan.

- Sandwell Local Plan

Sandwell will develop its Local Plan to provide the framework for the long-term planning of the borough addressing the issues of housing and employment land. The Councils will co-operate with each other and with other key bodies as they prepare their Local Plans. Consultation on the Issues and Options is anticipated in February 2023 with adoption estimated to be in 2025.

- West Bromwich AAP

The Sandwell Local Plan will incorporate a section on the West Bromwich Strategic Centre which will, on adoption, replace the West Bromwich AAP.

In the meantime, an Interim Planning Statement (IPS) and Masterplan has been prepared for West Bromwich Town Centre.

The Interim Planning Statement for West Bromwich will help to guide development in the West Bromwich Area Action Plan (WBAAP) area until the revised AAP is adopted. The Masterplan and IPS will inform related planning decisions in the Town Centre.

This Statement sets out the anticipated 'direction of travel' of planning policy for West Bromwich, and the general locations and scale of development anticipated in the Masterplan. Consultation on the IPS and MP was carried out between July and August 2021. The IPS/Masterplan will be reported to Cabinet during January 2022 with final recommendations that both documents are approved/endorsed going forward.

4.3 **The Action Plan also supports delivery of the following documents / initiatives:**

- Vision 2030

Action Plan supports delivery of: Ambition 7 - We now have many new homes to meet a full range of housing needs in attractive neighbourhoods and close to key transport routes

- Sandwell Housing Strategy Statement 2012 – 2022

Action Plan supports the 'Housing Vision for the Future' which includes 'Encouraging the building of new homes'.

- Housing Delivery Programme

Action Plan supports the delivery of new Council homes.

- Sandwell's Inclusive Economy

The Council has continued to work towards the development of an inclusive local economy, but this has obviously been curtailed to a degree by the COVID19 pandemic. Despite this, activities supporting the aims and objectives of the Inclusive Economy initiative have continued, such as on climate change. Work is also continuing at a higher level with the Inclusive Economy Board

- Development Ready

The Council is already doing some great work to facilitate development through Development Ready http://www.sandwell.gov.uk/info/200186/regenerating_sandwell/2437/sites

- Intervention Areas

There are three main focus areas for regeneration within Sandwell. In the north of the borough a joint venture agreement with West Midlands Combined Authority and Sandwell Council aims to prepare a masterplan for the former sewage works at Friar Park together with the adjacent council owned land. Following the preparation of a masterplan, the land will be remediated in order to bring forward a family orientated high quality residential led mixed-use development of up to 630 new homes and associated facilities.

A masterplan for an Interim Planning Statement for West Bromwich has been prepared for the strategic town centre sites. It identifies potential diversification of uses, introducing more town centre living alongside other mixed-use development to address the contraction of retail requirement and re-purposing sites for alternative higher density residential options, leisure and educational facilities.

The council worked collaboratively with Birmingham City Council, West Midlands Combined Authority, Homes England, Canal & River Trust and Sandwell and West Birmingham Hospitals Trust to prepare an Area Wide Framework covering the regeneration corridor from Smethwick High Street in Sandwell to City Hospital in Birmingham. Consultants were commissioned to undertake the cross-boundary Area Framework which also involved more detailed master planning at Grove Lane to compliment the current regeneration taking place on the new Midland Metropolitan University Hospital, due to open in Spring 2024. The regeneration proposals within the Masterplan which was approved by Cabinet in February 2022 will look at delivering up to 800 new homes, a primary school and associated infrastructure.

5.0 How did Sandwell perform against the HDT?

5.1 In February 2019 the Government first published the 2019 HDT results⁴ and are updated annually:

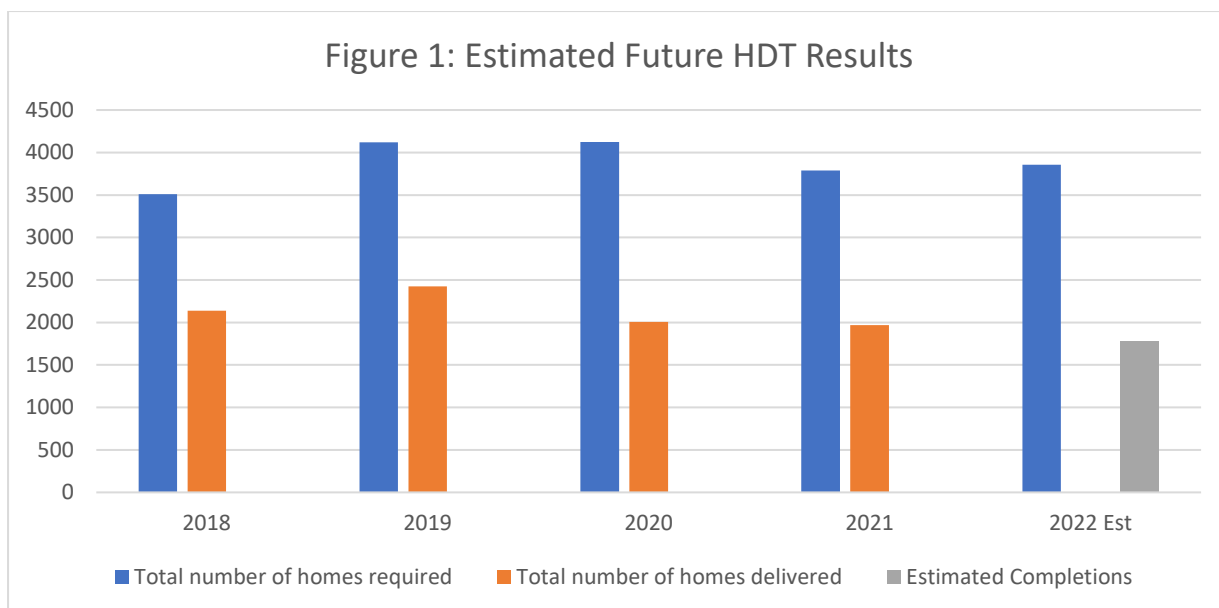
Table 1: HDT Results

Year	Number of homes required / per year			Total number of homes required	Number of homes delivered per year			Total number of homes delivered	Housing Delivery Test: % Measurement	Housing Delivery Test: 2019 consequence
2018	838	1346	1325	3509	562	883	692	2137	61%	Action plan; 20% buffer;
2019	1346	1325	1447	4118	883	692	848	2423	59%	Action plan; 20% buffer; Presumption in favour
2020	1325	1447	1351	4123	692	848	467	2007	49%	Action plan; 20% buffer; Presumption in favour
2021	1447	1351	991	3789	848	467	654	1969	52%	Action plan; 20% buffer; Presumption in favour

5.3 The results show that the Council is required to produce an Action Plan, add a 20% buffer onto the Five-Year Land Supply and the Presumption in Favour applies.

5.4 Based on completions that have already happened and using the estimated number of units to be delivered in 2021/22 and an estimation of the number of homes required (these figures can change due to applying the affordability factor) the chart below shows that it is anticipated that Sandwell will have a measurement for 2022 46%. Based upon these estimations, a buffer and action plan will be needed again in 2023.

⁴ <https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement>



6.0 Current Housing Supply and Delivery Rates

6.1 Local Context

6.2 Table 2 shows housing completions in Sandwell between 2006 and 2022 against the adopted Black Country Core Strategy.

6.3 Completions dropped off around 2008/9 onwards due to the impact of the global financial crisis on development activity. Completions to date show that they fell just short of the total phased target. It is clear from Table 3 that this delivery was helped by the large number of completions between 2006-2008. The red cells highlight where the delivery rates fell below that of the indicative phased target.

Table 2: Housing Completions in Sandwell between 2006-2022 compared with the Black Country Core Strategy Phased Requirement

Year	Sandwell Gross Completions	Sandwell Demolitions and losses of residential units	Sandwell Net Completions	Black Country Core Strategy Indicative Phased Plan Target (2011)	Annualised Target
2006/2007	1514	352	1162	742	1074
2007/2008	1401	265	1136	742	1074
2008/2009	676	226	450	742	1074
2009/2010	596	91	505	742	1074
2010/2011	662	113	549	742	1074
2011/2012	771	172	599	742	1074
2012/2013	736	24	712	742	1074
2013/2014	564	28	536	742	1074

2014/2015	970	9	961	742	1074
2015/2016	575	14	561	742	1074
2016/2017	917	16	901	938	1074
2017/2018	692	16	676	938	1074
2018/2019	822	28	794	938	1074
2019/2020	501	0	501	938	1074
2020/2021	660	6	654	938	1074
2021/2022	661	0	661	938	1074
Total	12,718	1360	10,759	13,048	17,184
Shortfall				2,829	6,425

6.4 Table 3 sets out current supply by type of land, its brownfield or greenfield character and the status of the site, whether it is allocated in the plan or if it has planning permission.

6.5 The high percentage of sites that are brownfield land reflects the strategy in the BCCS for 95% of sites to be brownfield.

Table 3: Current supply by previous use

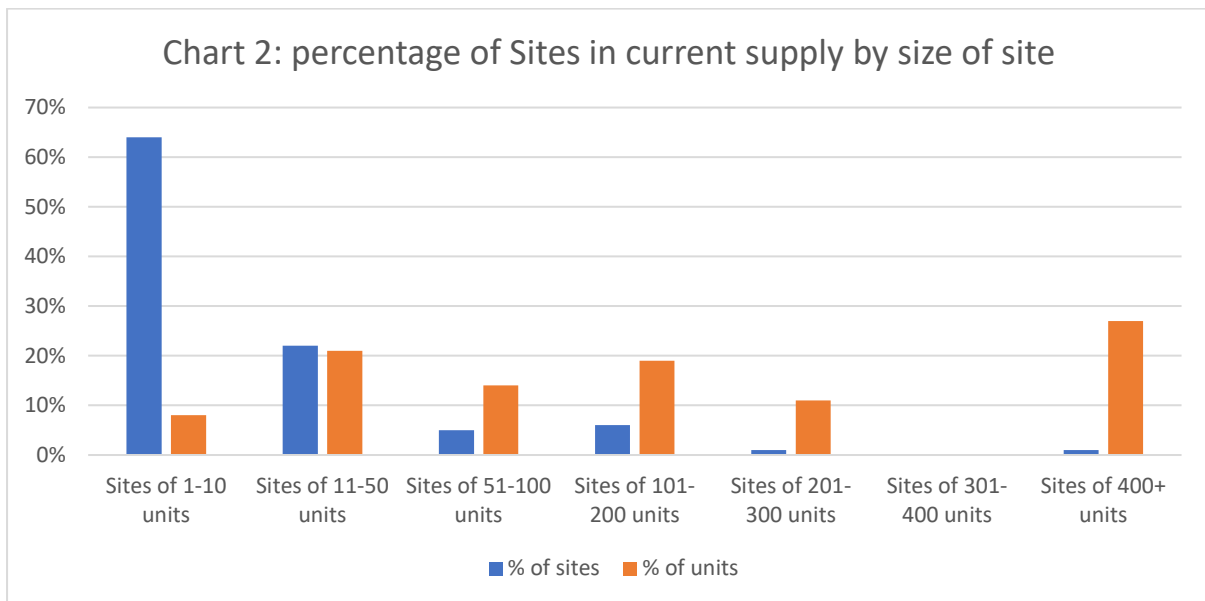
	Previously PDL		Previously Greenfield Land		Total	
	No of Sites	No of Units	No of Sites	No of Units	No of Sites	No of Units
Allocated Sites	42	3758	0	0	42	3758
Sites with PP	331	3670	2	5	333	3675
Other identified capacity	14	630	2	31	16	661
Total	387	8058	4	36	391	8094
%		99.56%		0.44%		

6.6 Table 4 sets out the supply of new build sites by size of site. It shows that there is a 'spread' of site sizes which should allow for a variety of developers to be involved in the delivery of homes, i.e. SMEs, volume housebuilders and housing associations.

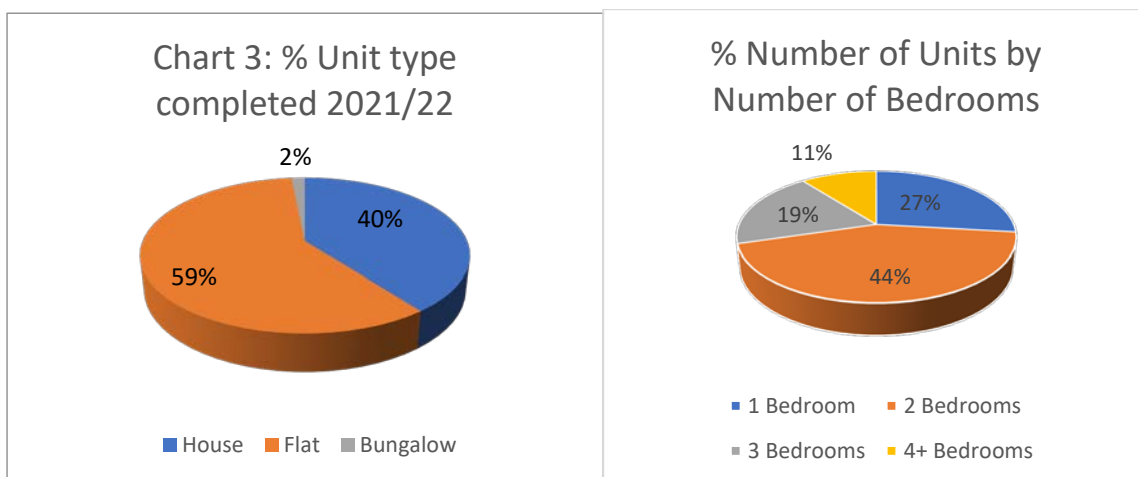
Table 4: Current supply by size of site

	Sites of 1-10 units		Sites of 11-50 units		Sites of 51-100 units		Sites of 101-200 units		Sites of 201-300 units		Sites of 301-400 units		Sites of 400+ units		Total no of sites	Total no of units
	No of sites	No of units	No of sites	No of units	No of sites	No of units	No of sites	No of units	No of sites	No of units	No of sites	No of units	No of sites	No of units		
Allocated Sites	1	7	23	683	7	542	12	884	2	450	0	0	3	1548	48	4114
Sites with Planning Permission	178	575	37	884	6	415	3	389	2	457	0	0	1	631	227	3351
Other identified capacity	6	39	5	121	3	205	2	296	0	0	0	0	0	0	16	661
Total	185	621	65	1688	16	1162	17	1569	4	907	0	0	4	2179	291	8126
%	64%	8%	22%	21%	5%	14%	6%	19%	1%	11%	0%	0%	1%	27%		

6.7 Chart 2 shows that Sandwell has many small sites. However, they provide for less than 10% of the homes. It also demonstrates that there is a mix of sizes of sites especially with capacity ranging between 11 – 200 units.



6.8 Charts 3 and 4 show a good mix of types of dwellings with nearly half of new homes completed last year being houses / bungalows. It also demonstrates that the number of flats built has doubled since last year. There was a range in the number of bedrooms built with two bed homes making up for nearly half of all completions, but also an increase in the number of one bed dwellings and a reduction in 3 bed dwellings, since last year.



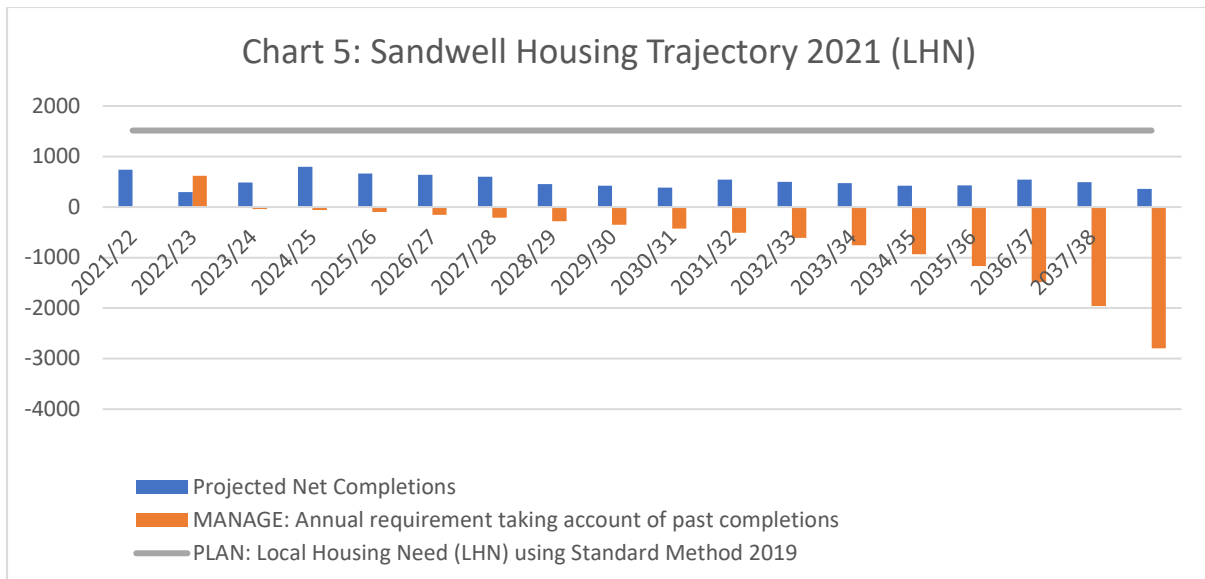
6.9 Table 5 and Chart 5 sets out the completions that have occurred up to 2021. It also estimates what the supply will be up to 2039. The supply figures are taken from the Strategic Housing Land Availability Assessment (SHLAA) 2021, which identifies sites that are suitable, available and deliverable for housing up to 2026 in line with the plan period in the BCCS. In reviewing the BCP, the Council is seeking to identify land to meet the need up to 2039, therefore small windfall rates have been identified for the period 2026 – 2039.

6.10 The supply figures can then be compared to the requirement as set out in the current BCCS up to 2026 and the Local Housing Need methodology to 2039.

It demonstrates that to meet the target in the BCCS the net completions will have be more than double the completions delivered annually in the past 10 years.

Table 5: Past and projected completions based upon the target in the Black Country Core Strategy

Year	Past Net Completions	Projected Net Completions	REQUIREMENT - Phased Target in Black Country Core Strategy (2011)	REQUIREMENT - Local Housing Need Method
2006/7	1162		742	
2007/8	1136		742	
2008/9	450		742	
2009/10	505		742	
2010/11	549		742	
2011/12	599		742	
2012/13	712		742	
2013/14	536		742	
2014/15	961		742	
2015/16	558		742	
2016/17	901		938	
2017/18	676		938	
2018/19	794		938	
2019/20	501		938	
2020/21	661		938	
2021/22		737	1876	1515
2022/23		295	1876	1515
2023/24		488	1876	1515
2024/25		797	1876	1515
2025/26		661	1876	1515
2026/27		638		1515
2027/28		601		1515
2028/29		454		1515
2029/30		424		1515
2030/31		383		1515
2031/32		543		1515
2032/33		496		1515
2033/34		476		1515
2034/35		423		1515
2035/36		428		1515
2036/37		544		1515
2037/38		490		1515
2038/39		358		1515



7.0 Planning Applications / S106

7.1 The Government sets targets for how many applications should be determined in specific time periods. They are 60% of major applications to be determined in 13 weeks, 70% of minor applications to be determined in 8 weeks and 80% of other applications to be determined in 8 weeks

7.2 The Planning service has consistently continued to exceed these performance targets throughout 2021, as shown below. The on-going commitment of all staff, coupled with the assistance of Planning Committee, has very much helped to achieve this.

In 2021 Sandwell Council's performance was;

- 53 major applications were received with 48 determined in 13 weeks, 90.6%;
- 270 minor applications were received with 224 determined in 8 weeks, 83.0%; and
- 901 other applications were received with 816 determined in 8 weeks, 90.6%

7.3 Table 6 sets out how many applications and the percentage approved and refused in 2021. The main reasons for refusal of residential developments were sub-standard living accommodation, poor environment, poor design and lack of parking.

Table 6: Applications received and determined

	2021
Number of applications received	1262
Number of applications determined	1224
Of the applications determined	
Applications approved	1113(91%)

Applications refused

111 (9%)

- 7.4 To help speed up the application process developers are also advised to submit viability reports and draft heads of terms etc upfront when the application comes in.

8.0 Viability

- 8.1 CIL was implemented in 2015, since then the Council have commissioned regular Market Reports to assess whether the CIL charge is at the right level and still viable for development typologies to deliver.
- 8.2 Currently only residential, retail and A Class uses (in West Bromwich Strategic Centre) are chargeable. The market reports looked at all typologies, including leisure and industrial to see if their viability had changed sufficiently to be chargeable in the future. It also assessed whether viability has changed on the developments that are currently chargeable.

Table 7: Summary of Property Market Report

Year of Report	Key findings in relation to housing viability
2016 Property Market Report	Continues to be a significant challenge to viability across the borough for most development typologies. Build costs rose 16.5% with average house prices increasing by 15%.
2017 Property Market Report	Continues to be a significant challenge to viability across the borough for most development typologies. Build costs rose by 11% with average house prices increasing by 3%. Indicates viability has decreased since the last study.
2019 Property Market Report	Residential sales values and development land values have shown signs of improvement however construction costs have also risen in cost and for many development schemes will have increased at a faster rate than sales and land values have.
2020 Property Market Report	Due to limited transaction levels because of Covid-19, it is inconclusive as to whether residential sales values, rents and development land values have shown signs of improvement since the March 2020 Sandwell Property Market Report. However, the Commercial Market is a mixed picture, with improvements in the Industrial market, a decrease in demand in the office markets and significant problems for the retail market. Construction costs appear to have remained at a fairly similar level to the last report with a projected drop in cost.
2022 Property Market Report	Due to be completed by December 2022

- 8.3 The above summaries from the three individual reports demonstrate that viability in the borough is an issue which has an impact on sites coming forward for development. However, they also confirmed that the CIL charge was still correct and viable for the development typologies on the charging schedule.

9.0 Strategic Sites

- 9.1 The SHLAA sets out that there are 391 sites that are allocated, with permission or that are suitable for residential development which could realise around 8301 homes (gross/ no discount applied). The following table looks at the strategic sites (sites of 100 units or more) the capacity of these sites is 4783 which equates to 58% of the remaining supply to meet the BCCS target to 2026. Since the previous HDT AP, Table 8 highlights the issues and challenges facing the strategic sites, what actions have been taken to date and what further action is needed.
- 9.2 A review of Black Country Core Strategy and the Site Allocations and Delivery DPD began in 2017. The review assessed all residential and employment allocations to determine whether they are still developable, deliverable and available. In the early stages of the reviews, information came forward for certain sites which meant they are were no longer considered to be developable due to the current occupiers investing significantly in their sites to expand their businesses. Therefore, even though they are allocated for residential purposes, there is no longer any prospect of them coming forward for residential use.
- 9.3 During 2019 and 2020, further detailed evidence has been progressed to support the Black Country Plan review in the form of the Black Country EDNA Stage 2 and the Black Country Employment Area Review (BEAR). This work provides a comprehensive review of the quality and long term sustainability of the Black Country's employment areas for continued employment use and the extent to which occupied employment sites currently allocated for housing should continue to be allocated for redevelopment.
- 9.4 The overall effect of the EDNA and BEARs work is to recommend that the homes which are currently allocated in Sandwell on occupied employment land should be reduced by some 7290 homes. This new evidence has immediate implications for the suitability and developability of specific housing allocation sites. National planning guidance expects all available evidence to be taken into account when determining the list of sites suitable and developable for housing through the SHLAA process. This reduction was reflected in the 2020 SHLAA, with a detailed justification taken from the BEAR work provided for each site as part of the deliverability commentary.

Table 8: Strategic Sites

Site Ref	Site and proposals	Site Capacity	Planning and delivery status	Key issues, challenges and barriers	2019 AP	Actions needed	Actions - Update 2020	Actions – Update 2021	Actions – Update 2022
2985	STW/SMBC Land Friar Park Road Wednesbury	630	Approved Local Plan	Severe ground contamination;	Discussions are ongoing with the WMCA with regards to a collaborative agreement to deliver around 630 houses at Bescot. They have secured funding to assist with the assembly and remediation of the site.	Establish a project team to progress the scheme.	Consultants due to be commissioned and Project Team established.	Consultants commissioned and Project Team established.	Masterplan has been drafted and is out for consultation Nov – Dec 2022
6999	Brandhall Golf Course	190	OC				Masterplan currently out to tender. Due to appoint consultants mid-February. Project team yet to be established.	Consultants commissioned and Project team established. consultation on options to be undertaken November 2021 with a preferred option early 2022.	16 th Nov Cabinet approved recommendation for a park, school and 190 homes

Site Ref	Site and proposals	Site Capacity	Planning and delivery status	Key issues, challenges and barriers	2019 AP	Actions needed	Actions - Update 2020	Actions – Update 2021	Actions – Update 2022
2371	North Smethwick Canalside Smethwick	400	Approved Local Plan	To deliver a high-quality scheme to this area will involve acquisition of the private interests as well as obtaining vacant possession of the council assets.	Site to be assessed in Employment Land Review for the review of the Black Country Plan to see if should be deallocated and remain part of the employment land supply.	Feed results of assessment into review of the Black Country Plan.	Will be considered as part of the wider Area Framework for Smethwick to Birmingham regeneration corridor recently commissioned. Due to complete Summer 2021. Will be subject to further, more detailed master planning	Consultants commissioned on wider Area Framework and Masterplan. Consultation undertaken during October and November 2021.	Corridor Framework approved by Cabinet February 2022 and a wider Masterplan for the Rolfe Street area commissioned September 2022, due to complete March 2023.
2940	Rattlechain Site Land to the north of Temple Way Tividale	322	Approved Local Plan	Largely consists of former Albright & Wilson chemical lagoon/tip, and a large mound of foundry sand from Mintworth Transport.	Remediation is required. Likely that funding will be required to bridge the viability gap for residential development to occur.		Site recently been taken over by new owners. New owners are in discussions with the Council for way forward	Site has been carried forward as a housing site in the draft Black Country Plan.	Site allocated in Reg 18 BCP Site has been put forward as part of the Sandwell Investment Zone submission
3507	Edwin Richards Quarry Portway Road Rowley Regis	281	Outline		Detailed pre-app submitted.		Submitted as a Call for Sites - demonstrates willing land owner and	Site has been carried forward as a housing site in the Black Country Plan.	Site allocated in Reg 18 BCP

Site Ref	Site and proposals	Site Capacity	Planning and delivery status	Key issues, challenges and barriers	2019 AP	Actions needed	Actions - Update 2020	Actions – Update 2021	Actions – Update 2022
							want to bring the site forward within the new BCP plan period		
7075	Land between and rear of 56 - 80 Hall Green Road, West Bromwich	223	Full	Site has significant chemical contamination.	Site has reserved matters permission. Applicants are progressing the development.		app submitted for 28 extra homes building control notice pending	Site not started.	Work commenced in March 2022
2370	Bradleys Lane / High Street Tipton	230	Approved Local Plan	Major obstacle is the relocation of the smelting works.	The Combined Authority have been contacted about potential funding to assemble the site and the Council has agreed to seek valuations on the sites to advise on the feasibility of intervention. Awaiting valuation.	Restart discussions with the Combined Authority once the valuations have been obtained.	Discussions on going as to potential of bringing site forward.	Site has been put forward for housing in the Draft Black Country Plan.	Site allocated in Reg 18 BCP
6441	Eastern Gateway South (WBPr16), West Bromwich	150	Approved Local Plan	Contains a number of occupiers, the buildings and	new to AP		Part of WB IPS / Masterplan		

Site Ref	Site and proposals	Site Capacity	Planning and delivery status	Key issues, challenges and barriers	2019 AP	Actions needed	Actions - Update 2020	Actions – Update 2021	Actions – Update 2022
				external environment are generally in a poor condition. The site forms part of the West Bromwich Eastern Gateway South development proposals. The businesses would need relocating if the site was to come forward for residential development					
2388	Swan Lane North of A41 West Bromwich	149	Approved Local Plan				Interest has been shown from the owner and potential developers. Need to check if anything new - will send a second LO letter	Land owner still showing interest. Site has been proposed for housing in the Draft Black Country Plan.	Planning application DC/22/66532 submitted pending decision
1546	Cranford Street/ Heath Street / Canal	115	Approved Local Plan	Site part of Grove Lane Master Plan					Within the Grove Lane Masterplan. Site has been included within a

Site Ref	Site and proposals	Site Capacity	Planning and delivery status	Key issues, challenges and barriers	2019 AP	Actions needed	Actions - Update 2020	Actions – Update 2021	Actions – Update 2022
									bid for Levelling Up Fund although decision still awaited.
2590	Cape Arm, Cranford Street	170	Approved Local Plan/UDP	Site will not be released until after 2022 as currently being used as compound for new hospital.	New to AP		Part of Grove Lane Masterplan Area	Consultants commissioned on wider Area Framework and Masterplan. Consultation undertaken during October and November 2021. Expected to be approved at Cabinet early 2022	Site has been included within the Grove Lane Masterplan. It is also the site favoured for the Grove Lane Towns Fund bid. Likely that this will go to CPO as negotiations with landowner have failed to achieve acquisition.
6919	Grove Lane/ Cranford Street/ London Street	220	Approved Local Plan				Part of Grove Lane Masterplan Area		Within the Grove Lane Masterplan. Planning application currently under consideration for a mixed use apartment and commercial scheme – decision due January 2023.

Site Ref	Site and proposals	Site Capacity	Planning and delivery status	Key issues, challenges and barriers	2019 AP	Actions needed	Actions - Update 2020	Actions – Update 2021	Actions – Update 2022
7196	Abberley Street Smethwick	140	Approved Local Plan				Site has been purchased by WMCA for Grove Lane regeneration. Part of Grove Lane Masterplan Area	Currently being designed and assessed for expected capacity by WMCA. Grove Lane Masterplan expected to be approved early 2022.	WMCA working with a Housing Association Partnership to bring the site forward for affordable housing.
2588	Grove Street / MMUH / School - Grove Lane MP	85	Approved Local Plan				Part of Grove Lane Master Plan		Within the Grove Lane Masterplan. This site has been included for potential Levelling Up Fund – decision still awaited.
7195	Molliett Street Park	31					Part of Grove Lane Master Plan		Within the Grove Lane Masterplan. Not included within any funding bid at present and no development proposals known at this time.
1E+07	Bull St MSCP	70	OC		New to AP		Funding from WMCA - demolition complete	Outline Business Case currently being prepared.	Outline Business Case completed and signed off.

Site Ref	Site and proposals	Site Capacity	Planning and delivery status	Key issues, challenges and barriers	2019 AP	Actions needed	Actions - Update 2020	Actions – Update 2021	Actions – Update 2022
									Delivery options being developed.
Sites removed from SHLAA									
2375	Lyng Industrial Estate West Bromwich	357	Approved Local Plan/UDP	Occupied by operating industrial units, will require a phased approach to assembly to undertake comprehensive redevelopment.	Work is underway to conduct an updated viability assessment. This will help to inform the long-term vision and update the existing masterplan.	Explore potential for financial assistance to bridge any viability gaps and any support to relocate existing businesses to alternative premises	Viability and feasibility study completed, need to understand position and discuss way forward.	Study found significant viability issues. Site has been removed from SHLAA as not viable.	
2984	Land at Tippity Green Rowley Regis	150	Approved Local Plan/UDP				Trying to contact Land Owner for their aspirations for the site	Site removed from the SHLAA due to owner advised that may look to bring site forward but unsure of timescale or end use.	
2384	Oldbury Road, West Bromwich	588	Allocated in SAD	Occupied by operating industrial units, with several new large industrial	Site to be assessed in Employment Land Review for the review of the Black	Feed results of assessment into review of the Black	The employment sites that make up the allocation scored over 20	Site not carried forward for housing in draft Black Country Plan; proposed allocation of	

Site Ref	Site and proposals	Site Capacity	Planning and delivery status	Key issues, challenges and barriers	2019 AP	Actions needed	Actions - Update 2020	Actions – Update 2021	Actions – Update 2022
				buildings recently built.	Country Plan to see if should be deallocated and remain part of the employment land supply.	Country Plan.	in the BEAR. (Employment sites with a score over a BEAR score of 20 and over were not considered for release as residential allocations in the draft BC Plan).	employment use.	
2372	Rabone Lane, Smethwick	209	Allocated in SAD	To deliver a high-quality scheme to this area will involve acquisition of the private interests as well as obtaining vacant possession of the council assets.	Site to be assessed in Employment Land Review for the review of the Black Country Plan to see if should be deallocated and remain part of the employment land supply	Feed results of assessment into review of the Black Country Plan.	The employment sites that make up the allocation scored over 20 in the BEAR. (Employment sites with a score over a BEAR score of 20 and over were not considered for release as residential allocations in the draft BC Plan).	Site not carried forward for housing in draft Black Country Plan; proposed allocation of employment use.	

Site Ref	Site and proposals	Site Capacity	Planning and delivery status	Key issues, challenges and barriers	2019 AP	Actions needed	Actions - Update 2020	Actions – Update 2021	Actions – Update 2022
5129	Portway Road, Wednesbury	375	Allocated in SAD	Occupied by operating industrial units.	Site to be assessed in Employment Land Review for the review of the Black Country Plan to see if should be deallocated and remain part of the employment land supply.	Feed results of assessment into review of the Black Country Plan.	The employment sites that make up the allocation scored over 20 in the BEAR. (Employment sites with a score over a BEAR score of 20 and over were not considered for release as residential allocations in the draft BC Plan).	Site not carried forward for housing in draft Black Country Plan; proposed allocation of employment use.	
2385	Brandon Way / Albion Road, West Bromwich	248	Allocated in SAD		Site to be assessed in Employment Land Review for the review of the Black Country Plan to see if should be deallocated and remain part of the employment land supply.	Feed results of assessment into review of the Black Country Plan.	The employment sites that make up the allocation scored over 20 in the BEAR. (Employment sites with a score over a BEAR score of 20 and over were not considered for release as	Site not carried forward for housing in draft Black Country Plan; proposed allocation of employment use.	

Site Ref	Site and proposals	Site Capacity	Planning and delivery status	Key issues, challenges and barriers	2019 AP	Actions needed	Actions - Update 2020	Actions – Update 2021	Actions – Update 2022
							residential allocations in the draft BC Plan).		
2906	Darlaston Road / Old Park Road, Kings Hill, Wednesbury	200	Allocated in SAD	Occupied by car sales business. Remediation will be required due to previous industrial use of the site.	Site to be assessed in Employment Land Review for the review of the Black Country Plan to see if should be deallocated and remain part of the employment land supply.	Feed results of assessment into review of the Black Country Plan.	The employment sites that make up the allocation scored over 20 in the BEAR. (Employment sites with a score over a BEAR score of 20 and over were not considered for release as residential allocations in the draft BC Plan).	Site not carried forward for housing in draft Black Country Plan; proposed allocation of employment use.	

9.2 Table 8 focusses on strategic sites, however there are a range of sites within the remaining supply identified in the SHLAA that are not strategic (have a capacity of less than 100 units). These sites experience similar issues that have resulted in them not being developed, namely ground conditions and the cost of remediating the land and relocation of existing businesses.

9.3 The Council have been involved in applying for funds to aid remediation; knowledge of ground conditions and seeking funds for viability gaps to help relocate existing businesses, to reduce the risk to developers. Table 11 sets out where funds have been sought and whether successful.

10.0 Summary

10.1 The main barriers to creating and maintaining a robust supply of housing land in Sandwell are a lack of suitable vacant and surplus land, ground conditions and the lack of funds to assist with site assembly, relocation of existing business and for remediation of land.

10.2 Given the increase in demand for employment land and sites, which was not anticipated when the last strategic planning assessments were carried out for both the Black Country in general and Sandwell in particular, the supply of brownfield land that might otherwise have come forward to meet local and wider housing needs has not materialised. This reflects the health of the local economy and is in many ways to be welcomed. The Council is actively seeking to both meet and exceed its housing targets, both through examining more closely the availability of locally derived opportunity sites in local town centres across the district and also through its partnership with the other Black Country authorities in establishing and working towards more strategic allocations across the HMA.

11.0 Actions

Table 9: Actions

OUTCOME – PRODUCE A LOCAL PLAN (BLACK COUNTRY PLAN) WITH SUFFICIENT LAND FOR NEW HOMES					
Actions	Success	Timetable	Priority	Status	Department / owner
Action 1 – Consult on Issues and Options		Q3 2017	High	Complete	Planning Policy
Action 2 – Carry out a ‘Call for Sites’		2017 – 2019	High	Complete	Planning Policy
Action 3 – Consult on Draft Black Country Plan		Q4 2020 Due to Covid19 this has now been moved to Q3 2021	High	Complete	Planning Policy
Action 4 – Consult on Publication		Q3 2022	High	The four BCA were not able to reach agreement on the	Planning Policy

				<p>approach to planning for future development needs within the framework of the BCP. Sandwell will now produce a Sandwell Development Plan.</p>	
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OUTCOME – PRODUCE A LOCAL PLAN (SANDWELL DEVELOPMENT PLAN) WITH SUFFICIENT LAND FOR NEW HOMES

Action 1 – Consult on Issues and Options		Q1 2023	High	Working towards	Planning Policy
Action 2 – Carry out a ‘Call for Sites’		Q1 2023	High	Working towards	Planning Policy
Action 3 – Consult on Draft Black Country Plan (Reg 18)		Q4 2023	High	Not started	Planning Policy
Action 4 – Consult on Submission (Reg19)		Q3 2024	High	Not started	Planning Policy
Action 5 – Submission		Q4 2024	High	Not started	Planning Policy
Action 5 - Examination		Q1-Q4 2025	High	Not started	Planning Policy
Action 6 - Adoption		2025/2026	High	Not started	Planning Policy

OUTCOME – USE PLANNING TOOLS TO PROVIDE CERTAINTY OF WHAT IS ACCEPTABLE / SUITABLE ON RESIDENTIAL SITES

<p>Action 1 - Produce Black Patch Interim Statement</p> <p>Statement to set vision for the area and identify new areas that will be a material consideration should applications for residential use be submitted.</p>	<p>Final document identifying land for residential use</p>	<p>Q1 2018</p>	<p>High</p>	<p>Complete</p>	<p>Planning Policy / Planning Regeneration</p>
<p>Action 2 – Produce Interim Statement for West Bromwich Town Centre and West Bromwich Master Plan</p> <p>Statement to set vision for the Town Centre and identify where residential use</p>	<p>Final document will be ready for consultation</p>	<p>Q1 2020 –</p> <p>Due to resource issues this has moved to Q2 2021</p>	<p>High</p>	<p>Complete</p>	<p>Planning Policy / Planning Regeneration</p>

would be acceptable, it can then be used as a material consideration should an application for residential use be submitted. It seeks to deliver additional residential units.					
Action 3– Establishment of Development Ready http://www.sandwell.gov.uk/info/200186/regenerating_sandwell/2437/sites	Sites will be marketed, and a prospectus prepared		Medium	Complete	Planning Regeneration
Action 4– Implement Intervention Areas – Friar Park – Prepare a Remediation Strategy	A specialist consultant was commissioned to undertake a Remediation Strategy using HIF funding given the known ground constraints.	Q2 2017	Medium	Complete	Planning Regeneration
Action 5– Implement Intervention Areas – Greater Icknield and Smethwick (Grove Lane) – Submit bid for HIF for Highway improvement and a new primary school. Prepare Master Plan for phased approach			High	Bid – Complete Master plan commissioned	Planning Regeneration
Outcome – Build Council Homes					
Actions	Success	Timetable	Priority	Status	Department / owner
Action – Develop programme to build Council Homes					
Action 1 – Build 244 Council homes by Q3 2019 as set out in the Council House Build programme.	Homes will be delivered	Q1 2016 - Q3 2019	High	Complete	Housing and Partnerships
Action 2 – Programme next round of sites to be developed	Sites will be slotted into	Q3 2019 –	High	Complete	Housing and Partnerships

	the delivery programme				
Action 2 Update – 354 homes completed; schemes for 203 homes approved and in progress; schemes for 79 homes awaiting approval		Q4 2019		Complete	Housing and Partnerships
Action 3 – Seek approval for sites to be added to the housing delivery programme – working on next programme which will look at sites from the pipeline and windfall sites. It will also include affordable housing element for larger master planning areas i.e. Friar Park.	Draft programme produced Cabinet Approval – TBC	Jan 2021 TBC	High	Complete	Housing and Partnerships
Action 3 – Update – 111 completions 2021/22 (Total 465) 57 Start on site 2021/22 58 Completions 2022/23 81 Start on site 2022/23 91 Start on site 2023/24 13 27 Start on site 2024/25 TBC 76 Completions 2024/25 These numbers do not include affordable housing element for larger master planning areas i.e. Friar Park included in Action 5.	Programme produced Cabinet Approval – TBC on later sites delivered	Sept 2021 Mar 2022	High	In Progress	Housing and Partnerships
Action 4 – Assess feasibility of sites for housing from review of Council Land Asset Register		June 2022	High	In Progress	Housing and Partnerships
Action 5 - Action 3 – Seek approval for sites to be added to the Council housing	Draft programme produced	Mar 2023	High	In progress	Housing and Partnerships

delivery pipeline programme (Regeneration and Growth pipeline) – working on next programme which will look at additional sites from the existing pipeline, Council Land Asset register and windfall sites. It will also include affordable housing element for larger master planning areas i.e. Friar Park/ Brandall.	Cabinet Approval – TBC				
Action – Review Council Land Asset Register					
Action 1 – Review asset site register for Rowley Regis	Will have a list of sites that can investigate to see if surplus and suitable for housing	Q3 2018		Complete	
Action 2 – Review asset site register for West Bromwich		Q2 2019		Complete	
Action 3 – Review asset site register for Wednesbury		Q2 2020		Complete	
Action 4 – Review asset site register for Tipton		Q3 2020		Complete	
Action 5 – Review asset site register for Smethwick		Q2 2022		To be updated	
Action 6 – Review asset site register for Oldbury		Q4 2022		To be updated	
Action – Investigate Establishing Housing Company					
Action 1 – Set out steps to be undertaken to assess whether a Housing Company can be implemented. Stage 1 – Feasibility		2020		Complete	Housing and Partnerships
Stage 2 – Create Business Model and Validated Business Plan	Work tendered and consultant appointed	2020		Complete	Housing and Partnerships
Stage 2b –	Consultants complete	March 2022		Completed	Housing and Partnerships

	work and work reported to Cabinet for approval				
Stage 2c – follow on from Consultants modelling and analysis	Options paper to be taken to Cabinet to determine whether a housing company will be pursued	March 2023		In progress	
Stage 3 & 4 – Set up the company		June 2022			Housing and Partnerships
Action 1 Update – Consultants completed commission including business model options, financial modelling and analysis. The options given are only borderline viable in the current economic climate and a number of risks have been identified with regard to borrowing options and the uncertainty around inflation and the interest rate.					
Outcome – Apply for Funding to Help Bring Sites Forward					
Action 1 – Received LEP funding for Woods Lane development for £4.7m which resulted in the development of 135 homes	Receive funding	2016		Complete	
Action 2 – Friar Park - produce Cabinet Report to get approval to enter into a collaborative agreement with WMCA	Report produced and approved	June 2019		Complete	
Action 3 – Apply for LEP funding for 6 site investigations at Beaver Road, Tipton; Hawes Lane, Rowley Regis; Meredith Street, Rowley Regis; Oxford Street, Wednesbury; Tippity Green, Rowley Regis and the Grove, West Bromwich. Sites were put forward through the review of Council assets.	Funding received and intrusive investigations have been completed. Abnormal cost assessment has been prepared and development work to bring forward the three sites that exhibit the least constraints	2018		Complete	

	for residential use is currently in progress.				
Action 3 Update - Beaver Road and Hawes Lane are now in design complete scheduled for Cabinet approval to go to tender Jan 2022, Meredith Street has been sold to Black Country housing who are developing the site with affordable housing (in progress), Oxford Street Wednesbury is not financially viable, Tipperty Green is not capable of development and the grove is awaiting feasibility modelling. Beaver Road has planning permission, contractor appointed and due to start on site January 2023. Hawes Lane has conditional planning consent and is currently out to tender, estimated to appoint developer Spring 2023. The Grove is awaiting feasibility modelling due to issues preventing adequate access to the site.					
Action 4 – Seek Cabinet approval to submit an application for funding to the Black Country LEP for remediation work at King Street, Wednesbury; Mounts Road, Wednesbury and Stanhope Road, Smethwick to enable residential redevelopment.	Cabinet approval granted and application for grant funding submitted in July 2019. The grant application is currently being appraised.	2019		Complete – Report approved and application submitted.	
Action 4 Update - Application was submitted and approved with Site Investigation complete. Bids were submitted for land remediation but only King Street and Stanhope Road were approved. Mounts Road is not financially viable without remediation grant funding – other funding options to be investigated.					
Action 5 – King Street and Stanhope Road – Have Cabinet approval (subject to SIU sign off) to enter into a grant agreement.	Enter into a grant agreement	Jan 2021		Complete	
Action 5 update - King Street remediation complete, LEP grant claimed and housing to be completed December 2022. Stanhope Road planning permission granted start on site January 2023.					
Action 5 – The Farley Centre, West Bromwich - Explore potential for financial assistance from WMCA for viability gaps and relocation of existing businesses	Funding stream identified and application submitted.			In progress	
Action 6 – Bull Street / Princess Parade – Explore potential for financial assistance from WMCA for viability gaps and	Funding stream identified and application submitted.			Complete	

relocation of existing businesses					
Action79 - St Michael's Square, West Bromwich - Explore potential for financial assistance from WMCA for viability gaps and relocation of existing businesses	Funding stream identified and application submitted.			In Progress	