



**Sandwell**  
Metropolitan Borough Council

Sandwell Strategic Housing Land Availability  
Assessment (SHLAA)

5 Year Housing Land Supply

2019/2020 Update

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### **Disclaimer**

The Strategic Housing Land Availability Assessment does not allocate land for residential development but provides evidence, alongside other studies, to inform the allocation of land through the Local Plan. It assesses whether sites are suitable for housing, provided they are not required for other purposes, in order to meet plan targets. It identifies constraints to development and considers how they might be overcome.

Therefore, the inclusion of a particular site in the assessment should not be taken as an indication that it will be allocated or granted planning permission for housing or any other form of development. All future planning applications will be considered individually and will be assessed against policies in the most up-to-date development plan.

## **1. Introduction**

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a key component of the evidence base to support the delivery of sufficient land for housing; to meet the community's need for more homes; and to inform housing policy within the Sandwell Local Plan. The assessment is required by national planning policy, as set out in the National Planning Policy Framework (NPPF).
- 1.2 The SHLAA is a technical document comprising a list of sites that might have potential for housing development at some stage in the future.
- 1.3 As explained in the national Planning Practice Guidance the SHLAA is an important evidence source to inform plan making but it does not in itself determine whether a site should be allocated for development. It is the role of the SHLAA to provide information on the range of sites which are available to meet housing need, but it is for the Local Plan itself to determine which of those sites are the most suitable to meet those needs.

## **2. Background**

- 2.1 The SHLAA 2020 supersedes all previous SHLAAs prepared by Sandwell MBC.
- 2.2 When the first SHLAA was produced, a Sandwell SHLAA Stakeholder Panel was formed.
- 2.3 During autumn 2020 a Black Country SHLAA stakeholder workshop was held, with around 50 attendees from the development industry. Attendees were invited to join a Black Country SHLAA Stakeholder Panel. A list of current Panel members and terms of reference for the Panel are provided in Appendix 1.
- 2.4 A meeting of the Panel took place on 24 February 2021, to discuss and provide comments on the draft 2020 SHLAA reports / tables of sites and feed into the final published reports. It is intended to involve the Panel on any updates to the SHLAAs on an annual basis.
- 2.5 The SHLAA has been updated regularly to take account of changes, including planning permission, houses under construction and completions. It also includes any suitable new sites which have been proposed arising from landholder / developer interest or as a result of site information from within the council. It also removes sites that are no longer considered to have potential for housing, including sites secured for non-residential uses.
- 2.6 This SHLAA report has a monitoring base date of April 2020 in terms of planning permissions and completions. The SHLAA reflects the allocations and policies set out in the adopted Site Allocations and Delivery DPD and the West Bromwich AAP

2.7 Due to time and resource constraints, it has not been possible to provide detailed constraint information for each individual site in the SHLAA report.

### **3. National Policy**

3.1 The National Planning Policy Framework (NPPF) establishes a requirement for Local Planning Authorities to prepare a SHLAA to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

3.2 The National Planning Practice Guidance provides further detail on how such a document should be produced. It states that the assessment should be thorough but proportionate, building where possible on existing information. It contains a flow diagram which identifies key stages Local Planning Authorities should carry out (as shown in Figure 1).

3.3 The NPPF aims to:

- Deliver a wide choice of high quality homes;
- Significantly boost the supply of housing;
- Bring brownfield land and empty buildings into residential use, where appropriate;

3.4 The NPPF and National Planning Practice Guidance provides current guidance on undertaking a Housing Land Availability Assessment. This guidance requires local authorities to:

- Identify specific, deliverable sites for the first five years of an up-to date plan that are ready for development and to keep this topped up over time in response to market information;
- Identify specific, developable site for years 6-10, and ideally years 11-15, of the plan;
- Where it is not possible to identify specific sites for years 11-15 of the plan, indicate broad locations for future growth; and
- Only include an allowance for windfalls in the first 5 years of the plan if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

3.5 The guidance was updated during 2018 and 2020 and this SHLAA report takes account of the changes made in the following ways:

- The 5-year housing land supply calculation for Sandwell is now measured against the standard method. (2014-based household

projections<sup>1</sup>) and has a start date of the current year i.e. April 2020 for the current SHLAA. This is because it is now more than 5 years since the Black Country Core Strategy (BCCS) was adopted in 2011 and so the BCCS is out-of-date;

- A 20% buffer has been applied to the 5-year housing land supply calculation, in accordance with the Housing Delivery Test outputs for Sandwell covering the period 2020-2025<sup>1</sup>;
- Sites with permission for, or potential for provision of, communal accommodation are now included in the SHLAA and the housing supply. The capacity of these sites is calculated using current national adjustments (no. bedrooms / 2.5 for student accommodation, and no. bedrooms / 1.8 for other communal accommodation).<sup>2</sup>
- As the BCCS is out-of-date and the targets within it extend for 6 years only, the SHLAA assesses how far housing supply will meet BCCS targets 2006-2026, but also how far supply will meet 10 and 15-year housing need figures using the standard method. These additional calculations have a base date of the current year;
- In assessing the delivery trajectory of sites, all small sites (< 10 homes) with planning permission have been assumed for delivery within 5 years, all small sites without delivery information have been assumed for delivery within 5-10 years and all major sites (10+ homes) have a tailored, annualised trajectory based on robust delivery evidence<sup>3</sup>;
- The definition of windfalls has now changed to cover greenfield land as well as previously developed land. Therefore, when determining the housing potential of windfalls, including consideration of past trends, these now include greenfield land, such as open space and residential gardens.

## 4.0 Sandwell Housing Requirements

- 4.1 As set out above (para 3.5), the SHLAA must now assess housing land supply against two different sets of targets. One set is taken from the Black Country Core Strategy (BCCS) and covers the period 2006 to 2026. The second set is taken from the standard method, as set out in the NPPF and NPPG, and is an annual figure which extends from the current year (April 2020) up to 2039.

## Black Country Core Strategy Targets

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<sup>1</sup> <https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>

<sup>2</sup> MHCLG Housing Delivery Test Measurement Rule Book, 24 July 2018

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

4.2 Current performance against BCCS targets for Sandwell is set out below:

**Table 1: BCCS Targets and Completions**

	Past Net Completions	Black Country Core Strategy (Feb 2011) Net Housing Target
2006-2016	7168	7421
2016-2021	2872 (2016 – 20)	4690
2021-2026	-	9378
Total	10,040	21,489

4.3 The remaining housing requirement up to 2026 is 11,449 homes (net). The SHLAA must identify specific deliverable sites to meet housing requirements up to 2024 and specific developable sites to meet housing requirements up to 2026 (6 years). The supply must include sufficient deliverable capacity to address the under-supply of housing since the BCCS start date of 2006.

4.4 The BCCS net housing target for Sandwell from 2006-24 is 10,317 homes. Given that there were 10,040 completions 2006 – 20, there is a remaining requirement for 277 net homes up to 2024. For the remaining BCCS period 2024-26 the net housing target for Sandwell is 5627 homes.

## Standard Method

4.5 The starting point for the current standard method is the 2014-based household projections. For Sandwell, the average annual household growth for the period 2020-30 is 14,670<sup>4</sup> which equates to an annual figure of 1467. This is based on 2020-30 household projections and new 2020 affordability ratios which were published in 2021.

4.6 Therefore, the local housing need figure for the five-year period 2020-25 is 7335 net homes. Including a 20% buffer, as required by the Housing Delivery Test, the five-year supply of deliverable sites required to meet local housing need would therefore be 8,802 net homes.

4.7 In terms of long term housing land supply, 27,873 homes in total would be required to meet local housing need for the Black Country Plan review period – from the current year up to 2039.

## 5.0 SHLAA Purpose and Core Outputs

- 5.1 The main purpose of the SHLAA is to:
- Identify sites with potential for housing;
  - Assess their housing potential; and
  - Assess when they are likely to be developed.

<sup>4</sup> [www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#basedlive-tables](http://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#basedlive-tables)

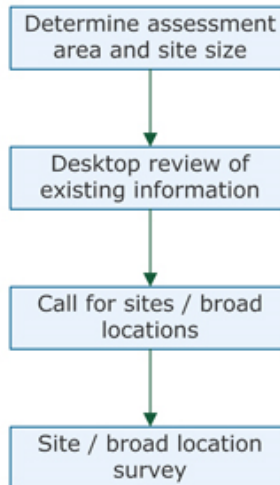
- 5.2 The SHLAA will aim to identify as many sites with housing potential as possible, taking into account national and BCCS policy constraints. Sufficient sites will need to be identified to exceed the housing requirement for each 5-year period to allow for non-implementation.
- 5.4 As a minimum, the SHLAA should provide certain core outputs and follow minimum process requirements to ensure that it is robust and credible to meet the tests of soundness set out in the NPPF. The SHLAA will therefore provide:
- A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary);
  - The potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified);
  - An assessment of the deliverability / developability of each identified site to determine when an identified site is realistically expected to be developed.
- 5.5 Deliverable sites are defined as those which are suitable for housing and there is a reasonable prospect that they will be available for delivery within the next 5 years (by 2025). Developable sites are defined as those which are suitable for housing and there is a reasonable prospect that they will be available for delivery within the next 5-10 years (2025-30).
- 5.6 When judging whether there is a reasonable prospect of delivery within a certain time period, both the constraints on the site (availability) and the economic viability of the site (achievability) must be considered.

## **6.0 Methodology**

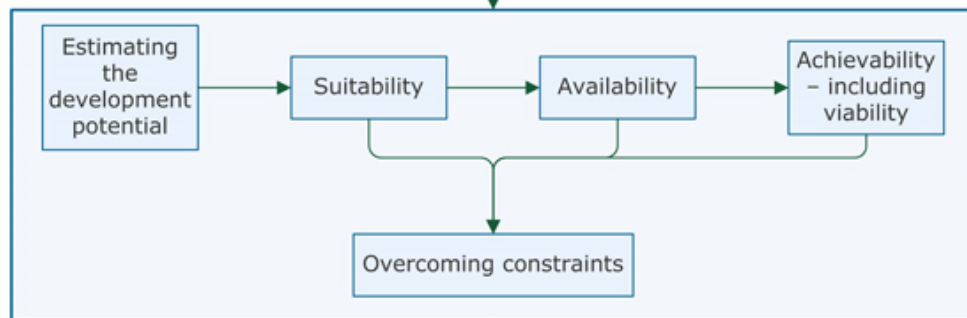
- 6.1 The following figure is taken from the Practice Guidance and shows the 10 key stages of a SHLAA. The Sandwell SHLAA follows these key stages, as set out below.

**Figure 1: Methodology Flow Chart**

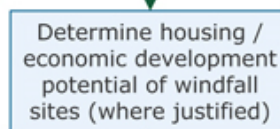
**Stage 1 - Site / broad location identification**



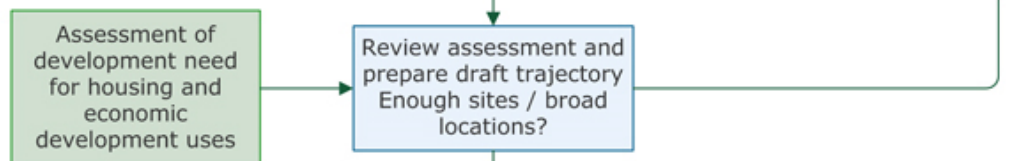
**Stage 2 - Site / broad location assessment**



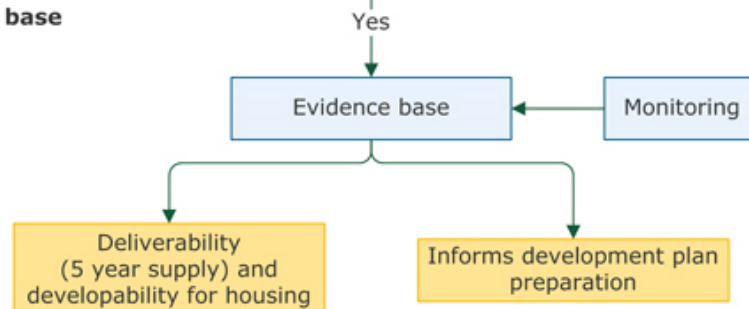
**Stage 3 - Windfall assessment**



**Stage 4 - Assessment review**



**Stage 5 - Final evidence base**





## 7.0 Stage 1 Identification of Sites

### 7.1 Geographic area

7.2 This SHLAA covers the whole of Sandwell MBC. The Planning Practice Guidance suggests that SHLAAs should be produced to cover housing market areas.

7.3 However, due to the dispersed nature of the housing market area, which covers several local authorities, and the different stages of surrounding authorities Local Plans, it is not possible to carry out a SHLAA with surrounding local planning authorities in the housing market area. The Black Country Local Planning Authorities have differing resources to commit to the SHLAA process, and so a sub-regional SHLAA has not been possible. However, all four LPA's apply a common methodology and key assumptions where possible.

7.4 Sandwell's methodology identified types of land or areas to be excluded from the Assessment, table 1. It proposed that if sites were identified that fell within the designations or parameters set out in Table 1, they should be assessed as having a nil housing potential due to their inappropriateness for housing as national and local policy advises against development within these areas.

**Table 2: Sites / Areas to be excluded from the assessment**

Green Belt sites (without planning permission for housing), as these represent a "clear cut designation" in terms of government guidance. Such sites do not meet the test of availability or deliverability as, prior to site appraisals; no exceptional circumstances have been demonstrated in order to justify their release from the Green Belt. Nor has it been demonstrated through a planning applications test that very special circumstances exist in favour of the development that are sufficient to outweigh Green Belt harm.
Sites that have been retained or developed for other uses
Environmental or other policy designations such as Sites of Special Scientific Interest; Ancient Woodland; Scheduled Ancient Monuments; Local Nature Reserves; Sites of Importance for Nature Conservation (SINCs) and Registered Parks and Gardens
Land identified by the Environment Agency as falling within flood zones 3a and /or 3b and land at high risk of surface water flooding.
Unless there is sufficient justification to the contrary, sites in existing employment use or identified as LEL / HQ / PHQ employment land in the Local Policies map.
Areas of open space identified as being of high quality / high value in the Councils Green Space Audit 2019

7.5 Sites considered unsuitable are therefore determined as having no housing potential and are not identified in this assessment.

## Site size

- 7.6 The Planning Practice Guidance suggests that LPAs should consider all sites and broad locations capable of delivering five or more dwellings. However, it continues that where appropriate, plan makers may wish to consider alternative site size thresholds.
- 7.7 Given the large number of identifiable sites within an urban area such as Sandwell, the resources and time available to complete the SHLAA preclude the collection of detailed information for very small sites. Therefore, smaller sites will be defined as those which could accommodate less than 10 homes.
- 7.8 However, smaller sites do contribute to housing supply in the borough and this is discussed in more detail at paragraph 10.

## Identification of sites

- 7.9 As set out in the Planning Practice Guidance, various data sources were reviewed to identify sites with potential for residential development as set out below:

**Table 3: Data Sources**

Type of site	Potential data source
Existing housing and economic development allocations and site development briefs not yet with planning permission	Local and neighbourhood plans Planning applications records Development briefs
Planning permissions for housing and economic development that are unimplemented or under construction	Planning application records Development starts and completions records
Planning applications that have been refused or withdrawn Pre-application discussions where the principle of residential use is supported.	Planning application records
Land in the local authority's ownership	Local authority records
Surplus and likely to become surplus public sector land	<a href="#">National register of public sector land</a> Engagement with strategic plans of other public sector bodies such as County Councils, Central Government, National Health Service, Police, Fire Services, utilities providers, statutory undertakers
Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes e.g. offices to residential)	Local authority empty property register English House Condition Survey National Land Use Database Commercial property databases (e.g. estate agents and property agents) Valuation Office database Active engagement with sector
Additional opportunities in established uses (e.g. making productive use of	Ordnance Survey maps Aerial photography

Type of site	Potential data source
under-utilised facilities such as garage blocks)	Planning applications Site surveys
Business requirements and aspirations	Enquiries received by local planning authority Active engagement with sector
Sites in rural locations	Local and neighbourhood plans
Large scale redevelopment and redesign of existing residential or economic areas	Planning applications Ordinance Survey maps Aerial photography
Sites in and adjoining villages or rural settlements and rural exception sites	Site surveys
Potential urban extensions and new free-standing settlements	

## 8.0 Stage 2 - Site / Broad Location Assessment

### Yield

- 8.1 An assessment of the housing potential of each site was made by assessing its developable area. This was limited by factors like topography, irregular shaped plots and site specific constraints such as mineshafts or flood zones. Reductions in site areas were also applied where agreed exclusions listed in Table 1 applied.
- 8.2 Where sites have already been subject to a detailed appraisal e.g. through a planning application or development brief, allocation in a Development Planning Document the net developable area will already have been established.
- 8.3 Sandwell's methodology proposes the use of the densities set out in the Black Country Core Strategy. The density of all sites in Sandwell has therefore been calculated at a minimum of 35 dwellings gross per hectare, however where development briefs exist or planning permissions have expired that had a higher density then the higher figure has been used as these have demonstrated that the site can support a higher capacity.
- 8.4 It should be noted that yields may be affected by issues not currently evident, such as ground conditions in certain parts of sites.

## Assessment

8.5 The purpose of stage 2 is to establish whether the SHLAA sites are either deliverable, developable or not currently developable. The NPPF explain the definitions of deliverable and developable sites<sup>5</sup>:

- “Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years”.
- “Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged”.

8.6 The SHLAA will divide sites into:

- Site suitable for housing and deliverable by 2025
- Sites suitable for housing and developable over the period 2025-2039
- Sites allocated for housing but now considered not suitable / developable up to 2039
- Sites not suitable for housing

8.7 The various assessments and assumptions used in deciding whether a site is deliverable are explained in more detail below.

## Availability

8.8 This is an assessment of whether a site is available for development.

8.9 For a site to be considered available there must be some confidence that there are no legal or ownership problems which would prevent development.

8.10 A site is available if it:

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[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/779764/NPPF\\_Feb\\_2019\\_web.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf)

- Is either under construction or has full / outline planning permission, or is a local plan allocation unless information is provided to suggest otherwise. Other sites will be considered available if they are owned by a developer and / or there is a known intention to develop.
- Have no known legal or ownership constraints.
- Has available and suitable access arrangements, either existing or proposed.

## **Suitability**

- 8.11 This is an assessment of whether a site is suitable for development.
- 8.12 Policy restrictions, physical problems, environmental issues and other potential impacts should be taken into account in assessing a site's suitability for development. As set out in paragraph 7.4 and Table 1, any site falling within the excluded criteria were considered unsuitable and therefore determined as having no housing potential and are not identified in this assessment.
- 8.13 Sites with planning permission or outline permission, and/ or allocated sites have already been assessed for their suitability as part of the decision process to either grant permission or allocate the sites. These sites are therefore automatically considered to be suitable for housing development.
- 8.14 A site is suitable if:
- It is either under construction or has planning permission or outline permission or is a local plan allocation.
  - There are suitable access arrangements to the site, either existing or proposed.
  - It has no constraints restricting development.
  - It is a location where the principle of residential development has previously been accepted, for example site with permission for housing which has lapsed, or where an application for housing was refused but where the principle of residential development was accepted, and where there are no new constraints, also where pre-application discussions have taken place and the principle of residential development is supported.

## **Achievability**

- 8.15 This is an assessment of whether development of a site is achievable. It is essentially a judgement about the economic viability of the land.
- 8.16 Achievable sites are sites where there is a reasonable prospect that housing will be developed on the site at a particular point of time. Market factors, cost factors and delivery factors should be taken into account in assessing a site's achievability for development. This could include site preparation costs, the inability to attract necessary funding or investment could also be a constraint

to development. Market demand, the value of alternative land use, and the impact of nearby uses could also be a constraint to development. All sites that are being actively promoted by a developer will be considered achievable as it is assumed an analysis of a site's viability for development would have been completed by the developer.

- 8.17 A site is achievable if it is considered there is a reasonable prospect that housing will be delivered on the site at a particular point in time (i.e. within 5 years, 6-10 year for over 10 years).

### **Sites allocated for housing but now considered not suitable / developable up to 2039**

- 8.18 A review of Black Country Core Strategy and the Site Allocations and Delivery DPD began in 2017. The review included assessing all residential and employment allocations to determine whether they are still developable, deliverable and available.

- 8.19 During 2019 / 20, detailed evidence has been progressed, to support the Black Country Plan review in the form of a Black Country Economic Development Needs Assessment (EDNA) and a Black Country Employment Area Review (BEAR). The EDNA sets out the need and supply for employment land. The BEAR provides an assessment of all of the Black Country's employment areas, based on detailed fieldwork and engagement with occupiers and landowners to establish their up to date positions regarding their intentions for current employment sites and future business needs. This work provided the key evidence to inform what position the Plan should adopt on the protection and retention of existing employment areas, and more significantly, which of the existing housing allocations which involve the redevelopment of employment land should be deleted, with those sites retained for employment activity.

The Council also undertook land owner engagement to understand the aspirations of the land owners, whether they are planning to invest in their current activity and whether the sites were available to be developed.

- 8.20 The overall effect of the EDNA, BEAR and land owner engagement work is to recommend that 8560 homes (undiscounted) which are currently allocated in Sandwell (of which 7290 are on occupied employment land) should no longer be allocated for housing. This new evidence has immediate implications for the suitability and developability of specific housing allocation sites. National planning guidance expects all available evidence to be taken into account when determining the list of sites suitable and developable for housing through the SHLAA process. Therefore, this reduction has been reflected in the 2020 SHLAA.

## **9.0 Risk Assessment**

9.1 An assessment has been made on housing commitments which form part of the Council's five-year housing supply. It would be unrealistic to assume that all those sites will be implemented straight away. A 5% reduction has therefore been applied to those sites (excluding sites under construction). For allocated sites which are not occupied employment sites a 10% deduction has been applied and those sites which are occupied by an employment use, a discount rate of 15% has been used.

## 10.0 Stage 3: Windfall Assessment

### Small Site Contributions

10.1 Paragraph 70 of the National Planning Policy Framework states that local planning authorities may make an allowance for windfall sites in the five-year supply if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

10.2 As set out in paragraph 7.7, the SHLAA precludes the collection of detailed information for very small sites, which are defined as those which could accommodate less than 10 homes. Therefore, an allowance for the completion of dwellings on small sites has been made and will contribute to the overall housing provision.

10.3 Commitments that are smaller than 10 units have been included. Past trends of completions on small sites have been reviewed and are shown in Table 3 and an average of those completions has been used. The contribution of small sites from past trends is included from 2023/24 as sites with planning permission will have either been built out or have expired by this start date.

**Table 4: Windfall Completions**

Year Completed	Number of Windfall Units Completed
2010/2011	67
2011/2012	90
20102/2013	72
2013/2014	110
2014/2015	149
2015/2016	122
2016/2017	170
2017/2018	139
2018/2019	101
2019/2020	55
Total	1075
Average over 10 years	108
Total for 2023/24 – 2024/2025	216

10.4 The table above shows that over the last 10 years there has been an average of 108 completions per annum. This equates to 216 units over the 5-year period 2020/21 – 2024/25.

#### 11.0 Stage 4: Assessment Review / Summary of results

11.1 This SHLAA report provides a total housing capacity of 8510 homes net. This total includes capacity from identified sites and small windfall sites.

**Table 5: SHLAA Housing Capacity**

SHLAA Category	Total Homes (net)				
	2020 - 2025	2025 - 2026	2026 - 2030	2030 - 2039	Total 2020 - 2039
Identified Sites	2548	516	1322	2736	7122
Small Windfall	216	108	432	972	1728
Demolitions / COU / Conversions away from residential	-60	-20	-80	-180	-340
<b>Total</b>	<b>2704</b>	<b>604</b>	<b>1674</b>	<b>3528</b>	<b>8510</b>

11.2 A full housing supply trajectory, including anticipated net completions from each individual source of capacity, is set out in Appendix 2 Table 7 and 8. This supply trajectory is compared against two sets of housing targets: Black Country Core Strategy net housing targets for 2006-26; and Local Housing Need using the Standard Method 2020 for 2020-2039.

11.3 Taken together with the 10,040 net completions to date (2006-20), the SHLAA provides a total capacity of 13,348 net homes over the period 2006-26. The BCCS target for Sandwell is 21,489 homes for the same period. This results in a shortfall of 8,141 homes.

#### Five Year Housing Land Supply

11.4 A 5-year land supply is a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against a housing requirement set out in adopted strategic policies, or against a local housing need figure where appropriate in accordance with paragraph 73 of the National Planning Policy Framework. For Sandwell, as the Black Country Core Strategy is over 5 years old, then the Local Housing Need (LHN) figure would apply.

11.5 The LHN is set out in Para 4.5 of this report. The annual requirement is 1,467 homes per annum which equates to 7335 units for the 5-year period 2020-2025. Including a 20% buffer, as required by the Housing Delivery Test, the five-year supply of deliverable sites required to meet local housing need would therefore be 8,802 net homes.

11.6 Tables 7 & 8 (Appendix 2), demonstrates that 2,876 homes (without discounts) are deliverable. This is below the number of homes required to meet the local housing need, using the standard method with 20% buffer applied.



**Table 6: Sandwell Five Year Housing Land Supply**

5-year supply range	LHN	20% Buffer applied as per Housing Delivery Test	Capacity Available (without discounts)
2020/21 – 2024/25	7,440	8,928	2,876

### **Long Term Housing Land Supply**

11.7 The SHLAA provides 4,982 homes over the period 2020-30. This illustrates that there is not a sufficient supply of land required to meet local housing need of 14,670 for the 0-10 year period, as set out in para 4.7. Furthermore, there is also insufficient supply to address local housing need of 27,873 homes over the Black Country Plan review period, up to 2039. The SHLAA provides 8,510 homes over this period, a shortfall of 19,363 homes.

### **12.0 Summary of Results**

12.1 In summary, this SHLAA Report provides a total housing capacity of 8,510 homes net. This total includes capacity from identified sites, broad locations and small windfall sites, as set out in Table 5. All housing capacity figures have been derived using a methodology which is in accordance with national guidance.

#### **Trajectory**

12.2 A full housing supply trajectory, including anticipated net completions from each individual source of capacity by year, is set out in Appendix 3.

#### **Supply to Meet Black Country Core Strategy Housing Targets (2006-26)**

12.3 Taken together with the 10,040 net completions to date (2006-20), the SHLAA provides a total capacity of 13,348 net homes over the period 2006-26. The BCCS target for Sandwell is 21,489 net homes over the Plan period (2006-26). This is a shortfall of 8,141 homes.

#### **Five Year Housing Land Supply (2020-25)**

12.4 In terms of an immediate 5 year housing supply of deliverable sites for the period 2020-25, Table 7 (Appendix 2) demonstrates that 2,876 homes are deliverable on identified sites, **without discount**, over the period 2020-25. This is below the 8,802 net homes required to meet local housing need, using the standard method and a 20% buffer, as set out in para 11.5 above. Therefore, Sandwell does not have a 5 year housing land supply.

#### **Black Country Plan Review Housing Land Supply (2020-39)**

12.5 The SHLAA provides 8,510 homes over the period 2020-39. There is therefore a shortfall of 19,363 homes compared to the Sandwell local housing need of 27,873 homes over the Black Country Plan review period (2020-39).

### **13.0 Potential for Density Uplift**

- 13.1 The Black Country Urban Capacity Review Update 2020 includes an estimate of the potential uplift in housing capacity which could be achieved through adoption of a new Black Country Plan density policy in 2024 (applying to sites of 10+ homes).
- 13.2 A density uplift assessment has been undertaken of all identified SHLAA sites which are unlikely to have gained planning permission by 2024 and which have a capacity of 10 homes or more. Where the site is located within West Bromwich Strategic Centre (as defined in the Black Country Core Strategy) a minimum density of 100 dwelling per hectare (dph), net of open space, major roads and other uses, has been assumed, unless there are character constraints (e.g. listed building, conservation area, low density local character). Where a site is located outside West Bromwich Strategic Centre a minimum density of 40 dph net has been assumed. Where a site falls within the 45 dph buffer, as set out in the UCR Update a density of 45 dph has been assumed.
- 9.4 The total potential density uplift is 144 homes.

## Appendix 1

### Black Country SHLAA Stakeholder Panel & Terms of Reference

#### List of Current Members

Company / Organisation
Barrett David Wilson Homes (housebuilder)
WV Living (housebuilder)
Barton Willmore (consultants)
RPS (consultants)
Harris Lamb (consultants)
West Midlands Combined Authority
Homes England
Black Country Consortium Ltd

#### Black Country SHLAA Stakeholder Panel Terms of Reference

1. To contribute to the completion of robust and credible Strategic Housing Land Availability Assessments (SHLAAs) for the Black Country authorities.
2. To share and pool information and intelligence.
3. To contribute to and endorse the signing off of the SHLAA Methodology, including identifying what issues of particular relevance to the SHLAAs should be considered, in addition to the requirements set out in NPPG.
4. To consider the implications of the SHLAA, including making recommendations to sign off the SHLAA report and core outputs to the Black Country authorities and agreeing to support any follow-up actions.
5. To oversee and agree the involvement and consultation with a wider group of stakeholders for the SHLAA.
6. Should members of the Panel be unable to agree on particular issues (i.e. Methodologies and data sources used, the interpretation of findings or the ability to endorse the signing off of the SHLAA) such differences or outstanding issues will be raised in the findings.
7. Should a meeting prove necessary and an individual member not be able to attend a meeting, they may seek to identify a substitute from their organisation to take part.
8. Invitations to join the SHLAA Panel are made on the understanding that no commercial or other advantage will be sought and that their primary role is to represent their sector as a whole and not just the interests of their particular organisation. Panel members are required to declare any interest they may have on a site when contributing towards its assessment.
9. Membership of the SHLAA Panel will be undertaken on a voluntary basis. The Black Country Councils will not be liable for any expenses incurred during the SHLAA process.

## **Appendix 2 Stage 5: Final Evidence Base**

The full list of identified sites and their anticipated delivery timescales are set below under the following titles:

- Site suitable for housing and deliverable by 2025
- Sites suitable for housing and developable over the period 2025-2039
- Sites allocated for housing but now considered not suitable / developable up to 2039
- Sites not suitable for housing

**Table 7: Sites suitable for housing and deliverable between 2020-2039**

Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Deliverable 5-10 years (2025-30)	Homes Deliverable 10-15 years (2030-35)	Homes Deliverable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments
6493	70C Windmill Lane Smethwick B66 3EW	402893	287869	0.01	0.01	Soho and Victoria	Full		Remain	COU	-1	-1	0	0	0	DC/17/61343	0	0	0	
6841	156A Bleakhouse Road Oldbury B68 0LU			0.02	0.02	Old Warley	Full		Remain	COU	-1	-1	0	0	0	DC/19/63434	0	0	0	
2972	Used Car Sales site on corner of Lower Church Lane and Horseley Heath Tipton	396854	291949	0.56	0.56	Tipton Green	Approved Local Plan/U DP	H9.6 (1115 )	Remain	NB	20	0	0	0	20		0	0	0	Long term plans
1449	Wellington Road Tipton	396453	291923	0.91	0.91	Tipton Green	Approved Local Plan/U DP	H9.6 (Ho15 7 (67 )	Remain	NB	31	0	0	0	31		0	0	0	Land owner looking to relocate
3049	Land between Addington Way and River Tame; Temple Way (Rattlechain)	397814	291077	0.90	0.90	Oldbury	Approved Local Plan/U DP	H9.3 (1004 )	Remain		32	0	0	0	32		0	0	0	Awaiting discussions with neighbouring land owners

Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Developable 5-10 years (2025-30)	Homes Developable 10-15 years (2030-35)	Homes Developable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments
2986	Friar Street Wednesbury	399905	295216	1.01	1.01	Friar Park	Approved Local Plan/UDP	HOC 8 (43)	Remain	NB	38	0	0	0	38		0	0	0	Land owner advised, would look to develop if can find a site to relocate to
3009	Tatbank Road Oldbury B69 4NB	399890	288564	1.15	1.15	St. Pauls	Approved Local Plan/UDP	(564)	Remain	NB	40	0	0	0	40		0	0	0	Land owner advised will continue to operate but will look at opportunities to move and redevelop
1183	land at Horseley Heath, Alexandra Road, and Lower Church Lane, Tipton	396858	292389	2.26	1.90	Great Bridge	Approved Local Plan/UDP	H9.9 (245)	Remain	NB	60	0	0	0	60		0	0	0	SLINC on part of the site. Land owner interested in bringing site forward for residential use.
3011	Langley Maltings Western Road Langly B69 4LY	399613	288297	2.72	2.72	Oldbury	Approved Local Plan/UDP	(570)	Remain	NB	95	0	0	0	95		0	0	0	Land owner advised will continue to operate but will look at opportunities to move and redevelop

Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Deliverable 5-10 years (2025-30)	Homes Deliverable 10-15 years (2030-35)	Homes Deliverable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments
6441	Eastern Gateway South (WBPr16), West Bromwich (6441)			3.20	1.60	West Bromwich Central	Approved Local Plan/UDP	WBPr16	Remain	NB	150	0	0	0	150		0	0	0	Car Park for Gurdwara Guru Outline consent DC/18/62461 for Proposed new Gurdwara building on part of existing car park (outline application for access, appearance, layout and scale).
2396	116/117 Graingers Lane Cradley Heath	394385	285823	0.04	0.04	Cradley Heath and Old Hill	Full	(1087)	U.C.	NB	6	0	0	6	0	DC/08/49723	0	0	6	Site has been stalled
2886	Site Of 18A Church Vale West Bromwich	401026	292349	0.05	0.05	West Bromwich Central	Full		U.C.	NB	6	0	0	6	0	DC/10/52726	0	0	6	Site has been stalled
3012	Giles Road Oldbury B68 8JQ	399882	288521	0.25	0.25	St. Pauls	Approved Local Plan/UDP	(609)	Remain	NB	9	0	0	9	0	letter sent	0	0	0	5 LAND TITLES - LETTER TO OWNER

Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Deliverable 5-10 years (2025-30)	Homes Deliverable 10-15 years (2030-35)	Homes Deliverable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments
2583	Extension to Caravan Site Brierley Lane Bilston WV14 8TU	395221	294667	0.73	0.73	Princes End	Full	425 H16.7	Remain	NB	10	0	0	10	0	DC/08/49372	0	0	0	GTAA Site needs funds
3023	Macarthur Road Industrial Estate, Cradley Heath	394226	285515	0.30	0.30	Cradley Heath and Old Hill	Approved Local Plan/UDP	H13.1 (599)	Remain	NB	11	0	0	11	0		0	0	0	RESPONSE FROM LETTER OPERATE 10 YEARS THEN HOUSING
3041	Cokeland Place / Graingers Lane, Cradley Heath	394610	285790	0.36	0.36	Cradley Heath and Old Hill	Approved Local Plan/UDP	H13.4 (281)	Remain		13	0	0	13	0		0	0	0	land owners want to develop for housing
2820	Eastern Gateway Development Site, High Street. West Bromwich (2820)			0.72	0.72	West Bromwich Central	Approved Local Plan/UDP	WBPr 15	Remain	NB	25	0	0	25	0		0	0	0	Contains a number of occupiers, the buildings and 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



Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Developable 5-10 years (2025-30)	Homes Developable 10-15 years (2030-35)	Homes Developable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments	
																					development. Mixed use site - area based on half of site used for res. Density already over 45 dph
6442	George Street WBPr18, West Bromwich	400765	290748	0.74	0.74	West Bromwic h Central	Appro ved Local Plan/U DP	SC WBPr 18	Remain		26	0	0	26	0	no letter	0	0	0		Car Park for Gurdwara Guru Outline consent DC/18/62461 for Proposed new Gurdwara building on part of existing car park (outline application for access, appearance, layout and scale).
1203	Mill Street, Great Bridge			0.86	0.86	Great Bridge	Appro ved Local Plan/U DP	H9.9	Remain	NB	30	0	0	30	0						Land owner interested in bringing site forward for residential use

Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Developable 5-10 years (2025-30)	Homes Developable 10-15 years (2030-35)	Homes Developable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments
2919	Land to east of Black Lake West Bromwich	399554	399554	2.45	2.45	Hateley Heath	Approved Local Plan/UDP	H8.1 (633)	Remain	NB	86	0	0	30	56		0	0	0	Land owners - one has lease until 2027; and another will retire after 10 years then look to redevelop
1994	Land And Premises At Winkle Street And John Street West Bromwich	399941	291835	1.01	1.01	West Bromwich Central	Approved Local Plan/UDP	WBPr 26	Remain	NB	31	0	0	31	0		0	0	0	Long term plans
3223	Summerton Road, Oldbury	398051	290033	0.89	0.89	Oldbury	Approved Local Plan/UDP	H9.2 (216)	Remain		32	0	0	32	0		0	0	0	Site boundary amended - land owners operate for next 5-10 years with a view to redevelop
2946	Site surrounding former Post office and Telephone exchange Horseley heath tipton	397191	292252	1.16	1.16	Great Bridge	Approved Local Plan/UDP	H9.9 (1116)	Remain	NB	42	0	0	42	0		0	0	0	Site merged with 2947 - site more likely to come forward as not needed for metro

Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Developable 5-10 years (2025-30)	Homes Developable 10-15 years (2030-35)	Homes Developable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments
744	Perrott Street / Kitchener Street Black Patch Smethwick			1.39	1.39		Approved Local Plan/UDP	H12.4	Remain	NB	49	0	0	49	0		0	0	0	Perrott Street site now identified for a new school. This only leaves Kitchener Street site and no indication that this will come forward in isolation. Needs clarification from senior managers. Potential to come forward but 5-10 year timeframe likely.
2377	Carters Green / Gun Lane West Bromwich	399752	291649	1.09	1.09	West Bromwich Central	Approved Local Plan/UDP	WBPr 25	Remain	NB	49	0	0	49	0		0	0	0	Part of One Public Estate
1451	28-64 High Street West Bromwich	401044	290609	0.60	0.60	West Bromwich Central	Approved Local Plan/UDP	WBPr 17 (Ho159)	Remain	NB	53	0	0	53	0		0	0	0	Land owner advised looking to invest in site in next 5-10 years
1463	Lower City Road Oldbury	397789	290173	1.83	1.83	Oldbury	Approved Local Plan/UDP	H9.2 (Ho171)	Remain	NB	64	0	0	64	0		0	0	0	Response from some land owners looking to bring site forward
3025	Silverthorne Lane/ Forge Lane, Cradley Heath	393760	285875	2.82	2.82	Cradley Heath and Old Hill	Approved Local Plan/UDP	H13.3 (282)	Remain	NB	99	0	0	99	0		0	0	0	Site merged with 1437 and boundary excludes emp area cap as 35 and 45 dph - land has been secured for future development

Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Developable 5-10 years (2025-30)	Homes Developable 10-15 years (2030-35)	Homes Developable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments
2370	Bradleys Lane / High Street Tipton	395322	293779	5.60	5.60	Princes End	Approved Local Plan/U DP	H16.5 (303) Tip7	Remain	NB	230	0	0	140	90		0	0	0	Redevelopment with the cooperation of Qualtronic, looking to relocate.
2940	Rattlechain Site Land to the north of Temple Way Tividale	397529	291218	14.70	7.24	Oldbury	Approved Local Plan/U DP	H9.3 (752)	Remain	NB	322	0	0	142	180		0	0	0	priority for the Towns Fund to tackle certain 'stuck sites' within Rowley and, we have concluded that these three sites are top of our priority list. Chloe and alan met, having discussions, new owners looking to bring site forward and hope to be completed by 2028
2388	Swan Lane North of A41 West Bromwich	399292	292288	5.40	4.07	Greets Green and Lyng	Approved Local Plan/U DP	WBPr 36 (333)	Remain	NB	149	0	0	149	0		0	0	0	Pre-applications have been held and still interest from a potential developer.

Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Deliverable 5-10 years (2025-30)	Homes Deliverable 10-15 years (2030-35)	Homes Deliverable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments
3353	Site of 131 Stony Lane Smethwick	401652	288448	0.06	0.06	Smethwick	Full		U.C.	NB	1	0	1	0	0	DC/13/55676	0	0	1	Site has been stalled
1857	5-7 Cradley Road Cradley Heath	394284	285850	0.03	0.03	Cradley Heath and Old Hill	Full	(1246)	Remain	NB	2	0	2	0	0	DC/06/46355	0	0	0	Site has been stalled
2156	8 Sunnybank Road Oldbury	400166	285170	0.06	0.06	Old Warley	Full		Remain	NB	2	0	2	0	0	DC/19/63305	0	0	0	another app to extend existing bungalow submitted so may not demolish and build 2
3522	138 Crankhall Lane Wednesbury	400391	294790	0.04	0.04	Friar Park	Full		U.C.	NB	2	0	2	0	0	DC/13/56040	0	0	2	Site has been stalled

Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Deliverable 5-10 years (2025-30)	Homes Deliverable 10-15 years (2030-35)	Homes Deliverable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments
5986	Land Adjacent 26 And 28 St Clements Lane West Bromwich	400913	291745	0.02	0.02	West Bromwich Central	Full		U.C.	NB	2	0	2	0	0	DC/14/57501	0	0	2	Site has been stalled
2293	St. Pauls Centre Brunswick Park Road Wednesbury	399786	295813	0.25	0.25	Wednesbury North	Full	HOC 8 (1074 )	2014/2015	NB	16	0	3	0	0	DC/18/61392	13	0	3	Building control activitiy 2021
3310	Site Of 180-190 Dudley Road Rowley Regis	396242	288085	0.15	0.15	Rowley	Full		U.C.	NB	8	0	8	0	0	DC/12/54578	0	0	8	Site has been stalled
6478	Regis Hall And Restaurant 152 Reddal Hill Road Cradley Heath B64 5JJ	395363	286663	0.19	0.19	Rowley	Outline		Remain	NB	10	0	10	0	0	DC/17/60471	0	0	0	app expires sept 2020

Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Deliverable 5-10 years (2025-30)	Homes Deliverable 10-15 years (2030-35)	Homes Deliverable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments
6447	206 Toll End Road Tipton DY4 0HF	397422	293352	0.19	0.19	Great Bridge	Outline		Remain	NB	11	0	11	0	0	DC/16/60065	0	0	0	App expires oct 2020
3153	Former Fisheries Site Union Road Oldbury	398349	290437	2.13	0.95	Oldbury	Full	H9.3 (754)	Remain	NB	17	0	12	0	0	DC/10/51937	5	0	0	Site has been stalled
6473	Warehouse 134 Franchise Street	398703	296563	0.14	0.14	Wednesbury North	Outline		Remain	NB	13	0	13	0	0	DC/18/62129	0	0	0	
28	Alma Street Wednesbury	399750	295120	0.52	0.52	Friar Park	Approved Local Plan/UDP	HOC 8 (1003)	Remain	NB	19	0	19	0	0		0	0	0	Landowners advised outgrown site, looking to redevelop next 18 months

Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Developable 5-10 years (2025-30)	Homes Developable 10-15 years (2030-35)	Homes Developable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments
3309	Site Of Former New Talbot 457 Hagley Road	402394	286154	0.10	0.10	Abbey	Outline		Remain	NB	19	0	19	0	0	DC/19/62591	0	0	0	
6477	Trinity Motors Limited 150 - 152 High Street & 1 South Road Smethwick B66 3AJ	402116	288525	0.11	0.11	Smethwick	Outline		Remain	NB	21	0	21	0	0	DC/17/60515	0	0	0	bldg notice submitted 2019 ; app expires aug 2020 so now 2021
2908	Site Of 30-144 Mounts Road Wednesbury	398944	294674	1.07	1.07	Wednesbury South	Approved Local Plan/UDP	H8.4 (46)	Remain	NB	22	0	22	0	0	letter sent	0	0	0	On SMBC site feasibility pipeline but requires extensive remediation affecting viability. Potentially a new bid for land remediation funding. Maybe reduced numbers due to ground conditions possibly 22
1376	Elbow Street Old Hill	395619	286472	0.77	0.77	Cradley Heath and Old Hill	Approved Local Plan/UDP	Ho13 3 893 (H13.9)	Remain	NB	25	0	25	0	0		0	0	0	Land owner advised operate for next five years then look to develop



Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Developable 5-10 years (2025-30)	Homes Developable 10-15 years (2030-35)	Homes Developable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments
6919	PJ Commercial - Phase 4 of Grove Land MP			0.8	0.8		Approved Local Plan/UDP		Remain	NB	28	0	28	0	0		0	0	0	Part of phased Grove Land Master Plan
6997	Heath Street Housing Zone Deal - Phase 3 of Grove Lane MP			0.9	0.9		Approved Local Plan/UDP		Remain	NB	30	0	30	0	0		0	0	0	Part of phased Grove Land Master Plan
1152	Land adj to Blue Ball Public House Peartree Lane Cradley Heath	395340	286086	0.15	0.15	Cradley Heath and Old Hill	Outline		Remain	NB	31	0	31	0	0	DC/17/60896	0	0	0	The cost of implementing the proposed scheme is greater than the sale return projected to be realised. Upfront costs such as detailed planning fees, Architects, engineers and related professional agents costs all have to be found before any work can start preparing the further detailed information necessary for detailed planning approval and building control approval.

Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Developable 5-10 years (2025-30)	Homes Developable 10-15 years (2030-35)	Homes Developable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments
6998	Phase 6 of Grove Lane MP			1.18	1.18		Approved Local Plan/UDP		Remain	NB	40	0	40	0	0		0	0	0	Part of phased Grove Land Master Plan
1459	Bank Street (West) Hateley Heath	400504	292742	0.85	0.85	Hateley Heath	Approved Local Plan/UDP	HOC6 (Ho165) (74)	Remain	NB	43	0	43	0	0		0	0	0	RESPONSE TO LETTER LEASE TO 2024 THEN HOUSING
1546	Heartlands Furniture Cranford Street Smethwick	403764	288256	2.40	2.40	Soho and Victoria	Approved Local Plan/UDP	H12.9 (125)	Remain	NB	300	0	60	240	0		0	0	0	Capacity as per phasing plan from HI Jan 2021 Likely to come forward as wider regeneration of Grove Lane but probably still within 6-11 years timescale.
2590	South of Cranford Street and Heath Street Smethwick (Phase 5a)	403701	288181	1.85	1.85	Soho and Victoria	Approved Local Plan/UDP	H12.9 (206) SME4	Remain	NB	70	0	70	0	0		0	0	0	boundary amended to reflect new phasing based on master plan - HI Jan 2021
6652	Former Shaftesbury House 402 High Street West Bromwich B70 9LB			0.40	0.40	West Bromwich Central	Outline		Remain	NB	70	0	70	0	0	DC/18/62124	0	0	0	

Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Deliverable 5-10 years (2025-30)	Homes Deliverable 10-15 years (2030-35)	Homes Deliverable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments
2371	North Smethwick Canalside Smethwick	402401	288853	8.77	8.77	Soho and Victoria	Approved Local Plan/UDP	H12.8 (116) SME1	Remain	NB	400	0	100	300	0		0	0	0	Still likely to come forward with 6-11 year timeframe
2390	Sandwell District & General Hospital, West Bromwich			0.85	0.85		Pending Consent	WBPr 39	Remain	NB	121	0	121	0	0	DC/20/64894	0	0	0	pending consent
2588	Abberley Street Smethwick (Phase 5b)	403664	287872	6.27	6.27	Soho and Victoria	Approved Local Plan/UDP	H12.9 SME4	Remain	NB	200	0	200	0	0		0	0	0	boundary amended to reflect new phasing based on master plan - HI Jan 2021

Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Developable 5-10 years (2025-30)	Homes Developable 10-15 years (2030-35)	Homes Developable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments
3507	Edwin Richards Quarry Portway Road Rowley Regis	396849	288360	10.10	10.10	Rowley	Outline		Remain	NB	281	0	250	31	0	DC/14/57745	0	0	0	outline expires 2023 - advised tha tlooking at a bigger scheme with first phase commencing 2034 and build rate of 50 units a year. Second and third phases to follow, will add to SHLAA when have more solid information.
6999	Brandhall golf Course			37.2	37.2		OC		Remain	NB	560	0	320	240	0		0	0	0	Masterplan due to be commissioned. Outline application due to be submitted ?? Wildlife Corridor. Proposal will include housing, park and a school
1122	Land adjacent The Bungalow Corngreaves Road Cradley Heath	394976	285412	0.25	0.25	Cradley Heath and Old Hill	Outline		Remain	NB	1	1	0	0	0	DC/19/63555	0	0	0	
1884	16-18 Ray Hall Lane Birmingham	402823	293884	0.28	0.28	Charlemont with Grove Vale	Full	HOC 3 (1031)	U.C.	NB	5	1	0	0	0	DC/17/61040	4	0	1	expires nov 2020

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1929	147 Horseley Road Horsely Heath Tipton	397453	292885	0.10	0.10	Great Bridge	Full		U.C.	NB	1	1	0	0	0	DC/17/61155	0	0	1	work started, then changed bldg control, remove foundations and start again.
2576	Land To Rear Of 1 Pennyhill Lane West Bromwich	401320	293334	0.08	0.08	Charlemont with Grove Vale	Full		U.C.	NB	1	1	0	0	0	DC/18/61874 DC/18/61874	0	0	1	
2826	151 Hamstead Road Great Barr	403550	293403	0.05	0.05	Newton	Full		Remain	NB	1	1	0	0	0	DC/20/63984	0	0	0	

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3133	Desi Masala 361 High Street West Bromwich	398408	293956	0.02	0.02	West Bromwich Central	Full		Remain	NB	1	1	0	0	0	DC/16/59685	0	0	0	
3284	Land Adjacent to 86 Blakeley Hall Road Oldbury	399992	289439	0.04	0.04	Oldbury	Full		Remain	NB	1	1	0	0	0	DC/17/61215	0	0	0	new app DC/20/64305 to replace DC/17 - pending consent
4853	616 Bearwood Road Smethwick	402214	286092	0.02	0.02	abbey	Full		Remain	COU	1	1	0	0	0	DC/18/61852	0	0	0	
4928	596 Bearwood Road Smethwick,	402208	286146	0.02	0.02	abbey	Full		Remain	COU	1	1	0	0	0	DC/18/61849	0	0	0	
5080	294 Hagley Road West Oldbury	400899	285276	0.01	0.01	Old Warley	Full		Remain	COU	1	1	0	0	0	DC/19/63606	0	0	0	

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5957	Land Adjacent To 7 Charlotte Close Oldbury	396289	290708	0.02	0.02	Oldbury	Full		Remain	NB	1	1	0	0	0	DC/19/63176	0	0	0	
6043	Site Of Coach And Horses Public House 194 High Street Princes End Tipton	395956	293896	0.05	0.05	Princes End	Full		Remain	NB	1	1	0	0	0	DC/19/63608	0	0	0	
6185	Site Of Former Tipton Baths Queens Road Tipton	395690	292092	0.28	0.28	Tipton Green	Full		Remain	NB	1	1	0	0	0	DC/15/58400	0	0	0	Discharge of conditions app submitted still pending but assume will develop - care home
6359	Repairs And Rewinds 7 Walsall Street Wednesbury	398906	295104	0.01	0.01	Wednesbury North	Full		Remain	COU	1	1	0	0	0	DC/16/59948	0	0	0	

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6371	50 Churchfields Road (side Garden Land) Wednesbury	399110	295752	0.02	0.02	Wednesbury North	Outline		Remain	NB	1	1	0	0	0	DC/19/63216	0	0	0	
6388	1 Embassy Drive Oldbury	398075	289851	0.05	0.05	Oldbury	Full		Remain	NB	1	1	0	0	0	DC/18/61666	0	0	0	
6411	Site Of 50C Park Lane West Tipton	395589	291853	0.02	0.02	Tipton Green	Full		U.C.	NB	1	1	0	0	0	DC/16/59274	0	0	1	Correspondence in 2018 suggests still aiming to complete



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6413	45 Hamstead Road (Side Garden Land Of) Great Barr Birmingham	403437	293790	0.04	0.04	Newton	Full		U.C.	NB	1	1	0	0	0	DC/16/59337	0	0	1	well under way will be completed soon
6428	Knowle House 2 Hill Lane Great Barr Birmingham	404344	294481	0.27	0.27	Great Barr with Yew Tree	Full		Remain	NB	1	1	0	0	0	DC/17/60404	0	0	0	New app submitted DC/20/64307 Proposed two storey side extension to Knowle House and two storey 5 bed detached dwelling (previously approved application DC/17/60404).
6431	80 - 82 Tividale Road Oldbury	396113	290707	0.03	0.03	oldbury	Full		Remain	COU	1	1	0	0	0	PD/17/00678	0	0	0	

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6443	Lockup Garages Adjacent 1 Grenville Place West Bromwich	398382	291441	0.07	0.07	Greets Green and Lyng	Full		U.C.	NB	1	1	0	0	0	DC/17/60337	0	0	1	Blg control shows u/c with regular visits
6453	Land Adjacent 31 Coneygree Road, Tipton	396188	291430	0.03	0.03	Tipton Green	Full		Remain	NB	1	1	0	0	0	DC/17/60229	0	0	0	CIL commencement notice 20.02.2020
6492	66A Broadmoor Avenue Oldbury B68 9AQ	400718	286690	0.01	0.01	Bristnall	Full		Remain	COU	1	1	0	0	0	DC/18/61449	0	0	0	
6498	65 Grange Road Smethwick B66 4NG	402404	287427	0.02	0.02	Soho and Victoria	Full		U.C.	CONV	1	1	0	0	0	DC/17/61246	0	0	1	

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6502	66 Claremont Road Smethwick B66 4JY	402521	287540	0.02	0.02	Soho and Victoria	Full		Remain	CONV	1	1	0	0	0	DC/17/61063	0	0	0	
6506	18 Claypit Lane West Bromwich B70 9UN	399353	291922	0.02	0.02	Greets Green and Lyng	Full		Remain	COU	1	1	0	0	0	DC/17/60975	0	0	0	
6519	1 Upper St Marys Road Smethwick B67 5JR	401816	286359	0.02	0.02	abbey	Full		Remain	COU	1	1	0	0	0	PD/17/00733	0	0	0	
6526	Antonios Pizza 35 High Street Rowley Regis B65 0DR	397208	286387	0.02	0.02	Blackheath	Full		Remain	NB	1	1	0	0	0	DC/18/61413	0	0	0	expires 2021

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6528	213 Crankhall Lane Wednesbury WS10 0DY	400263	295147	0.03	0.03	Friar Park	Full		U.C.	NB	1	1	0	0	0	DC/18/61448	0	0	1	site visit u/c
6535	30 School Road Wednesbury WS10 0LA	400900	295048	0.04	0.04	Friar Park	Full		Remain		1	1	0	0	0	DC/18/61568	0	0	0	
6537	1 Woden Road South Wednesbury WS10 0BP	399222	294426	0.05	0.05	Wednesbury South	Full		Remain	NB	1	1	0	0	0	DC/17/61184	0	0	0	expires 2021 several bldg control submitted but all wdn or rej
6538	72 Jayshaw Avenue (side Garden Of) Great Barr Birmingham	404316	293913	0.02	0.02	Newton	Full		Remain	NB	1	1	0	0	0	DC/17/61348	0	0	0	expires 2021
6554	Land Adj 2 Mountford Close Rowley Regis B65 8DU	397056	287138	0.02	0.02	Blackheath	Full		Remain	NB	1	1	0	0	0	DC/17/61341	0	0	0	expires 2021

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6555	Site Of 29 Bilston Road Tipton DY4 0BT	396613	294482	0.07	0.07	Princes End	Full		Remain	NB	1	1	0	0	0	DC/17/61017	0	0	0	expires 2021
6556	Land Adjacent 127 Raglan Road Smethwick	401382	290623	0.01	0.01	Soho and Victoria	Full		Remain	NB	1	1	0	0	0	DC/16/60061	0	0	1	CIL commencement notice Dec 2019
6561	Land Adjacent To 1 Mallen Drive Tividale Oldbury	396635	290038	0.02	0.02	Tividale	Full		U.C.	NB	1	1	0	0	0	DC/17/60392	0	0	1	CIL commencement notice 15.01.2020
6568	Land Adjacent 52 Anson Road West Bromwich	398437	293102	0.03	0.03	Wednesbury South	Full		U.C.	NB	1	1	0	0	0	DC/17/60476	0	0	1	bldg control shows started

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6570	201 Princess Parade High Street West Bromwich B70 7QZ B70 7Z	400357	291219	0.01	0.01	West Bromwich Central	Full		Remain	NB	1	1	0	0	0	DC/17/60562	0	0	0	app expires july 2020
6578	Land At 111 City Road Oldbury B69 1QS	397063	289720	0.06	0.06	Tivdale	Full		U.C.	NB	1	1	0	0	0	DC/17/61245	0	0	1	Bldg inspection june 2020 next stage roof
6581	Land At 54 Temple Street West Bromwich B70 9AA	400200	291789	0.04	0.04	West Bromwich Central	Full		Remain	NB	1	1	0	0	0	DC/17/61054	0	0	0	expires dec 2020
6587	Land Adjacent 45 Sandfield Road West Bromwich B71 3NE	401287	294597	0.03	0.03	Hateley Heath	Full		Remain	NB	1	1	0	0	0	DC/17/60980	0	0	0	expires oct 2020; building control notice submitted 2018
6588	Land Adjacent 3 Parsons Hill Oldbury	399940	286641	0.03	0.03	Old Warley	Full		Remain	NB	1	1	0	0	0	DC/17/60976	0	0	0	Building Control notice submitted 2020

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6596	Land Adj 129 Charlemont Road West Bromwich B71 3EH	401988	293848	0.03	0.03	Charlemont with Grove Vale	Outline		Remain	NB	1	1	0	0	0	DC/17/60941	0	0	0	Outline app expires oct 2020 don't think will go ahead
6599	70 Jayshaw Avenue Great Barr Birmingham B43 5SA	404289	293915	0.06	0.06	Newton	Full		Remain	NB	1	1	0	0	0	DC/17/60678	0	0	0	new app submitted DC/20/64198 pending consent so assume not started
6617	36 St Michaels Crescent  Oldbury	398948	287663	0.02	0.02	Langley	Full		Remain		1	1	0	0	0	DC/18/61603	0	0	0	
6635	Land to rear of 7 and 9 Portway Hill, Rowley Regis	397336	288523	0.03	0.03	Rowley	Full		U.C.	NB	1	1	0	0	0	DC/18/62170	0	0	1	
6636	23 Osbourne Road, West Bromwich	400107	291170	0.02	0.02	Greets Green and Lyng	Full		U.C.		1	1	0	0	0	DC/18/62268	0	0	0	

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6642	Land Adj 104 Crankhall Lane Wednesbury WS10 0ED	400465	294735	0.09	0.09	Friar Park	Full		U.C.	NB	1	1	0	0	0	DC/18/62260	0	0	1	
6644	155 Clifford Road (Garden Land To Side) West Bromwich B70 8JS	399486	290868	0.03	0.03	Greets Green and Lyng	Full		Remain	NB	1	1	0	0	0	DC/18/61907	0	0	0	
6645	341 Birmingham Road Great Barr Birmingham B43 7AP	404277	295720	0.06	0.06	Great Barr with Yew Tree	Full		U.C.	NB	1	1	0	0	0	DC/18/62202	0	0	1	
6646	35 Highmoor Road Rowley Regis B65 8DJ	396672	287089	0.05	0.05	Blackhe ath	Full		Remain	NB	1	1	0	0	0	DC/18/61960	0	0	0	



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6647	Land Adjacent To 1 Wilkes Street West Bromwich	401314	293223	0.02	0.02	Charlemont with Grove Vale	Full		Remain		1	1	0	0	0	DC/18/62104	0	0	0	
6649	121 Red Lion Close (side Garden Of) Tividale Oldbury B69 1UW			0.03	0.03	Tividale	Full		U.C.	NB	1	1	0	0	0	DC/18/61865	0	0	1	
6650	9 Phoenix Street West Bromwich B70 0AA			0.03	0.03	Greets Green and Lyng	Full		Remain	COU	1	1	0	0	0	PD/18/01019	0	0	0	
6651	5 Rutland Road Smethwick B66 4AE			0.01	0.01	abbey	Full		Remain	NB	1	1	0	0	0	PD/18/00954	0	0	0	
6662	497 Hagley Road Smethwick			0.02	0.02	abbey	Full		Remain	COU	1	1	0	0	0	DC/18/61618	0	0	0	

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6663	894 Walsall Road Great Barr Birmingham B42 1TG			0.07	0.07	Newton	Full		U.C.	NB	1	1	0	0	0	DC/18/62339	0	0	1	
6670	Land Adjacent To 27 Sheepwash Lane Tipton DY4 7JE			0.06	0.06	Great Bridge	Full		Remain	NB	1	1	0	0	0	DC/18/62394	0	0	0	
6674	Rear Of 77 Horseley Road Tipton DY4 7NA			0.04	0.04	Great Bridge	Full		Remain	NB	1	1	0	0	0	DC/18/62483	0	0	0	
6675	Site Of Former Dartmouth Park Social Centre Dagger Lane	401160	291753	0.07	0.07	West Bromwich Central	Full		U.C.	NB	1	1	0	0	0	DC/18/62486	0	0	1	

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	West Bromwich B71 4BB																				
6676	Land Adjacent To 145 Victoria Road Oldbury B68 9UL			0.04	0.04	St. Pauls	Full		Remain	NB	1	1	0	0	0	DC/18/61901	0	0	0		
6697	Land Adjacent To 2 Barnfield Road Tipton DY4 9DE	395126	293054	0.07	0.07	Tipton Green	Full		Remain	NB	1	1	0	0	0	DC/18/61680	0	0	0		

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6699	Queensridge Court 82 Queensay Oldbury	399649	285895	0.01	0.01	Old Warley	Full		Remain	COU	1	1	0	0	0	DC/18/62456	0	0	0	
6722	Rear Of 21 St Marys Road Smethwick B67 5DQ	402010	286351	0.01	0.01	abbey	Full		Remain	NB	1	1	0	0	0	DC/19/62581	0	0	0	
6723	85 Farm Road Rowley Regis	396381	287378	0.02	0.02	Rowley	Full		U.C.	NB	1	1	0	0	0	DC/19/62611	0	0	1	

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6776	15 Churchfields Road Wednesbury WS10 9DX	398935	295564	0.02	0.02	Wednesbury North	Full		Remain		1	1	0	0	0	DC/19/62771	0	0	0	
6778	18 Upper High Street Wednesbury WS10 7HQ					wednesbury north	Full		Remain	COU	1	1	0	0	0	DC/19/63299	0	0	0	
6783	28 High Street Cradley Heath B64 5HG					Cradley Heath and Old Hill	Full		Remain	COU	1	1	0	0	0	DC/19/63118	0	0	0	
6784	357 High Street West Bromwich B70 9QG					West Bromwich Central	Full		Remain		1	1	0	0	0	DC/19/63173	0	0	0	
6789	Rear Of 289 Bearwood Road Smethwick B66 4DR	402215	287139			abbey	Full		U.C.	NB	1	1	0	0	0	DC/19/63158	0	0	1	

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6795	598 - 600 Bearwood Road Smethwick	402209	286137	0.04	0.04	abbey	Full		Remain	COU	1	1	0	0	0	DC/18/61850	0	0	0	
6802	Land To The Rear Of 62 Compton Road Cradley Heath	394202	286137	0.01	0.01	Cradley Heath and Old Hill	Full		Remain	NB	1	1	0	0	0	DC/19/63358	0	0	0	
6803	59 Compton Road Cradley Heath B64 5BB	394189	286124			Cradley Heath and Old Hill	Full		Remain	NB	1	1	0	0	0	DC/19/62958	0	0	0	
6835	74 Parkes Street Smethwick	401935	287929	0.01	0.01	Smethwick	Full		Remain	NB	1	1	0	0	0	PD/19/01288	0	0	0	finish 2020

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6839	Land Adjacent 60 Mincing Lane Rowley Regis	397684	397684	0.03	0.03	Blackheath	Full		Remain	NB	1	1	0	0	0	DC/19/63614	0	0	0	
6845	81 Grange Road, Smethwick	402361	287439			Soho and Victoria	Full		Remain		1	1	0	0	0	DC/19/63387	0	0	0	
6847	141 Spon Lane West Bromwich	400595	400595	0.05	0.05	Greets Green and Lyng	Full		Remain	NB	1	1	0	0	0	DC/19/63599	0	0	0	
6859	624 Bearwood Road Smethwick	402223	286072			Abbey	Full		Remain	NB	1	1	0	0	0	DC/18/61853	0	0	0	

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6867	86 Victoria Park Road Smethwick B66 3QL			0.02	0.02	Soho and Victoria	Full		Remain	NB	1	1	0	0	0	DC/19/63214	0	0	0	
6869	25 Beeches Road West Bromwich			0.04	0.04	West Bromwich Central	Full		Remain	NB	1	1	0	0	0	DC/19/63182	0	0	0	
6883	41 Wheatley Street West Bromwich			0.02	0.02	Greets Green and Lyng	Full		Remain	NB	1	1	0	0	0	DC/19/62977	0	0	0	
6902	28 Nicholls Street West Bromwich			0.01	0.01	West Bromwich Central	Full		Remain		1	1	0	0	0	DC/19/63848	0	0	0	



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6903	26 Dudley Street West Bromwich	399654	291881	0.01	0.01	West Bromwich Central	Full		Remain		1	1	0	0	0	DC/19/63811	0	0	0	
6907	137 Park Road Smethwick	401706	286271	0.03	0.03	abbey	Full		Remain		1	1	0	0	0	DC/19/63781	0	0	0	
6923	132 Newton Road Great Barr Birmingham	404035	294092	0.06	0.06	Newton	Full		Pending	NB	1	1	0	0	0	DC/20/64248	0	0	0	
6925	112 Birmingham Road Great Barr Birmingham	404482	295180	0.20	0.20	Great Barr with Yew Tree	Full		U.C.	NB	1	1	0	0	0	DC/20/63889	0	0	1	
6929	Land Adj To 67 Menin Road Tipton			0.02	0.02	Tipton Green	Full		Remain	NB	1	1	0	0	0	DC/19/63688	0	0	0	

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6933	"Land Adjacent 11 Avenue Road Rowley Regis B6			0.04	0.04	Blackheath	Full		U.C.	NB	1	1	0	0	0	DC/19/63799	0	0	1	
6945	606 Bearwood Road, Smethwick	402214	286119			abbey	Full		Remain	NB	1	1	0	0	0	DC/19/63139	0	0	0	
6959	Hamstead Sons Of Rest Broome Avenue Great Barr			0.03	0.03	Newton	Full		Remain		1	1	0	0	0	DC/20/63900	0	0	0	
6965	52 Horseley Heath Tipton DY4 7AA			0.06	0.06	Great Bridge	Full		Remain	NB	1	1	0	0	0	DC/20/63945	0	0	0	
3108	91 Mckean Road Oldbury	399230	289824	0.09	0.09	Oldbury	Full		Remain	NB	2	2	0	0	0	DC/18/61963 DC/18/61963	0	0	0	

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3489	Land 4 Wharfdale Street, Wednesbury	398949	294988	0.04	0.04	Wednesbury North	Full		U.C.	NB	2	2	0	0	0	DC/16/60135	0	0	0	Bldg notice submitted March 2020
5038	Former Perrott Arms 2 Birmingham Road Oldbury,	399301	289422	0.21	0.21	Oldbury,	Full	H12.5	Remain	NB	2	2	0	0	0	DC/19/63208	0	0	0	
5099	59 High Street, Rowley Regis,	397066	286417	0.09	0.09	Blackheath	Full		Remain	COU	6	2	0	0	0	DC/13/56502	4	4	2	
5906	Royal Exchange 84 Bromford Lane West Bromwich	399919	290651	0.09	0.09	Greets Green and Lyng	Full		U.C.	COU	2	2	0	0	0	DC/13/55663	0	0	2	
6038	Land Adjacent To 27 Hopkins Street Tipton	396080	290743	0.03	0.03	Oldbury	Full		Remain	NB	2	2	0	0	0	DC/18/62455	0	0	0	

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6050	Metro Court 150 High Street West Bromwich	400776	290886	0.22	0.22	West Bromwich Central	Full		Remain	COU	2	2	0	0	0	DC/19/63347	0	0	0	
6146	Land Adjacent 1 Sabell Road Smethwick	401748	288889	0.10	0.10	Smethwick	Full		U.C.	NB	2	2	0	0	0	DC/15/57817	0	0	2	Site has been stalled
6253	Land Adjacent 2 Jayshaw Avenue	404013	294039	0.03	0.03	Newton	Full		U.C.	NB	2	2	0	0	0	DC/15/58829	0	0	2	App submitted amending proposal in 2019
6331	25 High Street West Bromwich	401119	290634	0.05	0.05	West Bromwich Central	Full		Remain	COU	2	2	0	0	0	DC/16/59352	0	0	0	
6366	Land Adj 5 Ballot Street Smethwick	402859	288031	0.01	0.01	Soho and Victoria	Full		Remain	NB	2	2	0	0	0	DC/16/59486	0	0	0	

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6399	The Eight Locks 1 Ryders Green Road West Bromwich	398516	291729	0.05	0.05	Greets Green and Lyng	Full		Remain	COU	2	2	0	0	0	DC/16/59331	0	0	0	
6432	12 Market Place Tipton	397717	292529	0.02	0.02	Great Bridge	Full		Remain	NB	2	2	0	0	0	DC/16/60029	0	0	0	Bldg demolished in 2018
6507	30 Cape Hill Smethwick B66 4PB			0.02	0.02	Soho and Victoria	Full		Remain	COU	2	2	0	0	0	PD/17/00804	0	0	0	
6508	158 Bleakhouse Road Oldbury B68 0LU	400073	285708	0.01	0.01	Old Warley	Full		U.C.	CONV	2	2	0	0	0	DC/17/61077	0	0	2	

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6553	Land Adj 149 Halesowen Road Cradley Heath B64 6HX	395502	286581	0.03	0.03	Cradley Heath and Old Hill	Full		Remain	NB	2	2	0	0	0	DC/17/61336	0	0	0	bldg control notice submitted 2019
6560	Land Adjacent To 3-5 St Pauls Road Smethwick	401638	288958	0.07	0.07	St. Pauls	Full		Remain	NB	2	2	0	0	0	DC/17/60690	0	0	0	Expires 2021
6573	39 & 40 Upper High Street Wednesbury WS10 7HJ	398721	295063	0.01	0.01	Wednes bury North	Full		Remain	COU	2	2	0	0	0	DC/17/61250	0	0	0	
6582	1A Titford Lane Rowley Regis B65 0PY	398237	287730	0.01	0.01	Langley	Full		Remain	NB	2	2	0	0	0	DC/17/61028	0	0	0	expires dec 2020

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6600	Former Lockup Garage Site Rear 8 To 10 Sunnyside Tividale Oldbury	396927	289139	0.07	0.07	Tividale	Full		U.C.	NB	2	2	0	0	0	DC/18/62494	0	0	2	
6640	279 Walsall Road West Bromwich B71 3HR	401277	294121	0.07	0.07	Charlemont with Grove Vale	Full		Remain	NB	2	2	0	0	0	DC/18/61747	0	0	0	
6641	1A Crankhall Lane West Bromwich B71 3JY	400680	294421	0.08	0.08	Hateley Heath	Full		U.C.	COU	2	2	0	0	0	PD/18/00967	0	0	2	
6659	27 - 29 Carters Green West Bromwich B70 9QP			0.09	0.09	West Bromwich Central	Full		Remain	COU	2	2	0	0	0	DC/18/62544	0	0	0	
6661	48 Waterloo Road Smethwick B66 4JW			0.01	0.01	Soho and Victoria	Full		Remain	COU	2	2	0	0	0	DC/18/62368	0	0	0	

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6668	Land Adjacent 24A High Street Princes End Tipton	395397	293644	0.02	0.02	Princes End	Full		Remain	NB	2	2	0	0	0	DC/18/62391	0	0	0	
6669	Land Adjacent Cock Inn Dudley Road Rowley Regis			0.03	0.03	Rowley	Full		Remain	NB	2	2	0	0	0	DC/19/62559	0	0	0	
6698	Land At 342 Newbury Lane Oldbury	397417	288503	0.06	0.06	Rowley	Full		Remain	NB	2	2	0	0	0	DC/18/61681	0	0	0	
6710	25 St Pauls Road Smethwick	401544	289023	0.03	0.03	St. Pauls	Full		Remain	NB	2	2	0	0	0	DC/18/61867	0	0	0	
6755	576 Bearwood Road Smethwick	402194	286196	0.02	0.02	abbey	Full		Remain	NB	2	2	0	0	0	DC/19/63029	0	0	0	



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6780	21 South Road Smethwick B67 7BN					Smethwick	Full		Remain	COU	2	2	0	0	0	DC/19/63169	0	0	0	
6793	588 Bearwood Road Smethwick B66 4BW	402204	286167			abbey	Full		Remain	NB	2	2	0	0	0	DC/19/63030	0	0	0	
6804	Flat 14 Carters Green West Bromwich	399854	291762			West Bromwich Central	Full		Remain	NB	2	2	0	0	0	DC/19/63239	0	0	0	
6827	Land Adjacent 16 Ryders Green Road	398558	291736	0.10	0.10	Greets Green and Lyng	Full		Remain	NB	2	2	0	0	0	DC/19/63243	0	0	0	

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6884	155 Lodge Road West Bromwich			0.01	0.01	Greets Green and Lyng	Full		Remain		2	2	0	0	0	DC/19/62625	0	0	0	
6897	Former Garage Block Applewood Grove Cradley Heath	395613	286000	0.04	0.04	Cradley Heath and Old Hill	Full		Remain	Conv	2	2	0	0	0	DC/20/63881	0	0	0	
6906	Land Adjacent 136 Regis Heath Rod Rowley Regis			0.89	0.89	Blackheath	Outline		Remain	NB	2	2	0	0	0	DC/20/63873	0	0	0	
2824	Land to the rear of 62 and 64 Newton Road Great Barr	404333	294108	0.16	0.16	Newton	Full		U.C.	NB	3	3	0	0	0	DC/18/62304	0	0	3	
3173	Land Between 103 And 109 Barclay Road Smethwick B67	401559	286081	0.04	0.04	abbey	Full		Remain	NB	3	3	0	0	0	DC/19/63467	0	0	0	

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6125	Land Adjacent 115 Park Lane East Tipton	396516	291910	0.05	0.05	Tipton Green	Outline	H9.6	Remain	NB	3	3	0	0	0	DC/16/59632	0	0	0	Outline app but DOC submitted 2019
6334	83 Great Bridge Tipton	397843	292519	0.02	0.02	Great Bridge	Full		Remain	COU	3	3	0	0	0	DC/16/59771	0	0	0	
6335	Former Doctors Surgery 153 Bearwood Road Smethwick	402360	287530	0.07	0.07	Soho and Victoria	Full		Remain	COU	3	3	0	0	0	DC/16/59709	0	0	0	

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6345	Rear Of 77 Horseley Road Tipton	397048	292598	0.08	0.08	Great Bridge	Full		U.C.	NB	3	3	0	0	0	DC/16/59867	0	0	3	CIL commencement notice Nov 2019
6356	Site Of Former Ambulance Station Lawrence Lane Cradley Heath	395308	286314	0.13	0.13	Cradley Heath and Old Hill	Full		Remain	NB	3	3	0	0	0	DC/16/59925	0	0	1	CIL commencement notice Nov 2019
6495	23 Market Place Tipton DY4 7EL	397721	272471	0.08	0.08	Great Bridge	Full		U.C.	COU	3	3	0	0	0	DC/17/61355	0	0	3	
6525	57 Edgbaston Road Smethwick B66 4LG	402440	287515	0.09	0.09	Soho and Victoria	Full		U.C.		3	3	0	0	0	DC/18/61551	0	0	3	
6541	34 Cape Hill Smethwick B66 4PB	402816	287639	0.02	0.02	Soho and Victoria	Full		Remain	COU	3	3	0	0	0	DC/17/61010	0	0	0	

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6562	Land Adjacent 71 Portway Road Junction Of Hanover Road Rowley Regis	397171	288283	0.06	0.06	Rowley	Full		U.C.	NB	3	3	0	0	0	DC/17/60374	0	0	3	Expires May 2020 but extended to 2021; bldg notice submitted
6566	3 Brunswick Terrace Wednesbury	398833	295124	0.12	0.12	Wednesbury North	Full		Remain	NB	3	3	0	0	0	DC/17/60426	0	0	0	conv done but not this bit, app expires june 2020 so now 2021
6594	50 Throne Road Rowley Regis B65 9JG	397843	287883	0.28	0.28	Blackheath	Full		Remain	NB	3	3	0	0	0	DC/17/60877	0	0	0	expires oct 2020
6638	18 Cape Hill Smethwick B66 4RN			0.01	0.01	Soho and Victoria	Full		U.C.	COU	3	3	0	0	0	DC/18/62001	0	0	3	

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6792	52 Vicarage Road Oldbury B68 8HL			0.03	0.03	Bristnall	Full		Remain	COU	3	3	0	0	0	DC/19/63186	0	0	0	
6794	590 Bearwood Road Smethwick	402205	286161			abbey	Full		Remain	NB	3	3	0	0	0	DC/19/63031	0	0	0	
6796	602 Bearwood Road Smethwick B66 4BW	402211	286129			abbey	Full		Remain	NB	3	3	0	0	0	DC/19/63032	0	0	0	
6799	Land Adjacent To Dudley Golf Club Turners Hill Rowley Regis B65 9DP	396645	288904			Tividale	Full		U.C.	NB	3	3	0	0	0	DC/19/62885	0	0	3	

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6844	Land To The Rear Of 34 Newbury Lane Ascot Close Oldbury	398160	288952	0.06	0.06	Tivdale	Full		Remain	NB	3	3	0	0	0	DC/19/63438	0	0	0	
6856	430 And 432 High Street Smethwick			0.00	0.00	Soho and Victoria	Full		Remain	NB	3	3	0	0	0	DC/19/63486	0	0	0	
6958	274 - 276 High Street West Bromwich B70 8AQ			0.05	0.05	West Bromwich Central	Full		Remain	NB	3	3	0	0	0	DC/20/63872	0	0	0	Start 2021 finish 2022
1412	55/57 Cambridge Street West Bromwich	399895	290893	0.04	0.04	Greets Green and Lyng	Full		Remain	COU	4	4	0	0	0	DC/17/60192	0	0	4	

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2131	13 Causeway Green Road Oldbury	399362	287767	0.03	0.03	Langley	Full	1052	Remain	NB	6	4	0	0	0	DC/19/63644	2	0	0	bldg control shows u/c 2020
2519	land adjacent ATC Vicarage Road Oldbury	400012	288122	0.26	0.26	St. Pauls	Full		Remain	NB	4	4	0	0	0	DC/18/61426	0	0	0	Finish 2022 start 2020
6250	Land Adjacent To 828 Wolverhampton Road Oldbury	398988	287543	0.10	0.10	Langley	Outline		Remain	NB	4	4	0	0	0	DC/18/62249	0	0	0	
6373	Former Public Car Park Crocketts Lane Smethwick	402446	288533	0.15	0.15	Soho and Victoria	Full		Remain	NB	5	4	0	0	0	DC/17/61260	1	0	0	1 unit completed
6509	159 High Street Cradley Heath B64 5HJ	394498	286099	1.06	1.06	Cradley Heath and Old Hill	Full		Remain	COU	4	4	0	0	0	DC/17/60903	0	0	0	



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6557	133 Arden Road Smethwick B67 6EN	402086	287822	0.03	0.03	Smethwick	Full		U.C.	NB	4	4	0	0	0	DC/17/61068	0	0	4	
6633	22 High Street, Rowley Regis	397272	286380	0.04	0.04	Blackheath	Full		Remain	NB	4	4	0	0	0	DC/18/61829	0	0	0	
6787	Cradley Heath Labour Club 5 Graingers Lane Cradley Heath B64 6AH			0.05	0.05	Cradley Heath and Old Hill	Full		Remain	COU	4	4	0	0	0	DC/19/62846	0	0	0	

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6800	Rear Of Trinity House 204 Halesowen Road Cradley Heath B64 6HN	395473	286450	0.03	0.03	Cradley Heath and Old Hill	Full		U.C.	NB	4	4	0	0	0	DC/19/63252	0	0	4	
6878	Oldbury Sure-start Children's Centre  Greenwood Avene Oldbury			0.06	0.06	St. Pauls	Full		U.C.	NB	4	4	0	0	0	DC/19/62964	0	0	4	
6880	2 - 6 Carters Green West Bromwich			0.02	0.02	West Bromwich Central	Full		Remain	NB	4	4	0	0	0	DC/19/62959	0	0	0	

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6899	323 High Street West Bromwich	400271	291429	0.06	0.06	West Bromwich Central	Full		Remain		4	4	0	0	0	PD/20/01365	0	0	0	
3459	The Shambles Toilets The Shambles Wednesbury	398763	294925	0.01	0.01	Wednesbury South	Full		U.C.	NB	5	5	0	0	0	DC/16/59495	0	0	5	Site still u/c put to complete in 2021
4593	22-24 Lower High Street Wednesbury	398801	294836	0.00	0.00	Wednesbury South	Full		Remain	COU	5	5	0	0	0	DC/19/62984	0	0	0	
6134	3 Bull Street West Bromwich Ringway West Bromwich	400797	290995	0.03	0.03	West Bromwich Central	Full	WBPr 15	U.C.	NB	5	5	0	0	0	DC/13/56479	0	0	5	work ongoing in 2019
6166	Site Of Former Lockup Garages Adjacent 37 And 39 Cornwall Avenue Oldbury	400034	285770	0.10	0.10	Old Warley	Full		Remain	NB	5	5	0	0	0	DC/19/62729	0	0	0	

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6427	9A Langley High Street Oldbury	399231	288157	0.17	0.17	Langley	Full		Remain	NB	5	5	0	0	0	DC/19/63450	0	0	0	
6558	Rear Of 33 - 39 Langley High Street Oldbury B69 4SN	399220	288083	0.07	0.07	Langley	Outline		Remain	NB	5	5	0	0	0	DC/17/60331	0	0	0	Outline expires 2020
6846	Site Of 18 To 19A Holden Road Wednesbury	399276	294903	0.10	0.10	Wednesbury South	Full		Remain	NB	5	5	0	0	0	DC/19/63371	0	0	0	
2284	2-4 Cape Hill Smethwick	402683	287647	0.04	0.04	Soho and Victoria	Full		U.C.	NB	6	6	0	0	0	DC/15/58733	0	0	6	Blg inspectors visited May 2020

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2450	Cottage Spring 97 Alexandra Road Tipton West Midlands	396139	292460	0.12	0.12	Tipton Green	Full	H9.8 (1096)	U.C.	NB	10	6	0	0	0	DC/16/60160	4	4	6	CIL commencement notice 16.04.2019
3260	Yard adjacent Waterside Court Titford Road Oldbury	398641	287713	0.04	0.04	Langley	Outline		Remain	NB	6	6	0	0	0	DC/18/62459	0	0	0	
5938	Nags Head 34 Market Place Tipton	397614	292440	0.07	0.07	Great Bridge	Full		Remain	NB	6	6	0	0	0	DC/18/62081	0	0	0	
6196	Former Beer Garden Of Old Blue Ball 19 Hall End Wednesbury	398598	295462	0.11	0.11	Wednesbury North	Full		U.C.	NB	6	6	0	0	0	DC/16/59015	0	0	6	Bldg notice submitted 2019 Devt commenced 2019

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6291	The Old Post Office 325 High Street West Bromwich	400277	291456	0.08	0.08	West Bromwich Central	Full		Remain	COU	6	6	0	0	0	PD/15/00419	0	0	0	
6351	60 Sandon Road Birmingham	402431	286376	0.05	0.05	Abbey	Full		Remain	NB	6	6	0	0	0	DC/16/59630	0	0	0	discharge of conditions app submitted and still pending, bldg control notice submitted so assume will start when granted consent.
6368	Land Adjacent 93A Dingle Street Oldbury	397924	289640	0.08	0.08	Oldbury	Full		Remain	NB	6	6	0	0	0	DC/19/62858	0	0	2	
6484	160 Halesowen Street Rowley Regis B65 0ES	397353	286348	0.05	0.05	Blackheath	Full		Remain	COU	6	6	0	0	0	DC/18/61583	0	0	6	

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6584	First And Second Floors 280 High Street West Bromwich B70 8AQ	400398	291261	0.01	0.01	West Bromwich Central	Full		Remain	COU	6	6	0	0	0	DC/17/61046	0	0	0	
6598	8 Station Road Cradley Heath B64 6PD	395879	285999	0.09	0.09	Cradley Heath and Old Hill	Full		Remain	NB	6	6	0	0	0	DC/17/60846	0	0	0	expires sept2020
6631	18 Alexandra Road, Tipton, 4 8TG			0.08	0.08	Tipton Green	Full		Remain	NB	6	6	0	0	0	DC/18/61930	0	0	0	
6730	214 Birmingham Road West Bromwich B70 6QJ	401207	290484	0.02	0.02	West Bromwich Central	Full		Remain	NB	6	6	0	0	0	DC/19/63778	0	0	0	
6790	24 - 28 Cape Hill Smethwick B66 4RP			0.02	0.02	Soho and Victoria	Full		Remain	COU	6	6	0	0	0	DC/20/63966; DC/18/62540	0	0	0	

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6838	Land Fronting Archer Way (Rear Of 12 To 18) Avenue Road Rowley Regis	397622	397622	0.12	0.12	Blackheath	Full		Remain	NB	6	6	0	0	0	DC/19/63263	0	0	0	
6862	Camden Electrical Wholesalers Ltd, 37 Lower City Road, Tividale, Oldbury	397578	290184			Oldbury	Full		Remain	NB	6	6	0	0	0	DC/19/62874	0	0	0	
6681	Coppice Street, West Bromwich	339301	291736	0.26	0.26	Greets Green and Lyng	Approved Local Plan/UDP	WBPr 27	Remain	NB	7	7	0	0	0	no letter	0	0	0	On SMBC site feasibility list currently being held for potential development company start 2020/21
10000004	Former Ryder House, Whitgrave St, West Bromwich	398313	291416	0.148	0.148	Greets Green and Lyng	OC			NB	7	7	0	0	0		0	0	0	Council House programme



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2001	John Edwards Auto Repair And Service Centre Cemetery Road Oldbury	400396	288988	0.17	0.17	St. Pauls	Outline		Remain	NB	7	7	0	0	0	DC/17/61276	0	0	0	outline app
6591	Land Adjacent 20 Spring Head Wednesbury	398894	294948	0.04	0.04	Wednesbury North	Full		Remain	NB	7	7	0	0	0	DC/19/62572	0	0	0	
6853	Land Adj 1 Parkes Lane Tipton	395545	293962	0.15	0.15	Princes End	Full		U.C.	NB	7	7	0	0	0	DC/19/63437	0	0	7	

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6942	Pritam House, 230 Halesowen Road, Cradley Heath	397620	286577	0.05	0.05	Cradley Heath and Old Hill	Full		U.C.		7	7	0	0	0	DC/18/61484; DC/19/63422	0	0	7	
6947	Salisbury House , Lily Street, West Bromwich	400553	292361	0.89	0.89	Hateley Heath	Full		Remain	NB	7	7	0	0	0	DC/19/63353	0	0	0	
6966	8A, 9 & 11 Market Place Tipton DY4 7AR			0.09	0.09	Great Bridge	Full		Remain	NB	7	7	0	0	0	DC/20/63968	0	0	0	
3500	Johal Supersave 90 Oxford Street Wednesbury	399680	294985	0.01	0.01	Friar Park	Full		U.C.	NB	8	8	0	0	0	DC/19/63541	0	0	8	
6052	51 Beeches Road West Bromwich	401270	290871	0.01	0.01	West Bromwich Central	Full		Remain	NB	8	8	0	0	0	DC/19/62602	0	0	0	
6061	Site Of Former Bridge Pub Station	399472	288179	0.10	0.10	Langley	Full		U.C.	NB	8	8	0	0	0	DC/15/57949	0	0	8	u/c 2020

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	Road Oldbury																				
6630	Site of Former Kingsbury House and Resource Centre, King Street, Wednesbury	398448	295067	0.52	0.52	Wednesbury North	Full		Remain	NB	8	8	0	0	0	DC/18/62165	0	0	0	Council Owned site. Currently in design stage - Potential joint venture with NHS.Full scheme appraisal complete. Awaiting outcome of bid to the LEP 5 units	
6950	78 Cape Hill, Smethwick,	402924	287626			Soho and Victoria	Full		Remain	NB	8	8	0	0	0	PD/19/01180	0	0	0		
2043	The Lagoon 159 High Street Princes End Tipton	395847	293875	0.13	0.13	Princes End	Full		Remain	NB	9	9	0	0	0	DC/20/63857	0	0	0	bldg control notice submitted 2020	

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2373	Cranford Street (SME5) residential allocation Smethwick (Atlas Metals Site)	403548	288407	4.07	4.07	Soho and Victoria	Full	H12.9 (125) SME5	U.C.	NB	106	9	0	0	0	DC/16/59155	97	5	9	
6279	Car Park Junction Piddock Road/Crocketts Lane Smethwick	402395	288441	0.24	0.24	Soho and Victoria	Full	SME 3	Remain	NB	9	9	0	0	0	DC/19/62835	0	0	0	Start 2021 finish 2023
10000003	Brittania School, Rowley Regis	397,539	286,894	0.19	0.19	Blackheath	OC		Remain	NB	10	10	0	0	0		0	0	0	Council House programme
5981	Former Simpson Street Day Centre 6 Simpson Street Oldbury	399227	289489	0.05	0.05	Oldbury	Full		Remain	NB	10	10	0	0	0	DC/18/61924	0	0	0	Private owned site purchase off plan. Whilst an outline planning consent was obtained this has expired. New planning application submitted - 7 June 2018. Scheme part of a four scheme contract which is now complete but has a condition precedent that it does not

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																				become unconditional. Awaiting planning approval on Clifton Lane relating to Coal Board issues before all four sites are unconditional. Negotiating potential uplift in costs due to delays.
6911	Land Adj Alexandra Road And Spring Street, Tipton, DY4 8TD"			0.19	0.19	Tipton Green	Full		Remain	NB	10	10	0	0	0	DC/19/63511	0	0	0	bldg control notice submitted
2013	Land Between No.32 And George Betts School West End Avenue Smethwick	400510	289326	0.32	0.32	St. Pauls	Approved Local Plan/U DP	H12.6 (127)	Remain	NB	11	11	0	0	0		0	0	0	Council house programme - cabinet report December 2020, Capacity as per latest programme Jan 2021 advised will be completed by 2024
1727	31-33 Carters Green West Bromwich B70 9QP	399838	291850	0.04	0.04	West Bromwich Central	Full		Remain	NB	11	11	0	0	0	DC/18/62016	0	0	0	

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2712	50-52 Sandwell Road West Bromwich	400220	291688	0.21	0.21	West Bromwich Central	Full		U.C.	NB	11	11	0	0	0	DC/15/58045	0	0	11	u/c 2018
6479	Former Church Of God Of Prophecy 72 Regent Street Smethwick B66 3BH	402345	288506	0.08	0.08	Soho and Victoria	Full		U.C.	COU	11	11	0	0	0	DC/17/60927	0	0	11	
6677	The Fomer New Talbot PH Hill Top high West Bromwich B70 0PR	3984708	293956	0.19	0.19	Hateley Heath	Full		Remain	NB	11	11	0	0	0	DC/19/63049	0	0	0	
856	Cradley Road / Bannister street Cradley Heath	394700	286530	0.52	0.52	Cradley Heath and Old Hill	Full		Remain	NB	12	12	0	0	0	DC/15/58174	0	0	2	Site has been started but stalled
2193	Land adjacent to 2 Clifford Road West Bromwich	399593	290377	0.07	0.07	Greets Green and Lyng	Full	(1054)	U.C.	NB	12	12	0	0	0	DC/12/55397	0	0	12	work going slowly

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3002	Rear of Council House, High Street Smethwick	402360	288140	0.37	0.37	Soho and Victoria	Approved Local Plan/U DP	(485)	Remain	NB	13	13	0	0	0	no letter	0	0	0	On SMBC site feasibility list currently being held for potential development company start 2020/21
6214	Land Between The New Lodge And The Old Lodge Thimblemill Road Smethwick	401416	287214	0.70	0.70	Smethwick	Full		Remain	NB	13	13	0	0	0	DC/17/61372	0	0	0	expires 2021
6510	117 Station Road Cradley Heath B64 6PL	396240	285959	0.13	0.13	Cradley Heath and Old Hill	Full		Remain	COU	13	13	0	0	0	DC/17/60359; DC/18/61749	0	0	0	bldg control notice submitted
6908	Royal Oak Inn 1 Causeway Green Road Oldbury	399416	287786	0.03	0.03	Langley	Full		Remain		13	13	0	0	0	DC/19/63409	0	0	0	

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2939	Lower City Road / Dudley Rd East, Oldbury	397809	290374	0.56	0.56	Oldbury	Full	H9.2 (310)	Remain	NB	14	14	0	0	0	DC/19/63686	0	0	0	
6020	Site Of Former Stone Cross Neighbourhood Office Clifton Lane West Bromwich	401261	293963	0.32	0.32	Charlton with Grove Vale	Full		Remain	NB	14	14	0	0	0	DC/18/61923	0	0	0	Private owned site purchase off plan. Whilst an outline planning consent was obtained this has expired. New planning application submitted - 7 June 2018. Scheme part of a four scheme contract which is now complete but has a condition precedent that it does not become unconditional. Awaiting planning approval on Clifton Lane relating to Coal Board issues before all four sites are unconditional. Negotiating potential uplift in costs due to delays.



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6534	Site Of Former Great Bridge Neighbourhood Office Sheepwash Lane Tipton	397975	292193	0.02	0.02	Great Bridge	Full		U.C.	NB	14	14	0	0	0	DC/17/61140	0	0	14	Final commencement notice 2018	
6628	376 High Street, (former New Hop Pole). West Bromwich, B70 9LB	400071	291560	0.03	0.03	West Bromwich Central	Full		Remain	NB	14	14	0	0	0	DC/18/62067	0	0	14		
6731	Tipton Conservative And Unionist Club 64 Union Street Tipton	395609	292259	0.19	0.19	Tipton Green	Full		Remain	COU	14	14	0	0	0	DC/19/62733	0	0	0		
764	Hawes Lane Rowley Regis	396850	287460	0.56	0.56	Rowley	Approved Local Plan/UDP	HOC13 (Ho91) (99)	Remain	NB	15	15	0	0	0						Site currently in feasibility stages and design. Requires Cabinet consent but likely to start early 2021 - Capacity as per housing update Jan 2021 advised finished by 2024

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6909	Land At The Junction Of Meredith Street St Lukes Street Cradley Heath			0.19	0.19	Cradley Heath and Old Hill	Full		Remain	NB	15	15	0	0	0	DC/19/63826	0	0	0	
1170	Beever Road Great Bridge	397587	293183	1.01	1.01	Great Bridge	Approved Local Plan/UDP	H8.8 (Ho31) (246)	Remain	NB	18	18	0	0	0		0	0	0	Site currently in feasibility stages and design. Requires Cabinet consent but likely to start early 2021 - Capacity as per housing update Jan 2021 advised finished by 2024
6885	Block S Applewood Grove Cradley Heath			0.20	0.20	Cradley Heath and Old Hill	Full		U.C.	NB	18	18	0	0	0	DC/19/62730	0	0	18	
6665	Bellagio Ristorante Italiano 58-60 Seagar Street West Bromwich B71 4AN			0.20	0.20	West Bromwich Central	Full		Remain	NB	19	19	0	0	0	DC/19/63037	0	0	0	

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10000005	Cricket Ground, Garratts Lane	395975	286651	0.49	0.49	Cradley Heath and Old Hill	OC		Remain	NB	20	20	0	0	0		0	0	0	Council House programme
5052	Former Resource Centre Lowry Close Smethwick	401860	288583	0.67	0.67	Smethwick	Full		Remain	NB	20	20	0	0	0	DC/19/63392	0	0	0	Council site- approved scheme
5932	Site Of Nos 118-152 Whitehall Road Tipton	398079	291980	0.41	0.41	Great Bridge	Full		Remain	NB	20	20	0	0	0	DC/18/61925	0	0	0	Private owned site purchase off plan. Whilst an outline planning consent was obtained this has expired. New planning application submitted - 7 June 2018. Scheme part of a four scheme contract which is now complete but has a condition precedent that it does not become unconditional. Awaiting planning approval on Clifton Lane relating to Coal Board issues before all four sites are unconditional. Negotiating potential uplift in costs due to delays.

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6386	The Timbertree 65A Valley Road Cradley Heath	395277	285378	0.16	0.16	Cradley Heath and Old Hill	Full		U.C.	NB	20	20	0	0	0	DC/17/61103	0	0	20	site visit u/c
6485	Priest House 14 Priest Street Cradley Heath B64 6JN	395632	286292	0.11	0.11	Cradley Heath and Old Hill	Full		Remain	COU	21	21	0	0	0	DC/18/61651	0	0	21	
6523	Site Of Hill Crest Littlemoor Hill Smethwick	401757	288286	0.44	0.44	Smethwick	Full		U.C.	NB	22	22	0	0	0	DC/17/61373	0	0	22	bldg control shows all started
3508	Fmr Springfield & Brickhouse Neighbourhood Office And Adjacent Land Dudley Road Rowley Regis	396311	287992	0.65	0.65	Rowley	Full		Remain	NB	26	26	0	0	0	DC/18/61922	0	0	0	Private owned site purchase off plan. Whilst an outline planning consent was obtained this has expired. New planning application submitted - 7 June 2018. Scheme part of a four scheme contract which is now complete but has a condition precedent that it does not become unconditional. Awaiting planning approval on Clifton Lane relating to Coal Board issues before all four sites are unconditional.

Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Developable 5-10 years (2025-30)	Homes Developable 10-15 years (2030-35)	Homes Developable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments	
																					Negotiating potential uplift in costs due to delays.
768	Reservoir Road Rowley Regis	397503	287500	0.76	0.76	Blackheath	Full	HOC13 (Ho9) (97)	Remain	NB	27	27	0	0	0	DC/19/63414	0	0	0		Cabinet Approved and Developer selected likely start on site late 2020
1456	Sandwell College Smethwick Campus Crocketts Lane Smethwick	402391	288347	2.41	2.41	Soho and Victoria	Full	H12.10 (Ho162) (129)	Remain	NB	181	28	0	0	0	DC/16/59552	153	153	14		Site well under way and will complete, bldg control shows complete

Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Deliverable 5-10 years (2025-30)	Homes Deliverable 10-15 years (2030-35)	Homes Deliverable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments
3138	Batman's Hill Pupil Referral Unit, Adams Close, Princes End	395557	294086	0.63	0.63	Princes End	Full	H16.6 (369)	Remain	NB	28	28	0	0	0	DC/14/57003	0	0	24	Building Control notice submitted 2020
6916	Vacant Land Off Friardale Close/School Road/Carrington Road Wednesbury	400786	295004	0.76	0.76	Friar Park	Full		Remain	NB	30	30	0	0	0	DC/19/63723	0	0	0	Council owned site - cabinet report for permissions for CPO March 2020
1440	John Street North West Bromwich	399892	291968	1.47	1.47	Hateley Heath	Full	WBPr 37 (Ho147)	Remain	NB	31	31	0	0	0	DC/19/62932	0	0	0	Ind unit demolished
2996	Thompson Road (Alfred Gunn House) Oldbury B68 8QE	399561	287999	1.16	1.16	Bristnall	Full		Remain	NB	31	31	0	0	0	DC/19/62840	0	0	0	Building now being refurbished and not demolished

Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Deliverable 5-10 years (2025-30)	Homes Deliverable 10-15 years (2030-35)	Homes Deliverable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments
2893	Former Sunlight Laundry Stanhope Road Smethwick B67 6HN	402053	287312	0.73	0.73	Soho and Victoria	Approved Local Plan/UDP	HOC 18 (Ho138)	Remain	NB	32	32	0	0	0		0	0	0	SMBC housing programme - capacity as per JBC Jan 2021 advised completed by 2024
3185	The Mill Beaconview Road West Bromwich	401752	294249	0.23	0.23	Charlemont with Grove Vale	Full		Remain	NB	32	32	0	0	0	DC/17/60916	0	0	0	expires nov 2020 bldg control notice submitted
6743	Site Of Former Cradley Print, Chester Road, Cradley Heath	394154	285779	1.01	1.01	Cradley Heath and Old Hill	Full		Remain	NB	51	33	0	0	0	DC/18/62111	18	18	0	bldg control shows 12 comp

Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Deliverable 5-10 years (2025-30)	Homes Deliverable 10-15 years (2030-35)	Homes Deliverable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments
3128	Mill Lane/ Langley Green Road Oldbury	399350	287980	1.23	1.23	Langley	Full	H12.4 (61)	Remain	NB	45	37	0	0	0	DC/18/62205	8	8	15	
3427	West Road/South View Hamstead	404353	293222	1.01	1.01	Newton	Full		U.C.	NB	47	39	0	0	0	DC/17/61337	8	8	39	Was due to complete July 2020
6475	Star and Garter, 252 Duchess Parade, West Bromwich	400478	291178	0.05	0.05	West Bromwic h Central	Full	WBPr 3	Remain	NB	39	39	0	0	0	DC/18/61831	0	0	0	expires 2021 submitted viability appraisal, bldg control notice submitted
6481	Former Regis Lodge 50 George Avenue Rowley Regis B65 9BD	397458	286589	0.35	0.35	Blackhe ath	Full		Remain	COU	39	39	0	0	0	DC/17/61157	0	0	0	
10000 002	Bull St MSCP	400775	291130	0.46	0.46	West Bromwic h Central	OC		Remain	NB	70	40	30	0	0		0	0	0	Demolition of the MSCP underway now. Funding agreement with WMCA states delivery in 10 years or risk clawback but I would think it will be within 5 as we're pursuing it through the Town's Fund and that



Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Deliverable 5-10 years (2025-30)	Homes Deliverable 10-15 years (2030-35)	Homes Deliverable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments	
																					is the associated timescale for that.
2172	Land at 12 Grange Road and The Wharf PH Grange Road Cradley Heath	396476	285946	1.00	1	Blackheath	Full	H13.8		New Build	42	42	0	0	0	DC/19/63623	0	0	0	Building Control notice submitted 2020	
2625	Haden Cross Drive Cradley Heath	396177	285437	2.16	2.16	Cradley Heath and Old Hill	Full	HOC15 (11	U.C.	NB	53	43	0	0	0	DC/18/62094	10	10	9		
6536	Land At Strathmore Road, Kingsbury Road, Sandgate Road, Ridgeway Road & Henn Street Tipton	396252	293699	1.39	1.39	Princes End	Full		U.C.	NB	63	44	0	0	0	DC/18/61566	19	19	44	due to complete 2020 june	

Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Developable 5-10 years (2025-30)	Homes Developable 10-15 years (2030-35)	Homes Developable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments
2985	STW/SMBC Land Friar Park Road Wednesbury	400725	295372	26.65	26.65	Friar Park	Approved Local Plan/UDP	HOC8 (16)	Remain	NB	750	50	250	300	150		0	0	0	Tender currently out for masterplanning work to be undertaken.
6483	Thandi Coach Station Alma Street Smethwick B66 2RL	403548	288407	0.71	0.71	Soho and Victoria	Full	H12.9 (125)	Remain	NB	58	58	0	0	0	DC/17/60747	0	0	0	expires 2021 - land owner still showing interest in developing site - pre app discussions taken place
2918	Land at Junction of Black Lake and Swan Lane West Bromwich	399475	292476	1.25	1.25	Wednesbury South	Full	H8.1 (632)	U.C.	NB	70	70	0	0	0	DC/17/60621	0	0	70	finish 2022
2192	Land at Mill Lane Oldbury	399507	288041	2.40	2.40	Langley	Full	H12.4 (55)	U.C.	NB	84	75	0	0	0	DC/18/61546	9	9	24	building control notice submitted 2018
6924	The Phoenix Collegiate Friar Park Road Wednesbury			4.80	4.80		Outlier	HOC8 (16)	Remain	NB	84	84	0	0	0	DC/20/63911	0	0	0	outline app pending consent

Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Deliverable 5-10 years (2025-30)	Homes Deliverable 10-15 years (2030-35)	Homes Deliverable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments
3040	Cradley Heath Factory Centre Woods Lane Cradley Heath	394003	285602	3.32	3.32	Cradley Heath and Old Hill	Full	H13.1 (283)	2019/2020	NB	135	86	0	0	0	DC/18/62535	49	49	6	
766	Moor Lane / Harvest Road Rowley Regis	396300	287090	3.47	3.47	Rowley	Full		U.C.	NB	90	90	0	0	0	DC/18/62173	0	0	90	estimated comp March 2021
6476	374 High Street, West Bromwich	400096	291529	0.13	0.13	West Bromwich Central	Full		U.C.	COU	97	97	0	0	0	DC/18/62034; PD/18/01005	0	0	5	
3227	Land between and rear of 56 - 80 Hall Green Road, West Bromwich	400885	294395	5.20	5.20	Hateley Heath	Full	HOC5	Remain	NB	238	120	118	0	0	DC/20/63931	0	0	0	app submitted for 28 extra homes bldg control notice pending

Site Ref	Address	Easting	Northing	Total Site Area	Total Site Area - Net	Ward	Stage of Development	Allocation Ref	Year Comp	New Build / Conv / COU	Capacity of Site	Homes Deliverable 0-5 years (2020-2025)	Homes Deliverable 5-10 years (2025-30)	Homes Deliverable 10-15 years (2030-35)	Homes Deliverable 15-19 years (2035-40)	Planning Application	Comps to Date	Comps last year	u/c	Comments
317	Phoenix Street / Irvan Avenue West Bromwich	398882	292006	2.88	2.88	Greets Green and Lyng	Full		Remain	NB	132	126	0	0	0	DC/18/62186	6	6	0	Bldg control shows completions in 2020 - at least 23 comp
6736	Hawthorns House Hawthorns Business Centre Halfords Lane	402279	289530	0.11	0.11	St. Pauls	Full		Remain	COU	128	128	0	0	0	PD/19/01137; PD/19/01358	0	0	0	bldg control notice feb 2020
5486	Land At West Bromwich Street Oldbury B69 3AT	398878	289887	4.93	4.93				remain		234	180	54	0	0	DC/20/64152	0	0	0	

**Table 9: Sites allocated for housing but now considered not suitable / developable up to 2039**

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
H9.5	354	91	Park Lane West ( South Staffs Depot), Tipton	2.95	77	Existing pump station for Wednesbury remain as employment or white land
H9.7	1401	801	Bell Street / Dudley Road, Tipton	0.62	20	H&R no intention of moving
H9.6	1448	81	Station Street, Tipton	1.37	43	Too difficult and expensive to move
H13.8	1461	665 80 & 82	Waterfall Lane & 101-126 Station Rd	0.34	8	part of site has pp for combination of 15 units (not carried forward) rest of site too small
HOC11	2232	263	United Steels Ltd, Upper Church Lane Tipton	1.58	73	Owner advised will not be moving from site.
H12.8	2372	121	Rabone Lane, Smethwick	5.98	209	No indication that looking to relocation and no relocations sites available.
HOC13	1437		Lower High Street Cradley Heath	0.6	26	Used as car park(temp planning permission) site merged with 3025
WBPr	2375		Lyng Industrial Estate West Bromwich	10.2	357	Viability and feasibility study commissioned and highlights significant viability issues
WBPr30	2381		Bus Depot	1.1	68	No indication that looking to relocation and no relocations sites available.
WBPr31	2384		Oldbur Road	16.8	588	No indication that looking to relocation and no relocations sites available.
WBPr32	2385		Brandon Way / Albion Road (North)	6.2	248	No indication that looking to relocation and no relocations sites available.
WBPr33	2386		Brandon Way / Albion Road (South)	1.5	494	New industrial unit (1,739sqm) recently built and interest in the remaining vacant site area
WBPr34	2387		Brandon Way / Brandon Close	1	43	No indication that looking to relocation and no relocations sites available.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
WBPr38	2389		Church Lane / Gladstone Street	2.8	111	No indication that looking to relocation and no relocations sites available.
H9.5	2463	150 / 856	Coneygre	7.61	300	Owner advised will not be moving from site.
H8.5	2906	15	Darlaston Road/ Old Park Road, Kings Hill, Wednesbury	5.2	200	No indication that looking to relocation and no relocations sites available.
H8.4	2907	34	Holloway Bank, Wednesbury	5.71	149	Occupier invested significantly to update and expand business. Will not be moving from the site
H8.4	2911	334	Mounts Road, Wednesbury	1.1	39	No indication that looking to relocation and no relocations sites available.
H8.2	2916	553	Whitehall Industrial Estate, Whitehall Road, Great Bridge	2.51	65	No indication that looking to relocation and no relocations sites available.
H8.2	2917	555	Land Between Whitehall Road and Walsall Canal, Great Bridge	0.75	23	No indication that looking to relocation and no relocations sites available.
H8.1	2920	634	Land to north and west of Ridgacre Road	1.63	51	Occupier invested significantly to update and expand business. Will not be moving from the site
H8.5	2921	642	Kings Hill Trading Estate, Darlaston Road, Wednesbury	3.28	86	Modern development with high occupancy, will not be moving from site.
H8.5	2922	643	Old Park Trading Estate site on Old Park Road, Wednesbury	2.62	68	No indication that looking to relocation and no relocations sites available.
H8.1	2923	654	Land to the south of Ridgacre Road, West Bromwich	1.11	35	Occupier invested significantly to update and expand business. Will not be moving from the site
H8.1	2924	657	Church Lane, West Bromwich	0.75	24	Occupier invested significantly to update and expand business. Will not be moving from the site

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
H8.4	2925	788	Site off Mount Road Wednesbury	0.49	17	No indication that looking to relocation and no relocations sites available.
H8.4	2926	791	Corner of Bridge Street & Mounts Road, Wednesbury	3.15	110	The owner would like to retain the site for industrial uses
H8.4	2927	795	Site on corner of Woden Rd South & Bridge St, Wednesbury	1.61	56	No indication that looking to relocation and no relocations sites available.
H9.1	2935	966	Wellman Robey Ltd, Newfield Road, Oldbury	4.91	129	No indication that looking to relocation and no relocations sites available.
H9.4	2936	1239	CBF LTD, Wade Building Services, Groveland Road, Oldbury	1.26	40	No indication that looking to relocation and no relocations sites available.
H9.5	2937	151	Fisher Street / Coneygre Road, Tipton	1.7	60	Indication from owners that remaining in employment use.
H9.7	2938	265	Castle Street, Tipton	1.49	47	H&R no intention of moving, change to employment allocation
H9.5	2943	878	Coneygre Road / Burnt Tree, Tipton	1.11	35	No indication that looking to relocation and no relocations sites available.
H9.1	2944	967	Birmingham Board Co Ltd, Dudley Road East, Oldbury	1	32	No indication that looking to relocation and no relocations sites available.
H9.1	2945	968	Beswick Paper, Dudley Road, Oldbury	0.96	33	No indication that looking to relocation and no relocations sites available.
H9.1	2949	1196	British Gas Plc, Land off Dudley Road, Oldbury	1.04	33	No indication that looking to relocation and no relocations sites available.
H9.4	2950	1240	Land adjacent to Cleton Business Park, Tipton Road, Tipton	0.56	18	No indication that looking to relocation and no relocations sites available.
H9.4	2951	-	Vaughan Trading Estate	19.92	349	Occupier invested significantly to update and expand business. Will not be moving from the site

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
(834)	2953		Sedgley Rd West High Street Tipton	1.12	39	No indication that looking to relocation and no relocations sites available.
(145)	2955		Unit 1 Groveland Road	0.36	13	No indication that looking to relocation and no relocations sites available.
(147)	2956		Upper Chapel St/ Brittainia St/ 70 - 74 dudley Rd West	0.63	22	No indication that looking to relocation and no relocations sites available.
(148)	2957		Dudley Rd / 28 Dudley Rd West	1.78	62	No indication that looking to relocation and no relocations sites available.
(149)	2958		Tipton Rd Oldbury	1.76	62	No indication that looking to relocation and no relocations sites available.
(247)	2960		Diamond Buses Hallbridge Way Oldbury	3.13	110	Owner advised will not be moving from site.
(248)	2963		Groveland Rd	1.18	41	No indication that looking to relocation and no relocations sites available.
(578)	2965		Land between Great Bridge Street & William Street Tipton	1.92	67	No indication that looking to relocation and no relocations sites available.
(300)	2966		Alexandra Industrial Est Locarno Rd / Alexandra Rd Tipton	2.2	77	No indication that looking to relocation and no relocations sites available.
(911)	2967		Black Country Park, Great Bridge Street, Great Bridge	2.18	76	Indication from owners that remaining in employment use.
(375) Post 2021	2969		Dudley Rd West Oldbury	0.46	16	No indication that looking to relocation and no relocations sites available.



	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
(836)	2971		Hurst Lane / Birmingham Canal / Sedgley Road West tipton	2.19	77	No indication that looking to relocation and no relocations sites available.
(144)	2973		Burnt Tree Ind Est Groveland rd	0.82	29	No indication that looking to relocation and no relocations sites available.
WBPr36	2975		Swan Village Industrial Estate West Bromwich	0.8	25	No indication that looking to relocation and no relocations sites available.
H12.6	2990	200	Fitzgerald Lighting LTD Rood End Road	1.39	44	No indication that looking to relocation and no relocations sites available.
H12.7	2994	854	Oldbury Road Industrial Estate	0.57	18	No indication that looking to relocation and no relocations sites available.
H13.5	3004	259 / 896	Newlyn Road	3.37	103	Businesses seeking to expand and will not be moving.
H13.2	3010	1301	Corngreaves Road	2.8	98	Site assembly for residential development has proved too difficult due to the different landownerships and no relocation sites available.
(789)	3013		JAS Industrial Park Titford Lane Oldbury B65 0PY	0.93	33	No indication that looking to relocation and no relocations sites available.
(855)	3014		Oldbury Road Oldbury B66 1NJ	2.89	102	No indication that looking to relocation and no relocations sites available.
(1130)	3016		230 Oldbury Road B66 1NR	1.48	52	No indication that looking to relocation and no relocations sites available.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
H13.8	3017	284	Sandwell MBC Depot, & surrounds Waterfall Lane, Cradley Heath	1.36	43	No indication that looking to relocation and no relocations sites available.
3019	3019		Station Road (South), rowley Regis	0.85	30	Landowen advised invested in site and will not be moving
H13.8	3020	656	Broadcott & Broadway Ind Estates	1.49	47	No indication that looking to relocation and no relocations sites available.
H13.4	3026	268	Station Street/Graingers Lane	1.3	41	No indication that looking to relocation and no relocations sites available.
H13.4	3027	280	Bridge Trading Estate	0.57	19	No indication that looking to relocation and no relocations sites available.
H13.5	3032	260	Oldfields	1.64	51	No indication that looking to relocation and no relocations sites available.
H13.6	3034	933	Foxoak Street, Newtown Lane, Providence Street	4.82	168	No indication that looking to relocation and no relocations sites available.
H13.7	3043	297	Station Road	3.21	84	No indication that looking to relocation and no relocations sites available.
(724)	3140		Land at Dolton Way, between Factory Road, Bloomfield Road, & railway line, Tipton.	2.62	99	No indication that looking to relocation and no relocations sites available.
H13.5	3142	1302	Spinners End	0.71	25	No indication that looking to relocation and no relocations sites available.
H16.2	3219	753	Bloomfield Road/Barnfield Road	0.83	26	No indication that looking to relocation and no relocations sites available.
H16.3	3221	842	Bloomfield Road/Fountain Lane	1.5	53	No indication that looking to relocation and no relocations sites available.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
H13.6	3226	1303	Bank St, Cradley Heath (West of Kimber Drop Forgings site)	1.3	41	No indication that looking to relocation and no relocations sites available.
H9.8	3398	302	Alexandra Road / Upper Church Lane / Locarno Road, Tipton	10.43	142	No indication that looking to relocation and no relocations sites available.
	5129		Portway Road, Wednesbury	10.7	375	No indication that looking to relocation and no relocations sites available.
	5138		Nicholls Road, Tipton	3.96	139	Planning permission DC/19/63280 - West Mercia Sections. Occupier does not want to move.
	5139		Brymill Industrial Estate, Brown Lion Street, Tipton	1.98	69	No indication that looking to relocation and no relocations sites available.
	5265		Phase 9, The Parkway, site between Stafford St, Victoria St & Potters Lane, Wednesbury	0.94	33	No indication that looking to relocation and no relocations sites available.
	5450		Barnfield Trading Estate Tipton	2.24	78	No indication that looking to relocation and no relocations sites available.
	5551		Ridgacre Enterprise Park Ridgacre Road, West Bromwich	0.8	28	Occupier invested significantly to update and expand business. Will not be moving from the site
	5553		Rimstock Plc Ridgacre Road Black Lake West Bromwich West Midlands	1.05	37	Occupier invested significantly to update and expand business. Will not be moving from the site
	5556		Vector Industrial Park Church Lane, West Bromwich	5.2	182	No indication that looking to relocation and no relocations sites available.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
	5623		Brook Street Business Centre , Brook Street Community Centre, 196- 200 Bloomfield Road.	1.5	53	No indication that looking to relocation and no relocations sites available.
	5641		Site between Great Western St & Potters Lane, Wednesbury	1.14	49	Owner indicated that going to continue to invest in company
	5642		Land between Potters Lane & Stafford St Wednesbury	0.85	30	Surrounding sites reverting to employment
	5646		Site on Stafford St Wednesbury	1.45	51	Owner advised will not be moving from site.
	5648		Land at Potters Lane, Wednesbury	0.74	26	Surrounding sites reverting to employment
	5972		Former Corus Premises Bloomfield Road Tipton	0.56	20	No indication that looking to relocation and no relocations sites available.
H9.5	6109	80	Groveland Road, Dudley Port, Tipton	0.11	7	No indication that looking to relocation and no relocations sites available.
H9.7	265	93	Old Cross Street, Tipton	0.48	14	Owner indicated different future use.
H9.5	440	89	Orchard Street, Burnt Tree, Tipton	0.28	30	Part of site needed for junction / highway improvements. Remaining land not suitable for residential use.
H12.5	585	466	Flash Road/Broadwell Road, Oldbury	0.68	5 (36)	No indication that looking to relocation and no relocations sites available.
HOC18	841	431	Wilson Road / Sycamore Road Smethwick	1.07	37	Being developed for an alternative use
H13.6	1436	71	St. Anne's Road, Cradley Heath	1.13	36	No indication that looking to relocation and no relocations sites available.
WBPr37	1440		John Street North	0.49	18	Part of site has pp for 31 dwellings, remaining site consists of PROW and underpass not deliverable
H8.1	1443	51	Cardigan Close/ Sussex Avenue	0.14	5	Part of site built out, remaining site too small
H12.7	1446	482	Holly Lane, Smethwick	0.53	29	Part of site built out, remaining site too small

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
H12.6	1698	614	Land adjacent to 88 Wellesley Road	0.26	9	Site too small to carry forward
H12.3	1919	1032	Former Starlight Auto Sales Wolverhampton Road	0.23	14	No indication that looking to relocation and no relocations sites available.
H12.10	1997	1037	Tudor Works 36A Windmill Lane	0.25	24	Site has pp for retention of shops and offices - no longer available
HOC9	2085	1047	Brunswick Park Trading Estate, Wednesbury	0.36	42	Site with permission and part complete, does not look as though other part will be completed still occupied
H16.1	2227	756	Factory Road	0.44	35	PP expired, no response from land owner
H13.9	2259	1071	Sentine Plastics Ltd, Wrights Lane	0.17	13	No indication that looking to relocate and no relocations sites available.
HOC11	2368	262	Summerhill Primary School, Central Ave, Tipton	1.09	40	School has expanded so no longer available
H16.5	2370	303	Bradleys Lane/High Street	0.38	13	Small part of site removed
H12.7	2423	210	Churchill Road, Smethwick	0.5	60	No indication that looking to relocate and no relocations sites available.
H8.7	2910	269	Leabrook Road/Willingsworth Road, Tipton	0.37	13	Part of site has pp for residential remainder of site too small
H8.2	2913	439	Sheepwash Lane/Whitehall Road, Great Bridge	0.08	3	No indication that looking to relocate and no relocations sites available.
H8.2	2915	550	Land between Tinsley St and Whitehall Road, Tipton	0.28	10	No indication that looking to relocate and no relocations sites available.
H8.1	2930	804	Pembroke Way Hateley Heath, West Bromwich	2.3	81	School playing fields - remove allocation
H8.2	2931	1120	Garage on Whitehall Road, Great Bridge, Tipton	0.14	5	No indication that looking to relocate and no relocations sites available.
H8.2	2932	1121	Old Inn site, Sheepwash Lane, Great Bridge, Tipton	0.04	1	No indication that looking to relocate and no relocations sites available.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
H8.7	2933	45	Bannister Road, Wednesbury	2.22	76	Pylons on site and other constraints - remove allocation
H8.8	2934	154	Site on New Road, Great Bridge inc St Lukes Centre	0.4	14	No indication that looking to relocate and no relocations sites available.
H9.7	2942	779	Castle Street / High Street, Tipton	0.7	23	Conflicting aspirations of land owners
H9.9	2947	1117	Railway Street, Horseley Heath, Tipton	0.35	12	No indication that looking to relocation and no relocations sites available.
H9.9	2948	1119	Salem Street, Great Bridge, Tipton	0.32	11	Owner advised will not be moving from site.
(765)	2952		Lower Church Lane Tipton	0.38	13	Constraints on site would reduce area and capacity - too small to carry forward
(146)	2974		88/90 dudley Rd West	0.37	13	No indication that looking to relocation and no relocations sites available.
H12.4	2980	109	Clay Lane, Oldbury	0.28	12	Owners advised not moving - too small to allocate for employment
HOC13	2982	40	Tippity Green, Hawes Lane, Rowley Regis	1.13	40	No indication that looking to relocation and no relocations sites available.
HOC13	2983	1135	Allsops Hill Rowley Regis	0.38	13	Site not developable
HOC13	2984	1282	Land at Tippity Green, Rowley Regis	4.47	150	Owner advised that may look to bring site forward but unsure of timescale or end use
H12.1	2987	5	Wolverhampton Road and Anvil Drive, Oldbury	0.31	9	Owner advised not moving and too small to allocate for employment
H12.10	2997	123	Cape Hill/Durban Road	2.97	94	No indication that looking to relocation and no relocations sites available.
(205)	2999		South Road/Broomfield, Smethwick B67 7DB	0.27	10	Occupier invested significantly to update and expand business. Will not be moving from the site

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
(1129)	3015		104-110 Oldbury Road Smethwick B66 1JE	0.68	24	No indication that looking to relocation and no relocations sites available.
H13.4	3029	587	Cradley Road (West)	0.99	33	No indication that looking to relocation and no relocations sites available.
H13.4	3031	1124	Cradley Road (East)	0.41	12	Council land surplus unsure of future use
H13.11	3044	613	High Street Blackheath	0.35	12	No indication that looking to relocation and no relocations sites available.
HOC3	3048	1014	Land at Newton Road, Great Barr	0.2	16	Council land unsure of future use
H16.5	3141	863	Batmanshill Road/Hobart Road	0.25	8	No indication that looking to relocation and no relocations sites available.
	3223		Summerton Road	0.52	18	Bit of allocation remaining as residential this part whiteland.
H9.2	3224	310	10 - 60 Dudley Road East Oldbury	2.00	70	No indication that looking to relocation and no relocations sites available.
H13.6	3225	217	Foxoak St/St Annes Rd (Kawasaki Garage)	0.4	14	No indication that looking to relocation and no relocations sites available.
H12.10	3462	122	Unett Atreet/ Raglan Road	4.6	81	Existing housing and open space - remove allocation
H13.3	3467	586	Chester Road	2.38	10	Recent application for industrial unit, no indication that willing to move site
	5301		Potters Lane / Great Western Street, Wednesbury	0.19	6	Owner advised that have no intention to move
	5381		Victoria Street / Albert Street, Wednesbury	0.19	7	No indication that looking to relocation and no relocations sites available.
	5643		Site between Dudley St & Victoria St Wednesbury	1.18	41	Owners indicated that not going to move

	<b>SLARF REF</b>	<b>Ref No.</b>	<b>Address</b>	<b>Site Area (ha)</b>	<b>Est. Capacity</b>	<b>Site Specific and Delivery Issues</b>
	6206		West Cross Centre, Oldbury Road/Mallin Street Smethwick	1.06	37	Existing shopping centre - remove allocation



**Table 10: Sites not suitable for housing**

Site Ref	Site	Call for Sites - Year Submitted	Included in SHLAA supply?	Reason - Land use & Designations
40	Land at Tanhouse Avenue, Great Barr	2018	No	Green Belt site not in accordance with NPPF, SAD and Black Country Core Strategy. Submitted through Black Country call for sites
44	Land at Wilderness Lane / Greenhill Gardens B43 7TB	2018	No	Green Belt site not in accordance with NPPF, SAD and Black Country Core Strategy. Submitted through Black Country call for sites
93	Land off Overend Road, Cradley Heath Business Park, Cradley Heath	2018	No	Site will be assessed as part of Black Country Plan review
115	Land off Birmingham Road, Great Barr	2018 / 2020	No	Green Belt site not in accordance with NPPF, SAD and Black Country Core Strategy. Submitted through Black Country call for sites
124	LAND AT CONEYGRE, NEWCOMEN DRIVE, SANDWELL	2018	No	Proposed use for employment. Site will be assessed as part of Black Country Plan review
149	Land at Birchley Island, Junction 2 of M5, Oldbury, Sandwell	2018	No	Proposed use for employment. Site will be assessed as part of Black Country Plan review
158	Roway Lane, Oldbury	2018	No	Site will be assessed as part of Black Country Plan review
	Peak House Farm, Great Barr	2014	No	Green Belt site not in accordance with NPPF, SAD and Black Country Core Strategy.
	Whitehall Road	2010	No	Site within Tennants HSE Zone
	Harvills Hawthorn, Black Lake	2009	No	Site allocated in Potential High Quality Employment Land

### Appendix 3: Sandwell Housing Trajectories

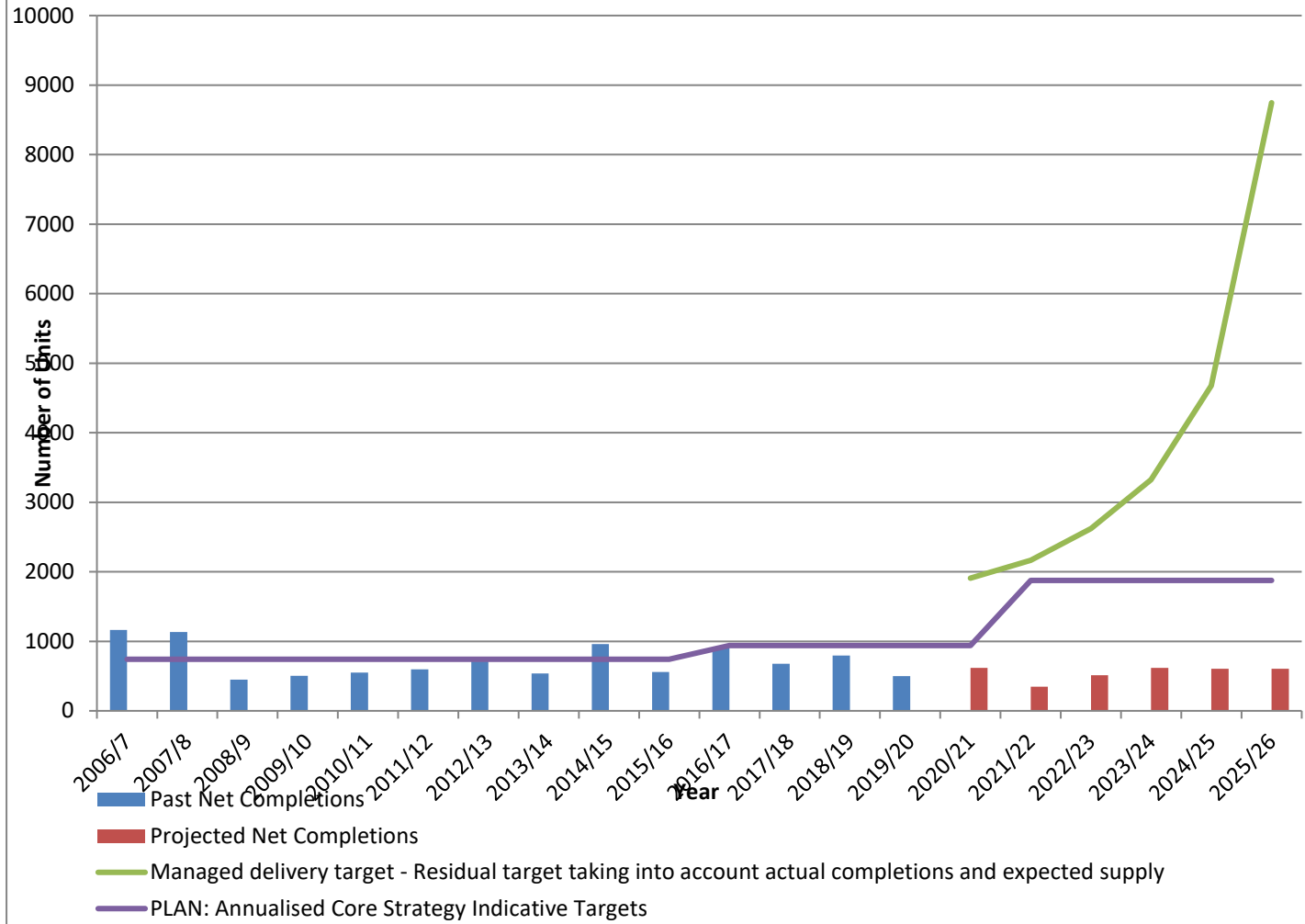
**Table 11: Sandwell Housing Trajectory by Source of Capacity 2020-2039**

Indicator	2006-2020	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39
Dwellings Completed (Net)	10040																			
Demolitions / Loss of Residential Unit		-5	-5	-10	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20
Sites Under Construction		624	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Housing commitments with planning permission (i.e. full, Outline, Reserved Matters)		0	351	523	490	360	315	217	100	74	47	58	41	0	0	0	0	0	0	0
Housing commitments without planning permission (SAD DPD; West Bromwich AAP)		0	0	0	42	158	201	138	189	274	282	317	379	283	270	267	273	346	304	199
Other Commitments		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Small windfall sites		0	0	0	108	108	108	108	108	108	108	108	108	108	108	108	108	108	108	108
Total Commitments	10040	619	346	513	620	606	604	443	377	436	417	463	508	371	358	355	361	434	392	287

**Table 12: Sandwell SHLAA Housing Trajectory – Black Country Core Strategy: 2006-26**

	Past Net Completions	Projected Net Completions	PLAN: Annualised Core Strategy Indicative Targets	Managed delivery target - Residual target taking into account actual completions and expected supply	Cumulative Completions	Cumulative Target	Monitor - No dwellings above or below cumulative development plan target	Number of years left in Plan(s)
2006/7	1162		742		1162	742	420	20
2007/8	1136		742		2298	1484	814	19
2008/9	450		742		2748	2226	522	18
2009/10	505		742		3253	2968	285	17
2010/11	549		742		3802	3710	92	16
2011/12	599		742		4401	4452	-51	15
2012/13	712		742		5113	5194	-81	14
2013/14	536		742		5649	5936	-287	13
2014/15	961		742		6610	6678	-68	12
2015/16	558		742		7168	7420	-252	11
2016/17	901		938		8069	8358	-289	10
2017/18	676		938		8745	9296	-551	9
2018/19	794		938		9539	10234	-695	8
2019/20	501		938		10040	11172	-1132	7
2020/21		619	938	1908	10659	12110	-1451	6
2021/22		346	1876	2166	11005	13986	-2981	5
2022/23		513	1876	2621	11518	15862	-4344	4
2023/24		620	1876	3324	12138	17738	-5600	3
2024/25		606	1876	4676	12744	19614	-6870	2
2025/26		604	1876	8746	13348	21490	-8142	1

## Sandwell MBC Housing Trajectory 2020



**Table 13: Sandwell SHLAA Housing Trajectory – Local Housing Need using Standard Method: 2020-2039**

<b>Year</b>	<b>Past Net Completions</b>	<b>Projected Net Completions</b>	<b>PLAN: Local Housing Need (LHN) using Standard Method 2019</b>	<b>MANAGE: Annual requirement taking account of past completions</b>	<b>Cumulative net LHN (Standard Method 2019)</b>	<b>Cumulative net completions</b>	<b>MONITOR: Variation from Cumulative Net Requirement</b>
2020/21		619	1467	619	1467	619	848
2021/22		346	1467	1514	2934	965	1969
2022/23		513	1467	1583	4401	1478	2923
2023/24		620	1467	1650	5868	2098	3770
2024/25		606	1467	1718	7335	2704	4631
2025/26		604	1467	1798	8802	3308	5494
2026/27		443	1467	1890	10269	3751	6518
2027/28		377	1467	2010	11736	4128	7608
2028/29		436	1467	2159	13203	4564	8639
2029/30		417	1467	2331	14670	4981	9689
2030/31		463	1467	2544	16137	5444	10693
2031/32		508	1467	2804	17604	5952	11652
2032/33		371	1467	3132	19071	6323	12748
2033/34		358	1467	3592	20538	6681	13857
2034/35		355	1467	4238	22005	7036	14969
2035/36		361	1467	5209	23472	7397	16075
2036/37		434	1467	6825	24939	7831	17108
2037/38		392	1467	10021	26406	8223	18183
2038/209		287	1467	19650	27873	8510	19363

### Sandwell Housing Trajectory 2020 (LHN)

