



Sandwell
Metropolitan Borough Council

Sandwell Strategic Housing Land Availability
Assessment (SHLAA)

5 Year Housing Land Supply

2018/2019 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 2019 supersedes all previous SHLAAs prepared by Sandwell MBC.
- 2.2 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.
- 2.3 This SHLAA report has a monitoring base date of April 2019 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
- 2.4 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 this SHLAA report takes account of the changes made in the following ways:
- The 5-year housing land supply calculation for Sandwell is now measured against the standard method (2014-based household projections¹) and has a start date of the current year i.e. April 2019 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 2015-18²;

¹ In accordance with NPPG: Housing Need Assessment and 26 Oct 2018 MHCLG Consultation on changes to PPG including the Standard Method

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

- 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).³
- As the BCCS is out-of-date and the targets within it extend for 7 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 evidence⁴;
- 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 2019) up to 2038.

Black Country Core Strategy Targets

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

Table 1: BCCS Targets and Completions

	Past Net Completions	Black Country Core Strategy (Feb 2011) Net Housing Target
2006-2016	7168	7421
2016-2021	2371 (2016 – 19)	4690
2021-2026	-	9378
Total	9,539	21,489

³ MHCLG Housing Delivery Test Measurement Rule Book, 24 July 2018

⁴ In accordance with NPPF Annex 2: Glossary definition of Deliverable and 26 Oct 2018 MHCLG Consultation on changes to PPG including the Standard Method

- 4.3 The remaining housing requirement up to 2026 is 11,950 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 (7 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 9,539 completions 2006 – 19, there is a remaining requirement for 778 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 2019-29 is 13357⁵. The 2018 median workplace-based affordability ratio⁶ to be applied to this figure is 5.68. The % uplift to be applied to the 13357 figure is therefore $(5.68 - 4 / 4) \times 0.25 = 1.105$.
 $1.105 \times 1335.7 = 1476$.
- 4.6 Therefore, the local housing need figure for the five-year period 2019-24 is 7380 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 8,856 net homes.
- 4.7 In terms of long term housing land supply, 28,044 homes in total would be required to meet local housing need for the Black Country Plan review period – from the current year up to 2038.

5.0 SHLAA Purpose and Core Outputs

- 5.1 The main purpose of the SHLAA is to:
- Identify sites with potential for housing;
 - Assess their housing potential; and
 - Assess when they are likely to be developed.
- 5.2 The SHLAA will aim to identify as many sites with housing potential as possible, taking into account national and BCCS policy constraints. Sufficient sites will need to be identified to exceed the housing requirement for each 5-year period to allow for non-implementation.

⁵ www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#basedlive-tables

⁶ www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian

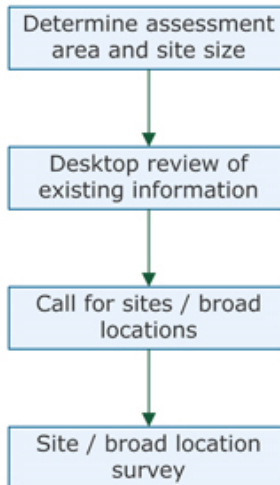
- 5.4 As a minimum, the SHLAA should provide certain core outputs and follow minimum process requirements to ensure that it is robust and credible to meet the tests of soundness set out in the NPPF. The SHLAA will therefore provide:
- A list of sites, cross-referenced to maps showing locations and boundaries 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 2024). 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 (2024-29).
- 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

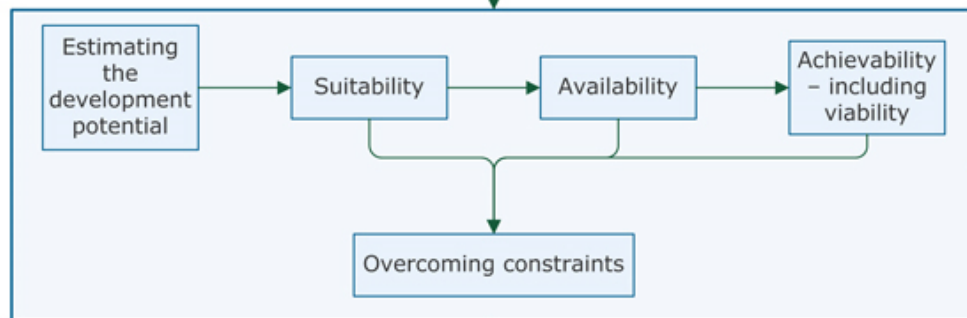
- 6.1 The following figure is taken from the Practice Guidance and shows the 10 key stages of a SHLAA. The Sandwell SHLAA follows these key stages, as set out below.

Figure 1: Methodology Flow Chart

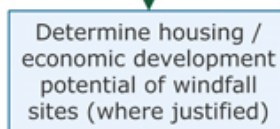
Stage 1 - Site / broad location identification



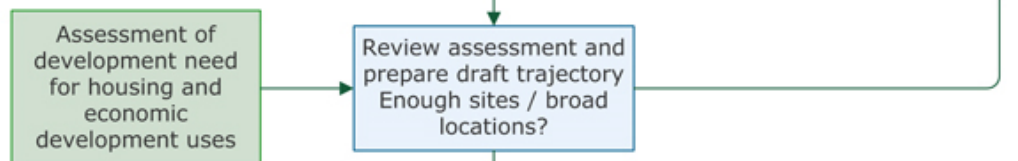
Stage 2 - Site / broad location assessment



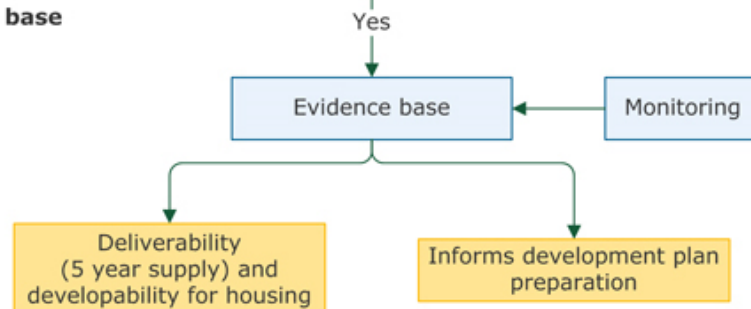
Stage 3 - Windfall assessment



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 2015

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

Site size

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

Identification of sites

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

Table 3: Data Sources

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

8.1 Yield

- 8.2 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.
- 8.3 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.
- 8.4 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.
- 8.5 It should be noted that yields may be affected by issues not currently evident, such as ground conditions in certain parts of sites.

Assessment

8.6 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 sites⁷:

- “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”.

8.8 The SHLAA will divide sites into:

- Site suitable for housing and deliverable by 2024
- Sites suitable for housing and developable over the period 2024-2038
- Sites no longer developable for housing
- Sites allocated for housing but now considered not suitable / developable up to 2038
- 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

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

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

8.11 A site is available if it:

7

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 2038

- 8.18 A review of Black Country Core Strategy and the Site Allocations and Delivery DPD began in 2017. The reviews will assess all residential and employment allocations to determine whether they are still developable, deliverable and available. In the early stages of the reviews, information came forward for certain sites which meant they were no longer considered to be developable, these are set out in Appendix 1. They are considered to be no longer developable due to the current occupiers investing significantly in their sites to expand their businesses. Therefore, even though they are allocated for residential purposes, there is no longer any prospect of them coming forward for residential use.
- 8.19 Further to the initial findings set out in para 8.18, during 2019, 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 will provide 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.
- 8.20 The overall effect of the EDNA and BEARs work is to recommend that the 9453 homes (undiscounted) which are currently allocated in Sandwell on occupied employment land should be reduced by some 5852 homes. This new evidence has immediate implications for the suitability and developability of specific housing allocation sites. National planning guidance expects all available evidence to be taken into account when determining the list of sites suitable and developable for housing through the SHLAA process. Therefore, this reduction has been reflected in the 2019 SHLAA, with a detailed justification taken from the BEAR work provided for each site as part of the deliverability commentary

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 10% reduction has therefore been applied to those sites (excluding sites under construction). For allocated 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 2022/23 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
2014/2015	149
2015/2016	122
2016/2017	169
2017/2018	139
2018/2019	101
Total	680
Average over 5 years	136
Total for 2022/23 – 2023/24	272

- 10.4 The table above shows that over the last 5 years there has been an average of 136 completions per annum. This equates to 272 units over the 5-year period 2019/20 – 2023/24.

11.0 Stage 4: Assessment Review / Summary of results

11.1 This SHLAA report provides a total housing capacity of 10,412 homes net. This total includes capacity from identified sites and small windfall sites.

Table 5: SHLAA Housing Capacity

SHLAA Category	Total Homes (net)				
	2019 - 2024	2024 - 2026	2026 - 2029	2029 - 2038	Total 2019 - 2038
Identified Sites	2596	1834	2343	1861	8634
Small Windfall	272	272	408	1224	2176
Demolitions / COU / Conversions away from residential	-76	-46	-69	-207	-398
Total	2792	2060	2682	2878	10412

11.2 A full housing supply trajectory, including anticipated net completions from each individual source of capacity, is set out in Appendix 2 Table 6. 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 2018 for 2019-38.

11.3 Taken together with the 9,539 net completions to date (2006-19), the SHLAA provides a total capacity of 19,951 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 1,538 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 1,476 homes per annum which equates to 7,380 units for the 5-year period 2019–2024.

11.6 Table 4, demonstrates that 2,998 homes (without discounts) are deliverable. This is below the 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
2018/19 – 2022/23	7,380	8,856	2,998

Long Term Housing Land Supply

11.7 The SHLAA provides 7,534 homes over the period 2019-29. This illustrates that there is not a sufficient supply of land required to meet local housing need of 14,760 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 28,044 homes over the Black Country Plan review period, up to 2038. The SHLAA provides 10,412 homes over this period, a shortfall of 17,632 homes.

Appendix 1 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 2024
- Sites suitable for housing and developable over the period 2024-2038
- Sites no longer developable for housing
- Sites allocated for housing but now considered not suitable / developable up to 2038
- Sites not suitable for housing

Table 7: Site suitable for housing and deliverable by 2024

Site Ref	Address	Easting	Northing	Total Site Area	Previous Use	Windfall	Stage of Development	Allocation Use_Referrence	UDP_SAD_Allocation_Refere	Year Complete	Availibility	Capacity	No of Units -	Remain	Planning Ref	RC
317	Phoenix Street / Irvan Avenue West Bromwich	398882	292006	2.88	O	Windfall	Full			Remain	Avail 1-5 years	132	0	132	DC/18/62186	RC8
585	Birmingham Road Oldbury	399350	289440	0.47	O	Alloc	Full	Housing	H12.5 (OL11) (466)	U/c	Under Construction	5	3	2	DC/13/55827	RC12
766	Moor Lane / Harvest Road Rowley Regis	396300	287090	3.47	G	Windfall	Full	Community Open Space		Remain	Avail 1-5 years	90	0	90	DC/18/62173	RC13
768	Reservoir Road Rowley Regis	397503	287500	0.76	O	Alloc	Full	Housing	HOC13 (Ho9) (97)	Remain	Avail 1-5 years	27	0	27	DC/19/63414	OOC
856	Cradley Road / Bannister street Cradley Heath	394700	286530	0.52	FE	Windfall	Reserved matters			Remain	Under Construction	12	0	12	DC/15/58174	OOC
896	Land Between 33 & 38 Reddal Hill Road Old Hill	395110	286480	0.08	O	Windfall	Full		240	U.C.	Under Construction	3	0	3	DC/18/62024	OOC

1202	John Street / Payne Street Blackheath	3971 90	28635 8	0.10	FR	Alloc	Full			Remain	Avail 1-5 years	4	0	4	DC/18/62348	RC13
1203	Mill Street Great Bridge	3976 70	29239 0	0.89	O	Alloc	Full	Housing	H9.9 (308)	U.C.	Under Constru ction	36	12	24	DC/15/58921	RC9
1204	Mill Street Great Bridge	3976 00	29240 0	0.10	O	Alloc	Full	Housing	H9.9 (GB5) (1010)	U.C.	Under Constru ction	9	0	9	DC/18/61789	RC9
1440	John Street North West Bromwich	3998 92	29196 8	1.40	FE	Alloc	Full	Housing	WBPr37 (Ho147)	Remain	Avail 1-5 years	31	0	31	DC/19/62932	RC8
1456	Sandwell College Smethwick Campus Crocketts Lane Smethwick	4023 91	28834 7	2.41	O	Alloc	Full	Housing	H12.10 (Ho162) (129)	U.C.	Under Constru ction	181	153	28	DC/16/59552	RC12
1461	Waterfall Lane (West) Cradley Heath	3962 88	28599 6	0.46	FE	Alloc	Full	Housing	H13.8 (Ho169) (75)	Remain	Avail 1-5 years	8	0	8	DC/18/62505	RC13
1533	Great Bridge - Car Park Tipton	3979 88	29242 0	0.37	O	Alloc	Full	Housing	MU	Remain	Avail 1-5 years	48	0	48	DC/17/60197	RC8

1726	Rear of 62 & 64 Newton Road Great Barr West Bromwich B43 6BW	4043 40	29409 5	0.13	FR	Windf all	Full				U.C.	Under Constru ction	3	0	3	DC/18/62304	OOC
1727	31-33 Carters Green West Bromwich B70 9QP	3998 38	29185 0	0.04	FR	Windf all	Full				Remain	Avail 1-5 years	11	0	11	DC/18/62016	RC8
1855	Adjacent 12 Bearnore Road Cradley Heath	3951 33	28610 8	0.19	FE	Windf all	Full		1029		U.C.	Under Constru ction	20	0	20	DC/13/55492	RC13
1857	5-7 Cradley Road Cradley Heath	3942 84	28585 0	0.03	O	Windf all	Full		(1246)		Remain	Avail 1-5 years	2	0	2	DC/06/46355	RC13
1884	16-18 Ray Hall Lane Birmingham	4028 23	29388 4	0.28	FR	Alloc	Full	Housing	HOC 3 (1031)		U.C.	Under Constru ction	5	4	1	DC/17/61040	OOC
1929	147 Horseley Road Horsely Heath Tipton	3974 53	29288 5	0.10	O	Windf all	Full				U.C.	Under Constru ction	1	0	1	DC/17/61155	OOC

2085	Block A And Block B Brunswick Park Trading Estate Brunswick Park Road Wednesbury	3997 75	29571 6	0.39	FE	Alloc	Full	Housing	HOC 9 (1047)	Remain	Avail 1-5 years	54	12	42	DC/07/48943	OOC
2156	8 Sunnybank Road Oldbury	4001 66	28517 0	0.06	FR	Windf all	Full			Remain	Avail 1-5 years	2	0	2	DC/16/59719	OOC
2192	Land at Mill Lane Oldbury	3995 07	28804 1	2.40	O	Alloc	Full	Housing	H12.4 (55)	Remain	Avail 1-5 years	85	0	85	DC/18/61546	RC12
2193	Land adjacent to 2 Clifford Road West Bromwich	3995 93	29037 7	0.07	O	Windf all	Full		(1054)	U.C.	Under Constru ction	12	0	12	DC/12/55397	RC12
2208	Land to the rear 1, 3 & 5 Pennyhill Lane, West Bromwich	4013 27	29330 6	0.08	FR	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/18/61874	OOC
2284	2-4 Cape Hill Smethwick	4026 83	28764 7	0.04	O	Windf all	Full			U.C.	Under Constru ction	6	0	6	DC/15/58733	OOC

2293	St. Pauls Centre Brunswick Park Road Wednesbury	3997 86	29581 3	0.25	O	Alloc	Full	Housing	HOC 8 (1074)	Remain	Avail 1-5 years	16	13	3	DC/18/61392	OOO
2373	Cranford Street (SME5) residential allocation Smethwick (Atlas Metals Site)	4035 48	28840 7	4.07	FE	Alloc	Full	Housing	H12.9 (125) SME5	Remain	Under Constru ction	105	92	13	DC/16/59155	RC12
2396	116/117 Graingers Lane Cradley Heath	3943 85	28582 3	0.04	O	Windfall	Full		(1087)	U.C.	Under Constru ction	6	0	6	DC/08/49723	RC13
2402	Cradley Print Limited 18 Chester Road Cradley Heath	3941 90	28575 8	1.06	FE	Alloc	Full	Housing	H13.3 (586)	Remain	Avail 1-5 years	51	0	51	DC/18/62186	RC13
2450	Cottage Spring 97 Alexandra Road Tipton West Midlands	3961 39	29246 0	0.12	O	Alloc	Full	Housing	H9.8 (1096)	U.C.	Under Constru ction	10	0	10	DC/16/60160	RC9

2498	Site of 50 Former Valentin Restaurant Newbury Lane Oldbury	398109	288855	0.20	O	Windfall	Full	Housing	H12.1(101)	U.C.	Under Construction	1	0	1	DC/17/61289	RC12
2519	land adjacent ATC Vicarage Road Oldbury	400012	288122	0.26	O	Windfall	Full			Remain	Avail 1-5 years	4	0	4	DC/18/61426	OOC
2576	Land To Rear Of 1 Pennyhill Lane West Bromwich	401320	293334	0.08	O	Windfall	Full			Remain	Avail 1-5 years	1	0	1	DC/18/61874	OOC
2583	Extension to Caravan Site Brierley Lane Bilston WV14 8TU	395221	294667	1.38	FE	Windfall	Full	Housing	425 H16.7	Remain	Avail 1-5 years	26	16	10	DC/08/49372	RC16
2625	Haden Cross Drive Cradley Heath	396177	285437	2.16	FE	Alloc	Full	Housing	HOC15 (111)	Remain	Avail 1-5 years	53	0	53	DC/18/62094	OOC
2712	50-52 Sandwell Road West Bromwich	400220	291688	0.21	O	Windfall	Full			U.C.	Under Construction	11	0	11	DC/15/58045	RC8

2824	Land to the rear of 62 and 64 Newton Road Great Barr	4043 33	29410 8	0.16	O	Windfall	Full			Remain	Avail 1-5 years	3	0	3	DC/18/62304	OOC
2826	151 Hamstead Road Great Barr	4035 50	29340 3	0.05	FR	Windfall	Full			Remain	Avail 1-5 years	1	0	1	DC/17/60207	OOC
2886	Site Of 18A Church Vale West Bromwich	4010 26	29234 9	0.05	O	Windfall	Full			U.C.	Under Construction	6	0	6	DC/10/52726	OOC
2918	Land at Junction of Black Lake and Swan Lane West Bromwich	3994 75	29247 6	1.25	FE	Alloc	Full	Housing	H8.1 (632)	U.C.	Under Construction	70	0	70	DC/17/60621	RC8
2985	STW/SMBC Land Friar Park Road Wednesbury	4007 25	29537 2	27.8 7	O	Alloc	Approved Local Plan/UDP	Housing	HOC8 (16)	Remain	Avail 1-5 years	750	0	750		OOC
2996	Thompson Road (alfred gunn house) Oldbury B68 8QE	3995 61	28799 9	1.16	FR	Alloc	Full	Post 2021 Hsg Site	(105)	Remain	Avail 1-5 years	31	0	31	DC/19/62840	RC12

3018	Carisbrooke Close / Crisbrooke Crescent Friar Park Wednesbury	4012 60	29497 2	1.01	O	Alloc	Full		(419)	U.C.	Under Constru ction	50	0	50	DC/17/60558	OOO
3040	Cradley Heath Factory Centre Woods Lane Cradley Heath	3940 03	28560 2	3.32	FE	Alloc	Reserve d matters	Housing	H13.1 (283)	Remain	Avail 1-5 years	135	0	135	DC/18/62535	RC13
3108	91 Mckean Road Oldbury	3992 30	28982 4	0.09	FR	Windf all	Full			Remain	Avail 1-5 years	2	0	2	DC/18/61963	RC12
3128	Mill Lane/ Langley Green Road Oldbury	3993 50	28798 0	1.23	FE	Alloc	Full	Housing	H12.4 (61)	Remain	Avail 1-5 years	47	0	47	DC/18/62205	RC12
3133	Desi Masala 361 High Street West Bromwich	3984 08	29395 6	0.02	O	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/16/59685	RC8
3138	Batman's Hill Pupil Referral Unit, Adams Close, Princes End	3955 57	29408 6	0.63	O	Alloc	Full	Housing	H16.6 (369)	Remain	Avail 1-5 years	28	0	28	DC/19/63013	RC16

3153	Former Fisheries Site Union Road Oldbury	3983 49	29043 7	2.13	O	Alloc	Full	Housing	H9.3 (754)	2011/20 12	Under Constru ction	17	5	12	DC/10/51937	RC9
3173	Land Between 103 And 109 Barclay Road Smethwick B67	4015 59	28608 1	0.04	O	Windf all	Full			U.C.	Under Constru ction	2	0	2	DC/11/53272	OOC
3185	The Mill Beaconview Road West Bromwich	4017 52	29424 9	0.23	O	Windf all	Full			Remain	Avail 1-5 years	32	0	32	DC/17/60916	OOC
3227	Land between and rear of 56 - 80 Hall Green Road, West Bromwich	4008 85	29439 5	5.20	O	Alloc	Full	Housing	HOC5	Remain	Avail 1-5 years	53	0	53	DC/18/62904	OOC
3257	Lock up Garges to the rear of Southview West End Avenue Smethwick	4006 60	28935 3	0.03	O	Windf all	Full			Remain	Avail 1-5 years	2	0	2	DC/18/61386	RC12

3260	Yard adjacent Waterside Court Titford Road Oldbury	3986 41	28771 3	0.04	O	Windf all	Outline				Remain	Avail 1-5 years	6	0	6	DC/18/62459	RC12
3284	Land Adjacent to 86 Blakeley Hall Road Oldbury	3999 92	28943 9	0.04	O	Windf all	Full				Remain	Avail 1-5 years	1	0	1	DC/17/61215	RC12
3310	Site Of 180- 190 Dudley Road Rowley Regis	3962 42	28808 5	0.15	O	Windf all	Full				U.C.	Under Constru ction	8	0	8	DC/12/54578	OOC
3353	Site of 131 Stony Lane Smethwick	4016 52	28844 8	0.06	O	Windf all	Full				U.C.	Under Constru ction	1	0	1	DC/13/55676	RC12
3427	West Road/South View Hamstead	4043 53	29322 2	1.01	O	Windf all	Full				U.C.	Under Constru ction	47	0	47	DC/17/61337	OOC
3459	The Shambles Toilets The Shambles Wednesbury	3987 63	29492 5	0.01	O	Windf all	Full				U.C.	Under Constru ction	5	0	5	DC/16/59495	RC8
3489	Land 4 Wharfdale Street, Wednesbury	3989 49	29498 8	0.04	O	Windf all	Full				U.C.	Under Constru ction	2	0	2	DC/16/60135	OOC

3500	Johal Supersave 90 Oxford Street Wednesbury	3996 80	29498 5	0.01	O	Windf all	Full	Housing			U.C.	Under Constru ction	5	0	5	DC/15/57967	OOO
3508	Fmr Springfield & Brickhouse Neighbourhoo d Office And Adjacent Land Dudley Road Rowley Regis	3963 11	28799 2	0.65	O	Windf all	Full				Remain	Avail 1-5 years	26	0	26	DC/18/61922	OOO
3522	138 Crankhall Lane Wednesbury	4003 91	29479 0	0.04	O	Windf all	Full				U.C.	Under Constru ction	2	0	2	DC/13/56040	OOO
3526	3 Somerset Road West Bromwich	4005 46	29298 1	0.02	O	Windf all	Full				U.C.	Under Constru ction	1	0	1	DC/13/56638	OOO
3535	Land to the rear of 13 to 27 Ebrington Road West Bromwich	4008 62	29290 2	0.17	O	Windf all	Pending Consent				Remain	Avail 1-5 years	3	0	3	DC/18/61609	OOO

4963	Cottage Inn Wood Green Road Wednesbury	3995 07	29582 3	0.22	O	Windf all	Full				Remain	Avail 1-5 years	14	0	14	DC/17/60728	OOO
5038	Former Perrott Arms 2 Birmingham Road Oldbury,	3993 01	28942 2	0.21	O	Windf all	Full				Remain	Avail 1-5 years	2	0	2	DC/19/63208	RC12
5932	Site Of Nos 118-152 Whitehall Road Tipton	3980 79	29198 0	0.41	O	Windf all	Full				Remain	Avail 1-5 years	20	0	20	DC/18/61925	RC9
5938	Nags Head 34 Market Place Tipton	3976 14	29244 0	0.07	O	Windf all	Full				Remain	Avail 1-5 years	6	0	6	DC/18/62081	RC9
5957	Land Adj To No 7 Charlotte Close Oldbury B69 2LZ				O	Windf all	Full				Remain	Avail 1-5 years	1	0	1	DC/19/63176	OOO
5986	Land Adjacent 26 And 28 St Clements Lane West Bromwich	4009 13	29174 5	0.02	O	Windf all	Full				U.C.	Under Constru ction	2	0	2	DC/14/57501	OOO

5990	2 Johnson Road/ 104 Crankhall Lane Wednesbury	4004 69	29473 5	0.04	O	Windfall	Full				Remain	Avail 1-5 years	3	1	2	DC/14/57656	OOC
6020	Site Of Former Stone Cross Neighbourhood Office Clifton Lane West Bromwich	4012 61	29396 3	0.32	O	Windfall	Full				Remain	Avail 1-5 years	14	0	14	DC/18/61923	OOC
6038	Land Adjacent To 27 Hopkins Street Tipton	3960 80	29074 3	0.03	O	Windfall	Full				Remain	Avail 1-5 years	2	0	2	DC/18/62455	RC9
6061	Site Of Former Bridge Pub Station Road Oldbury	3994 72	28817 9	0.10	O	Windfall	Full				Remain	Avail 1-5 years	8	0	8	DC/15/57949	RC12
6093	Land At The Junction Of Horseley Heath Tame Road Tipton	3973 02	29221 7	0.09	O	Windfall	Full				U.C.	Under Construction	4	0	4	DC/15/57992	RC9

6112	Western Power Distribution Electricity Sub Station Monmouth Road Smethwick	4014 57	28562 8	0.05	O	Windfall	Full				U.C.	Avail 1-5 years	2	1	1	DC/15/57923	OOO
6134	3 Bull Street West Bromwich Ringway West Bromwich	4007 97	29099 5	0.03	FE	Alloc	Full	Housing	WBPr15	U.C.	Under Construction	5	0	5	DC/13/56479	RC12	
6146	Land Adjacent 1 Sabell Road Smethwick	4017 48	28888 9	0.10	O	Windfall	Full			U.C.	Under Construction	2	0	2	DC/15/57817	RC12	
6166	Site Of Former Lockup Garages Adjacent 37 And 39 Cornwall Avenue Oldbury	4000 34	28577 0	0.10	O	Windfall	Full			Remain	Avail 1-5 years	5	0	5	DC/19/62729	OOO	

6185	Site Of Former Tipton Baths Queens Road Tipton	3956 90	29209 2	0.28	O	Windf all	Full				Remain	Avail 1-5 years	1	0	1	DC/15/58400	RC9
6196	Former Beer Garden Of Old Blue Ball 19 Hall End Wednesbury	3985 98	29546 2	0.11	O	Windf all	Full				Remain	Under Constru ction	6	0	6	DC/16/59015	OOC
6214	Land Between The New Lodge And The Old Lodge Thimblemill Road Smethwick	4014 16	28721 4	0.70	G	Windf all	Full				Remain	Avail 1-5 years	13	0	13	DC/17/61372	OOC
6240	Land Adjacent 15 Cartwright Gardens Oldbury B69 3JJ	3973 70	29081 1	0.04	O	Windf all	Full				Remain	Avail 1-5 years	2	0	2	DC/16/59986	RC9
6253	Land Adjacent 2 Jayshaw Avenue	4040 13	29403 9	0.03	FR	Windf all	Full				U.C.	Under Constru ction	2	0	2	DC/15/58829	OOC
6261	87 Whitehall Road And Land Adjacent To West Bromwich	3982 76	29158 0	0.21	O	Windf all	Full				U.C.	Under Constru ction	10	0	10	DC/15/58596	RC9

6279	Car Park Junction Piddock Road/Crocketts Lane Smethwick	4023 95	28844 1	0.24	O	Alloc	Full	Housing	SME 3	Remain	Avail 1-5 years	9	0	9	DC/19/62835	RC12
6340	Car Park Victoria Street West Bromwich	4003 70	29124 6	0.11	O	Windfall	Full	Retail		U.C.	Under Construction	49	0	49	DC/16/59740	RC12
6345	Rear Of 77 Horseley Road Tipton	3970 48	29259 8	0.08	O	Windfall	Full			Remain	Avail 1-5 years	3	0	3	DC/16/59867	OOO
6351	60 Sandon Road Birmingham	4024 31	28637 6	0.05	O	Windfall	Full			Remain	Avail 1-5 years	6	0	6	DC/16/59630	OOO
6356	Site Of Former Ambulance Station Lawrence Lane Cradley Heath	3953 08	28631 4	0.13	O	Windfall	Full			Remain	Avail 1-5 years	3	0	3	DC/16/59925	RC13
6366	Land Adj 5 Ballot Street Smethwick	4028 59	28803 1	0.01	O	Windfall	Full			Remain	Avail 1-5 years	2	0	2	DC/16/59486	OOO
6368	Land Adjacent 93A Dingle Street Oldbury	3979 24	28964 0	0.08	O	Windfall	Full			U.C.	Under Construction	2	0	2	DC/19/62858	RC12

6373	Former Public Car Park Crocketts Lane Smethwick	4024 46	28853 3	0.15	O	Windfall	Full				Remain	Avail 1-5 years	4	1	3	DC/17/61260	RC12
6386	The Timbertree 65A Valley Road Cradley Heath	3952 77	28537 8	0.16	O	Windfall	Full				U.C.	Under Construction	20	0	20	DC/17/61103	OOO
6388	1 Embassy Drive Oldbury	3980 75	28985 1	0.05	O	Windfall	Full				Remain	Avail 1-5 years	1	0	1	DC/18/61666	RC9
6411	Site Of 50C Park Lane West Tipton	3955 89	29185 3	0.02	O	Windfall	Full				U.C.	Under Construction	1	0	1	DC/16/59274	RC9
6413	45 Hamstead Road (Side Garden Land Of) Great Barr Birmingham	4034 37	29379 0	0.04	O	Windfall	Full				U.C.	Under Construction	1	0	1	DC/16/59337	OOO
6428	Knowle House 2 Hill Lane Great Barr Birmingham	4043 44	29448 1	0.27	O	Windfall	Full				Remain	Avail 1-5 years	1	0	1	DC/17/60404	OOO

6430	54 Sandwell Road West Bromwich	4002 72	29171 6	0.27	FE	Windfall	Full				U.C.	Under Construction	10	0	10	DC/17/60781	RC12
6432	12 Market Place Tipton	3977 17	29252 9	0.02	O	Windfall	Full				Remain	Avail 1-5 years	2	0	2	DC/16/60029	RC9
6443	Lockup Garages Adjacent 1 Grenville Place West Bromwich	3983 82	29144 1	0.07	O	Windfall	Full				U.C.	Under Construction	1	0	1	DC/17/60337	RC9
6453	Land Adjacent 31 Coneygree Road, Tipton	3961 88	29143 0	0.03	O	Windfall	Full				Remain	Avail 1-5 years	1	0	1	DC/17/60229	RC9
6456	Land Adjacent 22 Meeting Street Wednesbur	3982 91	29515 8	0.11	O	Windfall	Full				Remain	Avail 1-5 years	1	0	1	DC/16/60000	RC8
6475	Star and Garter, 252 Duchess Parade, West Bromwich	4004 78	29117 8	0.05	O	Alloc	Full			WBPr3	Remain	Avail 1-5 years	39	0	39	DC/18/61831	RC12

6480	78A Oldbury Road Rowley Regis B65 OJS	3976 51	28659 7	0.19	O	Windf all	Full				Remain	Avail 1-5 years	30	0	30	DC/17/60876	RC13
6483	Thandi Coach Station Alma Street Smethwick B66 2RL	4035 48	28840 7	0.71	FE	Alloc	Full	Housing	H12.9 (125)		Remain	Avail 1-5 years	58	0	58	DC/17/60747	RC12
6523	Site Of Hill Crest Littlemoor Hill Smethwick	4017 57	28828 6	0.44	O	Windf all	Full				U.C.	Avail 1-5 years	22	0	22	DC/17/61373	RC12
6526	Antonios Pizza 35 High Street Rowley Regis B65 ODR	3972 08	28638 7	0.02	O	Windf all	Full				Remain	Avail 1-5 years	1	0	1	DC/18/61413	RC13
6528	213 Crankhall Lane Wednesbury WS10 ODY	4002 63	29514 7	0.03	O	Windf all	Full				Remain	Avail 1-5 years	1	0	1	DC/18/61448	OOC
6534	Site Of Former Great Bridge Neighbourhood Office Sheepwash Lane Tipton	3979 75	29219 3	0.02	O	Windf all	Full				U.C.	Under Constru ction	14	0	14	DC/17/61140	RC9

6536	Land At Strathmore Road, Kingsbury Road, Sandgate Road, Ridgeway Road & Henn Street Tipton	3962 52	29369 9	1.39	G	Windf all	Full				Remain	Avail 1-5 years	63	0	63	DC/18/61566	OOC
6537	1 Woden Road South Wednesbury WS10 0BP	3992 22	29442 6	0.05	FR	Windf all	Full				Remain	Avail 1-5 years	1	0	1	DC/17/61184	OOC
6538	72 Jayshaw Avenue (side Garden Of) Great Barr Birmingham	4043 16	29391 3	0.02	FR	Windf all	Full				Remain	Avail 1-5 years	1	0	1	DC/17/61348	OOC
6539	38 Constance Avenue West Bromwich B70 6EF	4009 70	29017 2	0.01	FR	Windf all	Full				U.C.	Under Constru ction	1	0	1	DC/17/61369	RC12

6553	Land Adj 149 Halesowen Road Cradley Heath B64 6HX	3955 02	28658 1	0.03	O	Windf all	Full			Remain	Avail 1-5 years	2	0	2	DC/17/61336	OOO
6554	Land Adj 2 Mountford Close Rowley Regis B65 8DU	3970 56	28713 8	0.02	FR	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/17/61341	OOO
6555	Site Of 29 Bilston Road Tipton DY4 0BT	3966 13	29448 2	0.07	FR	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/17/61017	OOO
6556	Land Adjacent 127 Raglan Road Smethwick	4013 82	29062 3	0.01	FR	Windf all	Full	Housing		Remain	Avail 1-5 years	1	0	1	DC/16/60061	RC12
6557	133 Arden Road Smethwick B67 6EN	4020 86	28782 2	0.03	FR	Windf all	Full			U.C.	Under Constru ction	4	0	4	DC/17/61068	OOO
6560	Land Adjacent To 3-5 St Pauls Road Smethwick	4016 38	28895 8	0.07	O	Windf all	Full			Remain	Avail 1-5 years	2	0	2	DC/17/60690	RC12

6561	Land Adjacent To 1 Mallen Drive Tivdale Oldbury	3966 35	29003 8	0.02	FR	Windf all	Full				Remain	Avail 1-5 years	1	0	1	DC/17/60392	OOC
6562	Land Adjacent 71 Portway Road Junction Of Hanover Road Rowley Regis	3971 71	28828 3	0.06	O	Windf all	Full				Remain	Avail 1-5 years	3	0	3	DC/17/60374	OOC
6566	3 Brunswick Terrace Wednesbury WS10 9D	3988 33	29512 4	0.12	FR	Windf all	Full				Remain	Avail 1-5 years	3	0	3	DC/17/60426	OOC
6568	Land Adjacent 52 Anson Road West Bromwich	3984 37	29310 2	0.03	O	Windf all	Full				U.C.	Under Constru ction	1	0	1	DC/17/60476	OOC
6570	201 Princess Parade High Street West Bromwich B70 7QZ B70 7Z	4003 57	29121 9	0.01	O	Windf all	Full				Remain	Avail 1-5 years	1	0	1	DC/17/60562	RC12

6572	Land Adjacent Elim Pentecostal Church Woodland Drive Smethwick	4011 69	28948 0	0.07	O	Windf all	Full				Remain	Avail 1-5 years	1	0	1	DC/16/59574	RC12
6576	Land Adjacent 4 - 6 Shrubbery Avenue Tipton	3949 38	29216 3	0.35	O	Windf all	Full				U.C.	Under Constru ction	20	0	20	DC/17/60945	RC9
6578	Land At 111 City Road Oldbury B69 1QS	3970 63	28972 0	0.06	FR	Windf all	Full				Remain	Avail 1-5 years	1	0	1	DC/17/61245	OOC
6581	Land At 54 Temple Street West Bromwich B70 9AA	4002 00	29178 9	0.04	FR	Windf all	Full				Remain	Avail 1-5 years	1	0	1	DC/17/61054	RC8
6582	1A Titford Lane Rowley Regis B65 0PY	3982 37	28773 0	0.01	FE	Windf all	Full				Remain	Avail 1-5 years	2	0	2	DC/17/61028	RC12

6587	Land Adjacent 45 Sandfield Road West Bromwich B71 3NE	4012 87	29459 7	0.03	FR	Windf all	Full				Remain	Avail 1-5 years	1	0	1	DC/17/60980	OOC
6588	Land Adjacent 3 Parsons Hill Oldbury	3999 40	28664 1	0.03	FR	Windf all	Full				Remain	Avail 1-5 years	1	0	1	DC/17/60976	OOC
6590	Land At The Rear Of 53 Dunkirk Avenue West Bromwich B70 0ER	3981 26	29142 2	0.03	FR	Windf all	Full				Remain	Full	1	0	1	DC/17/60955	RC9
6591	Land Adjacent 20 Spring Head Wednesbury	3988 94	29494 8	0.04	O	Windf all	Full				Remain	Avail 1-5 years	9	0	9	DC/19/62572	OOC
6594	50 Throne Road Rowley Regis B65 9JG	3978 43	28788 3	0.28	O	Windf all	Full				Remain	Avail 1-5 years	3	0	3	DC/17/60877	OOC
6598	8 Station Road Cradley Heath B64 6PD	3958 79	28599 9	0.09	FE	Windf all	Full				Remain	Avail 1-5 years	6	0	6	DC/17/60846	RC13

6599	70 Jayshaw Avenue Great Barr Birmingham B43 5SA	4042 89	29391 5	0.06	FR	Windf all	Full				Remain	Avail 1-5 years	1	0	1	DC/17/60678	OOC
6600	Former Lockup Garage Site Rear 8 To 10 Sunnyside Tividale Oldbury	3969 27	28913 9	0.07	O	Windf all	Full				Remain	Avail 1-5 years	2	0	2	DC/18/62494	OOC
6628	376 High Street, (former New Hop Pole). West Bromwich, B70 9LB	4000 71	29156 0	0.03	O	Windf all	Full				Remain	Avail 1-5 years	14	0	14	DC/18/62067	RC8
6630	Site of Former Kingsbury House and Resource Centre, King Street, Wednesbury	3984 48	29506 7	0.52	O	Windf all	Full				Remain	Avail 1-5 years	8	0	8	DC/18/62165	RC8

6631	18 Alexandra Raod, Tipton, 4 8TG			0.08	O	Windf all	Full			Remain	Avail 1-5 years	6	0	6	DC/18/61930	RC9
6632	Lockup Garagges rear of 27 to 37 Surfeit Hill Road, Cradley Heath	3949 63	28559 7	0.19	O	Windf all	Full			Remain	Avail 1-5 years	5	0	5	DC/18/62247	RC13
6633	22 High Street, Rowley Regis	3972 72	28638 0	0.04	O	Windf all	Full			Remain	Avail 1-5 years	4	0	4	DC/18/61829	RC13
6635	Land to rear of 7 and 9 Portway Hill, Rowley Regis	3973 36	28852 3	0.03	O	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/18/62170	OOC
6640	279 Walsall Road West Bromwich B71 3HR	4012 77	29412 1	0.07	O	Windf all	Full			Remain	Avail 1-5 years	2	0	2	DC/18/61747	OOC
6642	Land Adj 104 Crankhall Lane Wednesbury WS10 0ED	4004 65	29473 5	0.09	FR	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/18/62260	OOC

6644	155 Clifford Road (Garden Land To Side) West Bromwich B70 8JS	3994 86	29086 8	0.03	FR	Windfall	Full				Remain	Avail 1-5 years	3	0	3	DC/18/61907	RC8
6645	341 Birmingham Road Great Barr Birmingham B43 7AP	4042 77	29572 0	0.06	FR	Windfall	Full				U.C.	Under Construction	1	0	1	DC/18/62202	OOC
6646	35 Highmoor Road Rowley Regis B65 8DJ	3966 72	28708 9	0.05	FR	Windfall	Full				Remain	Avail 1-5 years	1	0	1	DC/18/61960	OOC
6648	Rear Of 131 Newton Road Great Barr Birmingham B43 6BE			0.03	FR	Windfall	Full				U.C.	Under Construction	1	0	1	DC/18/61625	OOC
6649	121 Red Lion Close (side Garden Of) Tividale Oldbury B69 1UW			0.03	FR	Windfall	Full				Remain	Avail 1-5 years	1	0	1	DC/18/61865	OOC
6651	5 Rutland Road			0.01	O		Full				Remain	Avail 1-5 years	1	0	1	PD/18/00954	OOC

	Smethwick B66 4AE															
6660	299 Causeway Green Road Oldbury B68 8LU			0.03	O	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/18/62419	OOC
6663	894 Walsall Road Great Barr Birmingham B42 1TG			0.07	FR	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/18/62339	OOC
6668	Land Adjacent 24A High Street Princes End Tipton	3953 97	29364 4	0.02	O	Windf all	Full			Remain	Avail 1-5 years	2	0	2	DC/18/62391	RC16
6669	Land Adjacent Cock Inn Dudley Road Rowley Regis			0.03	FE	Windf all	Full			Remain	Avail 1-5 years	2	0	2	DC/19/62559	OOC
6670	Land Adjacent To 27 Sheepwash Lane Tipton DY4 7JE			0.06	FR	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/18/62394	RC9

6674	Rear Of 77 Horseley Road Tipton DY4 7NA			0.04	FR	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/18/62483	OOC
6675	Site Of Former Dartmouth Park Social Centre Dagger Lane West Bromwich B71 4BB	4011 60	29175 3	0.07	O	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/18/62486	OOC
6676	Land Adjacent To 145 Victoria Road Oldbury B68 9UL			0.04	FR	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/18/61901	OOC
6697	Land Adjacent To 2 Barnfield Road Tipton DY4 9DE	3951 26	29305 4	0.07	O	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/18/61680	RC16
6698	Land At 342 Newbury Lane Oldbury	3974 17	28850 3	0.06	O	Windf all	Full			Remain	Avail 1-5 years	2	0	2	DC/18/61681	OOC

6710	25 St Pauls Road Smethwick	4015 44	28902 3	0.03	O	Windf all	Full			Remain	Avail 1-5 years	2	0	2	DC/18/61867	RC12
6722	Rear Of 21 St Marys Road Smethwick B67 5DQ	4020 10	28635 1	0.01	O	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/19/62581	OOC
6723	85 Farm Road Rowley Regis	3963 81	28737 8	0.02	FR	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/19/62611	OOC
6730	214 Birmingham Road West Bromwich B70 6QJ	4012 07	29048 4	0.02	O	Windf all	Full			Remain	Avail 1-5 years	3	0	3	DC/19/62666	RC12
6743	Site Of Former Cradley Print, Chester Road, Cradley Heath	3941 54	28577 9	1.01	FE	Alloc	Full	Housing		Remain	Avail 1-5 years	51	0	51	DC/18/62111	RC13
6763	Matthias House 107 Dudley Road Tipton	3949 30	29225 4	0.23	O	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/18/62332	RC9
6788	50 Waterloo Road Smethwick B66 4JW				FR	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/19/63209	OOC

2156	8 Sunnybank Road Oldbury B68 0DD				FR	Windf all	Full			Remain	Avail 1-5 years	2	0	2	DC/19/63305	OOC
6789	Rear Of 289 Bearwood Road Smethwick B66 4DR				FR	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/19/63158	OOC
6790	24 - 28 Cape Hill Smethwick B66 4RP				O	Windf all	Full			Remain	Avail 1-5 years	5	0	5	DC/18/62540	OOC
6791	434 High Street Smethwick B66 3PJ				O	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/19/63132	OOC
6792	52 Vicarage Road Oldbury B68 8HL				O	Windf all	Full			Remain	Avail 1-5 years	3	0	3	DC/19/63186	OOC
6793	588 Bearwood Road Smethwick B66 4BW				O	Windf all	Full			Remain	Avail 1-5 years	2	0	2	DC/19/63030	OOC
6794	590 Bearwood Road Smethwick B66 4BW				O	Windf all	Full			Remain	Avail 1-5 years	2	0	2	DC/19/63031	OOC

6795	598 - 600 Bearwood Road Smethwick B66 4BW				O	Windf all	Full			Remain	Avail 1-5 years	6	0	6	DC/19/63086	OOC
6796	602 Bearwood Road Smethwick B66 4BW				O	Windf all	Full			Remain	Avail 1-5 years	2	0	2	DC/19/63032	OOC
6797	608 Bearwood Road Smethwick B66 4BW				O	Windf all	Full			Remain	Avail 1-5 years	2	0	2	DC/19/63033	OOC
6798	618 - 620 Bearwood Road Smethwick B66 4BW				O	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/19/63046	OOC
6799	Land Adjacent To Dudley Golf Club Turners Hill Rowley Regis B65 9DP				O	Windf all	Full			Remain	Avail 1-5 years	3	0	3	DC/19/62885	OOC
6800	Rear Of Trinity House 204 Halesowen Road Cradley Heath B64 6HN				O	Windf all	Full			Remain	Avail 1-5 years	4	0	4	DC/19/63252	OOC

6801	Former Resource Centre Lowry Close Smethwick				O	OC	Full			Remain	Avail 1-5 years	20	0	20	DC/19/63392	RC12
6802	Land To The Rear Of 62 Compton Road Cradley Heath				FR	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/19/63358	RC13
6803	59 Compton Road Cradley Heath B64 5BB				O	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/19/62958	RC13
6804	Flat 14 Carters Green West Bromwich B70 9LW				FR	Windf all	Full			Remain	Avail 1-5 years	2	0	2	DC/19/63239	RC8
6805	41 Wheatley Street West Bromwich B70 9TJ				O	Windf all	Full			Remain	Avail 1-5 years	1	0	1	DC/19/62977	RC8

6806	Land Adjacent 16 Ryders Green Road West Bromwich B70 0AL				O	Windf all	Full			Remain	Avail 1-5 years	2	0	2	DC/19/63243	RC8
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Table 8: Sites suitable for housing and developable over the period 2024-2038

Site Ref	Address	Easting	Northing	Total Site Area	Previous Use	Windfall	Stage of Development	Allocation Use Reference	UDP_SAD Allocation Reference	Year Complete	Availability	Capacity	No of Units	Remain	Planning Ref	RC
28	Alma Street Wednesbury	399750	295120	0.52	FE	Alloc	Approved Local Plan/UDP	Housing	HOC 8 (1003)	Remain	Avail 6-11 years	19	0	19		OOC
133	Wyndmill Crescent Charlemont West Bromwich	401604	294407	0.32	G	Identified in SHLAA	SHLAA site			Remain	Avail 6-11 years	12	0	12		OOC
265	Old Cross Street Tipton	395367	292416	0.48	O	Alloc	Approved Local Plan/UDP	Housing	H9.7 (93)	Remain	Avail 6-11 years	14	0	14		RC9
440	Orchard Street Burnt Tree Tipton	395880	290720	0.28	O	Alloc	Approved Local Plan/UDP	Housing	H9.5 (89)	Remain	Avail 6-11 years	30	0	30		RC9
585	Birmingham Road Oldbury	399350	289440	0.47	O	Alloc	Approved Local Plan/UDP	Housing	H12.5 (OL11) (466)	Remain	Avail 6-11 years	36	0	36		RC12
744	Perrott Street / Kitchener Street Black Patch Smethwick	404100	288940	6.54	G	Alloc	Approved Local Plan/UDP			Remain	Avail 6-11 years	180	0	180		RC12
764	Hawes Lane Rowley Regis	396850	287460	0.56	O	Alloc	Approved Local Plan/UDP	Housing	HOC13 (Ho91) (99)	Remain	Avail 6-11 years	20	0	20		OOC

115 2	Land adj to Blue Ball Public House Peartree Lane Cradley Heath	395340	286086	0.15	O	Windfall	Outline			Remain	Avail 6-11 years	31	0	31	DC/17/60896	RC13
117 0	Beever Road Great Bridge	397587	293183	1.01	O	Alloc	Approved Local Plan/UDP	Housing	H8.8 (Ho31) (246)	Remain	Avail 6-11 years	35	0	35		RC8
118 3	land at Horseley Heath, Alexandra Road, and Lower Church Lane, Tipton	396858	292389	2.26	O	Alloc	Approved Local Plan/UDP	Housing	H9.9 (245)	Remain	Avail 6-11 years	60	0	60		RC9
120 3	Mill Street Great Bridge	397670	292390	0.89	O	Alloc	Approved Local Plan/UDP	Housing	H9.9 (308)	Remain	Avail 6-11 years	30	0	30		RC9
132 7	Land off Horner Way Rowley Regis	397488	286213	0.28	O	Identified in SHLAA			202	Remain	Avail 6-11 years	10	0	10		RC13
137 6	Elbow Street Old Hill	395619	286472	2.65	FE	Alloc	Approved Local Plan/UDP	Housing	Ho133 893 (H13.9)	Remain	Avail 6-11 years	25	0	25		RC13
143 6	St Annes Road Cradley Heath	394332	286232	1.13	FE	Alloc	Approved Local Plan/UDP	Housing	H13.6 (Ho141) (71)	Remain	Avail 6-11 years	40	0	40		RC13
143 7	Lower High Street Cradley Heath	393996	285816	0.60	FE	Alloc	Approved Local Plan/UDP	Housing	H13.3 (72)	Remain	Avail 6-11 years	267	0	267		RC13

1440	John Street North West Bromwich	399892	291968	0.50	FE	Alloc	Approved Local Plan/UDP	Housing	WBPr37 (Ho147)	Remain	Avail 6-11 years	18	0	18		RC8
1443	Working Mens Club Cardigan Close West Bromwich	400194	293024	0.33	O	Alloc	Approved Local Plan/UDP	Housing	H8.1 (51)	Remain	Avail 6-11 years	13	8	5		RC8
1446	(Site of Former Primrose Centre) Holly Lane Clinic St. Pauls Road Smethwick	401343	289192	0.53	O	Alloc	Approved Local Plan/UDP	Housing	H12.7 (Ho154) (482)	Remain	Avail 6-11 years	16	0	16		RC12
1451	28-64 High Street West Bromwich	401044	290609	1.04	O	Alloc	Approved Local Plan/UDP	Housing	WBPr17 (Ho159)	Remain	Avail 6-11 years	53	0	53		RC12
1463	Lower City Road Oldbury	397789	290173	2.33	FE	Alloc	Approved Local Plan/UDP	Housing	H9.2 (Ho171)	Remain	Avail 6-11 years	82	0	82		RC9
1546	Heartlands Furniture Cranford Street Smethwick	403764	288256	2.40	FE	Alloc	Approved Local Plan/UDP	Housing	H12.9 (125)	Remain	Avail 6-11 years	84	0	84		RC12
1698	Units 1-7 Wellesley Road Oldbury	400004	288809	0.26	FE	Alloc	Approved Local Plan/UDP	Housing	H12.6 (614)	Remain	Avail 6-11 years	9	0	9		RC12
1919	Former Starlight Auto Sales Wolverhampton Road Oldbury	398939	287425	0.23	FE	Alloc	Approved Local Plan/UDP	Housing	H12.3 (1032)	Remain	Avail 6-11 years	14	0	14		RC12

199 4	Land And Premises At Winkle Street And John Street West Bromwich	399941	291835	1.01	O	Alloc	Approved Local Plan/UDP	Housing	WBPr26	Remain	Avail 6- 11 years	31	0	31		RC8
199 7	Tudor Works 36A Windmill Lane Smethwick	402965	288018	0.25	FE	Alloc	Approved Local Plan/UDP	Housing	H12.10 (1037)	Remain	Avail 6- 11 years	24	0	24		RC12
200 1	John Edwards Auto Repair And Service Centre Cemetery Road Oldbury	400396	288988	0.17	FE	Windfall	Outline			Remain	Avail 6- 11 years	7	0	7	DC/ 17/6 127 6	OOC
201 3	Land Between No.32 And George Betts School West End Avenue Smethwick	400510	289326	0.29	O	Alloc	Approved Local Plan/UDP	Housing	H12.6 (127)	Remain	Avail 6- 11 years	11	0	11		RC12
204 3	The Lagoon 159 High Street Princes End Tipton	395847	293875	0.13	O	Windfall	Outline			Remain	Avail 6- 11 years	9	0	9	DC/ 17/6 117 6	OOC
212 9	Wilkinson Wheel Company Barton street West Bromwich	400015	290816	0.35	FE	Windfall	SHLAA site		(1050)	Remain	Avail 6- 11 years	22	0	22	DC/ 13/5 573 0	RC12

217 2	Land at 12 Grange Road and The Wharf PH Grange Road Cradley Heath	396476	285946	1.00	O	Alloc	Approved Local Plan/UDP	Housing	H13.8 (285)	Remain	Avail 6- 11 years	40	0	40		RC13
222 7	The Boat Gauging House & Adjoining Land Factory Road Tipton	395109	252659	0.57	FE	Alloc	Approved Local Plan/UDP	Housing	H16.1 (756)	Remain	Avail 6- 11 years	35	0	35		RC16
225 9	Sentinel Plastics Limited 39 Wrights Lane Cradley Heath B64 6QY	396009	286428	0.27	FE	Alloc	Approved Local Plan/UDP	Housing	13.9 (1071)	Remain	Avail 6- 11 years	13	0	13		RC13
236 8	Central Avenue The existing Summerhill Primary School Tipton	396017	292838	1.09	O	Alloc	Approved Local Plan/UDP	Housing	HOC11(26 2) tip2	Remain	Avail 6- 11 years	40	0	40		OOC
237 0	Bradleys Lane / High Street Tipton	395322	293779	5.60	FE	Alloc	Approved Local Plan/UDP	Housing	H16.5 (303) Tip7	Remain	Avail 6- 11 years	230	0	230		RC16
237 1	North Smethwick Canalside Smethwick	402401	288853	8.77	FE	Alloc	Approved Local Plan/UDP	Housing	H12.8 (116) SME1	Remain	Avail 6- 11 years	400	0	400		RC12

237 2	Rabone Lane Smethwick	402783	288791	5.98	FE	Alloc	Approved Local Plan/UDP	Housing	H12.8 (121) SME2	Remain	Avail 6- 11 years	209	0	209		RC12
237 7	Carters Green / Gun Lane West Bromwich	399752	291649	1.09	FR	Alloc	Approved Local Plan/UDP	Housing	WBPr25	Remain	Avail 6- 11 years	50	0	50		RC8
238 1	Bus Depot Oak Road West Bromwich	399722	291153	1.47	O	Alloc	Approved Local Plan/UDP	Housing	WBPr30 (561)	Remain	Avail 6- 11 years	68	0	68		RC12
238 8	Swan Lane North of A41 West Bromwich	399292	292288	3.40	FE	Alloc	Approved Local Plan/UDP	Housing	WBPr36 (333)	Remain	Avail 6- 11 years	134	0	134		RC8
242 3	Former Dept of Social Security Church Hill Street Smethwick	401967	288504	0.50	FE	Alloc	Approved Local Plan/UDP	Housing	H12.10 (210)	Remain	Avail 6- 11 years	60	0	60		RC12
258 8	Abberley Street Smethwick	403664	287872	1.66	FE	Alloc	Approved Local Plan/UDP	Housing	H12.9 SME4	Remain	Avail 6- 11 years	108	0	108		RC12
259 0	South of Cranford Street and Heath Street Smethwick	403701	288181	6.42	FE	Alloc	Approved Local Plan/UDP	Housing	H12.9 (206) SME4	Remain	Avail 6- 11 years	113	0	113		RC12
282 0	Eastern Gateway Development Site High Street West Bromwich	400868	290950	3.70	O	Alloc	Approved Local Plan/UDP	Housing	WBPr15 (565)	Remain	Avail 6- 11 years	45	0	45		RC12

2893	Former Sunlight Laundry Stanhope Road Smethwick B67 6HN	402053	287312	0.73	O	Alloc	Approved Local Plan/UDP	Housing	HOC 18 (Ho138)	Remain	Avail 6-11 years	40	0	40		OOC
2908	Site Of 30-144 Mounts Road Wednesbury	398944	294674	1.07	FE	Alloc	Approved Local Plan/UDP	Housing	H8.4 (46)	Remain	Avail 6-11 years	45	0	45		RC8
2910	Leabrook Road/Willingsworth Road Tipton	397662	294250	0.37	FE	Alloc	Approved Local Plan/UDP	Housing	H8.7 (269)	Remain	Avail 6-11 years	13	0	13		RC8
2913	Sheepwash Lane / Whitehall Road Great Bridge	397955	292239	0.08	O	Alloc	Approved Local Plan/UDP	Housing	H8.2 (439)	Remain	Avail 6-11 years	3	0	3		RC8
2929	Site on corner of New Street Hill Top West Bromwich	399267	293095	1.11	O	Alloc	Approved Local Plan/UDP	Housing	H8.3 (802)	Remain	Avail 6-11 years	39	0	39		RC8
2930	Pembroke Way Hateley Heath West Bromwich	399852	293171	2.30	G	Alloc	Approved Local Plan/UDP	Housing	H8.1 (804)	Remain	Avail 6-11 years	81	0	81		RC8
2931	Garage on Whitehall Road Great Bridge	397957	292268	0.14	O	Alloc	Approved Local Plan/UDP	Housing	H8.2 (1120)	Remain	Avail 6-11 years	5	0	5		RC8
2932	Rose and Crown site Sheepwash	397941	522115	0.04	O	Alloc	Approved Local Plan/UDP	Housing	H8.2 (1121)	Remain	Avail 6-11 years	1	0	1		RC8

	Lane Great Bridge															
293 3	Leabrook Road Wednesbury	397552	294579	2.17	FE	Alloc	Approved Local Plan/UDP	Housing	H8.7 (45)	Remain	Avail 6- 11 years	76	0	76		RC8
293 4	Site on New Road Great Bridge	397599	292756	0.40	FE	Alloc	Approved Local Plan/UDP	Housing	H8.8 (154)	Remain	Avail 6- 11 years	14	0	14		RC8
293 9	Lower City Road / Dudley Rd East, Oldbury	397809	290374	0.56	FE	Alloc	Approved Local Plan/UDP	Housing	H9.2 (310)	Remain	Avail 6- 11 years	20	0	20		RC9
294 0	Rattlechain Site Land to the north of Temple Way Tividale	397529	291218	7.24	O	Alloc	Approved Local Plan/UDP	Housing	H9.3 (752)	Remain	Avail 6- 11 years	322	0	322		RC9
294 2	Castle Street / High Street Tipton	395215	292122	0.66	FE	Alloc	Approved Local Plan/UDP	Housing	H9.7 (779)	Remain	Avail 6- 11 years	23	0	23		RC9
294 3	Coneygre Road/ Burnt Tree Tipton	396257	291359	1.11	FE	Alloc	Approved Local Plan/UDP	Housing	H9.5 (878)	Remain	Avail 6- 11 years	39	0	39		RC9

2946	Site surrounding former Post office and Telephone exchange Horseley heath tipton	397191	292252	0.63	FE	Alloc	Approved Local Plan/UDP	Housing	H9.9 (1116)	Remain	Avail 6-11 years	22	0	22		RC9
2948	industrial Site on Salem St Great Bridge Tipton	397790	292153	0.32	FE	Alloc	Approved Local Plan/UDP	Housing	H9.9 (1119)	Remain	Avail 6-11 years	11	0	11		RC9
2952	Lower Church Lane Tipton	396568	292445	0.38	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site	(765)	Remain	Avail 6-11 years	13	0	13		RC9
2972	Used Car Sales site on corner of Lower Church Lane and Horseley Heath Tipton	396854	291949	0.56	FE	Alloc	Approved Local Plan/UDP	Housing	H9.6 (1115)	Remain	Avail 6-11 years	20	0	20		RC9
2974	88/90 dudley Rd West	396736	290751	0.37	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site	(146)	Remain	Avail 6-11 years	13	0	13		RC9
2980	Clay Lane, Oldbury	399124	287906	0.28	FE	Alloc	Approved Local Plan/UDP	Housing	H12.4 (109)	Remain	Avail 6-11 years	12	0	12		RC12
2982	Land at Portway Road & Hawes Lane	396739	287680	1.13	O	Alloc	Approved Local Plan/UDP	Housing	HOC 13 (40)	Remain	Avail 6-11 years	40	0	40		OOC

	Tippity Green Rowley Regis															
298 3	Land at Tippity Green Portway Road Allsops Hill Rowley Regis	396778	287846	0.37	O	Alloc	Approved Local Plan/UDP	Housing	HOC13 (1135)	Remain	Avail 6- 11 years	13	0	13		OOC
298 4	Land at Tippity Green Rowley Regis	397092	287944	4.34	G	Alloc	Approved Local Plan/UDP	Housing	HOC13 (1282)	Remain	Avail 6- 11 years	150	0	150		OOC
298 6	Friar Street Wednesbury	399905	295216	1.01	FE	Alloc	Approved Local Plan/UDP	Housing	HOC 8 (43)	Remain	Avail 6- 11 years	38	0	38		OOC
298 7	Wolverhampton Road and Anvil Drive, Oldbury B69 2JW	398322	288810	0.31	FE	Alloc	Approved Local Plan/UDP	Housing	H12.1 (5)	Remain	Avail 6- 11 years	11	0	11		RC12
299 7	Cape Hill/ Durban Street/ Raglan Road Smethwick B66 4SH	403229	287774	2.97	FR	Alloc	Approved Local Plan/UDP	Housing	H12.10 (123)SME 3	Remain	Avail 6- 11 years	104	0	104		RC12
300 0	Land at 152 Park Lane Wednesbury	399072	296559	0.42	O	Identified in SHLAA			(19)	Identifie d in SHLAA	Avail 6- 11 years	12	0	12		OOC

300 2	Rear of Council House, High Street Smethwick	402360	288140	0.37	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site	(485)	Remain	Avail 6-11 years	13	0	13		RC12
300 5	Knowle Resource Centre, Harvest Road, Rowley Regis	396212	287434	1.10	O	Alloc	Approved Local Plan/UDP	Housing	H13.10 (883)	Remain	Avail 6-11 years	39	0	39		RC13
301 5	104-110 Oldbury Road Smethwick B66 1JE	400888	289344	0.68	O	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site	(1129)	Remain	Avail 6-11 years	24	0	24		RC12
301 7	Sandwell MBC Depot, & surrounds Waterfall Lane, Cradley Heath	396406	286016	1.36	FE	Alloc	Approved Local Plan/UDP	Housing	H13.8 (284)	Remain	Avail 6-11 years	43	0	43		RC13
301 9	Station Road (South), rowley Regis	396299	285903	0.85	FE	Alloc	Approved Local Plan/UDP	Housing	885 H13.8	Remain	Avail 6-11 years	33	0	33		RC13
302 3	Macarthur Road Industrial Estate, Cradley Heath	394226	285515	0.30	FE	Alloc	Approved Local Plan/UDP	Housing	H13.1 (599)	Remain	Avail 6-11 years	11	0	11		RC13
302 5	Silverthorne Lane/ Forge Lane, Cradley Heath	393760	285875	2.82	FE	Alloc	Approved Local Plan/UDP	Housing	H13.3 (282)	Remain	Avail 6-11 years	99	0	99		RC13

3029	Cradley Road, Lower High Street, Cradley Heath	394264	285807	0.95	O	Alloc	Approved Local Plan/UDP	Housing	H13.4 (587)	Remain	Avail 6-11 years	33	0	33		RC13
3031	Station Street / Cradley Road, Cradley Heath (opp Majestic Cinema)	394446	285745	0.29	O	Alloc	Approved Local Plan/UDP	Housing	H13.4 (1124)	Remain	Avail 6-11 years	12	0	12		RC13
3039	21-23 Bagnall Street Tipton	397302	294203	0.69	FE	Identified in SHLAA			(982)	Remain	Avail 6-11 years	21	0	21		OOC
3040	Cradley Heath Factory Centre Woods Lane Cradley Heath	394003	285602	4.79	FE	Alloc	Approved Local Plan/UDP	Housing	H13.1 (283)	Remain	Avail 6-11 years	168	0	168		RC13
3044	Jewson Limited 89 - 105 High Street Rowley Regis	396936	286484	0.35	FE	Alloc	Approved Local Plan/UDP	Housing	H13.11 (613)	Remain	Avail 6-11 years	12	0	12		RC13
3048	Land at Newton Rd Great Barr	403207	293865	0.30	FE	Alloc	Approved Local Plan/UDP	Housing	HOC3 (1014)	Remain	Avail 6-11 years	16	0	16		OOC
3049	Land between Addington Way and River Tame; Temple Way (Rattlechain)	397814	291077	0.90	O	Alloc	Approved Local Plan/UDP	Housing	H9.3 (1004)	Remain	Avail 6-11 years	39	0	39		RC9

314 1	Corner of Batmans Hill Road and Hobart Road, Princes End, Tipton	395403	294294	0.23	FE	Alloc	Approved Local Plan/UDP	Housing	H16.6 (863)	Remain	Avail 6- 11 years	8	0	8		RC16
322 0	Brown Lion Street/ Bloomfield Road	395195	293420	0.45	FE	Alloc	Approved Local Plan/UDP	Housing	H16.3 (24)	Remain	Avail 6- 11 years	25	0	25		RC16
322 5	Fox Oak Street/ St Annes Road Kawasaki Garage	394334	286085	0.40	FE	Alloc	Approved Local Plan/UDP	Housing	H13.6 (217)	Remain	Avail 6- 11 years	14	0	14		RC13
330 9	Site Of Former New Talbot 457 Hagley Road	402394	286154	0.10	O	Windfall	Outline			Remain	Avail 6- 11 years	19	0	19	DC/ 19/6 259 1	OOC
342 8	Ex Birchfield Care Home Wolverley Crescent Lion Farm	397968	288320	0.53	O	Identified in SHLAA				Remain	Avail 6- 11 years	18	0	18		OOC
346 2	Unett Atreet/ Raglan Road	403301	287882	4.60	FR	Alloc	Approved Local Plan/UDP	Housing	H12.10(1 22)	Remain	Avail 6- 11 years	161	0	161		RC12
346 7	Lower High Street (Station hotel & Dunns Site).	394043	285778	0.28	FE	Alloc	Approved Local Plan/UDP	Housing	H13.4(58 6)	Remain	Avail 6- 11 years	10	0	10		RC13

3507	Edwin Richards Quarry Portway Road Rowley Regis	396849	288360	10.10	O	Windfall	Outline			Remain	Avail 6-11 years	281	0	281	DC/14/57745	OOC
5158	Open space on Mounts Road Wednesbury	399063	294559	1.35	G	Identified in SHLAA		Community Open Space		Remain	Avail 6-11 years	22	0	22		OOC
5486	Fountain Lane/West Bromwich Street Oldbury	398902	289926	16.20	O	Windfall	Identified in SHLAA			Remain	Avail 6-11 years	143	0	143		RC12
5833	The Thimblemill 174 Thimblemill Road Smethwick	401652	287031	0.44	O	Identified in SHLAA	Identified in SHLAA			Remain	Avail 6-11 years	15	0	15		OOC
5892	Site Of Former Royal Oak Public House 261, 259 & 257 Whitehall Road Tipton	398134	291943	0.09	FE	Identified in SHLAA	Identified in SHLAA			Remain	Avail 6-11 years	12	0	12		RC9
5972	Former Corus Premises, Bloomfield Rd, Tipton (5972)			0.56	FE	Alloc	Approved Local Plan/UDP	Housing	H16.2 (1141)	Remain	Avail 6-11 years	20	0	20		RC16
6109	D S Devey , Tividale Street, Tipton	396204	291093	0.10	FE	Alloc	Approved Local Plan/UDP	Housing	H9.5	Remain	Avail 6-11 years	7	0	7		RC9

6125	Land Adjacent 115 Park Lane East Tipton	396516	291910	0.05	O	Alloc	Outline	Housing	H9.6	Remain	Avail 6-11 years	3	0	3	DC/16/59632	RC9
6206	West Cross Centre. Oldbury Road/Mallin Street Smethwick	400784	289351	1.06	O	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site		Remain	Avail 6-11 years	37	0	37		RC12
6250	Land Adjacent To 828 Wolverhampton Road Oldbury	398988	287543	0.10	O	Windfall	Outline			Remain	Avail 6-11 years	4	0	4	DC/18/62249	RC12
6316	9 & Land Adj Station Street Cradley Heath	394378	285769	0.12	FE	Alloc	Outline	Housing	H13.4 (26)	Remain	Avail 6-11 years	5	0	5	DC/16/59306	RC13
6371	50 Churchfields Road (side Garden Land) Wednesbury	399110	295752	0.02	O	Windfall	Outline			Remain	Avail 6-11 years	1	0	1	DC/16/59802	OOC
6403	24 - 30 Claypit Lane West Bromwich	399331	291896	0.19	FE	Alloc	Outline	Housing		Remain	Avail 6-11 years	12	0	12	DC/16/59414	RC8
6441	Eastern Gateway South (WBPr16), West Bromwich	400839	290653	1.60	FE	Alloc	Approved Local Plan/UDP	Housing	WBPr16	Remain	Avail 6-11 years	150	0	150		RC12
6442	George Street WBPr18, West Bromwich	400765	290748	0.74	FE	Alloc	Approved Local Plan/UDP		WBPr18	Remain	Avail 6-11 years	26	0	26		RC12

644 7	206 Toll End Road Tipton DY4 0HF	397422	293352	0.19	O	Windfall	Outline				Remain	Avail 6-11 years	11	0	11	DC/16/60065	OOC
647 2	71 Titford Road	399125	288193	0.07	FE	Identified in SHLAA	Identified in SHLAA				Remain	Avail 6-11 years	14	0	14		RC12
647 3	Warehouse 134 Franchise Street	398703	296563	0.14	FE	Windfall	Outline				Remain	Avail 6-11 years	13	0	13	DC/18/62129	OOC
647 7	Trinity Motors Limited 150 - 152 High Street & 1 South Road Smethwick B66 3AJ	402116	288525	0.11	FE	Windfall	Outline				Remain	Avail 6-11 years	21	0	21	DC/17/60515	RC12
647 8	Regis Hall And Restaurant 152 Reddal Hill Road Cradley Heath B64 5JJ	395363	286663	0.19	O	Windfall	Outline				Remain	Avail 6-11 years	10	0	10	DC/17/60471	OOC
655 8	Rear Of 33 - 39 Langley High Street Oldbury B69 4SN	399220	288083	0.07	O	Windfall	Outline				Remain	Avail 6-11 years	5	0	5	DC/17/60331	RC12

659 6	Land Adj 129 Charlemont Road West Bromwich B71 3EH	401988	293848	0.03	FR	Windfall	Outline			Remain	Avail 6- 11 years	1	0	1	DC/ 17/6 094 1	OOC
665 2	Former Shaftesbury House 402 High Street West Bromwich B70 9LB			0.40	FE	Windfall	Outline			Remain	Avail 6- 11 years	70	0	70	DC/ 18/6 212 4	RC8
666 5	Bellagio Ristorante Italiano 58-60 Seagar Street West Bromwich B71 4AN			0.20	FE	Windfall	Outline			Remain	Avail 6- 11 years	29	0	29	DC/ 18/6 243 7	OOC
667 7	The Fomer New Talbot PH Hill Top West Bromwich B70 OPR	3984708	293956	0.19	FE	Windfall	Outline			Remain	Avail 6- 11 years	19	0	19	DC/ 18/6 208 3	RC8
668 1	Coppice Street, West Bromwich				O	Alloc	Approved Local Plan/UDP	Housing	WBPr27	Remain	Avail 6- 11 years	11	0	11		RC8
668 3	Churchfields, West Bromwich			0.14	O	Alloc	Approved Local Plan/UDP	Housing	WBPr40	Remain	Avail 6- 11 years	4	0	4		OOC

825	Beakes Road Bearwood	401840	287123	0.70	FE	Identified in SHLAA			(130)	Remain	Avail 15+	21	0	21		OOC
826	Beakes Road Bearwood	401850	287000	0.92	FE	Identified in SHLAA			(133)	Remain	Avail 15+	35	0	35		OOC
107 2	Bailey Street, Rear of 114-128 Claypit Lane West Bromwich	399244	291590	0.38	FE	Identified in SHLAA			1006	Remain	Avail 15+	10	0	10		RC8
237 5	Lyng Industrial Estate West Bromwich	400401	290775	10.20	FE	Alloc	Approved Local Plan/UDP	Housing	WBPr22	Remain	Avail 15+	357	0	357		RC12
239 0	Sandwell District & General Hospital West Bromwich	400890	292079	2.73	O	Alloc	Approved Local Plan/UDP	Housing	WBPr39	Remain	Avail 15+	96	0	96		OOC
301 1	Langley Maltings Western Road Langly B69 4LY	399613	288297	2.72	O	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site	(570)	Remain	Avail 15+	95	0	95		RC12

Table 9: Sites no longer developable for housing

Site Ref	Address	Easting	Northing	Total Site Area	Previous Use	Windfall	Status	Allocation use	Allocation reference	Year Complete	Availability	Capacity	RC	Comments
2386	Brandon Way / Ablion Road (WB C5) West Bromwich	399249	290567	10.56	FE	Alloc	Approved Local Plan/UDP	Housing	WBPr33	Remain	No longer developable	494	RC9	Occupier invested significantly to update and expand business. Will not be moving from the site
2907	Holloway Bank Wednesbury	399014	294147	5.71	FE	Alloc	Approved Local Plan/UDP	Housing	H8.4 (34)	Remain	No longer developable	149	RC8	Occupier invested significantly to update and expand business. Will not be moving from the site
2920	Land to north and west of Ridgeacre Road West Bromwich	399694	292645	1.63	FE	Alloc	Approved Local Plan/UDP	Housing	H8.1 (634)	Remain	No longer developable	51	RC8	Occupier invested significantly to update and expand business. Will not be moving from the site
2921	Kings Hill Trading Estate site adjacent to Darlaston Rd & Old Park Rd Wednesbury	398232	295844	3.26	FE	Alloc	Approved Local Plan/UDP	Housing	H8.5 (642)	Remain	No longer developable	86	RC8	Modern development with high occupancy, will not be moving from site.

2923	Land to the south of Ridgacre Road West Bromwich	399802	292665	1.11	FE	Alloc	Approved Local Plan/UDP	Housing	H8.1 (654)	Remain	No longer developable	35	RC8	Occupier invested significantly to update and expand business. Will not be moving from the site
2924	Church Lane West Bromwich	399812	292631	0.75	FE	Alloc	Approved Local Plan/UDP	Housing	H8.1 (657)	Remain	No longer developable	24	RC8	Occupier invested significantly to update and expand business. Will not be moving from the site
2951	Vaughan Trading Estate Tipton	396794	291373	19.92	FE	Alloc	Approved Local Plan/UDP	Housing	H9.4 (755)	Remain	No longer developable	349	RC9	Occupier invested significantly to update and expand business. Will not be moving from the site
2960	Birmingham Coach Company Hallbridge Way Oldbury	396930	290394	3.13	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site	(247)	Remain	No longer developable	110	RC9	Owner advised will not be moving from site.
2975	Swan Village Industrial Estate New Swan Lane West Bromwich	399377	292257	0.83	FE	Alloc	Approved Local Plan/UDP	Housing	WBPr36 (624)	Remain	No longer developable	25	RC8	
3004	Newlyn Rd Cradley Heath	394804	285961	3.44	FE	Alloc	Approved Local Plan/UDP	Housing	H13.5 (259 & 896)	Remain	No longer developable	83	RC13	Businesses seeking to expand and will not be moving.

5551	Ridgacre Enterprise Park Ridgacre Road, West Bromwich	399888	392843	0.80	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site		Remain	No longer developable	28	RC8	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	399903	292747	1.05	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site		Remain	No longer developable	37	RC8	Occupier invested significantly to update and expand business. Will not be moving from the site

Table 10: Sites allocated for housing but now considered not suitable / developable up to 2038

Site Ref	Address	Easting	Northing	Total Site Area	Previous Use	Windfall	Status	Allocation Use	Allocation reference	Year Complete	Availability	Capacity	No of Units - Comp	Remain	RC	Comments
354	Park Lane West (South Staffs Depot) Tipton	395690	291650	2.95	O	Alloc	Approved Local Plan/UDP	Housing	H9.5 (Ho58)	Remain	No longer suitable	103	0	103	RC9	Fully operational site with a single occupier in South Staffs Water. No indication that looking to relocation and no relocations sites available.
586	Seven Stars Road, Oldbury	399129	289220	2.52	FE	Alloc	Approved Local Plan/UDP	Housing	H12.5 (OL12)	Remain	No longer suitable	89	0	89	RC1 2	Cleared site, has planning permission (DC/18/62516) for a 12,273sqm B2/B8 unit.
841	Wilson Road / Sycamore Road Smethwick	402580	287290	1.05	O	Alloc	Approved Local Plan/UDP	Housing	HOC18 (431)	Remain	No longer suitable	36	0	36	OO C	Being developed for an alternative use
1401	Bell Street/Dudley Road Tipton	395106	292120	0.75	FE	Alloc	Approved Local Plan/UDP	Housing	H9.7 (801)	Remain	No longer suitable	22	0	22	RC9	Established employment area with a number of different occupiers, has a low vacancy rate. There has been recent development in the form of a new

																	industrial unit being built (DC/17/60757).
1448	Station Street Tipton	396618	292006	1.35	FE	Alloc	Approved Local Plan/UDP	Housing	H9.6 (Ho156)(81)	Remain	No longer suitable	47	0	47	RC9	Established employment site, with one occupier - Truflo Air Movement Ltd. No indication that looking to relocation and no relocations sites available.	
1449	Wellington Road Tipton	396453	291923	0.91	FE	Alloc	Approved Local Plan/UDP	Housing	H9.6 (Ho157 (67)	Remain	No longer suitable	31	0	31	RC9	Established employment area with a number of different occupiers, with a low vacancy rate. No indication that looking to relocation and no relocations sites available.	
1459	Bank Street (West) Hateley Heath	400504	292742	0.85	FE	Alloc	Approved Local Plan/UDP	Housing	HOC6 (Ho165) (74)	Remain	No longer suitable	43	0	43	OO C	Established single occupier in Maxpower Automotive, No indication that looking to relocation and no relocations sites available.	

2232	United Steels Limited Upper Church Lane Princes end	396074	293376	1.58	FE	Alloc	Approved Local Plan/UDP	Housing	HOC11 (263) TIP4	Remain	No longer suitable	73	0	73	OO C	Established single occupier in Jerseytex Limited, No indication that looking to relocation and no relocations sites available.
2384	Oldbury Road West Bromwich	398566	291347	16.82	FE	Alloc	Approved Local Plan/UDP	Housing	WBPr31	Remain	No longer suitable	588	0	588	RC9	Established employment area with a number of different occupiers, has a low vacancy rate. No indication that looking to relocation and no relocations sites available.
2385	Brandon Way / Albion Road (WB C4) West Bromwich	399002	291240	6.20	FE	Alloc	Approved Local Plan/UDP	Housing	WBPr32	Remain	No longer suitable	248	0	248	RC9	Established employment area with a number of different occupiers, has a low vacancy rate. No indication that looking to relocation and no relocations sites available.
2387	Brandon Way / Brandon Close West Bromwich	399470	290542	1.05	FE	Alloc	Approved Local Plan/UDP	Housing	WBPr34	Remain	No longer suitable	43	0	43	RC1 2	Small employment area with three occupiers. Buildings and external environment generally well

																	maintained. No indication that looking to relocation and no relocations sites available.
2389	Church Lane / Gladstone Street West Bromwich	400246	292603	2.75	FE	Alloc	Approved Local Plan/UDP	Housing	WBPr38	Remain	No longer suitable	111	0	111	RC8	Established employment area with a number of different occupiers, has a low vacancy rate. No indication that looking to relocation and no relocations sites available.	
2463	Newcomen Drive Tipton	395790	291321	7.60	FE	Alloc	Approved Local Plan/UDP	Housing	H9.5 (150)	Remain	No longer suitable	300	0	300	RC9	Vacant site which has ground and viability issues therefore unlikely to come forward for residential. Owners of the site put it forward as part of the Black Country Plan call for sites as an employment site.	
2906	Darlaston Road/Old Park Road Kings Hill Wednesbury	398321	295686	5.20	FE	Alloc	Approved Local Plan/UDP	Housing	H8.5 (15)	Remain	No longer suitable	200	0	200	RC8	Single occupier in The Trade Centre UK, The building and external environment are well maintained. No indication that looking to relocation	

																	and no relocations sites available.
2911	Mounts Road Wednesbury	398987	294603	1.10	FE	Alloc	Approved Local Plan/UDP	Housing	H8.4 (334)	Remain	No longer suitable	39	0	39	RC8	Free standing site with one occupier Purity Soft Drinks. The buildings are generally well maintained. Planning application DC/17/60438 for the erection of a single storey storage building granted permission in 2017.	
2915	Land between Tinsley St and Whitehall Road Tipton	398016	292284	0.28	FE	Alloc	Approved Local Plan/UDP	Housing	H8.2 (550)	Remain	No longer suitable	10	0	10	RC8	Established employment area, the buildings and external environment are generally of an average quality. The area has poor links to the strategic highway network. No indication that looking to relocation and no relocations sites available.	

2916	Whitehall Road Industrial Estate West Bromwich	398111	292217	2.51	FE	Alloc	Approved Local Plan/UDP	Housing	H8.2 (553)	Remain	No longer suitable	88	0	88	RC8	Established employment area containing the Whitehall Industrial Park, the buildings and external environment are generally of an average quality. No indication that looking to relocation and no relocations sites available.
2917	Land Between Whitehall Road and Walsall Canal Great Bridge	398111	292217	0.64	FE	Alloc	Approved Local Plan/UDP	Housing	H8.2 (555)	Remain	No longer suitable	23	0	23	RC8	Established employment area containing, the buildings and external environment are generally of a poor quality. No indication that looking to relocation and no relocations sites available.
2919	Land to east of Black Lake West Bromwich	399554	399554	2.45	FE	Alloc	Approved Local Plan/UDP	Housing	H8.1 (633)	Remain	No longer suitable	86	0	86	RC8	Established employment area with a number of different occupiers, with a low vacancy rate. No indication that looking to relocation and no

																	relocations sites available.
2922	Old Park Trading Estate site on Old Park Road, Wednesbury	398404	295589	2.60	FE	Alloc	Approved Local Plan/UDP	Housing	H8.5 (643)	Remain	No longer suitable	91	0	91	RC8	Old Park Trading Estate, a managed estate, with low vacancy rate. No indication that looking to relocation and no relocations sites available.	
2925	Site off Mounts Road Wednesbury	398859	294568	0.49	O	Alloc	Approved Local Plan/UDP	Housing	H8.4 (788)	Remain	No longer suitable	17	0	17	RC8	Free standing site with one occupier Purity Soft Drinks. The buildings are generally well maintained. Planning application DC/17/60438 for the erection of a single storey storage building granted permission in 2017.	
2926	Site on the corner of Bridge Street & Mounts Road Wednesbury	398918	294426	3.15	FE	Alloc	Approved Local Plan/UDP	Housing	H8.4 (791)	Remain	No longer suitable	110	0	110	RC8	Established employment area with a number of different occupiers, with a low vacancy rate. No indication that looking to relocation and no	

2937	Fisher St / Coneygre Road Tipton	396185	291232	1.70	FE	Alloc	Approved Local Plan/UDP	Housing	H9.5 (151)	Remain	No longer suitable	60	0	60	RC9	Established employment area with a number of different occupiers, has a low vacancy rate. No indication that looking to relocation and no relocations sites available.
2938	Castle Street Tipton	395153	291984	1.49	FE	Alloc	Approved Local Plan/UDP	Housing	H9.7 (265)	Remain	No longer suitable	52	0	52	RC9	Established employment area, No indication that looking to relocation and no relocations sites available.
2944	Birmingham Board Co Ltd Dudley Road East Oldbury	398468	289915	1.00	FE	Alloc	Approved Local Plan/UDP	Housing	H9.1 (967)	Remain	No longer suitable	35	0	35	RC9	Established single occupier in Arnold Lever. No indication that looking to relocation and no relocations sites available.
2945	land off dudley Rd Oldbury	398603	289812	0.96	FE	Alloc	Approved Local Plan/UDP	Housing	H9.1 (968)	Remain	No longer suitable	33	0	33	RC9	Established single occupier in ALM Distribution. No indication that looking to relocation and no relocations sites available.

2947	Site on Railway Street Horseley Heath Tipton	397191	292252	0.35	FE	Alloc	Approved Local Plan/UDP	Housing	H9.9 (1117)	Remain	No longer suitable	12	0	12	RC9	Small employment area with three occupiers. Buildings and external environment generally well maintained. No indication that looking to relocation and no relocations sites available.
2949	British Gas Plc Land off Dudley Road Oldbury	398501	289862	1.04	FE	Alloc	Approved Local Plan/UDP	Housing	H9.1 (1196)	Remain	No longer suitable	36	0	36	RC9	Vacant site that has three adjacent occupied employment sites. Would be difficult to bring forward for residential without the adjacent sites. No indication that looking to relocation and no relocations sites available.
2950	Land Adj to Cleton business Park Tipton Rd Tipton	396803	291072	0.53	FE	Alloc	Approved Local Plan/UDP	Housing	H9.4 (1240)	Remain	No longer suitable	19	0	19	RC9	The site has one occupier - Wade Building Services. The site in the main is open storage with one small building on it. Recent application permission granted for the change of use and storage of

																	materials and building products. No indication that looking to relocation and no relocations sites available.
2953	Sedgley Rd West High Street Tipton	395075	292402	1.12	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site	(834)	Remain	No longer suitable	39	0	39	RC9	Eclipse Trading Estate, Buildings and external environment generally well maintained. No indication that looking to relocation and no relocations sites available.	
2955	Unit 1 Groveland Road	396622	290750	0.36	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site	(145)	Remain	No longer suitable	13	0	13	RC9	Forms part of an established employment area with a number of different occupiers, with a low vacancy rate and recent industrial development. No indication that looking to relocation and no relocations sites available.	

2956	Upper Chapel St/ Brittainia St/ 70 - 74 dudley Rd West	396790	290726	0.63	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site	(147)	Remain	No longer suitable	22	0	22	RC9	Forms part of an established employment area with a number of different occupiers, with a low vacancy rate and recent industrial development. Buildings and external environment are in average condition. No indication that looking to relocation and no relocations sites available.
2957	Dudley Rd / 28 Dudley Rd West	397123	290712	1.78	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site	(148)	Remain	No longer suitable	62	0	62	RC9	Forms part of an established employment area with a number of different occupiers, with a low vacancy rate and recent industrial development. No indication that looking to relocation and no relocations sites available.

2958	Tipton Rd Oldbury	397196	290773	1.76	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site	(149)	Remain	No longer suitable	62	0	62	RC9	Forms part of an established employment area with a number of different occupiers, with a low vacancy rate and recent industrial development. No indication that looking to relocation and no relocations sites available.
2963	Groveland Rd	396718	290903	1.18	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site	(248)	Remain	No longer suitable	41	0	41	RC9	Single occupier in Conway Packaging Services, the buildings and external environment generally well maintained. No indication that looking to relocation and no relocations sites available.
2965	Land between Great Bridge Street & William Street Tipton	398385	292249	1.92	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site	(578)	Remain	No longer suitable	67	0	67	RC8	Forms part of an established employment area with a number of different occupiers, with a low vacancy rate and recent industrial development. No

																	indication that looking to relocation and no relocations sites available.
2966	Alexandra Industrial Est Locarno Rd / Alexandra Rd Tipton	395948	292479	2.20	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site	(300)	Remain	No longer suitable	77	0	77	RC9	Forms part of an established employment area with a number of different occupiers, with a low vacancy rate and recent industrial development. Buildings and external environment generally well maintained. No indication that looking to relocation and no relocations sites available.	
2967	Site between Charles Street & Walsall Canal Great Bridge	398186	292267	2.18	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site	(911)	Remain	No longer suitable	76	0	76	RC8	Commercial park with a health centre, leisure facilities. Building an external environment well maintained.	

2969	Dudley Rd West Oldbury	396717	290776	0.46	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site	(375) Post 2021	Remain	No longer suitable	16	0	16	RC9	Established employment area with a number of different occupiers, has a low vacancy rate. Buildings and external environment generally well maintained. No indication that looking to relocation and no relocations sites available.
2971	Hurst Lane / Birmingham Canal / Sedgley Road West tipton	394962	292526	2.19	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site	(836)	Remain	No longer suitable	77	0	77	RC9	Forms part of an established employment area with a number of different occupiers, with a low vacancy rate and recent industrial development. Buildings and external environment generally well maintained. No indication that looking to relocation and no relocations sites available.

2973	Burnt Tree Ind Est Groveland rd	396645	290809	0.82	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site	(144)	Remain	No longer suitable	29	0	29	RC9	Forms part of an established employment area with a number of different occupiers, with a low vacancy rate and recent industrial development. Buildings and external environment generally well maintained. No indication that looking to relocation and no relocations sites available.
2990	Fitzgerald Lighting LTD Rood End Road, Oldbury B69 4HT	400239	289170	1.39	FE	Alloc	Approved Local Plan/UDP	Housing	H12.6 (200)	Remain	No longer suitable	49	0	49	RC1 2	Established business in Hi Spec Windows. No indication that looking to relocation and no relocations sites available.
2991	Tollhouse Way / St Pauls Road, Smethwick B66 1HJ	401631	289033	1.10	O	Alloc			(394)	Identified in SHLAA	No longer suitable	39	0	39	RC1 2	Being developed for an alternative use

2994	Oldbury Road Industrial Estate Oldbury Road Smethwick B66 1JE	400888	289344	0.57	FE	Alloc	Approved Local Plan/UDP	Housing	H12.7 (854)	Remain	No longer suitable	20	0	20	RC1 2	Established employment area with a number of different occupiers, has a low vacancy rate. No indication that looking to relocation and no relocations sites available.
2999	South Road/Broomfield, Smethwick B67 7DB	401787	288232	0.27	FR	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site	(205)	Remain	No longer suitable	10	0	10	RC1 2	Occupier invested significantly to update and expand business. Will not be moving from the site
3009	Tatbank Road Oldbury B69 4NB	399890	288564	1.15	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site	(564)	Remain	No longer suitable	40	0	40	RC1 2	Established employment area. No indication that looking to relocation and no relocations sites available.
3010	Corngreaves Road (City Estate Hillcrest Ind Estate) Palmers Garage	394786	285674	2.80	FE	Alloc	Approved Local Plan/UDP	Housing	H13.2 (1301)	Remain	No longer suitable	98	0	98	RC1 3	Established employment area, the buildings and external environment are generally of a poor quality. Has poor access to the strategic highway network. The Council has tried to assemble the site for residential

3026	Station Street / Graingers Lane, Cradley Heath	394446	285745	1.30	FE	Alloc	Approved Local Plan/UDP	Housing	H13.4 (268)	Remain	No longer suitable	46	0	46	RC1 3	Established employment area with a number of different occupiers, has a low vacancy rate. No indication that looking to relocation and no relocations sites available.
3027	The Bridge Trading Centre Cokeland Place / Corngreaves Road, Cradley Heath	394662	285801	0.55	FE	Alloc	Approved Local Plan/UDP	Housing	H13.4 (280)	Remain	No longer suitable	19	0	19	RC1 3	Established employment area with a number of different occupiers, has a low vacancy rate. No indication that looking to relocation and no relocations sites available.
3032	Oldfield Trading Estate, Oldfields, Cradley Heath	394805	285857	1.64	FE	Alloc	Approved Local Plan/UDP	Housing	H13.5 (260)	Remain	No longer suitable	57	0	57	RC1 3	The site is a former aggregates sites, would require substantial remediation. No indication that looking to relocation and no relocations sites available.

3034	Providence Street (Land bounded by Newtown Lane, Mousesweet Brook, & Foxoak Street), Cradley Heath.	394525	286331	4.81	FE	Alloc	Approved Local Plan/UDP	Housing	H13.6 (933)	Remain	No longer suitable	168	0	168	RC1 3	Established employment area, has a low vacancy rate. No indication that looking to relocation and no relocations sites available.
3041	Cokeland Place / Graingers Lane, Cradley Heath	394610	285790	0.36	FE	Alloc	Approved Local Plan/UDP	Housing	H13.4 (281)	Remain	No longer suitable	13	0	13	RC1 3	Established employment area with one occupier in Repose Furniture. No indication that looking to relocation and no relocations sites available.
3043	Palmers Timber site, Station Road, Old Hill	396246	285751	3.21	FE	Alloc	Approved Local Plan/UDP	Housing	H13.7 (297)	Remain	No longer suitable	84	0	84	RC1 3	Established business in Palmers Timber, situated in a residential area. No indication that looking to relocation and no relocations sites available.
3140	Land at Doulton Way, between Factory Road, Bloomfield Road, &	395204	292737	2.62	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site	(724)	Remain	No longer suitable	99	0	99	RC1 6	Stand alone employment estate with a number of occupiers. The site is constrained by the rail line and canal.

	railway line, Tipton.																No indication that looking to relocation and no relocations sites available.
3142	Spinners End Industrial Estate	394918	285917	0.71	FE	Alloc	Approved Local Plan/UDP	Housing	H13.5 (1302)	Remain	No longer suitable	25	0	25	RC13	Established employment area owned by Sandwell MBC with a number of different occupiers, has a low vacancy rate.	
3219	Land & premises, Barnfield Road, Brook Street & Bloomfield Road.	395147	292967	0.76	FE	Alloc	Approved Local Plan/UDP	Housing	H16.2 (753)	Remain	No longer suitable	27	0	27	RC16	Established employment area. Currently working on sourcing a grant for Bywell Spings to expand their premises on Barnfield Road due to business growth and capacity. No indication that looking to relocation and no relocations sites available.	
3221	Site between Bloomfield Road, Fountain Lane & Bradleys	395212	293570	1.50	FE	Alloc	Approved Local Plan/UDP	Housing	H16.3 (842)	Remain	No longer suitable	53	0	53	RC16	Established employment area with low vacancy rates. No indication that looking to relocation and no	

	Lane, Tipton, West Midlands																relocations sites available.
3223	Summerton Road, Oldbury	398051	290033	1.41	FE	Alloc	Approved Local Plan/UDP	Housing	H9.2 (216)	Remain	No longer suitable	49	0	49	RC9	Established employment area with a number of different occupiers, has a low vacancy rate. No indication that looking to relocation and no relocations sites available.	
3224	10 - 60 Dudley Road East Oldbury	397397	290450	2.00	FE	Alloc	Approved Local Plan/UDP	Housing	H9.2 (1127)	Remain	No longer suitable	70	0	70	RC9	Established employment area with a number of different occupiers, with a low vacancy rate. No indication that looking to relocation and no relocations sites available.	
3226	Bank Street, Cradley Heath West of Kimber Drop forgings Site,	394447	286207	1.16	FE	Alloc	Approved Local Plan/UDP	Housing	H13.6 (1303)	Remain	No longer suitable	41	0	41	RC1 3	Established employment area with a number of different occupiers, has a low vacancy rate. No indication that looking to	

	Cradley Heath																relocation and no relocations sites available.
3398	Firth Cleveland Locarno Road Tipton	396049	292580	2.42	FE	Alloc	Approved Local Plan/UDP	Housing	H9.2 (302)	Remain	No longer suitable	90	0	90	RC9	Established employment area with a single occupier - Multi Stroke. Buildings and external environment are in a poor condition, there is a recent planning application (DC/19/63443) for development of their site. No indication that looking to relocation and no relocations sites available.	
5129	Portway Road, Wednesbury	398263	294842	10.70	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site		Remain	No longer suitable	375	0	375	RC8	Established employment area with a number of different occupiers, with a low vacancy rate and recent industrial development. B No indication that looking to relocation	

5265	Phase 9, The Parkway, site between Stafford St, Victoria St & Potters Lane, Wednesbury	398406	294701	0.94	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site		Remain	No longer suitable	33	0	33	RC8	Single occupier. Treatment Centre is immediately adjacent. No indication that looking to relocation and no relocations sites available.
5301	Potters Lane / Great Western Street, Wednesbury	398339	294653	0.17	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site		Remain	No longer suitable	6	0	6	RC8	Established employment area next to treatment centres.
5381	Victoria Street / Albert Street, Wednesbury	398468	294744	0.19	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site		Remain	No longer suitable	7	0	7	RC8	Spires Health Centre, well maintain building with good strategic highway network
5450	Barnfield Trading Estate Tipton	395268	293029	2.24	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site		Remain	No longer suitable	78	0	78	RC1 6	Established employment area with low vacancy rates. No indication that looking to relocation and no relocations sites available.
5556	Vector Industrial Park Church Lane, West Bromwich	400049	292717	5.20	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site		Remain	No longer suitable	182	0	182	RC8	Established employment area with a number of different occupiers, with a low vacancy rate and recent industrial

																	development. No indication that looking to relocation and no relocations sites available.
5623	Brook Street Business Centre , Brook Street Community Centre, 196-200 Bloomfield Road.	395173	292893	1.50	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site		Remain	No longer suitable	53	0	53	RC16	Forms part of an established employment area with a number of different occupiers, with a low vacancy rate. No indication that looking to relocation and no relocations sites available.	
5641	Site between Great Western St & Potters Lane, Wednesbury	398266	294689	1.14	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site		Remain	No longer suitable	49	0	49	RC8	Forms part of an established employment area with a number of different occupiers, with a low vacancy rate. No indication that looking to relocation and no relocations sites available.	
5642	Land between Potters Lane & Stafford St Wednesbury	398347	294741	0.85	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site		Remain	No longer suitable	30	0	30	RC8	Forms part of an established employment area with a single occupier in Quantum Print &	

																		Packaging Limited. No indication that looking to relocation and no relocations sites available.
5643	Site between Dudley St & Victoria St Wednesbury	398418	294801	1.18	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site		Remain	No longer suitable	41	0	41	RC8			Non employment occupier in Mecca Bingo.
5646	Site on Stafford St Wednesbury	398567	294583	1.45	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site		Remain	No longer suitable	51	0	51	RC8			Single occupier in Biffa, has a low vacancy rate. B No indication that looking to relocation and no relocations sites available.
5648	Land at Potters Lane, Wednesbury	368435	294564	0.74	FE	Alloc	Approved Local Plan/UDP	Post 2021 Hsg Site		Remain	No longer suitable	26	0	26	RC8			Established employment area with a number of different occupiers, with a low vacancy rate and recent industrial development. Is situated adjacent the Biffa Waste Treatment Centre. No indication that looking to relocation and no relocations sites available.

Table 11: 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	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 2: Sandwell Housing Trajectories

Table 12: Sandwell Housing Trajectory by Source of Capacity 2018-2036

Indicator	Jun-18	19/20	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
Dwellings Completed (Net)	9539																			
Demolitions / Loss of Residential Unit		-10	-10	-10	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23	-23
Sites Under Construction		743	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	244	416	634	407	120	89	82	74	56	51	48	0	0	0	0	0	0	0
Housing commitments without planning permission (SAD DPD; West Bromwich AAP)		0	0	0	76	76	780	733	707	685	640	612	575	68	68	69	69	68	67	66
Other Commitments		0	0	0	0	0	56	56	41	33	26	22	18	13	13	8	8	8	5	4
Small windfall sites		0	0	0	136	136	136	136	136	136	136	136	136	136	136	136	136	136	136	136
Total Commitments	9539	733	234	406	823	596	1069	991	943	905	835	798	754	194	194	190	190	189	185	184

Table 13: 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
2006/7	1162		742		1162	742	420
2007/8	1136		742		2298	1484	814
2008/9	450		742		2748	2226	522
2009/10	505		742		3253	2968	285
2010/11	549		742		3802	3710	92
2011/12	599		742		4401	4452	-51
2012/13	712		742		5113	5194	-81
2013/14	536		742		5649	5936	-287
2014/15	961		742		6610	6678	-68
2015/16	558		742		7168	7420	-252
2016/17	901		938		8069	8358	-289
2017/18	676		938		8745	9296	-551
2018/19	794		938		9539	10234	-695
2019/20		733	938	1707	10272	11172	-900
2020/21		234	938	1870	10506	12110	-1604
2021/22		406	1876	2197	10912	13986	-3074
2022/23		823	1876	2645	11735	15862	-4127
2023/24		596	1876	3252	12331	17738	-5407
2024/25		1069	1876	4580	13400	19614	-6214
2025/26		991	1876	8090	14391	21490	-7099

Graph 1: Sandwell SHLAA Housing Trajectory 2019 (Black Country Core Strategy Targets)

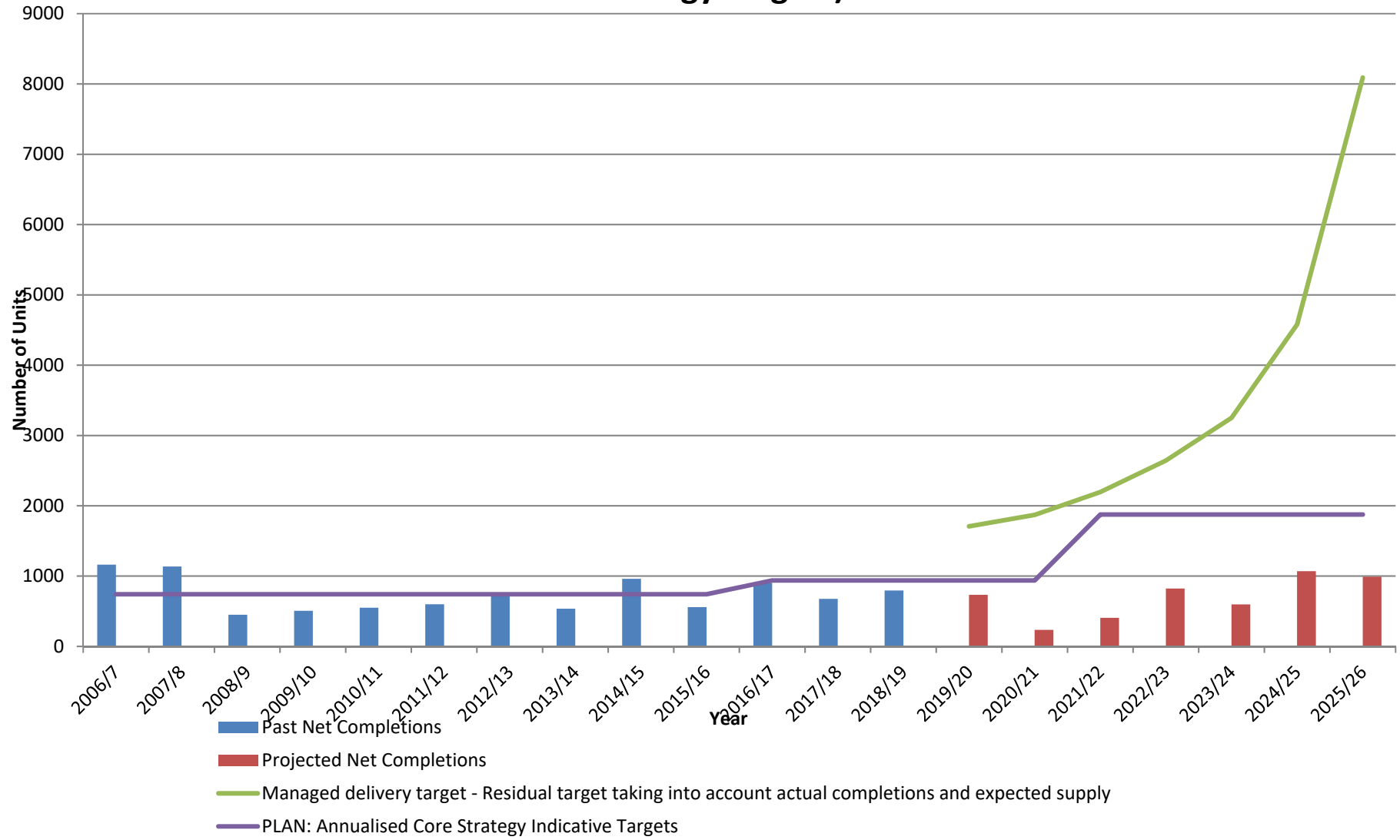


Table 14: Sandwell SHLAA Housing Trajectory – Local Housing Need using Standard Method: 2018-36

Year	Past Net Completions	Projected Net Completions	Cumulative Net Completions	PLAN: Annualised Core Strategy Indicative Targets	Cumulative Target	Monitor - No dwellings above or below cumulative development plan target	Managed delivery target - Residual target taking into account actual completions and expected supply
2019/20		733	1476	733	1476	733	743
2020/21		234	1476	1517	2952	967	1985
2021/22		406	1476	1593	4428	1373	3055
2022/23		823	1476	1667	5904	2196	3708
2023/24		596	1476	1723	7380	2792	4588
2024/25		1069	1476	1804	8856	3861	4995
2025/26		991	1476	1860	10332	4852	5480
2026/27		943	1476	1933	11808	5795	6013
2027/28		905	1476	2023	13284	6700	6584
2028/29		835	1476	2134	14760	7535	7225
2029/30		798	1476	2279	16236	8333	7903
2030/31		754	1476	2464	17712	9087	8625

2031/32		194	1476	2708	19188	9281	9907
2032/33		194	1476	3127	20664	9475	11189
2033/34		190	1476	3714	22140	9665	12475
2034/35		190	1476	4595	23616	9855	13761
2035/36		189	1476	6063	25092	10044	15048
2036/37		185	1476	9000	26568	10229	16339
2037/38		184	1476	17815	28044	10413	17631

Graph 2: Sandwell SHLAA Housing Trajectory (Local Housing Need using Standard Method 2019)

