



**Sandwell**  
Metropolitan Borough Council

Sandwell Strategic Housing Land Availability  
Assessment (SHLAA)

2016/2017 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 2017 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.

## **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 SHLAA must:
  - identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against an authority's

housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;

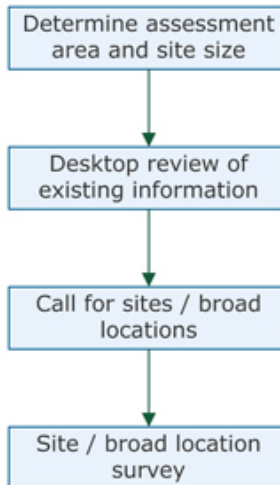
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;

#### **4. Local Planning Policy**

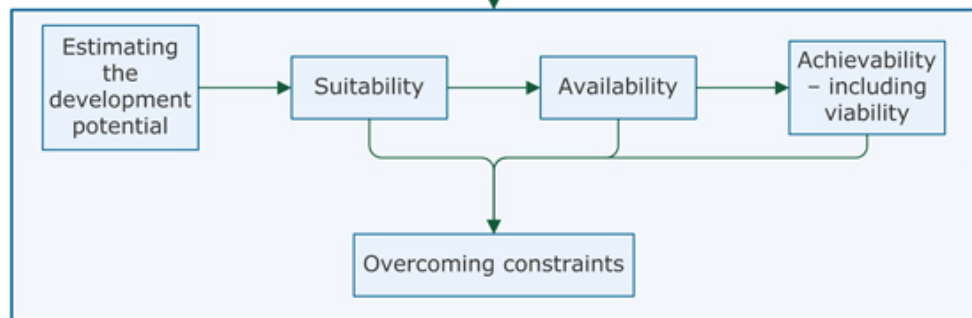
- 4.1 The Black Country Core Strategy (BCCS) was adopted in February 2011 and sets targets for the Black Country and for each of the four local authorities. The requirement for Sandwell for 2006 to 2026 is 21489 (net) dwellings.
- 4.2 This is the figure that is used to inform the housing trajectory and five year supply against the housing potential of SHLAA sites.
- 4.4 A review of the Black Country Core Strategy has begun and an Issues and Options paper was consulted on in 2017. The time period to be covered in the review of the Core Strategy is 2026 – 2036. New evidence is being sought.
- 4.5 A review of the Site Allocations Delivery DPD (SAD) has begun and it will reassess all residential and employment allocations to determine whether they are still developable, deliverable and available. It is anticipated that consultation on Issues and Options will take place late in 2018.

# Figure 1: Methodology Flow Chart

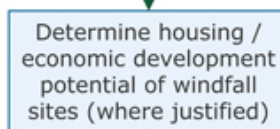
## Stage 1 - Site / broad location identification



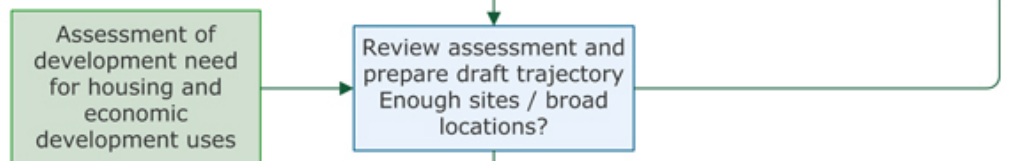
## Stage 2 - Site / broad location assessment



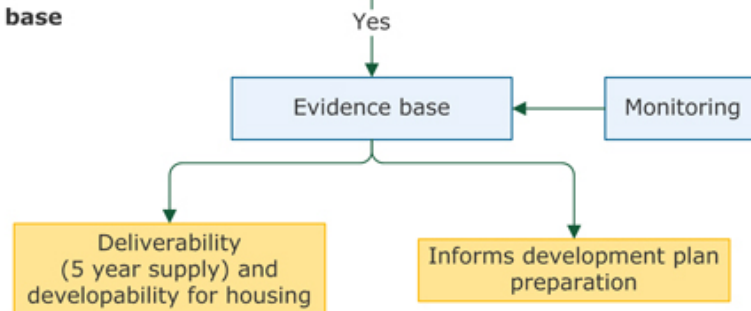
## Stage 3 - Windfall assessment



## Stage 4 - Assessment review



## Stage 5 - Final evidence base



## **5. Stage 1 Identification of Sites**

### **5.1 Geographic area**

- 5.2 This SHLAA covers the whole of Sandwell MBC. The Planning Practice Guidance suggests that SHLAAs should be produced to cover housing market areas.
- 5.3 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.
- 5.4 In line with the Duty to Cooperate regular meetings have been held with the other Black Country authorities and neighbouring authorities who share the housing market area. The Duty to Cooperate bodies have been involved from the early stages of plan preparation which has included the evidence base relating to land availability.
- 5.5 The four Black Country Authorities have worked with all of the local authorities within the Greater Birmingham and Solihull LEP (GBSLEP) on a Strategic Housing Needs Study. The Study was jointly commissioned in response to a shortfall in the housing land supply identified within Birmingham City Council's area. The Study looked at housing need and supply across the entire housing market areas for Birmingham and the Black Country to assess where there was the possibility of additional capacity across the study area to assist in meeting the shortfall present in Birmingham. The Study then went on to present a series of scenarios whereby additional capacity could be accommodated but it has highlighted the need to continue to work closely together as local authorities to resolve future housing issues when reviewing local plans and site allocations.
- 5.6 In addition to the preparation of the Council's Local Plan, work was also undertaken on a Strategic Growth Study, on behalf of the 14 local authorities in the Housing Market Area. This built on previous work undertaken which identified that there is a shortfall of some 37,500 dwellings between the number of houses needed between 2011 and 2033 and the number of dwellings included in authorities current (or emerging) development plans. The Strategic Growth Study identifies more specific options and broad locations for addressing the shortfall which will be tested through the Council's duty to cooperate obligations with the constituent local authorities of the HMA.
- 5.7 Government guidance is clear that particular types of land or areas which are "clear cut designations" may be excluded from the assessment. Such areas can and may include environmental or other policy designations such as those identified on the Local Plan Policies Map.

- 5.8 Sandwell’s methodology identified particular 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 1: 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

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

## 6. Site size

- 6.1 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.
- 6.2 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.
- 6.3 However, smaller sites do contribute to housing supply in the borough and this is discussed in more detail at paragraph 13.

## 7. Identification of sites

7.1 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 2: Data Sources**

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

## **9. Assessment**

- 9.1 The purpose of stage 2 is to establish whether the SHLAA sites are either deliverable, developable or not currently developable. Footnotes 11 and 12 to paragraph 47 of the NPPF explain the definitions of deliverable and developable sites:
- “Deliverable sites: 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 and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.
  - “Developable sites: should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.”
- 9.2 The various assessments and assumptions used in deciding whether a site is deliverable are explained in more detail below.

## **10. Availability**

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

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

10.3 A site is available if it:

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

## **11. Suitability**

11.1 This is an assessment of whether a site is suitable for development.

11.2 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 5.5 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.

11.3 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.

11.4 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.

## **12. Achievability**

12.1 This is an assessment of whether development of a site is achievable. It is essentially a judgement about the economic viability of the land.

12.2 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.

- 12.3 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).
- 12.4 A review of the Site Allocations Delivery DPD (SAD) began in 2018 and will assess all residential and employment allocations to determine whether they are still developable, deliverable and available. In the meantime, information has come forward for certain sites which means they are now considered to be no longer developable, these are set out in Appendix XX. 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.

### **13. Stage 3: Windfall Assessment**

#### **13.1 Small Site Contributions**

- 13.2 Paragraph 48 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.
- 13.3 As set out in paragraph 6, 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.
- 13.4 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 2019/20 as sites with planning permission will have either been built out or have expired by this start date.

**Table 3: Windfall Completions**

Year Completed	Number of Windfall Units Completed
2012/2013	71
2013/2014	114

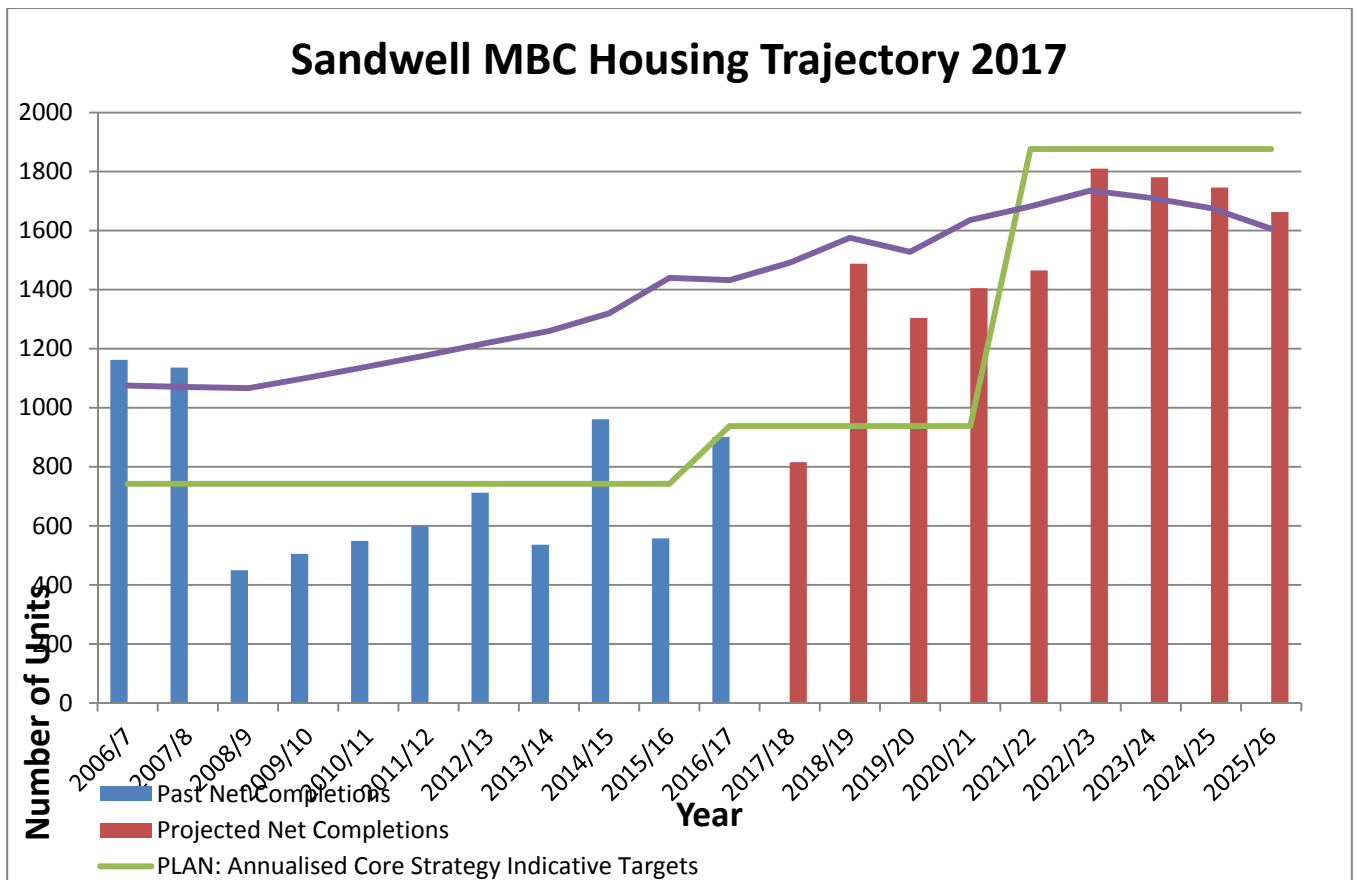
2014/2015	152
2015/2016	94
2016/2017	165
Total	596
Average over 5 years	119
Total for 2020/21 – 2025/26	714

13.5 The table above shows that over the last 5 years there has been an average of 119 completions per annum. This equates to 714 units over the 6 year period 2020/21 – 2025/26.

#### 14. Stage 4: Assessment Review

14.1 A full housing trajectory, including anticipated net completions from each individual source of capacity by year, is set out in Figure 2. The trajectory uses Black Country Core Strategy net housing targets and unconstrained SHLAA capacity figures.

**Figure 2: Sandwell Housing Trajectory**



14.2 The SHLAA informs the formulation of the Council's five year housing supply which is a policy requirement in line with the NPPF and is set out below.

**Table 4: Sandwell Five Year Housing Land Supply**

5 year supply range	Target BCCS 2011 (2006-22)	Completions to date	Total Requirement 2016 - 2021	5% Buffer	20% Buffer	Capacity Available
2017/18 – 2021/22	13986	8069	5917	6214	7102	6476

## 15. Risk Assessment

15.1 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.

## 16. Stage 5: Final Evidence Base

16.1 The full list of identified sites and their anticipated delivery timescale are in Appendix 1 Appendix 2.

16.4 A list of sites considered to be no longer developable is in Appendix 3.

16.3 A list of responses to the call for sites is set out in Appendix 4.

## 17. Summary of Results

17.1 In summary, this SHLAA Report provides a total housing capacity of 21,544 homes net.

17.2 An overall assessment of housing land supply within the Borough up to 2026 is summarised in the Table 5. Taken together with the 8,069 net completions to date (2006-17), the SHLAA provides a total capacity of 21,544 net homes over the period 2006-26. The BCCS target for Sandwell is 21,489 net homes over the Plan period (2006-26).

**Table 5: Housing Land Supply 2006 - 2026**

Source of supply	Timescale				
	Completions 2006 - 2017	2017 - 2022	2022 - 2026	Total Supply 2017 - 2026	2026 - 2036
Units under construction	0	826	0	826	0
Housing commitments with planning permission (i.e. Full, Outline Reserved Matters)	0	2267	0	2267	0
Housing commitments without planning permission (SAD DPD; West Bromwich AAP)	0	2598	6568	9166	0
Windfall	0	238	476	714	1190
Other Commitments	0	617	35	652	0
Completions (net)	8069	0	0	0	0
Anticipated demolitions and losses through conversion change of use	0	-70	-80	-150	0
	0				
Total potential capacity	8069	6476	6999	13475	1190

## Appendix 1: Sites Deliverable between 2016 - 2026

Site Ref	Address	Regeneration Corridor	Easting	Northing	Total Site Area	Development Type (NB/C)	Capacity	No of Units	Stage of Development - UC - Under Construction / COM (Complete) / FPP - Full Planning Permission / OPP - Outline Planning Permission / OC - Other Capacity / ALP - Allocated Local Plan	Completed to Date	Completed 16/17	Under Construction	Availability	Total between 2017-2022
28	Alma Street Wednesbury	ooc	399750	295120	0.52	NB	19	19	ALP	0	0	0	Avail 1-5 years	19
265	Old Cross Street Tipton	RC9	395367	292416	0.48	NB	14	14	FPP	0	0	0	Avail 1-5 years	14
440	Orchard Street Burnt Tree Tipton	RC9	395880	290720	0.28	NB	30	30	ALP	0	0	0	Avail 1-5 years	30
463	Rattlechain Open Space Dudley Road East (Brades Hall) Brades Hall Oldbury	RC9	397929	290821	1.85	NB	58	15	FPP	43	43	15	Avail 1-5 years	15
585	Birmingham Road Oldbury	RC12	399350	289440	0.06	NB	5	2	FPP	3	0	2	Avail 1-5 years	2
585	Birmingham Road Oldbury	RC12	399350	289440	0.41	NB	36	36	ALP	0	0	0	Avail 1-5 years	36

700	120-122 Devonshire Road Smethwick	RC12	401570	288530	0.02	NB	2	2	FPP	0	0	2	Avail 1-5 years	2
768	Reservoir Road Rowley Regis	OOC	397503	287500	0.76	NB	30	30	ALP	0	0	0	Avail 1-5 years	30
856	Cradley Road / Bannister street Cradley Heath	OOC	394700	286530	0.52	NB	12	12	FPP	0	0	0	Avail 1-5 years	12
972	Adj 3 Barrs Road Cradley Heath	OOC	395509	285517	0.06	NB	1	1	OPP	0	0	0	Avail 1-5 years	1
1152	Land At The Junction Of Peartree Lane Petford Street Cradley Heath	RC13	395340	286086	0.15	NB	31	31	OC	0	0	0	Avail 1-5 years	31
1183	land at Horseley Heath, Alexandra Road, and Lower Church Lane, Tipton	RC9	396858	292389	1.67	NB	60	60	ALP	0	0	0	Avail 1-5 years	60
1186	Peel Street Tipton	RC9	396340	291752	1.04	NB	58	31	FPP	27	19	16	Avail 1-5 years	31
1189	former Accles and Pollock Sports Ground Brades Rise Oldbury	RC9	397820	289875	6.36	NB	199	13	FPP	186	2	2	Avail 1-5 years	13
1193	Messenger Road Smethwick	RC12	402875	288477	2.94	NB	103	3	FPP	100	0	0	Avail 1-5 years	3



1203	Mill Street Great Bridge	RC9	397670	292390	0.92	NB	36	24	FPP	12	12	24	Avail 1-5 years	24
1203	Mill Street Great Bridge	RC9	397670	292390	0.86	NB	30	30	ALP	0	0	0	Avail 1-5 years	30
1204	Mill Street Great Bridge	RC9	397600	292400	0.10	NB	4	4	ALP	0	0	0	Avail 1-5 years	4
1376	Elbow Street Old Hill	RC13	395619	286472	0.72	NB	25	25	ALP	0	0	0	Avail 1-5 years	25
1380	Whitehall Road Great Bridge	RC9	398074	291983	0.41	NB	16	16	ALP	0	0	0	Avail 1-5 years	16
1401	Bell Street/Dudley Road Tipton	RC9	395106	292120	0.62	NB	22	22	ALP	0	0	0	Avail 1-5 years	22
1412	55/57 Cambridge Street West Bromwich	RC12	399895	290893	0.04	C	4	4	FPP	0	0	0	Avail 1-5 years	4
1418	Rear of 29 & 35 Penn cricket Lane Oldbury		398782	287203	0.18	NB	8	8	full	0	0	0	Avail 1-5 years	8
1422	37 High Street, Cradley Heath	RC13	394486	285990	0.04	C	1	1	FPP	0	0	0	Avail 1-5 years	1
1436	St Annes Road Cradley Heath	RC13	394332	286232	1.13	NB	40	40	ALP	0	0	0	Avail 1-5 years	40
1437	Lower High Street Cradley Heath	RC13	393996	285816	0.40	NB	26	26	FPP	0	0	0	Avail 1-5 years	26
1438	Social Club Friar Park Farm Kent Road Wednesbury	OOC	400794	295773	1.96	NB	69	69	ALP	0	0	0	Avail 1-5 years	69

1440	John Street North West Bromwich	RC8	399892	291968	1.47	NB	52	52	ALP	0	0	0	Avail 1-5 years	52
1443	Working Mens Club Cardigan Close West Bromwich	RC8	400194	293024	0.33	NB	13	13	ALP	8	0	0	Avail 1-5 years	13
1446	(Site of Former Primrose Centre) Holly Lane Clinic St. Pauls Road Smethwick	RC12	401343	289192	0.53	NB	29	29	ALP	13	0	0	Avail 1-5 years	29
1448	Station Street Tipton	RC9	396618	292006	1.35	NB	47	47	ALP	0	0	0	Avail 1-5 years	47
1449	Wellington Road Tipton	RC9	396453	291923	0.86	NB	31	31	ALP	0	0	0	Avail 1-5 years	31
1451	28-64 High Street West Bromwich	RC12	401044	290609	1.04	NB	53	53	ALP	0	0	0	Avail 1-5 years	53
1456	Sandwell College Smethwick Campus Crocketts Lane Smethwick	RC12	402391	288347	2.41	NB	178	178	FPP	0	0	85	Avail 1-5 years	178
1459	Bank Street (West) Hateley Heath	OOC	400504	292742	0.85	NB	43	43	ALP	0	0	0	Avail 1-5 years	43
1461	Waterfall Lane (West) Cradley Heath	RC13	396288	285996	0.46	NB	16	16	ALP	0	0	0	Avail 1-5 years	16
1463	Lower City Road Oldbury	RC9	397789	290173	2.33	NB	82	82	ALP	0	0	0	Avail 1-5 years	82

1533	Former Car Park And Market Great Bridge Tipton	RC8	397988	292420	0.37	NB	48	48	OC	0	0	0	Avail 1-5 years	48
1546	Heartlands Furniture Cranford Street Smethwick	RC12	403764	288256	2.40	NB	84	84	ALP	0	0	0	Avail 1-5 years	84
1648	Land to the rear of 71 Dudley Road Rowley Regis	OOC	396411	287814	0.04	NB	2	2	UC	0	0	2	Avail 1-5 years	2
1698	Units 1-7 Wellesley Road Oldbury	RC12	400004	288809	0.26	NB	9	9	ALP	0	0	0	Avail 1-5 years	9
1855	Adjacent 12 Bearnmore Road Cradley Heath	RC13	395133	286108	0.19	NB	20	20	OC	0	0	0	Avail 1-5 years	20
1857	5-7 Cradley Road Cradley Heath	RC13	394284	285850	0.03	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
1884	16-18 Ray Hall Lane Birmingham	OOC	402823	293884	0.28	NB	5	2	UC	3	0	1	Avail 1-5 years	2
1919	Former Starlight Auto Sales Wolverhampton Road Oldbury	RC12	398939	287425	0.23	NB	14	14	ALP	0	0	0	Avail 1-5 years	14

1987	Site Of Former Black Country Man 29 Lower Church Lane Horseley Heath Tipton	RC9	396733	292219	0.14	NB	9	9	UC	0	0	9	Avail 1-5 years	9
1994	Land And Premises At Winkle Street And John Street West Bromwich	RC8	399941	291835	1.01	NB	35	35	ALP	0	0	0	Avail 1-5 years	35
1997	Tudor Works 36A Windmill Lane Smethwick	RC12	402965	288018	0.25	NB	24	24	ALP	0	0	0	Avail 1-5 years	24
2013	Land Between No.32 And George Betts School West End Avenue Smethwick	RC12	400510	289326	0.29	NB	11	11	ALP	0	0	0	Avail 1-5 years	11
2016	Oak Garage 63 Gospel Oak Road Gospel Oak	OOC	396976	294044	0.55	NB	33	23	FPP	10	2	0	Avail 1-5 years	23
2035	Land Off Alexandra Road/Spring Street Tipton	RC9	396212	292428	0.20	NB	9	9	OPP	0	0	0	Avail 1-5 years	9

2043	The Lagoon 159 High Street Princes End Tipton	OOC	395847	293875	0.13	NB	9	9	OPP	0	0	0	Avail 1-5 years	9
2055	Peak House Farm House 240 Birmingham Road Great Barr	OOC	404189	295701	0.32	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
2085	Block A And Block B Brunswick Park Trading Estate Brunswick Park Road Wednesbury	OOC	399775	295716	0.39	NB	54	42	FPP	12	0	0	Avail 1-5 years	42
2131	13 Causeway Green Road Oldbury	rc12	399362	287767	0.03	NB	2	2	UC	0	0	2	Avail 1-5 years	2
2156	8 Sunnybank Road Oldbury	OOC	400166	285170	0.06	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
2172	Land at 12 Grange Road and The Wharf PH Grange Road Cradley Heath	RC13	396476	285946	1.00	NB	40	40	ALP	0	0	0	Avail 1-5 years	40
2192	Land at Mill Lane Oldbury	RC12	399507	288041	2.40	NB	88	88	OPP	0	0	0	Avail 1-5 years	88

2193	Land adjacent to 2 Clifford Road West Bromwich	RC12	399593	290377	0.07	NB	12	12	UC	0	0	12	Avail 1-5 years	12
2227	The Boat Gauging House & Adjoining Land Factory Road tipton	RC16	395109	252659	0.57	NB	35	35	FPP	0	0	0	Avail 1-5 years	35
2232	United Steels Limited Upper Church Lane Princes end	OOC	396074	293376	1.58	NB	73	73	ALP	0	0	0	Avail 1-5 years	73
2247	49 Ocker Hill Road Tipton	OOC	396978	293938	0.07	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
2253	Haden Cross Halesowen Road Cradley Heath	OOC	396073	285522	0.50	NB	21	21	OPP	0	0	0	Avail 1-5 years	21
2259	Sentinel Plastics Limited 39 Wrights Lane Cradley Heath B64 6QY	RC13	396009	286428	0.27	NB	13	13	ALP	0	0	0	Avail 1-5 years	13
2284	2-4 Cape Hill Smethwick	OOC	402683	287647	0.04	NB	6	6	FPP	0	0	0	Avail 1-5 years	6

2367	Alexandra Road / Upper Church Lane / Locarno Road Tipton	RC9	396187	292633	3.40	NB	142	14	UC	128	39	0	Avail 1-5 years	14
2369	Land at Tibbington Terrace Former Princes End Primary School Tipton	RC16	395476	293374	0.75	NB	29	6	UC	23	23	3	Avail 1-5 years	6
2373	Cranford Street (SME5) residential allocation Smethwick (Atlas Metals)	RC12	403548	288407	7.08	NB	142	142	UC	0	0	80	Avail 1-5 years	142
2379	Claypit Lane / Wattle Road West Bromwich	RC8	399143	291555	6.50	NB	175	38	FPP	137	23	0	Avail 1-5 years	38
2380	Oxford Road West Bromwich	RC12	399848	291252	3.10	NB	187	94	UC	93	0	8	Avail 1-5 years	94
2390	Sandwell District & General Hospital West Bromwich	OOC	400890	292079	3.08	NB	125	125	ALP	0	0	0	Avail 1-5 years	125

2396	116/117 Graingers Lane Cradley Heath	RC13	394385	285823	0.04	NB	6	6	UC	0	0	6	Avail 1-5 years	6
2402	Cradley Print Limited 18 Chester Road Cradley Heath	RC13	394190	285758	1.06	NB	45	45	ALP	0	0	0	Avail 1-5 years	45
2423	Former Dept of Social Security Church Hill Street Smethwick	RC12	401967	288504	0.50	NB	60	60	ALP	0	0	0	Avail 1-5 years	60
2445	Land adjacent 16 & 23 eagle Close & Land between 39 & Day Centre Harves Road Rowley Regis	RC13	396288	287538	1.16	NB	62	56	UC	6	0	16	Avail 1-5 years	56
2450	Cottage Spring 97 Alexandra Road Tipton West Midlands	RC9	396139	292460	0.12	NB	10	10	FPP	0	0	0	Avail 1-5 years	10
2498	Site of 50 Former Valentin Restaurant Newbury Lane Oldbury	RC12	398109	288855	0.20	NB	7	7	ALP	0	0	0	Avail 1-5 years	7



2516	Brindley II - Land between Lewisham Rd/ Mafeking Rd and Birmingham Canal Smethwick	RC12	402470	289102	4.38	NB	168	168	UC	0	0	168	Avail 1-5 years	168
2583	Extension to Caravan Site Brierley Lane Bilston WV14 8TU	RC16	395221	294667	1.38	NB	26	10	FPP	16	0	0	Avail 1-5 years	10
2588	Abberley Street Smethwick	RC12	403664	287872	1.66	NB	108	108	ALP	0	0	0	Avail 1-5 years	108
2590	South of Cranford Street and Heath Street Smethwick	RC12	403701	288181	3.21	NB	113	113	ALP	0	0	0	Avail 1-5 years	113
2625	Haden Cross Drive Cradley Heath	ooc	396177	285437	1.56	NB	41	41	OPP	0	0	0	Avail 1-5 years	41
2710	147 Horseley Rd Tipton DY4 7NQ	ooc	397451	292882	0.05	NB	1	1	UC	0	0	1	Avail 1-5 years	1
2712	50-52 Sandwell Road West Bromwich	rc8	400220	291688	0.21	NB	11	11	UC	0	0	11	Avail 1-5 years	11

2715	Bolton Court (former Site Of Maisonettes) Ocker Hill Road Tipton	OOC	397195	293799	1.98	NB	58	58	UC	0	0	58	Avail 1-5 years	58
2818	Land At Junction 2 M5 Motorway Wolverhampton Road Oldbury	RC12	398702	288292	0.05	C	3	3	FPP	0	0	0	Avail 1-5 years	3
2820	Eastern Gateway Development Site High Street West Bromwich	RC12	400868	290950	1.18	NB	45	45	ALP	0	0	0	Avail 1-5 years	45
2824	Land to the rear of 62 and 64 Newton Road Great Barr	OOC	404333	294108	0.16	NB	4	4	FPP	0	0	0	Avail 1-5 years	4
2826	151 Hamstead Road Great Barr	OOC	403550	293403	0.05	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
2831	50 adj Willingsworth Road Wednesbury WS10 7NJ	RC8	397578	294290	0.03	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
2886	Site Of 18A Church Vale West Bromwich	OOC	401026	292349	0.05	NB	6	6	UC	0	0	6	Avail 1-5 years	6

2893	Former Sunlight Laundry Standhope Road Smethwick B67 6HN	OOC	402053	287312	0.73	NB	40	40	ALP	0	0	0	Avail 1-5 years	40
2908	Site Of 30-144 Mounts Road Wednesbury	RC8	398944	294674	1.07	NB	45	45	ALP	0	0	0	Avail 1-5 years	45
2918	Former United Springs Limited New Swan Lane West Bromwich B70 0NT	RC8	399475	292476	1.25	NB	70	70	OC	0	0	0	Avail 1-5 years	70
2930	Pembroke Way Hateley Heath West Bromwich	RC8	399852	293171	2.30	NB	81	81	ALP	0	0	0	Avail 1-5 years	81
2936	CBF Ltd Wade Building Services Groveland Road	RC9	396739	291047	1.29	NB	45	45	ALP	0	0	0	Avail 1-5 years	45
2949	British Gas Plc Land off Dudley Road Oldbury	RC9	398501	289862	1.04	NB	36	36	ALP	0	0	0	Avail 1-5 years	36
2980	Clay Lane, Oldbury	RC12	399124	287906	0.28	NB	12	12	ALP	0	0	0	Avail 1-5 years	12

2982	Land at Portway Road & Hawes Lane Tippity Green Rowley Regis	OOC	396739	287680	1.13	NB	40	40	ALP	0	0	0	Avail 1-5 years	40
2983	Land at Tippity Green Portway Road Allsops Hill Rowley Regis	OOC	396778	287846	0.37	NB	13	13	ALP	0	0	0	Avail 1-5 years	13
2984	Land at Tippity Green Rowley Regis	OOC	397092	287944	4.34	NB	150	150	ALP	0	0	0	Avail 1-5 years	150
2985	STW/SMBC Land Friar Park Road Wednesbury	OOC	400725	295372	27.87	NB	767	767	ALP	0	0	0	Avail 1-5 years	767
2986	Friar Street Wednesbury	OOC	399905	295216	1.01	NB	38	38	ALP	0	0	0	Avail 1-5 years	38
2990	Fitzgerald Lighting LTD Rood End Road, Oldbury B69 4HT	RC12	400239	289170	1.39	NB	49	49	ALP	0	0	0	Avail 1-5 years	49
2997	Cape Hill/ Durban Street/ Raglan Road Smethwick B66 4SH	RC12	403229	287774	2.97	NB	104	104	ALP	0	0	0	Avail 1-5 years	104

3005	Knowle Resource Centre, Harvest Road, Rowley Regis	RC13	396212	287434	1.10	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
3010	Corngreaves Road (City Estate Hillcrest Ind Estate) Palmers Garage	RC13	394786	285674	2.80	NB	98	98	ALP	0	0	0	Avail 1-5 years	98
3018	Land At Carisbrooke Close/Carisbrooke Crescent Wednesbury	OOC	401260	294972	1.01	NB	50	50	OC	0	0	0	Avail 1-5 years	50
3019	Station Road (South), rowley Regis	RC13	396299	285903	0.95	NB	33	33	ALP	0	0	0	Avail 1-5 years	33
3020	Broadcott Industrial Estate, and Broadwyn Trading Estate, Waterfall Lane/Station Road, Old Hill.	RC13	396152	286029	1.40	NB	49	49	ALP	0	0	0	Avail 1-5 years	49

3021	80,82,85 & 90a Waterfall Lane & 99 to 125 (odds) Station Road, Cradley Heath	RC13	396245	285970	0.33	NB	12	12	ALP	0	0	0	Avail 1-5 years	12
3023	Macarthur Road Industrial Estate, Cradley Heath	RC13	394226	285515	1.32	NB	46	46	ALP	0	0	0	Avail 1-5 years	46
3026	Station Street / Graingers Lane, Cradley Heath	RC13	394446	285745	1.30	NB	46	46	ALP	0	0	0	Avail 1-5 years	46
3034	Providence Street (Land bounded by Newtown Lane, Mousesweet Brook, & Foxoak Street), Cradley Heath.	RC13	394525	286331	4.81	NB	168	168	ALP	0	0	0	Avail 1-5 years	168
3040	Cradley Heath Factory Centre Woods Lane Cradley Heath	RC13	394003	285602	8.11	NB	351	351	OPP	0	0	0	Avail 1-5 years	351

3048	Land at Newton Rd Great Barr	OOC	403207	293865	0.30	NB	16	16	ALP	0	0	0	Avail 1-5 years	16
3049	Land between Addington Way and River Tame; Temple Way (Rattlechain)	RC9	397814	291077	0.90	NB	39	39	ALP	0	0	0	Avail 1-5 years	39
3133	Desi Masala 361 High Street West Bromwich	RC8	398408	293956	0.02	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
3138	Batman's Hill Pupil Referral Unit, Adams Close, Princes End	RC16	395557	294086	0.63	NB	26	26	FPP	0		0	Avail 1-5 years	26
3139	Former school site, Doulton Road, Rowley Regis	OOC	396206	287898	1.06	NB	20	20	UC	0	0	18	Avail 1-5 years	20
3141	Corner of Batmans Hill Road and Hobart Road, Princes End, Tipton	RC16	395403	294294	0.23	NB	8	8	ALP	0	0	0	Avail 1-5 years	8

3153	Former Fisheries Site Union Road Oldbury	RC9	398349	290437	2.13	NB	17	12	UC	5	0	0	Avail 1-5 years	12
3173	Land Between 103 And 109 Barclay Road Smethwick B67	OOC	401559	286081	0.04	NB	2	2	UC	0	0	2	Avail 1-5 years	2
3185	The Mill Beaconview Road West Bromwich	OOC	401752	294249	0.23	NB	11	11	FPP	0	0	0	Avail 1-5 years	11
3220	Brown Lion Street/ Bloomfield Road	RC16	395195	293420	0.45	NB	25	25	ALP	0	0	0	Avail 1-5 years	25
3224	10 - 60 Dudley Road East Oldbury	RC9	397397	290450	2.00	NB	70	70	ALP	0	0	0	Avail 1-5 years	70
3226	Bank Street, Cradley Heath West of Kimber Drop forgings Site, Cradley Heath	RC13	394447	286207	1.16	NB	41	41	ALP	0	0	0	Avail 1-5 years	41
3227	Land between and rear of 56 - 80 Hall Green Road, West Bromwich	OOC	400885	294395	5.20	NB	219	219	FPP	0	0	0	Avail 1-5 years	219



3243	Land rear of 875 Wolverhampton Road Oldbury B69 4RU	RC12	398914	287487	0.02	NB	1	1	UC	0	0	1	Avail 1-5 years	1
3254	Astle House Astle Park West Bromwich	RC12	400388	291319	0.06	NB	14	14	OC	0	0	0	Avail 1-5 years	14
3260	Yard adjacent Waterside Court Titford Road Oldbury	RC12	398641	287713	0.04	NB	6	6	OPP	0	0	0	Avail 1-5 years	6
3283	Site Of Former Londonderry Public House Basons Lane Oldbury	OOC	400715	288252	0.50	NB	14	7	UC	7	7	7	Avail 1-5 years	7
3303	Land Between 12 And 20 Pound Road Oldbury	OOC	398948	287179	0.06	NB	3	3	FPP	0	0	0	Avail 1-5 years	3
3309	Site Of Former New Talbot 457 Hagley Road	OOC			0.1	NB	22	22	OC	0	0	0	Avail 1-5 years	22
3310	Site Of 180-190 Dudley Road Rowley Regis	OOC	396242	288085	0.15	NB	8	8	UC	0	0	8	Avail 1-5 years	8

3353	Site of 131 Stony Lane Smethwick	RC12	401652	288448	0.06	NB	1	1	UC	0	0	1	Avail 1-5 years	1
3397	Land at Friar Park Road Wednesbury	OOC	401300	295130	1.3	NB	69	69	OC	0	0	0	Avail 1-5 years	69
3398	Firth Cleveland Locarno Road Tipton	RC9	396049	292580	2.42	NB	90	90	ALP	0	0	0	Avail 1-5 years	90
3416	Harvills Hawthorn PFI Harvills Hawthorn West Bromwich	RC8	398712	293018	6.25	NB	233	140	UC	93	45	38	Avail 1-5 years	140
3422	Site Of Former St Michaels CE Business And Enterprise College Throne Road R.Regis  Throne Road/Newbury Lane Rowley Regis	OOC	397510	288376	4.15	NB	118	73	UC	45	45	8	Avail 1-5 years	73
3447	Land Between 96 And 98 Jervoise Street West Bromwich	RC8	399393	291745	0.06	NB	3	3	UC	0	0	3	Avail 1-5 years	3

3459	The Shambles Toilets The Shambles Wednesbury	RC8	398763	294925	0.01	NB	3	3	FPP	0	0	0	Avail 1-5 years	3
3462	Unett Astreet/ Raglan Road	RC12	403301	287882	4.60	NB	161	161	ALP	0	0	0	Avail 1-5 years	161
3467	Lower High Street (Station hotel & Dunns Site).	RC13	394043	285778	0.28	NB	10	10	ALP	0	0	0	Avail 1-5 years	10
3489	Land 4 Wharfdale Street, Wednesbury	OOC	398949	294988	0.04	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
3500	Johal Supersave 90 Oxford Street Wednesbury	OOC	399680	294985	0.01	NB	5	5	FPP	0	0	0	Avail 1-5 years	5
3502	Site of 71-77 Windmill Street Wednesbury	OOC	399133	295291	0.07	NB	3	3	UC	0	0	3	Avail 1-5 years	3
3506	Norbert Dentressangle Doulton Road Rowley Regis	RC13	395657	287949	5.22	NB	188	175	UC	13	13	74	Avail 1-5 years	175
3507	Edwin Richards Quarry Portway Road Rowley Regis (3507)	ooc	396849	288360	10.1	NB	281	281	OPP	0	0	0	Avail 1-5 years	281

3508	Fmr Springfield & Brickhouse Neighbourhood Office And Adjacent Land Dudley Road Rowley Regis	ooc	396311	287992	0.65	NB	26	26	OC	0	0	0	Avail 1-5 years	26
3518	Site of lock up garages Land between 8 and 10 Melrose Avenue West Bromwich	OOC	400775	294007	0.18	NB	9	5	UC	4	4	5	Avail 1-5 years	5
3522	138 Crankhall Lane Wednesbury	OOC	400391	294790	0.04	NB	2	2	UC	0	0	2	Avail 1-5 years	2
3523	Site of 50A - 53A Leabrook Road Wednesbury	RC8	397606	294188	0.11	NB	4	4	UC	0	0	4	Avail 1-5 years	4
3526	3 Somerset Road West Bromwich	OOC	400546	292981	0.02	NB	1	1	UC	0	0	1	Avail 1-5 years	1
3534	Site of Former Cradley Heath Nursery School Graingers Lane Cradley Heath	RC13	394435	285863	0.17	NB	11	5	UC	6	0	5	Avail 1-5 years	5

3535	Land to the rear of 13 to 27 Ebrington Road West Bromwich	OOC	400862	292902	0.17	NB	5	5	FPP	0	0	0	Avail 1-5 years	5
4774	Former Doctors Surgery 56 Lower High Street Wednesbury	RC8	398837	294798	0.05	C	14	14	FPP	0	0	0	Avail 1-5 years	14
4963	Cottage Inn Wood Green Road Wednesbury	ooc	399507	295823	0.22	NB	11	11	FPP	0	0	0	Avail 1-5 years	11
4985	Desi Masala 361 High Street West Bromwich	RC8	398408	293956	0.04	C	2	2	FPP	0	0	0	Avail 1-5 years	2
5038	Former Perrott Arms 2 Birmingham Road Oldbury,	RC12	399301	289422	0.21	NB	22	22	FPP	0	0	0	Avail 1-5 years	22
5070	312 - 314 High Street West Bromwich B70 8EN	RC12	400321	291336	0.05	C	14	14	FPP	0	0	14	Avail 1-5 years	14
5099	59 High Street, Rowley Regis,	RC13	397066	286417	0.09	C	6	6	FPP	0	0	4	Avail 1-5 years	6
5107	266 Dudley Port Tipton	RC9	396564	291611	0.03	C	2	2	FPP	0	0	0	Avail 1-5 years	2

5139	Brymill Industrial Estate, Brown Lion Street, Tipton	RC16	395308	293461	1.98	NB	69	69	ALP	0	0	0	Avail 1-5 years	69
5158	Open space on Mounts Road Wednesbury	OOC	399063	294559	1.35	NB	22	22	OPP	0	0	0	Avail 1-5 years	22
5432	Between 12-20, Joinings Bank, Langley, Oldbury	OOC	399877	287911	0.10	NB	7	7	FPP	0	0	0	Avail 1-5 years	7
5833	The Thimblemill 174 Thimblemill Road Smethwick	OOC	401652	287031	0.44	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
5883	Ryland Memorial School Of Art Lodge Road West Bromwich	RC12	400138	291380	0.05	C	1	1	UC	0	0	1	Avail 1-5 years	1
5892	Site Of Former Royal Oak Public House 261, 259 & 257 Whitehall Road Tipton	rc9	398134	291943	0.09	NB	12	12	OC	0	0	0	Avail 1-5 years	12
5906	Royal Exchange 84 Bromford Lane West Bromwich	RC12	399919	290651	0.09	C	2	2	UC	0	0	2	Avail 1-5 years	2

5908	Waterloo Hotel Waterloo Road Smethwick	RC12	402774	287626	0.02	C	6	6	UC	0	0	6	Avail 1-5 years	6
5913	Land Adjacent 8 Addison Street Wednesbury	OOC	398964	294852	0.12	NB	7	7	FPP	0	0	0	Avail 1-5 years	7
5914	The Maltings 2 Anderson Road Smethwick	OOC	402407	286176	0.44	C	5	5	FPP	0	0	0	Avail 1-5 years	5
5938	Nags Head 34 Market Place Tipton	RC8	397614	292440	0.07	NB	6	6	FPP	0	0	0	Avail 1-5 years	6
5954	416 High Street West Bromwich	RC8	399951	291652	0.34	C	47	47	FPP	0	0	0	Avail 1-5 years	47
5982	Land At The Junction Of Leabrook Road Doe Bank Road Tipton	RC8	397567	294148	0.05	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
5983	166 Milcote Road Smethwick	OOC	401899	286537	0.1	C	1	1	FPP	0	0	0	Avail 1-5 years	1
5986	Land Adjacent 26 And 28 St Clements Lane West Bromwich	OOC	400913	291745	0.02	NB	2	2	UC	0	0	2	Avail 1-5 years	2
5987	St Pauls Office 253 High Street Smethwick	RC12	402267	288268	0.10	NB	12	12	FPP	0	0	0	Avail 1-5 years	12

5993	Red House Hill Lane Great Barr Birmingham	OOC	404105	294529	0.43	NB	14	8	UC	6	6	8	Avail 1-5 years	8
5997	170 - 172 Princess Parade High Street West Bromwich B70 7QS	RC12	400664	291015	0.02	C	4	4	FPP	0	0	0	Avail 1-5 years	4
6008	Between 36-38 Hadley Street Oldbury	OOC	399434	287604	0.03	NB	2	2	UC	0	0	2	Avail 1-5 years	2
6020	Site Of Former Stone Cross Neighbourhood Office Clifton Lane West Bromwich	OOC	401261	293963	0.32	NB	15	15	OC	0	0	0	Avail 1-5 years	15
6027	Land Adjacent 17 Doulton Road Rowley Regis	RC13	395961	287822	0.08	NB	4	4	UC	0	0	4	Avail 1-5 years	4
6038	Land To The Rear Of 21 To 31 Tivdale Road Oldbury	RC9	396080	290743	0.03	NB	1	1	FPP	0	0	0	Avail 1-5 years	1



6043	Site Of Coach And Horses Public House 194 High Street Princes End Tipton	OOC	395956	293896	0.05	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
6045	Adj 1 Wood Lane West Bromwich B70 9PZ	RC12	399589	291230	0.03	NB	4	4	FPP	0	0	0	Avail 1-5 years	4
6056	Land Rear Of 37 Oak Road Oldbury	OOC	400207	285261	0.02	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
6057	53 & Land Adjacent 53 Sandfields Road Oldbury	OOC	400190	286851	0.03	NB	1	1	UC	0	0	1	Avail 1-5 years	1
6058	Land Adjacent 18 St Giles Close Rowley Regis	OOC	397044	287619	0.02	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
6061	Site Of Former Bridge Pub Station Road Oldbury	RC12	399472	288179	0.10	NB	8	8	FPP	0	0	0	Avail 1-5 years	8
6069	73A Clarkes Lane West Bromwich	OOC	400124	293435	0.11	NB	3	3	FPP	0	0	0	Avail 1-5 years	3

6076	Former Cape Hill Brewery Pump House Cape Hill Smethwick	OOC	403273	403273	0.14	C	5	5	FPP	0	0	0	Avail 1-5 years	5
6078	Site Of Former Pavilion Basons Lane Oldbury	OOC	400504	288216	0.09	NB	1	1	UC	0	0	1	Avail 1-5 years	1
6079	The Field House Johns Lane Tipton	RC9	397152	291741	0.52	NB	19	19	OPP	0	0	0	Avail 1-5 years	19
6093	Land At The Junction Of Horseley Heath Tame Road Tipton	RC9	397302	292217	0.09	NB	4	4	UC	0	0	4	Avail 1-5 years	4
6100	141 Bearwood Road Smethwick	OOC	402382	287569	0.06	C	1	1	FPP	0	0	0	Avail 1-5 years	1
6109	D S Devey , Tividale Street, Tipton	RC9	396204	291093	0.10	NB	7	7	OPP	0	0	0	Avail 1-5 years	7
6112	Western Power Distribution Electricity Sub Station Monmouth Road Smethwick	OOC	401457	285628	0.05	NB	2	2	FPP	0	0	0	Avail 1-5 years	2

6118	Nisa Warley Supermarket 105 Pottery Road Oldbury	OOC	400600	286253	0.05	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
6121	162 Abbey Road Smethwick	OOC	400704	286248	0.03	C	1	1	FPP	0	0	0	Avail 1-5 years	1
6125	Land Adjacent 115 Park Lane East Tipton	RC9	396516	291910	0.05	NB	3	3	OPP	0	0	0	Avail 1-5 years	3
6131	Yemeni Community Association Tildasley Street West Bromwich B70 9SJ	RC8	399614	292041	0.2	C	1	1	FPP	0	0	0	Avail 1-5 years	1

6134	3 Bull Street West Bromwich Ringway West Bromwich	RC12	400797	290995	0.03	NB	5	5	UC	0	0	5	Avail 1-5 years	5
6140	Rear Of 58 Great Bridge Tipton	RC8	397848	292467	0.02	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
6146	Land Adjacent 1 Sabell Road Smethwick	RC12	401748	288889	0.10	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
6166	Site Of Former Lockup Garages Adjacent 37 And 39 Cornwall Avenue Oldbury	OOC	400034	285770	0.10	NB	4	4	FPP	0	0	0	Avail 1-5 years	4
6177	Land Adjacent To 56 Menin Road Tipton	RC9	394795	292317	0.03	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
6178	1-5, 8-17, 21, 72, 73 Market Square High Street Cradley Heath	RC13	394450	285963	0.17	C	19	19	UC	0	0	19	Avail 1-5 years	19
6180	77 St Marys Road Smethwick	OOC	401968	286373	0.02	C	1	1	FPP	0	0	1	Avail 1-5 years	1
6185	Site Of Former Tipton Baths Queens Road Tipton	RC9	395690	292092	0.28	NB	1	1	FPP	0	0	0	Avail 1-5 years	1

6195	Land At Rear Of 17A Barrs Road Cradley Heath	RC13	395335	285474	0.05	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
6196	Former Beer Garden Of Old Blue Ball 19 Hall End Wednesbury	OOC	398598	295462	0.11	NB	6	6	FPP	0	0	0	Avail 1-5 years	6
6209	Nelson House Upper Church Lane Tipton	OOC	396122	293179	0.80	NB	2	2	UC	0	0	2	Avail 1-5 years	2
6211	Former West Midlands Fire Service Cradley Heath Fire Station Mace Street Cradley Heath	RC13	395448	286331	0.09	C	9	9	UC	0	0	9	Avail 1-5 years	9
6214	Land Between The New Lodge And The Old Lodge Thimblemill Road Smethwick	OOC	401416	287214	0.70	NB	13	13	FPP	0	0	0	Avail 1-5 years	13
6216	266-272 High Street Smethwick B66 3NL	RC12	402249	288191	0.07	C	4	4	FPP	0	0	0	Avail 1-5 years	4

6231	Land Adjacent To 52 Beeches Road West Bromwich	RC12	401382	290623	0.03	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
6237	Site Of 239 To 243 Titford Road Oldbury	RC12	398848	287898	0.10	NB	14	14	FPP	0	0	0	Avail 1-5 years	14
6240	Land Adjacent 15 Cartwright Gardens Oldbury B69 3JJ	RC9	397370	290811	0.04	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
6250	Land Adjacent To 828 Wolverhampton Road Oldbury	RC12	398988	287543	0.10	NB	4	4	OPP	0	0	0	Avail 1-5 years	4
6253	Land Adjacent 2 Jayshaw Avenue	OOC	404013	294039	0.03	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
6256	Land Adj 70 St James Road Oldbury	OOC	397959	289525	0.03	NB	1	1	UC	0	0	1	Avail 1-5 years	1
6257	46A Victoria Street West Bromwich	RC12	400264	291135	0.14	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
6261	87 Whitehall Road And Land Adjacent To West Bromwich	RC9	398276	291580	0.21	NB	10	10	FPP	0	0	0	Avail 1-5 years	10

6264	Rear Of 18 - 20 Carters Green West Bromwich	RC8	399835	291774	0.05	NB	3	3	FPP	0	0	0	Avail 1-5 years	3
6272	George Inn 37 Dudley Road Oldbury	RC9	398389	290055	0.08	NB	3	3	FPP	0	0	0	Avail 1-5 years	3
6273	Former Car Park & Bowling Green Land Rear Of 54 Sandwell Road West Bromwich	OOC	400272	291716	0.13	NB	8	8	FPP	0	0	0	Avail 1-5 years	8
6276	80 - 82 High Street Smethwick	RC12	401881	288803	0.05	C	7	7	UC	0	0	7	Avail 1-5 years	7
6279	Car Park Junction Piddock Road/Crocketts Lane Smethwick	RC12	402395	288441	0.24	NB	11	11	FPP	0	0	0	Avail 1-5 years	11
6285	451A Dudley Road Birmingham	OOC	403662	287687	0.01	C	-1	-1	FPP	0	0	0	Avail 1-5 years	-1
6289	40 Gorse Farm Road Great Barr Birmingham B43 5LT	OOC	404272	293661	0.01	C	2	2	UC	0	0	2	Avail 1-5 years	2
6291	The Old Post Office 325 High Street West Bromwich	RC12	400277	291456	0.08	C	6	6	FPP	0	0	0	Avail 1-5 years	6

6304	18 Market Square High Street Cradley Heath	RC13	394420	285941	0.01	C	1	1	UC	0	0	1	Avail 1-5 years	1
6313	81 Birmingham Road West Bromwich	RC12	401289	290510	0.21	C	12	12	FPP	0	0	0	Avail 1-5 years	12
6316	9 & Land Adj Station Street Cradley Heath	rc13	394378	285769	0.12	NB	5	5	OPP	0	0	0	Avail 1-5 years	5
6331	25 High Street West Bromwich	RC12	401119	290634	0.05	C	2	2	FPP	0	0	0	Avail 1-5 years	2
6334	83 Great Bridge Tipton	RC8	397843	292519	0.02	C	3	3	FPP	0	0	0	Avail 1-5 years	3
6335	Former Doctors Surgery 153 Bearwood Road Smethwick	OOC	402360	287530	0.07	C	3	3	FPP	0	0	0	Avail 1-5 years	3
6336	145 High Street Cradley Heath	RC13	394444	285994	0.11	C	2	2	FPP	0	0	0	Avail 1-5 years	2
6340	Car Park Victoria Street West Bromwich	RC12	400370	291246	0.11	NB	49	49	FPP	0	0	0	Avail 1-5 years	49
6345	Rear Of 77 Horseley Road Tipton	OOC	397048	292598	0.08	NB	3	3	FPP	0	0	0	Avail 1-5 years	3
6351	60 Sandon Road Birmingham	OOC	402431	286376	0.05	NB	6	6	FPP	0	0	0	Avail 1-5 years	6



6355	Offices Above 5B & 7 Market Place High Street Rowley Regis	RC13	397443	286376	0.04	C	1	1	FPP	0	0	0	Avail 1-5 years	1
6356	Site Of Former Ambulance Station Lawrence Lane Cradley Heath	RC13	395308	286314	0.13	NB	3	3	FPP	0	0	0	Avail 1-5 years	3
6359	Repairs And Rewinds 7 Walsall Street Wednesbury	OOC	398906	295104	0.01	C	1	1	FPP	0	0	0	Avail 1-5 years	1
6366	Land Adj 5 Ballot Street Smethwick	OOC	402859	288031	0.01	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
6367	Offices Above 15,16,17 & 20 West Cross Shopping Centre Oldbury Road Smethwick	RC12	400734	289341	0.07	C	10	10	UC	0	0	10	Avail 1-5 years	10
6368	Land Adjacent 93A Dingle Street Oldbury	RC12	397924	289640	0.08	NB	2	2	FPP	0	0	0	Avail 1-5 years	2

6371	50 Churchfields Road (side Garden Land) Wednesbury	OOC	399110	295752	0.02	NB	11	11	OPP	0	0	0	Avail 1-5 years	11
6373	Former Public Car Park Crocketts Lane Smethwick	RC12	402446	288533	0.15	NB	8	8	OPP	0	0	0	Avail 1-5 years	8
6374	5 Potters Lane Wednesbury WS10 0AS	RC8	398787	294290	0.05	C	1	1	FPP	0	0	0	Avail 1-5 years	1
6378	Smiths Picture Gallery 345 - 347 High Street West Bromwich	RC12	400099	291597	0.04	C	2	2	UC	0	0	2	Avail 1-5 years	2
6379	83-84 High Street Cradley Heath	RC13	394364	285902	0.03	C	4	4	FPP	0	0	0	Avail 1-5 years	4
6385	69 Vicarage Road Smethwick	RC12	401835	288462	0.02	C	1	1	FPP	0	0	0	Avail 1-5 years	1
6386	The Timbertree 65A Valley Road Cradley Heath	OOC	395277	285378	0.16	NB	20	20	FPP	0	0	0	Avail 1-5 years	20
6388	1 Embassy Drive Oldbury	RC9			0.05	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
6389	1 - 3 Murdock Smethwick	RC12	403702	288694	0.08	C	5	5	FPP	0	0	0	Avail 1-5 years	5

6392	Land At 12 Jayshaw Avenue Great Barr Birmingham	OOC	404044	293984	0.02	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
6398	30 & 30A Gorse Farm Road Great Barr Birmingham	OOC	404285	293634	0.01	C	1	1	UC	0	0	1	Avail 1-5 years	1
6399	The Eight Locks 1 Ryders Green Road West Bromwich	RC8	398516	291729	0.05	C	2	2	FPP	0	0	0	Avail 1-5 years	2
6403	24 - 30 Claypit Lane West Bromwich	RC8	399331	291896	0.19	NB	12	12	OPP	0	0	0	Avail 1-5 years	12
6405	107 All Saints Way West Bromwich	OOC	401063	292828	0.35	C	7	7	FPP	0	0	0	Avail 1-5 years	7
6411	Site Of 50C Park Lane West Tipton	RC9	395589	291853	0.02	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
6413	45 Hamstead Road (Side Garden Land Of) Great Barr Birmingham	OOC	403437	293790	0.04	NB	1	1	FPP	0	0	0	Avail 1-5 years	1

6423	115A Manor House Road Wednesbury	OOC	398915	295827	0.03	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
6425	Land At Side Of 80 Britannia Road Rowley Regis	OOC	397296	286992	0.02	NB	1	1	UC	0	0	1	Avail 1-5 years	1
6426	Hackwood House & Harry Price House Hartlebury Road & Wallace House Badsey Road Oldbury	RC12	397642	288247	1.29	C	7	7	UC	0	0	7	Avail 1-5 years	7
6428	Knowle House 2 Hill Lane Great Barr Birmingham	OOC	404344	294481	0.27	NB	1	1	FPP	0		0	Avail 1-5 years	1
6429	Thynne Court Thynne Street West Bromwich B70 6PH	RC8	401091	290688	0.05	NB	10	10	FPP	0	0	0	Avail 1-5 years	10
6430	54 Sandwell Road West Bromwich	RC12	400272	291716	0.27	NB	10	10	OC	0	0	0	Avail 1-5 years	10
6431	80 - 82 Tividale Road Oldbury	RC9	396113	290707	0.03	C	2	2	FPP	0	0	0	Avail 1-5 years	2

6432	12 Market Place Tipton	RC9	397717	292529	0.02	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
6441	Eastern Gateway South (WBPr16), West Bromwich	RC12	400839	290653	1.60	NB	150	150	ALP	0	0	0	Avail 1-5 years	150
6447	206 Toll End Road Tipton DY4 0HF	OOC	397421	293356	0.19	NB	10	10	OC	0	0	0	Avail 1-5 years	10
6450	19 Upper High Street Wednesbury WS10 7HQ	RC8	398636	295074	0.07	C	3	3	FPP	0	0	0	Avail 1-5 years	3
6453	Land Adjacent 31 Coneygree Road, Tipton	RC9	396188	291430	0.03	C	1	1	FPP	0	0	0	Avail 1-5 years	1
6454	69 Titford Road Oldbury	RC12	399126	288211	0.02	NB	-1	-1	FPP	0	0	0	Avail 1-5 years	-1
6456	Land Adjacent 22 Meeting Street Wednesbur	RC8	398291	295158	0.11	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
6462	161A & Flat Ross Rowley Regis B65 8BS	RC13	396935	286551	0.02	C	1	1	FPP	0	0	0	Avail 1-5 years	1
6463	9 - 11 Causeway Green Road Oldbury	RC12	401157	289465	0.1	C	6	6	FPP	0	0	0	Avail 1-5 years	6

6470	93 Poplar Road Smethwick B66 4AW	OOC	402320	286272	0.03	NB	3	3	FPP	0	0	0	Avail 1-5 years	3
6472	71 Titford Road	RC12	399125	288193	0.07	NB	14	14	OC	0	0	0	avail 1-5 years	14
6474	Former Forge Tavern PH, 144 Franchise St, Wednesbury	ooc	398715	296596	0.14	NB	14	14	OC	0	0	0	avail 1-5 years	14
6475	Star and Garter, 252 Duchess Parade	Rc12	400478	291178	0.03	NB	34	34	OC	0	0	0	avail 1-5 years	34
6476	374 High Street West Bromwich B70 8LR	RC12	401157	289465	0.13	NB	98	98	OC	0	0	0	Avail 1-5 years	98
6477	Trinity Motors Limited 150 - 152 High Street & 1 South Road Smethwick B66 3AJ	RC12	402116	288525	0.16	NB	19	19	OC	0	0	0	Avail 1-5 years	19
6478	Regis Hall And Restaurant 152 Reddal Hill Road Cradley Heath B64 5JJ	OOC	395363	286663	0.19	NB	10	10	OC	0	0	0	Avail 1-5 years	10

6479	Former Church Of God Of Prophecy 72 Regent Street Smethwick B66 3BH	RC12	402345	288506	0.08	NB	11	11	OC	0	0	0	Avail 1-5 years	11
6480	78A Oldbury Road Rowley Regis B65 0JS	RC13	397651	286597	0.19	NB	30	30	OC	0	0	0	Avail 1-5 years	30
6481	Former Regis Lodge 50 George Avenue Rowley Regis B65 9BD	RC13	397458	286589	0.35	NB	39	39	OC	0	0	0	Avail 1-5 years	39
6482	26 - 28 Carters Green West Bromwich B70 9LL	RC8	399799	291771	0.14	NB	12	12	OC	0	0	0	Avail 1-5 years	12
6483	Thandi Coach Station Alma Street Smethwick B66 2RL	RC12	403548	288407	0.71	NB	58	58	FPP	0	0	0	Avail 1-5 years	58

## Appendix 2: Sites Developable between 2021 - 2026

Site Ref	Address	Regeneration Corridor	Easting	Northing	Total Site Area	Development Type (NB/ C)	Capacity	No of units	Stage of Development (UC (Under Construction) / COM (Completed) / FPP (Full Planning Permission) / OPP (Outline Planning Permission) / OC (Other Capacity) / ALP (Allocated Local Plan))	Completed to Date	Completed 16/17	Under Construction	Availability	Total between 2022-2026
354	Park Lane West (South Staffs Depot) Tipton	RC9	395690	291650	2.95	NB	103	103	ALP	0	0	0	Avail 6-11 years	103
764	Hawes Lane Rowley Regis	OOC	396850	287460	0.56	NB	20	20	ALP	0	0	0	Avail 6-11 years	20
1170	Beever Road Great Bridge	RC8	397587	293183	1.01	NB	35	35	ALP	0	0	0	Avail 6-11 years	35
2368	Central Avenue The existing Summerhill Primary School Tipton	OOC	396017	292838	1.09	NB	40	40	ALP	0	0	0	Avail 6-11 years	40
2370	Bradleys Lane / High Street Tipton	RC16	395322	293779	5.60	NB	230	230	ALP	0	0	0	Avail 6-11 years	230



2371	North Smethwick Canalside Smethwick	RC12	402401	288853	8.77	NB	400	400	ALP	0	0	0	Avail 6-11 years	400
2372	Rabone Lane Smethwick	RC12	402783	288791	5.98	NB	209	209	ALP	0	0	0	Avail 6-11 years	209
2375	Lyng Industrial Estate West Bromwich	RC12	400401	290775	10.22	NB	357	357	ALP	0	0	0	Avail 6-11 years	357
2377	Carters Green / Gun Lane West Bromwich	RC8	399752	291649	1.09	NB	50	50	ALP	0	0	0	Avail 6-11 years	50
2381	Bus Depot Oak Road West Bromwich	RC12	399722	291153	1.47	NB	68	68	ALP	0	0	0	Avail 6-11 years	68
2385	Brandon Way / Albion Road (WB C4) West Bromwich	RC9	399002	291240	6.20	NB	248	248	ALP	0	0	0	Avail 6-11 years	248
2387	Brandon Way / Brandon Close West Bromwich	RC12	399470	290542	1.05	NB	43	43	ALP	0	0	0	Avail 6-11 years	43
2389	Church Lane / Gladstone Street West Bromwich	RC8	400246	292603	2.75	NB	111	111	ALP	0	0	0	Avail 6-11 years	111
2463	Newcomen Drive Tipton	RC9	395790	291321	7.60	NB	300	300	ALP	0	0	0	Avail 6-11 years	300

2906	Darlaston Road/Old Park Road Kings Hill Wednesbury	RC8	398321	295686	5.20	NB	200	200	ALP	0	0	0	Avail 6-11 years	200
2910	Leabrook Road/Willingsworth Road Tipton	RC8	397662	294250	0.37	NB	13	13	ALP	0	0	0	Avail 6-11 years	13
2911	Mounts Road Wednesbury	RC8	398987	294603	1.10	NB	39	39	ALP	0	0	0	Avail 6-11 years	39
2913	Sheepwash Lane / Whitehall Road Great Bridge	RC8	397955	292239	0.08	NB	3	3	ALP	0	0	0	Avail 6-11 years	3
2915	Land between Tinsley St and Whitehall Road Tipton	RC8	398016	292284	0.28	NB	10	10	ALP	0	0	0	Avail 6-11 years	10
2916	Whitehall Road Industrial Estate West Bromwich	RC8	398111	292217	2.51	NB	88	88	ALP	0	0	0	Avail 6-11 years	88
2917	Land Between Whitehall Road and Walsall Canal Great Bridge	RC8	398111	292217	0.64	NB	23	23	ALP	0	0	0	Avail 6-11 years	23

2919	Land to east of Black Lake West Bromwich	RC8	399554	399554	2.45	NB	86	86	ALP	0	0	0	Avail 6-11 years	86
2922	Old Park Trading Estate site on Old Park Road, Wednesbury	RC8	398404	295589	2.60	NB	91	91	ALP	0	0	0	Avail 6-11 years	91
2925	Site off Mounts Road Wednesbury	RC8	398859	294568	0.49	NB	17	17	ALP	0	0	0	Avail 6-11 years	17
2926	Site on the corner of Bridge Street & Mounts Road Wednesbury	RC8	398918	294426	3.15	NB	110	110	ALP	0	0	0	Avail 6-11 years	110
2927	Site on the corner of Woden Road South & Bridge St Wednesbury	RC8	398968	294314	1.61	NB	56	56	ALP	0	0	0	Avail 6-11 years	56
2929	Site on corner of New Street Hill Top West Bromwich	RC8	399267	293095	1.11	NB	39	39	ALP	0	0	0	Avail 6-11 years	39

2931	Garage on Whitehall Road Great Bridge	RC8	397957	292268	0.14	NB	5	5	ALP	0	0	0	Avail 6- 11 years	5
2932	Rose and Crown site Sheepwash Lane Great Bridge	RC8	397941	522115	0.04	NB	1	1	ALP	0	0	0	Avail 6- 11 years	1
2933	Leabrook Road Wednesbury	RC8	397552	294579	2.17	NB	76	76	ALP	0	0	0	Avail 6- 11 years	76
2934	Site on New Road Great Bridge	RC8	397599	292756	0.40	NB	14	14	ALP	0	0	0	Avail 6- 11 years	14
2937	Fisher St / Coneygre Road Tipton	RC9	396185	291232	1.70	NB	60	60	ALP	0	0	0	Avail 6- 11 years	60
2938	Castle Street Tipton	RC9	395153	291984	1.49	NB	52	52	ALP	0	0	0	Avail 6- 11 years	52
2939	Lower City Road / Dudley Rd East, Oldbury	RC9	397809	290374	0.56	NB	20	20	ALP	0	0	0	Avail 6- 11 years	20
2940	Rattlechain Site Land to the north of Temple Way Tividale	RC9	397529	291218	9.21	NB	322	322	ALP	0	0	0	Avail 6- 11 years	322

2942	Castle Street / High Street Tipton	RC9	395215	292122	0.66	NB	23	23	ALP	0	0	0	Avail 6-11 years	23
2943	Coneygre Road/ Burnt Tree Tipton	RC9	396257	291359	1.11	NB	39	39	ALP	0	0	0	Avail 6-11 years	39
2944	Birmingham Board Co Ltd Dudley Road East Oldbury	RC9	398468	289915	0.99	NB	35	35	ALP	0	0	0	Avail 6-11 years	35
2945	land off dudley Rd Oldbury	RC9	398603	289812	0.95	NB	33	33	ALP	0	0	0	Avail 6-11 years	33
2946	Site surrounding former Post office and Telephone exchange Horseley heath tipton	RC9	397191	292252	0.63	NB	22	22	ALP	0	0	0	Avail 6-11 years	22
2947	Site on Railway Street Horseley Heath Tipton	RC9	397191	292252	0.35	NB	12	12	ALP	0	0	0	Avail 6-11 years	12

2948	industrial Site on Salem St Great Bridge Tipton	RC9	397790	292153	0.17	NB	11	11	ALP	0	0	0	Avail 6-11 years	11
2950	Land Adj to Cleton business Park Tipton Rd Tipton	RC9	396803	291072	0.53	NB	19	19	ALP	0	0	0	Avail 6-11 years	19
2952	Lower Church Lane Tipton	RC9	396568	292445	0.76	NB	13	13	ALP	0	0	0	Avail 6-11 years	13
2953	Sedgley Rd West High Street Tipton	RC9	395075	292402	1.12	NB	39	39	ALP	0	0	0	Avail 6-11 years	39
2955	Unit 1 Groveland Road	RC9	396622	290750	0.36	NB	13	13	ALP	0	0	0	Avail 6-11 years	13
2956	Upper Chapel St/ Brittania St/ 70 - 74 dudley Rd West	RC9	396790	290726	0.63	NB	22	22	ALP	0	0	0	Avail 6-11 years	22
2957	Dudley Rd / 28 Dudley Rd West	RC9	397123	290712	1.78	NB	62	62	ALP	0	0	0	Avail 6-11 years	62
2958	Tipton Rd Oldbury	RC9	397196	290773	1.76	NB	62	62	ALP	0	0	0	Avail 6-11 years	62

2963	Groveland Rd	RC9	396718	290903	1.18	NB	41	41	ALP	0	0	0	Avail 6-11 years	41
2965	Land between Great Bridge Street & William Street Tipton	RC8	398385	292249	1.92	NB	67	67	ALP	0	0	0	Avail 6-11 years	67
2966	Alexandra Industrial Est Locarno Rd / Alexandra Rd Tipton	RC9	395948	292479	2.20	NB	77	77	ALP	0	0	0	Avail 6-11 years	77
2967	Site between Charles Street & Walsall Canal Great Bridge	RC8	398186	292267	2.18	NB	76	76	ALP	0	0	0	Avail 6-11 years	76
2969	Dudley Rd West Oldbury	RC9	396717	290776	0.46	NB	16	16	ALP	0	0	0	Avail 6-11 years	16
2971	Hurst Lane / Birmingham Canal / Sedgley Road West tipton	RC9	394962	292526	2.19	NB	77	77	ALP	0	0	0	Avail 6-11 years	77

2972	Used Car Sales site on corner of Lower Church Lane and Horseley Heath Tipton	RC9	396854	291949	0.56	NB	20	20	ALP	0	0	0	Avail 6- 11 years	20
2973	Burnt Tree Ind Est Groveland rd	RC9	396645	290809	0.82	NB	29	29	ALP	0	0	0	Avail 6- 11 years	29
2974	88/90 dudley Rd West	RC9	396736	290751	0.37	NB	13	13	ALP	0	0	0	Avail 6- 11 years	13
2987	Wolverhampton Road and Anvil Drive, Oldbury B69 2JW	RC12	398322	288810	0.31	NB	11	11	ALP	0	0	0	Avail 6- 11 years	11
2991	Tollhouse Way / St Pauls Road, Smethwick B66 1HJ	RC12			1.10	NB	39	39	OC	0	0	0	Avail 6- 11 years	39
2994	Oldbury Road Industrial Estate Oldbury Road Smethwick B66 1JE	RC12	400888	289344	0.57	NB	20	20	ALP	0	0	0	Avail 6- 11 years	20



2996	Thompson Road Oldbury B68 8QE	RC12	399561	287999	1.16	NB	41	41	ALP	0	0	0	Avail 6-11 years	41
3002	Rear of Council House, High Street Smethwick	RC12	402360	288140	0.37	NB	13	13	ALP	0	0	0	Avail 6-11 years	13
3009	Tatbank Road Oldbury B69 4NB	RC12	399890	288564	1.15	NB	40	40	ALP	0	0	0	Avail 6-11 years	40
3011	Langley Maltings Western Road Langly B69 4LY	RC12	399613	288297	2.72	NB	95	95	ALP	0	0	0	Avail 6-11 years	95
3012	Giles Road Oldbury B68 8JQ	RC12	399882	288521	0.25	NB	9	9	ALP	0	0	0	Avail 6-11 years	9
3013	JAS Industrial Park Titford Lane Oldbury B65 0PY	RC12	398395	287676	0.93	NB	33	33	ALP	0	0	0	Avail 6-11 years	33
3014	Oldbury Road Oldbury B66 1NJ	RC12	400522	289372	2.89	NB	102	102	ALP	0	0	0	Avail 6-11 years	102

3015	104-110 Oldbury Road Smethwick B66 1JE	RC12	400888	289344	0.68	NB	24	24	ALP	0	0	0	Avail 6-11 years	24
3016	230 Oldbury Road B66 1NR	RC12	400116	289342	1.48	NB	52	52	ALP	0	0	0	Avail 6-11 years	52
3025	Silverthorne Lane/ Forge Lane, Cradley Heath	RC13	393760	285875	2.82	NB	99	99	ALP	0	0	0	Avail 6-11 years	99
3027	The Bridge Trading Centre Cokeland Place / Corngreaves Road, Cradley Heath	RC13	394662	285801	0.55	NB	19	19	ALP	0	0	0	Avail 6-11 years	19
3029	Cradley Road, Lower High Street, Cradley Heath	RC13	394264	285807	0.95	NB	33	33	ALP	0	0	0	Avail 6-11 years	33
3031	Station Street / Cradley Road, Cradley Heath (opp Majestic Cinema)	RC13	394446	285745	0.29	NB	12	12	ALP	0	0	0	Avail 6-11 years	12

3032	Oldfield Trading Estate, Oldfields, Cradley Heath	RC13	394805	285857	1.64	NB	57	57	ALP	0	0	0	Avail 6-11 years	57
3041	Cokeland Place / Graingers Lane, Cradley Heath	RC13	394610	285790	0.36	NB	13	13	ALP	0	0	0	Avail 6-11 years	13
3043	Palmers Timber site, Station Road, Old Hill	RC13	396246	285751	0.95	NB	35	35	ALP	0	0	0	Avail 6-11 years	35
3044	Jewson Limited 89 - 105 High Street Rowley Regis	RC13	396936	286484	0.35	NB	12	12	ALP	0	0	0	Avail 6-11 years	12
3128	Mill Lane/ Langley Green Road Oldbury	RC12	399350	287980	1.23	NB	43	43	ALP	0	0	0	Avail 6-11 years	43
3140	Land at Doulton Way, between Factory Road, Bloomfield Road, & railway line, Tipton.	RC16	395204	292737	2.62	NB	99	99	ALP	0	0	0	Avail 6-11 years	99
3142	Spinners End Industrial Estate	RC13	394918	285917	0.71	NB	25	25	ALP	0	0	0	Avail 6-11 years	25

3219	Land & premises, Barnfield Road, Brook Street & Bloomfield Road.	RC16	395147	292967	0.76	NB	27	27	ALP	0	0	0	Avail 6- 11 years	27
3221	Site between Bloomfield Road, Fountain Lane & Bradleys Lane, Tipton, West Midlands	RC16	395212	293570	1.50	NB	53	53	ALP	0	0	0	Avail 6- 11 years	53
3223	Summerton Road, Oldbury	RC9	398051	290033	1.41	NB	49	49	ALP	0	0	0	Avail 6- 11 years	49
3225	Fox Oak Street/ St Annes Road Kawasaki Garage	RC13	394334	286085	0.40	NB	14	14	ALP	0	0	0	Avail 6- 11 years	14
5129	Portway Road, Wednesbury	RC8	398263	294842	10.70	NB	375	375	ALP	0	0	0	Avail 6- 11 years	375
5138	Nicholls Road, Tipton	RC16	397956	292458	3.96	NB	139	139	ALP	0	0	0	Avail 6- 11 years	139

5265	Phase 9, The Parkway, site between Stafford St, Victoria St & Potters Lane, Wednesbury	RC8	398406	294701	0.94	NB	33	33	ALP	0	0	0	Avail 6-11 years	33
5301	Potters Lane / Great Western Street, Wednesbury	RC8	398339	294653	0.17	NB	6	6	ALP	0	0	0	Avail 6-11 years	6
5381	Victoria Street / Albert Street, Wednesbury	RC8	398468	294744	0.19	NB	7	7	ALP	0	0	0	Avail 6-11 years	7
5450	Barnfield Trading Estate Tipton	RC16	395268	293029	2.24	NB	78	78	ALP	0	0	0	Avail 6-11 years	78
5556	Vector Industrial Park Church Lane, West Bromwich	RC8	400049	292717	5.20	NB	182	182	ALP	0	0	0	Avail 6-11 years	182
5623	Brook Street Business Centre , Brook Street Community Centre, 196- 200 Bloomfield Road.	RC16	395173	292893	1.50	NB	53	53	ALP	0	0	0	Avail 6-11 years	53

5641	Site between Great Western St & Potters Lane, Wednesbury	RC8	398266	294689	1.14	NB	49	49	ALP	0	0	0	Avail 6-11 years	49
5642	Land between Potters Lane & Stafford St Wednesbury	RC8	398347	294741	0.85	NB	30	30	ALP	0	0	0	Avail 6-11 years	30
5643	Site between Dudley St & Victoria St Wednesbury	RC8	398418	294801	1.18	NB	41	41	ALP	0	0	0	Avail 6-11 years	41
5646	Site on Stafford St Wednesbury	RC8	398567	294583	1.45	NB	51	51	ALP	0	0	0	Avail 6-11 years	51
5648	Land at Potters Lane, Wednesbury	RC8	368435	294564	0.74	NB	26	26	ALP	0	0	0	Avail 6-11 years	26
6206	West Cross Centre. Oldbury Road/Mallin Street Smethwick	RC12	400784	289351	1.06	NB	37	37	ALP	0	0	0	Avail 6-11 years	37
6442	George Street WBPr18, West Bromwich	RC12	400765	290748	0.74	NB	26	26	ALP	0	0	0	Avail 6-11 years	26

### Appendix 3: Sites No Longer Developable

Site Ref	Address	RC Ref	Easting	Northin g	Total Site Area	Sta tus	Allocati on Ref	Capa city	Comment
586	Seven Stars Road Oldbury	RC12	399120	289220	2.52	ALP	H12.5 (OL12) (1133)	186	Occupier invested significantly to update and expand business. Will not be moving from the site
841	Wilson Road / Sycamore Road Smethwick	OOC	402580	287290	1.05	ALP	HOC18 (431)	36	Being developed for an alternative use
2384	Oldbury Road West Bromwich	RC9	398566	291347	16.8 2	ALP	WBPr31	588	Occupier invested significantly to update and expand business. Will not be moving from the site
2386	Brandon Way / Albion Road (WB C5) West Bromwich	RC9	399249	290567	10.5 6	ALP	WBPr33	494	Occupier invested significantly to update and expand business. Will not be moving from the site
2388	Swan Lane North of A41 West Bromwich	RC8	399292	292288	3.40	ALP	WBPr36 (333)	134	Site not viable for residential development. Alternative uses are being explored.
2907	Holloway Bank Wednesbury	RC8	399014	294147	5.71	ALP	H8.4 (34)	149	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	RC8	399694	292645	1.63	ALP	H8.1 (634)	51	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	RC8	398232	295844	3.26	ALP	H8.5 (642)	86	Not available, owner will not be moving from site.
2923	Land to the south of Ridgacre Road West Bromwich	RC8	399802	292665	1.11	ALP	H8.1 (654)	35	Occupier invested significantly to update and expand business. Will not be moving from the site
2924	Church Lane West Bromwich	RC8	399812	292631	0.75	ALP	H8.1 (657)	24	Occupier invested significantly to update and expand business. Will not be moving from the site
2935	Wellman Robey Ltd Newfield Road Oldbury	RC9	398468	289915	4.91	ALP	H9.1 (966)	129	Site recently leased for employment use for long term.
2951	Vaughan Trading Estate Tipton	RC9	396794	291373	1.50	ALP	H9.4 (755)	70	Occupier invested significantly to update and expand business. Will not be moving from the site
2960	Birmingham Coach Company Hallbridge Way Oldbury	RC0	396930	290394	3.13	ALP	POST 2021 SITE	110	Not available, owner will not be moving from site.
2975	Swan Village Industrial Estate New Swan Lane West Bromwich	RC8	399377	292257	0.83	ALP	WBPr36 (624)	25	Site not viable for residential development, alternatives use are being explored.
2999	South Road/Broomfield, Smethwick B67 7DB	RC12	401787	288232	0.27	ALP	POST 2021 SITE	10	Occupier invested significantly to update and expand business. Will not be moving from the site



3004	Newlyn Rd Cradley Heath	RC13	394804	285961	3.44	ALP	H13.5 (259 & 896)	83	Businesses seeking to expand and will not be moving.
3017	Sandwell MBC Depot, & surrounds Waterfall Lane, Cradley Heath	RC13	396406	286016	1.36	ALP	H13.8 (284)	43	Occupier invested significantly to update and expand business. Will not be moving from the site
5551	Ridgacre Enterprise Park Ridgacre Road, West Bromwich	RC8	399888	392843	0.80	ALP	POST 2021 SITE	28	Occupier invested significantly to update and expand business. Will not be moving from the site
5553	Rimstock Plc Ridgacre Road Black Lake West Bromwich West Midlands	RC8	399903	292747	1.05	ALP	POST 2021 SITE	37	Occupier invested significantly to update and expand business. Will not be moving from the site

#### Appendix 4: Call for Sites Responses\*

Site	Year Submitted	Included in SHLAA supply?	Reason - Land use & Designations
Rood End Road	2008	Yes	Site allocated in SAD
Sampson Works, Rood End	2008	Yes	Site allocated in SAD
Rattlechain Site, Land to the north of Temple Way, Tividale	2009	Yes	Site allocated in SAD
Newcomen Drive, Coneygree Road	2009	Yes	Site allocated in SAD
Sibelco Site, Brandon Way	2009	Yes	Site allocated in SAD
Rowley Golf Club, Tippity Green	2009	Yes	Site allocated in SAD
Wellman Robey, Newfield Road	2009	Yes	Site allocated in SAD
Land at Darlaston Road	2009	Yes	Site allocated in SAD
Harvills Hawthorn, Black Lake	2009	No	Site allocated in Potential High Quality Employment Land
Friar Park, Bescot	2010	Yes	Site allocated in SAD
Sandwell College Smethwick Campus Crocketts Lane	2010	Yes	Site allocated in SAD
Sandwell College Oldbury Business Centre	2010	Yes	Site allocated in SAD
Swan Lane Gas Works	2010	Yes	Site allocated in SAD
Whitehall Road	2010	No	Site within Tennants HSE Zone
Peak House Farm, Great Barr	2014	No	Green Belt
Land at Mill Lane, Langley Green, Oldbury	2015	Yes	Allocated in Site Allocations and Delivery DPD
Coal Authority - guidance	2015	N/A	To include a criterion which assessed coal mining data. In accordance with NPPF guidance (paras. 109, 120, 121 and 166), this would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
Natural England	2015	N/A	Assessment of potential housing sites should be informed by the landscape character approach.

			<p>Biodiversity - Should avoid harm to the international, national and locally designated sites of importance for biodiversity. Should avoid harm to priority habitats, ecological networks and priority and / or legally protected species populations. Should seek opportunities to contribute to the restoration and re-creation of habitats, the recovery of priority species populations and biodiversity enhancement. Should seek opportunities to enhance and create Green Infrastructure.</p>
			<p>The SHLAA should consider the availability of Green Infrastructure (GI) and opportunities to enhance GI networks when considering sites for development.</p>
			<p>Housing development may present opportunities for the enhancement of geological sites.</p>
			<p>Should seek opportunities to enhance public rights of way and accessible natural green space.</p>

\*This list does not relate to sites submitted through the Black Country Core Strategy review Issues and Options consultation during 2017.