



Sandwell
Metropolitan Borough Council

Sandwell Strategic Housing Land Availability Assessment (SHLAA)

2015/2016 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 2016 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;

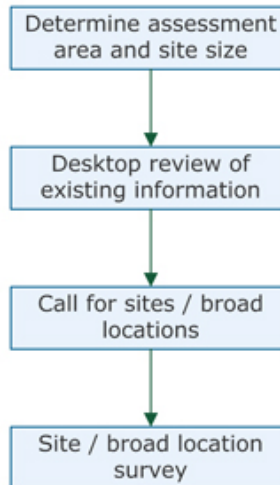
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;

4. Local Planning Policy

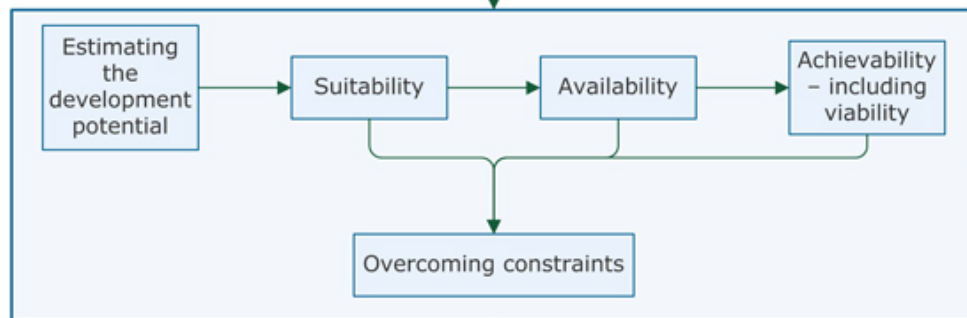
- 4.1 The Black Country Core Strategy (BCCS) was adopted in February 2011 and sets targets for the Black Country and for each of the four local authorities. The requirement for Sandwell for 2006 to 2026 is 21489 (net) dwellings.
- 4.2 This is the figure that is used to inform the housing trajectory and five year supply against the housing potential of SHLAA sites.
- 4.2 The SHLAA identifies the supply of land available for up to 15 years. The housing supply, including the specific deliverable sites is summarised in a separate document. This information is separate to the SHLAA as the PPG indicates the SHLAA should be conducted regardless of the amount of development needed and should purely demonstrate the land available. However, the SHLAA process does help inform the identification of sites suitable for the plan period.

Figure 1: Methodology Flow Chart

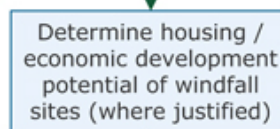
Stage 1 - Site / broad location identification



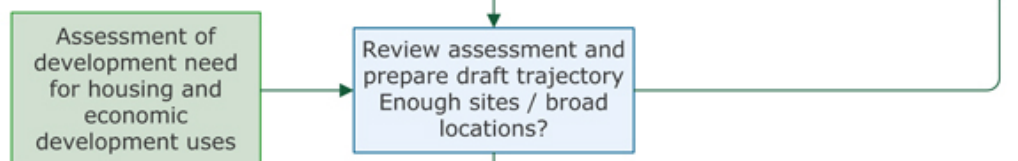
Stage 2 - Site / broad location assessment



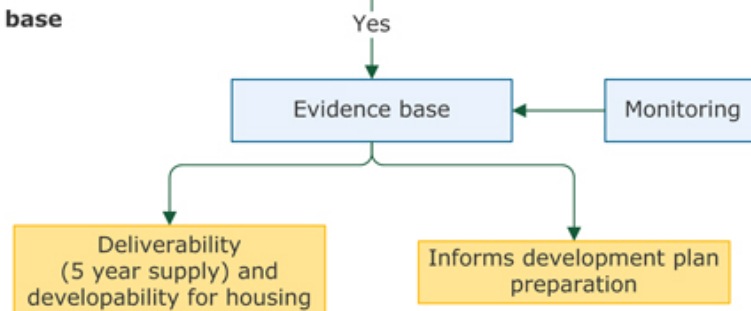
Stage 3 - Windfall assessment



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 which 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 More recently the four Black Country Authorities have been working with all of the local authorities within the Greater Birmingham and Solihull LEP (GBSLEP) on a Strategic Housing Needs Study carried out by Peter Brett Associates. 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 current 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 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.
- 5.7 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

5.8 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

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	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 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
Sites in and adjoining villages or rural settlements and rural exception sites	Aerial photography 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. In other cases, for larger sites, a site by site assessment has been made of the approximate need for on-site open space and community / commercial uses. On smaller sites the gross area will be taken as the net developable area, except where there is a need to exclude parts of the site subject to identified constraints.
- 8.4 Sandwell's methodology proposed to use the densities set out in the Black Country Core Strategy. However, the recession and slow recovery has impacted on achievable densities. This has resulted in lower density assumptions being used in estimating housing potential. The density of all sites in Sandwell has therefore been calculated at 35 dwellings gross per hectare.
- 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.

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).

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
2006/07	150
2007/08	170
2008/09	102
2009/10	73
2010/11	86
2011/12	129
2012/13	97
2013/14	113
2014/15	152
2015/16	125
Total	1197
Average over 10 years	120
Total for 2019/20 – 2025/26	840

13.5 The table above shows that over the last 10 years there has been an average of 120 completions per annum. This equates to 840 units over the 7 year period 2019/20 – 2025/26.

14. Stage 4: Assessment Review

14.1 An indicative housing trajectory for the Borough is included in Appendix 1, which shows based on available land, how much housing could be delivered over the remainder of the plan period.

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.

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.

16. Stage 5: Final Evidence Base

16.1 The full list of identified sites and their anticipated delivery timescale are in Appendix 2. Those sites that have been excluded from the SHLAA supply are in Appendix 3

16.2 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. An overall assessment of housing land supply within the Borough up to 2026 and beyond is summarised in the trajectory and table below.

Indicative Sandwell Trajectory 2006/07 to 2025/26 and 5 Year Supply

Figure 2: Sandwell Housing Trajectory

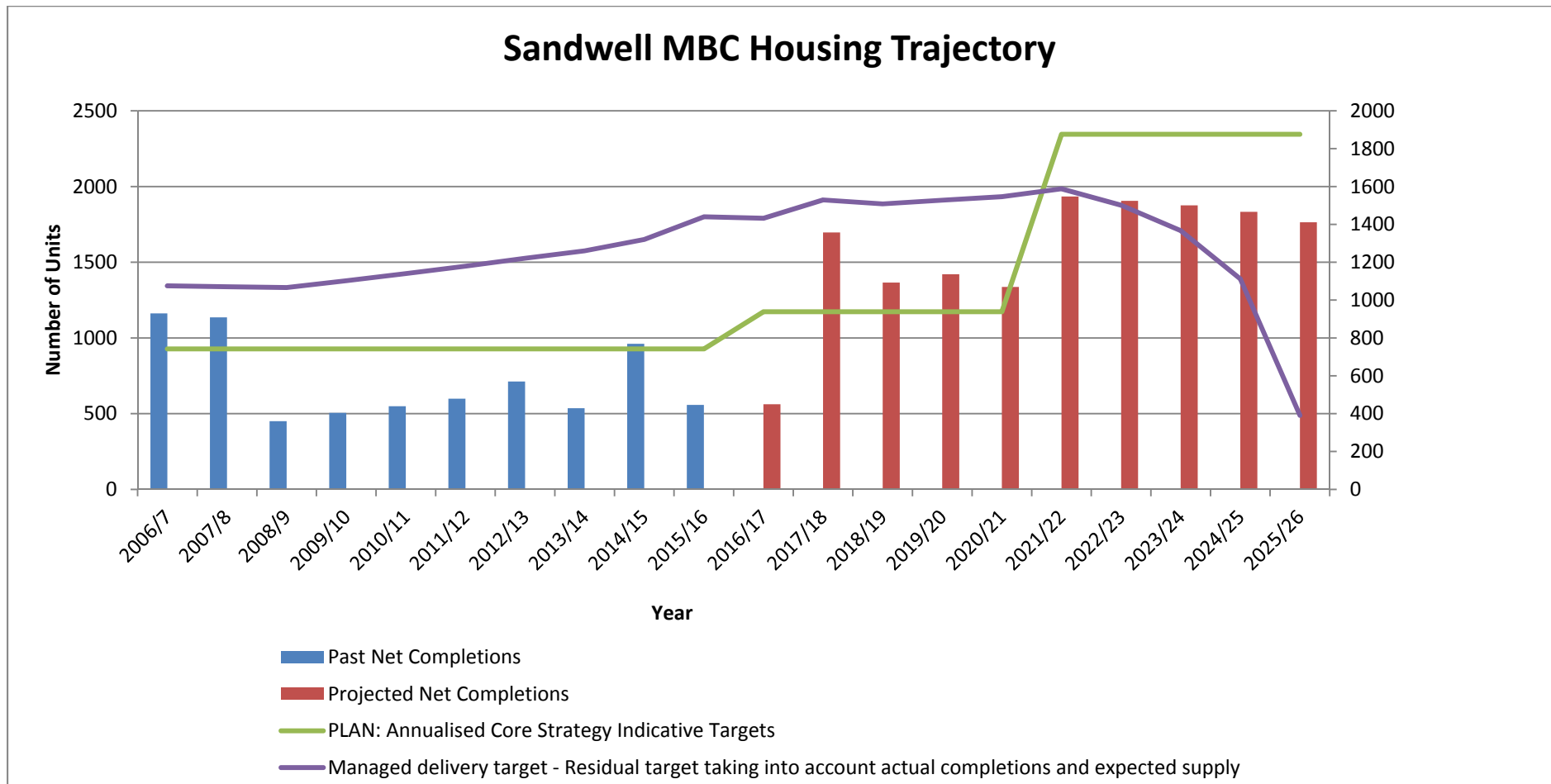


Table 4: 5 Housing Land Supply 2006 - 2026

Source of supply	Timescale			
	2006 - 2016	2016 - 2021	2021 - 2026	Total
Units under construction		572		
Housing commitments with planning permission (i.e. Full, Outline Reserved Matters)		3249	284	
Housing commitments without planning permission (SAD DPD; West Bromwich AAP)		2288	7900	
Windfall		240	600	
Broad Location			56	
Other Commitments		105	572	
Completions (net)	7168			
Anticipated demolitions and losses through conversion change of use		-70	-100	
Total potential capacity	7168	6384	9312	22864

Table 5: Sandwell Five Year Housing Land Supply

5 year supply range	Target BCCS 2011 (2006 – 2021)	Completions to date	Total Requirement 2016 - 2021	5% Buffer	20% Buffer	Capacity Available
2016/17 – 2020/21	12111	7168	4943	5190	5932	6384

Appendix 2: Sites Deliverable between 2016 - 2026

Site Ref	Address	RC Ref	Easting	Northing	Total Site Area	Development Type (NB / C)	Capacity	No of Units	State of Developemnt (UC/ COM/ FPP/ OPP/ OC /ALP)	Total Comps to date	Total Comps 12 months	UC	Planning Status	Total between 2016-2021
28	Alma Street Wednesbury	OOC	399750	295120	0.52	NB	19	19	ALP	0	0	0	Avail 1-5 years	19
194	Tunnel Road Hill Top West Bromwich	RC8	399025	293525	0.31	NB	4	4	FPP	0	0	4	Under Construction	4
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	10	10	ALP	0	0	0	Avail 1-5 years	10

463	Dudley Road East (Brades Hall) Brades Hall Oldbury	RC9	397929	290821	1.85	NB	58	58	FPP	0	0	12	Under Construction	58
546	Land between 13 & 19 Ashleigh Road Tivdale	OOC	397285	289554	0.07	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
583	Lodge Street Oldbury	RC12	399292	289196	0.39	NB	14	14	FPP	0	0	14	Under Construction	14
585	Birmingham Road Oldbury	RC12	399350	289440	0.68	NB	36	36	ALP	0	0	0	Avail 1-5 years	36
585	Birmingham Road Oldbury	RC12	399350	289440	0.68	NB	5	2	FPP	3	0	0	Avail 1-5 years	2
586	Seven Stars Road Oldbury	RC12	399120	289220	2.52	NB	186	186	OPP	0	0	0	Avail 1-5 years	186
700	120-122 Devonshire Road Smethwick	RC12	401570	288530	0.02	NB	2	2	FPP	0	0	2	Under Construction	2

768	Reservoir Road Rowley Regis	OOC	397503	287500	0.76	NB	30	30	ALP	0	0	0	Avail 1-5 years	30
794	The Old Coal Yard York Road Oldbury	RC12	398183	287278	0.68	NB	36	23	FPP	13	13	23	Under Construction	23
856	Cradley Road / Bannister Road 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
1183	land at Horseley Heath, Alexandra Road, and Lower Church Lane, Tipton	RC9	396858	292389	11.15	NB	60	60	ALP	0	0	0	Avail 1-5 years	60
1186	Peel Street Tipton	RC9	396340	291752	1.04	NB	63	55	FPP	8	0	0	Avail 1-5 years	55

1189	former Accles and Pollock Sports Ground Brades Rise Oldbury	RC9	397820	289875	6.36	NB	199	55	FPP	144	17	7	Under Construction	55
1193	Messenger Road Smethwick	RC12	402875	288477	2.94	NB	103	3	FPP	100	7	0	Under Construction	3
1202	John Street / Payne Street Blackheath	RC13	397190	286358	0.10	NB	4	4	FPP	0	0	0	Avail 1-5 years	4
1203	Mill Street Great Bridge	RC9	397670	292390	1.79	NB	35	35	ALP	0	0	0	Avail 1-5 years	35
1203	Mill Street Great Bridge	RC9	397670	292390	1.79	NB	38	38	FPP	0	0	0	Avail 1-5 years	38
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	2.65	NB	24	24	ALP	0	0	0	Avail 1-5 years	24

1380	Whitehall Road Great Bridge	RC9	398074	291983	0.41	NB	16	16	OPP	0	0	0	Avail 1-5 years	16
1401	Bell Street/Dudley Road Tipton	RC9	395106	292120	0.75	NB	22	22	ALP	0	0	0	Avail 1-5 years	22
1418	Rear of 29 & 35 Penn cricket Lane Oldbury	OOC	398782	287203	0.18	NB	14	14	FPP	0	0	0	Avail 1-5 years	14
1422	37 High Street, Cradley Heath	RC13	394486	285990	0.04	NB	7	1	FPP	6	0	0	Avail 1-5 years	1
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	61	61	ALP	0	0	0	Avail 1-5 years	61

1443	Working Mens Club Cardigan Close West Bromwich	RC8	400194	293024	0.33	NB	5	5	ALP	0	0	0	Avail 1-5 years	5
1446	(Site of Former Primrose Centre) Holly Lane Clinic St. Pauls Road Smethwick	RC12	401343	289192	0.53	NB	16	16	FPP	0	0	0	Avail 1-5 years	16
1448	Station Street Tipton	RC9	396618	292006	1.37	NB	43	43	ALP	0	0	0	Avail 1-5 years	43
1449	Wellington Road Tipton	RC9	396453	291923	0.97	NB	31	31	ALP	0	0	0	Avail 1-5 years	31
1456	Sandwell College Smethwick Campus Crocketts Lane Smethwick	RC12	402391	288347	2.41	NB	178	178	FPP	0	0	0	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	15	15	ALP	0	0	0	Avail 1-5 years	15
1463	Lower City Road Oldbury	RC9	397789	290173	2.36	NB	62	62	ALP	0	0	0	Avail 1-5 years	62
1533	Great Bridge - Car Park Tipton	RC8	397988	292420	0.37	NB	48	48	ALP	0	0	0	Avail 1-5 years	48
1648	Land to the rear of 71 Dudley Road Rowley Regis	OOC	396411	2878411	0.04	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
1698	Units 1-7 Wellesley Road Oldbury	RC12	400004	288809	0.26	NB	8	8	ALP	0	0	0	Avail 1-5 years	8

1707	163 ABBEY RD SMETHWICK B67 5LX	OOC	401162	286401	0.02	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
1847	land adjacent to 320 Halesowen Road Cradley Heath	RC13	395830	285920	0.02	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
1855	Adjacent 12 Bearmore Road, Cradley Heath	RC13	395133	286108	0.19	NB	20	20	FPP	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
1871	Rear of 10 Castle Road Tipton	RC9	395006	291963	0.03	NB	1	1	FPP	0	0	1	Under Construction	1
1884	16-18 Ray Hall Lane Birmingham	OOC	402823	293884	0.28	NB	5	2	FPP	3	0	0	Under Construction	2

1919	Former Starlight Auto Sales Wolverhampton Road Oldbury	RC12	398939	#####	0.23	NB	14	14	ALP	0	0	0	Avail 1-5 years	14
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	0.32	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	25	FPP	8	4	0	Under Construction	25

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
2051	Land At The Junction Of Rose Lane Dudley Road East Oldbury	RC9	397455	290696	0.33	NB	24	24	FPP	0	0	24	Under Construction	24
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	FPP	0	0	0	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

2191	36 (Stuart Spencer Autos) Conygree Road Tipton DY4 8XF	RC9	396089	291099	0.1	NB	7	7	OPP	0	0	0	Avail 1-5 years	7
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	FPP	0	0	12	Under Construction	12
2197	Corner Of Vicarage Road/Croswell Road Oldbury West Midlands	OOC	400039	288075	0.30	NB	7	7	FPP	0	0	0	Avail 1-5 years	7
2232	United Steels Limited Upper Church Lane Princes end	OOC	396074	293376	1.58	NB	73	73	OPP	0	0	0	Avail 1-5 years	73

2247	49 Ocker Hill Road Tipton	OOC	396978	293938	0.07	NB	2	2	OPP	0	0	0	Avail 1-5 years	2
2253	Haden Cross Halesowen Road Cradley Heath	OOC	396073	285522	0.10	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	OPP	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
2293	St. Pauls Centre Brunswick Park Road Wednesbury	OOC	399786	295813	0.25	NB	11	2	FPP	9	0	0	Avail 1-5 years	2

2357	Land Adjacent 6 Ash Drive West Bromwich	RC8	400189	292785	0.01	NB	1	1	FPP	0	0	1	Under Construction	1
2367	Alexandra Road / Upper Church Lane / Locarno Road Tipton	RC9	396187	292633	7.00	NB	142	53	FPP	89	16	3	Under Construction	53
2369	Land at Tibbington Terrace Former Princes End Primary School Tipton	RC16	395476	293374	0.75	NB	25	25	FPP	0	0	0	Avail 1-5 years	25
2370	Bradleys Lane / High Street Tipton	RC16	395322	293779	5.60	NB	230	230	ALP	0	0	0	Avail 1-5 years	230

2373	Cranford Street (SME5) residential allocation Smethwick	RC12	403548	288407	7.08	NB	142	142	FPP	0	0	142	Under Construction	142
2379	Claypit Lane / Wattle Road West Bromwich	RC8	399143	291555	6.50	NB	175	61	FPP	114	11	23	Under Construction	61
2380	Oxford Road West Bromwich	RC12	399848	291252	3.10	NB	187	94	FPP	93	0	0	Avail 1-5 years	94
2396	116/117 Graingers Lane Cradley Heath	RC13	394385	285823	0.04	NB	6	6	FPP	0	0	6	Under Construction	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	45	45	ALP	0	0	0	Avail 1-5 years	45
2445	Land adjacent 16 & 23 eagle Close & Land between 39 & Day Centre Harves Road Rowley Regis	RC13	396288	287538	1.16	NB	98	92	FPP	6	0	0	Avail 1-5 years	92
2450	Cottage Spring 97 Alexandra Road Tipton West Midlands DY4 8TD	RC9	396139	292460	0.12	NB	10	10	ALP	0	0	0	Avail 1-5 years	10
2463	Newcomen Drive Tipton	RC9	395790	291321	7.6	NB	300	300	ALP	0	0	0	Avail 1-5 years	300

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	5.15	NB	193	193	OPP	0	0	0	Avail 1-5 years	193
2521	Land adjacent 65 Silverthorne Lane Cradley Heath	RC13	394041	285870	0.14	NB	7	4	FPP	3	0	4	Under Construction	4
2583	Extension to Caravan Site Brierley Lane Bilston WV14 8TU	RC16			1.38	PLO T	26	10	ALP	16	0	0	Avail 1-5 years	10

2612	The Lyng Regeneration Site - (Land Between Moor Street/Bromford Lane/Lyng Lane, Frank Fisher Way/Lyttleton Street & Horton Street), West Bromwich	RC12	400246	290726	7.25	NB	337	80	FPP	257	10	68	Under Construction	80
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	FPP	0	0	1	Under Construction	1
2712	50-52 Sandwell Road West Bromwich	RC8	400220	291688	0.21	NB	11	11	FPP	0	0	0	Avail 1-5 years	11

2715	Bolton Court (former Site Of Maisonettes) Ocker Hill Road Tipton	OOC	397195.3	293799	1.98	NB	65	65	FPP	0	0	0	Avail 1-5 years	65
2820	Eastern Gateway Development Site High Street West Bromwich	RC12	400868	290950	3.70	NB	45	45	ALP	0	0	0	Under Construction	45
2820	Eastern Gateway Development Site High Street West Bromwich	RC12	400868	290950	3.70	NB	96	96	FPP	69	0	27	Under Construction	27
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
2830	Land Adjacent 322 Crankhall Lane Wednesbury	OOC	400000	295336	0.15	NB	11	11	FPP	0	0	11	Under Construction	11
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	FPP	0	0	6	Under Construction	6
2893	Former Sunlight Laundry Standhope Road Smethwick B67 6HN	OOC	402053	287312	0.73	NB	40	40	FPP	0	0	0	Avail 1-5 years	40

2908	Site Of 30-144 & Open Space Mounts Road Wednesbury	RC8	398944	294674	1.07	NB	45	45	FPP	0	0	0	Avail 1-5 years	45
2918	Land at Junction of Black Lake and Swan Lane West Bromwich	RC8	399475	292476	1.25	NB	39	39	ALP	0	0	0	Avail 1-5 years	39
2930	Pembroke Way Hateley Heath West Bromwich	RC8	399852	293171	2.30	NB	60	60	ALP	0	0	0	Avail 1-5 years	60
2936	CBF Ltd Wade Building Services Groveland Road	RC9	396739	291047	1.29	NB	40	40	ALP	0	0	0	Avail 1-5 years	40
2951	Vaughan Trading Estate	RC9	396794	291373	4.20	NB	209	209	ALP	0	0	0	Avail 1-5 years	209
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	0.38	NB	13	13	ALP	0	0	0	Avail 1-5 years	13
2984	Land at Tippity Green Rowley Regis	OOC	397092	287944	4.47	NB	150	150	ALP	0	0	0	Avail 1-5 years	150
2992	Ashes Road Oldbury B69 4RA	RC12	398661	287425	1.45	NB	46	46	FPP	0	0	46	Under Construction	46
3004	Newlyn Rd Cradley Heath	RC13	394804	285961	3.44	Plot	4	4	FPP	0	0	0	Avail 1-5 years	4

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	73	73	ALP	0	0	0	Avail 1-5 years	73
3019	Station Road (South)	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	1.49	NB	47	47	ALP	0	0	0	Avail 1-5 years	47

3021	80,82,85 & 90a Waterfall Lane & 99 to 125 (odds) Station Road, Cradley Heath	RC13	396245	285970	0.35	NB	11	11	ALP	0	0	0	Avail 1-5 years	11
3023	Macarthur Road Industrial Estate, Cradley Heath	RC13	394226	285515	1.32	NB	35	35	ALP	0	0	0	Avail 1-5 years	35
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	Tipton	RC9	397814	291077	1.30	NB	41	41	ALP	0	0	0	Avail 1-5 years	41

3067	Site Of The Cooksey Halesowen Road Cradley Heath B64 5LY	OOC	395414	286959	0.16	NB	23	23	FPP	0	0	0	Avail 1-5 years	23
3081	Queens Head Inn 7 Stoney Lane West Bromwich B71 4ER	OOC	400867	291946	0.06	NB	7	1	FPP	6	0	1	Under Construction	1
3133	Desi Masala 361 High Street West Bromwich	RC8			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	0	Avail 1-5 years	26

3139	Former school site, Doulton Road, Rowley Regis	OOC	396206	287898	1.06	NB	20	20	FPP	0	0	0	Avail 1-5 years	20
3141	Corner of Batmans Hill Road and Hobart Road, Princes End, Tipton	RC16	395403	294294	0.25	NB	8	8	ALP	0	0	0	Avail 1-5 years	8
3152	6- 7 Lower High Street Cradley Heath	RC13	394259	285863	0.05	NB	4	4	FPP	0	0	0	Avail 1-5 years	4
3153	Former Fisheries Site Union Road Oldbury	RC9	398349	290437	2.13	NB	17	12	FPP	5	0	0	Under Construction	12

3173	Land Between 103 And 109 Barclay Road Smethwick B67	OOC	401559	286081	0.04	NB	2	2	FPP	0	0	2	Under Construction	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
3194	Cape House 95 Cape Hill Smethwick	RC12	403069	287662	0.18	NB	8	8	FPP	0	0	8	Under Construction	8
3220	Brown Lion Street/ Bloomfield Road	RC16	395195	293420	0.46	NB	14	14	ALP	0	0	0	Avail 1-5 years	14
3224	10 - 60 Dudley Road East Oldbury	RC9	397397	290450	2.10	NB	55	55	ALP	0	0	0	Avail 1-5 years	55

3227	Hall Green Road West Bromwich	OOC	400885	294395	5.20	NB	136	136	ALP	0	0	0	Avail 1-5 years	136
3227	Hall Green Road West Bromwich	OOC	400885	294395	5.20	NB	250	250	FPP	0	0	0	Avail 1-5 years	250
3243	Land rear of 875 Wolverhampton Road Oldbury B69 4RU	RC12	398914	287487	0.02	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
3257	Lock up Garges to the rear of Southview West End Avenue Smethwick	RC12	400660	289353	0.03	NB	1	1	FPP	0	0	0	Avail 1-5 years	1

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	14	FPP	0	0	14	Under Construction	14
3298	Factory premises adj 30 Coxs Lane Cradley Heath	RC13	395601	286930	0.09	NB	4	3	FPP	1	1	0	Avail 1-5 years	3
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	402394	286154	0.10	NB	22	22	OPP	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	FPP	0	0	8	Under Construction	8
3312	Beecher House 3 Station Street Cradley Heath	RC13	394339	285710	0.05	NB	1	1	FPP	0	0	1	Under Construction	1
3317	Fmr Humphreys Garage (Bearwood) Limited Anderson Road Smethwick	OOC	402082	286177	0.02	NB	2	2	OPP	0	0	0	Avail 1-5 years	2

3319	Site Of Sub Station Adj 156 City Road Tivdale	OOC	397345	289891	0.10	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
3331	Lockup Garages Surrey Crescent West Bromwich	OOC	399343	293950	0.06	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
3351	Land Adjacent 86 Walsall Street Wednesbury	RC8	399040	295084	0.04	NB	2	2	OPP	0	0	0	Avail 1-5 years	2
3353	Site of 131 Stony Lane Smethwick	RC12	401652	288448	0.06	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
3357	The Co- Operative Pharmacy 86 Hill Top West Bromwich	RC8	399300	293318	0.02	NB	1	1	FPP	0	0	0	Avail 1-5 years	1

3397	Land at Friar Park Road Wednesbury	OOC	401300	295130	2.30	NB	69	69	FPP	0	0	0	Avail 1-5 years	69
3416	Harvills Hawthorn PFI Harvills Hawthorn West Bromwich	RC8	398712	293018	6.25	NB	232	184	FPP	48	9	33	Under Construction	184
3422	Throne Road/Newbury Lane Rowley Regis	OOC	397510	288376	4.15	NB	123	123	FPP	0	0	9	Under Construction	123
3425	Site Of Former Fir Tree Primary School Greenside Way Walsall	OOC	402438	295661	2.23	NB	78	16	FPP	62	34	16	Under Construction	16
3447	Land Between 96 And 98 Jervoise Street West Bromwich	RC8	399393	291745	0.06	NB	3	3	FPP	0	0	3	Under Construction	3

3456	Land to the rear of 57 Knottsall Lane Oldbury	OOC	400051	287111	0.04	NB	1	1	FPP	0	0	1	Under Construction	1
3457	Land read of 4 Woodfield Avenue Cradley Heath	RC13	394636	285882	0.02	NB	2	2	OPP	0	0	0	Avail 1-5 years	2
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 Atreet/ 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
3493	17 Anderson Road Smethwick	OOC	402305	286179	0.01	C	1	1	FPP	0	0	0	Avail 1-5 years	1
3498	74 - 76 Cape Hill Smethwick	OOC	402917	287630	0.06	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
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	FPP	0	0	3	Under Construction	3
3506	Norbert Dentressangle Doulton Road Rowley Regis	RC13	395657	287949	5.22	NB	188	188	FPP	0	0	0	Avail 1-5 years	188

3508	Fmr Springfield & Brickhouse Neighbourhood Office And Adjacent Land Dudley Road Rowley Regis	OOC	396311	287992	0.65	NB	26	26	OPP	0	0	0	Avail 1-5 years	26
3511	JMS C.M.T.Limited Lewis Street Tipton	RC9	397551	292333	0.04	NB	2	2	OPP	0	0	0	Avail 1-5 years	2
3513	3 Brunswick Terrace Wednesbury	OOC	398851	295132	0.12	NB	3	3	FPP	0	0	0	Avail 1-5 years	3
3516	Site of 2-28 Witton Lane West Bromwich	RC8	399254	293688	0.18	NB	12	12	FPP	0	0	12	Under Construction	12

3518	Site of lock up garages Land between 8 and 10 Melrose Avenue West Bromwich	OOC	400775	294007	0.18	NB	9	9	FPP	0	0	2	Under Construction	9
3519	Land between 63 and 69 Coronation Road Tipton	OOC	396469	293919	0.03	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
3520	Land adjacent to 2 William Road Smethwick	OOC	401081	287363	0.03	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
3522	138 Crankhall Lane Wednesbury	OOC	400391	294790	0.04	NB	2	2	FPP	0	0	2	Under Construction	2

3523	Site of 50A - 53A Leabrook Road Wednesbury	RC8	397606	294188	0.11	NB	4	4	FPP	0	0	0	Avail 1-5 years	4
3524	Site of 92 - 98 Coronation Road Tipton	OOC	396554	293898	0.08	NB	3	1	FPP	2	2	0	Under Construction	1
3526	3 Somerset Road West Bromwich	OOC	400546	292981	0.02	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
3527	The Lounge Bar Market Place Tipton	RC8	397672	2.93E+11	0.07	NB	1	1	FPP	0	0	0	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	FPP	6	0	5	Under Construction	5

3535	Land to the rear of 13 to 27 Ebrington Road West Bromwich	OOC	400862	292902	0.17	NB	4	4	FPP	0	0	0	Avail 1-5 years	4
4807	Tividale Sure Start Childrens Centre Ashleigh Road Oldbury	OOC	397179	289619	0.08	C	1	1	FPP	0	0	0	Avail 1-5 years	1
4817	493-499 Bearwood Road Smethwick	RC8	402166	286521	0.05	C	7	7	FPP	0	0	0	Avail 1-5 years	7
4951	29 High Street, West Bromwich	RC12	401109	290647	0.04	C	3	3	FPP	0	0	3	Under Construction	3
4958	274-276 High street West Bromwich	RC12	400410	291253	0.05	C	4	4	FPP	0	0	4	Under Construction	4

4963	Cottage Inn Wood Green Road Wednesbury	ooc	399507	295823	0.22	NB	12	12	OC	0	0	0	Avail 1-5 years	12
5005	143 Vicarage Road West Bromwich	OOC	400850	292993	0.02	C	1	1	FPP	0	0	0	Avail 1-5 years	1
5038	Former Perrott Arms 2 Birmingham Road Oldbury,	RC12	399301	289422	0.21	NB	22	22	OC	0	0	0	Avail 1-5 years	22
5064	72 - 78 High Street Smethwick	RC12	401853	288819	0.05	C	11	11	FPP	0	0	0	Avail 1-5 years	11
5070	312 - 314 High Street West Bromwich	RC12	400321	291336	0.05	C	14	14	OC	0	0	0	Avail 1-5 years	14

5078	35 - 37 Carters Green West Bromwich	RC8	399817	291841	0.07	C	13	13	FPP	0	0	0	Avail 1-5 years	13
5092	Principal Court Firs Lane Smethwick	RC12	402175	288159	0.25	C	2	2	FPP	0	0	0	Avail 1-5 years	2
5099	59 High Street, Rowley Regis,	RC13	397066	286417	0.09	C	6	6	FPP	0	0	4	Under Construction	6
5107	266 Dudley Port Tipton	RC9	396564	291611	0.03	C	2	2	FPP	0	0	0	Avail 1-5 years	2
5116	365-367 Bearwood Road Smethwick	OOC	402172	286893	0.03	C	1	1	FPP	0	0	0	Avail 1-5 years	1
5158	Open space on Mounts Road Wednesbury	OOC	399063	294559	1.35	NB	22	22	OPP	0	0	0	Avail 1-5 years	22

5422	Fallowfield Road/Moor Lane Rowley Regis	OOC	396468	287108	0.15	NB	6	6	FPP	0	0	0	Avail 1-5 years	6
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
5586	Land Between 88 And 96 Dudley Road Rowley Regis	OOC	396435	287889	0.10	NB	3	3	FPP	0	0	3	Avail 1-5 years	3
5833	The Thimblemill 174 Thimblemill Road Smethwick	OOC	401652	287031	0.44	NB	1	1	FPP	0	0	0	Avail 1-5 years	1

5855	Land At Junction Of Meeting Street And Mark Road Wednesbury	RC8	398262	295161	0.04	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	FPP	0	0	1	Under Construction	1
5892	Site Of Former Royal Oak Public House 261, 259 & 257 Whitehall Road Tipton	RC9	398134	291943	0.09	NB	12	2	FPP	0	0	0	Avail 1-5 years	12

5906	Royal Exchange 84 Bromford Lane West Bromwich	RC12	399919	290651	0.09	C	2	2	FPP	0	0	2	Under Construction	2
5908	Waterloo Hotel Waterloo Road Smethwick	OOC	402774	287626	0.02	C	6	6	FPP	0	0	0	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

5930	Arundel House 50 Church Hill Wednesbury	OOC	398785	295332	0.03	C	1	1	FPP	0	0	0	Avail 1-5 years	1
5939	John Dando House 235 Hamstead Road Great Barr	OOC	403536	293322	0.86	C	30	30	FPP	0	0	30	Under Construction	30
5954	416 High Street West Bromwich	RC8	399951	291652	0.34	C	45	45	FPP	0	0	0	Avail 1-5 years	45
5955	adj 40 Stella Road Tipton	OOC	395869	292757	0.03	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
5956	21 & 23 Anderson Road Smethwick	OOC	402297	286181	0.02	C	3	3	FPP	0	0	0	Avail 1-5 years	3
5957	Land Adjacent To 7 Charlotte Close Oldbury	RC9	396289	290708	0.02	NB	1	1	FPP	0	0	0	Avail 1-5 years	1

5962	166 - 176 Hydes Road, West Bromwich	OOC	400036	294178	0.14	NB	7	7	FPP	0	0	0	Avail 1-5 years	7
5975	26 Bell End, Rowley Regis	OOC	397451	287190	0.02	C	1	1	FPP	0	0	0	Avail 1-5 years	1
5981	Former Simpson Street Day Centre 6 Simpson Street Oldbury	RC12	399227	289489	0.05	NB	6	6	OPP	0	0	0	Avail 1-5 years	6
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	0.00	NB	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	FPP	0	0	2	Under Construction	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	14	FPP	0	0	0	Avail 1-5 years	14
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	FPP	0	0	0	Avail 1-5 years	2
6020	Site Of Former Stone Cross Neighbourhood Office Clifton Lane West Bromwich	OOC	401261	293963	0.32	NB	13	13	OPP	0	0	0	Avail 1-5 years	13
6027	Land Adjacent 17 Doulton Road Rowley Regis	RC13	395961	287822	0.08	NB	4	4	FPP	0	0	0	Avail 1-5 years	4
6031	Site Of Former Smethwick Home Guard Club Oldbury Road	RC12	401489	289177	0.18	NB	6	6	FPP	0	0	6	Under Construction	6

6033	Former Resource Centre 23 & 25 Beeches Road West Bromwich B70 6QE	RC12	401447	401447	0.42	C	2	2	FPP	0	0	0	Avail 1-5 years	2
6034	Landchard House Victoria Street West Bromwich B70 8HY	RC12	400333	291179	0.19	C	1	1	FPP	0	0	0	Avail 1-5 years	1
6037	66 Coopers Lane Smethwick	OOC	401991	288224	0.02	C	1	1	FPP	0	0	0	Avail 1-5 years	1
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
6050	Metro Court 150 High Street West Bromwich	RC12	400776	290886	0.22	C	1	1	FPP	0	0	0	Avail 1-5 years	1
6051	Car Park Bilhay Lane West Bromwich	RC12	399508	292394	0.13	NB	6	6	FPP	0	0	0	Avail 1-5 years	6
6052	51 Beeches Road West Bromwich	RC12	401270	290871	0.01	NB	2	2	FPP	0	0	0	Avail 1-5 years	2

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	FPP	0	0	0	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
6059	Land At The Junction Of Coppice Street Thelma Road Tipton	RC9	395346	292494	0.08	NB	3	1	FPP	2	2	0	Under Construction	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
6062	Kynaston House Rydding Lane West Bromwich	OOC	400030	293857	0.16	C	2	2	FPP	0	0	2	Under Construction	2
6065	Land To The Rear Of 34 Market Place Mill Street Tipton	RC9	397628	292403	0.04	NB	2	2	FPP	0	0	2	Under Construction	2
6069	73A Clarkes Lane West Bromwich	OOC	400124	293435	0.11	NB	3	3	FPP	0	0	0	Avail 1-5 years	3
6074	16 Upper High Street Wednesbury	RC8	398696	295058	0.13	NB	13	13	FPP	0	0	0	Avail 1-5 years	13

6075	West Bromwich Neighbourhood Office Gladstone Street West Bromwich	RC12	400208	292527	0.15	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
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	FPP	0	0	1	Under Construction	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

6085	Land Adjacent 102 Hargate Lane West Bromwich	OOC	400546	291970	0.03	NB	1	1	FPP	0	0	1	Under Construction	1
6090	Former Police Station 81 - 83 Perry Hill Road Oldbury	OOC	399880	285308	0.06	C	2	2	FPP	0	0	0	Avail 1-5 years	2
6093	Land At The Junction Of Horseley Heath Tame Road Tipton	RC9	397302	292217	0.09	NB	7	7	FPP	0	0	0	Avail 1-5 years	7
6094	Land Adjacent 208 Lightwoods Hill Smethwick	OOC	401163	285654	0.02	NB	1	1	FPP	0	0	1	Avail 1-5 years	1

6100	141 Bearwood Road Smethwick	OOC	402382	287569	0.06	C	1	1	FPP	0	0	0	Avail 1-5 years	1
6101	The Cave 89 Cape Hill Smethwick	OOC	402985	287655	0.03	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
6105	West Bromwich Neighbourhood Office Gladstone Street West Bromwich	RC8	400208	292527	0.15	C	3	3	FPP	0	0	0	Avail 1-5 years	3
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
6114	384-390 Bearwood Road, Bearwood, B66 4EX	OOC	402144	286954	0.30	C	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	2	2	OPP	0	0	0	Avail 1-5 years	2
6128	Sandwell MBC Hateley Heath Neighbourhood Office Monmouth Drive West Bromwich	OOC	399928	293441	0.16	NB	6	6	FPP	0	0	0	Avail 1-5 years	6
6131	Greets Green Access Centre, Tildasley Street, West Bromwich	RC8	399614	292041	0.20	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	FPP	0	0	0	Avail 1-5 years	5

6138	Queens Head Londonderry Lane Smethwick B67 7EW	OOC	400690	287817	0.17	NB	12	12	FPP	0	0	0	Avail 1-5 years	12
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
6149	217 - 219 Princess Parade High Street West Bromwich B70 7QZ	RC12	400621	291106	0.02	C	5	5	FPP	0	0	5	Under Construction	5

6153	Former Lockup Garages Land Between Oxford Road & Sydenham Road Smethwick	RC12	402469	289283	0.25	NB	9	9	OPP	0	0	0	Avail 1-5 years	9
6165	Land To The Rear Of 41 To 47 Stonehouse Crescent Wednesbury	OOC	399592	294904	0.11	NB	3	3	FPP	0	0	0	Avail 1-5 years	3
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
6175	14 David Road Tipton	OOC	396350	293171	0.02	C	1	1	FPP	0	0	1	Under Construction	1

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	FPP	0	0	0	Avail 1-5 years	19
6180	77 St Marys Road Smethwick	OOC	401968	286373	0.02	C	1	1	FPP	0	0	1	Under Construction	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	RC8	398598	295462	0.11	NB	6	6	FPP	0	0	0	Avail 1-5 years	6
6197	Land Adjacent 83 Anson Road West Bromwich	RC8	398543	293098	0.03	NB	3	3	FPP	0	0	0	Avail 1-5 years	3
6209	Nelson House Upper Church Lane Tipton	OOC	396122	293179	0.8	NB	2	2	FPP	0	0	0	Avail 1-5 years	2
6211	Former West Midlands Fire Service Cradley Heath Fire Station Mace Street Cradley Heath	OOC	395448	286331	0.09	C	9	9	FPP	0	0	0	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
6228	141 Barker Street Oldbury	OOC	400263	288803	0.01	C	1	1	FPP	0	0	0	Avail 1-5 years	1
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

6239	25-27 Langley High Street Oldbury	RC12	399225	288109	0.03	C	1	1	FPP	0	0	0	Avail 1-5 years	1
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			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	FPP	0	0	0	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

6258	94 Poplar Road Smethwick	ooc	402300	286272	0.03	C	2	2	FPP	0	0	2	Under Construction	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
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
6274	85 Ladbury Road Walsall	OOC	402423	295465	0.13	NB	6	6	FPP	0	0	6	Under Construction	6

6275	191 Cheshire Road Smethwick	RC12	402244	287953	0.02	C	1	1	FPP	0	0	1	Under Construction	1
6276	80 - 82 High Street Smethwick	RC12	401881	288803	0.05	NB	7	7	FPP	0	0	0	Avail 1-5 years	7
6277	Site Of 49 To 56 Hilton Road Tividale Oldbury	OOC	397445	289658	0.26	NB	10	10	FPP	0	0	0	Avail 1-5 years	10
6278	Land Adj 8 Birch Lane Oldbury	OOC	400688	285254	0.02	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
6279	Car Park Junction Pidcock Road/Crockett's Lane Smethwick	RC12	402395	288441	0.24	NB	11	11	FPP	0	0	0	Avail 1-5 years	11

6280	Firs Close Watery Lane Smethwick B67 6DQ	RC12	402233	288110	0.01	C	1	1	FPP	0	0	0	Avail 1-5 years	1
6281	19 Carters Green West Bromwich B70 9QP	RC12	399849	291817	0.02	NB	1	1	FPP	0	0	1	Under Construction	1
6285	451A Dudley Road Birmingham	ooc	403662	287687	0.01	C	-1	-1	FPP	0	0	0	Avail 1-5 years	-1
6286	88 Shireland Road Smethwick B66 4QJ	OOC	402815	2875989	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	FPP	0	0	0	Avail 1-5 years	2

6290	59 Bridge Street Wednesbury WS10 0AH	RC8	398839	294485	0.01	NB	1	1	FPP	0	0	0	Avail 1-5 years	1
6291	The Old Post Office 325 High Street West Bromwich	RC12	400275	291546	0.08	C	6	6	FPP	0	0	0	Avail 1-5 years	6
6303	146 Pool Lane (Side Garden Land) Oldbury B69 4QS	RC12	398707	288350	1.45	NB	1	1	OPP	0	0	0	Avail 1-5 years	1
6304	18 Market Square High Street Cradley Heath	RC13				C	1	1	FPP	0	0	0	Avail 1-5 years	1
6305	36 - 38 Rood End Road Oldbury	RC12	400121	288709	0.03	C	3	3	FPP	0	0	0	Avail 1-5 years	3

6309	Former Simpson Street Day Centre 6 Simpson Street Oldbury	RC12	399227	289489	0.05	C	3	3	FPP	0	0	0	Avail 1-5 years	3
6310	7 Green Street Smethwick B67 7BX	RC12	401849	288422	0.02	C	1	1	OC	0	0	0	Avail 1-5 years	1
6313	81 Birmingham Road West Bromwich	RC12	401289	290510	0.10	C	12	12	FPP	0	0	0	Avail 1-5 years	12
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	FPP	0	0	0	Avail 1-5 years	11

6373	Former Public Car Park Crocketts Lane Smethwick	RC12	401967	587891	0.15	NB	8	8	OPP	0	0	0	Avail 1-5 years	8
6403	24 - 30 Claypit Lane West Bromwich	RC8	399331	291896	0.19	NB	12	12	OC	0	0	0	Avail 1-5 years	12
6413	45 Hamstead Road (Side Garden Land Of) Great Barr Birmingham B43 5BA	OOC	403437	293790	0.04	NB	1	1	OC	0	0	0	Avail 1-5 years	1

6423	115A Manor House Road Wednesbury WS10 9PL	OOC	398915	295827	0.03	C	1	1	OC	0	0	0	Avail 1-5 years	1
6426	Hackwood House & Harry Price House Hartlebury Road & Wallace House Badsey Road Oldbury	RC12	397642	288247	1.29	NB	7	7	OC	0	0	0	Avail 1-5 years	7
6440	Compounds 1 & 2, Stourdale Road, Cradley Heath	RC13	394395	285450	0.11	Plot	1	1	FPP	0	0	0	Avail 1-5 years	1
6447	206 Toll End Road Tipton DY4 0HF	ooc	397422	293352	2.2	NB	11	11	OC	0	0	0	Avail 1-5 years	11

6470	93 Poplar Road Smethwick B66 4AW	ooc	402320	286272	0.03	NB	3	3	OC	0	0	0	Avail 1-5 years	3
6471	Land At Mafeking Road Smethwick	RC12	402289	289145	0.3	NB	13	13	OC	0	0	0	Avail 1-5 years	13

Appendix 3: Sites Developable between 2021 - 2026

Site Ref	Address	RC Ref	Easting	Northing	Total Site Area	Development Type (NB / C)	Capacity	No of Units	State of Development (UC/ COM/ FPP/ OPP/ OC /ALP)	Total Comps to date	Total Comps 12 months	UC	Planning Status	total between 2021-2026
354	Park Lane West (South Staffs Depot) Tipton	RC9	395690	291650	2.95	NB	77	77	ALP	0	0	0	Avail 6-11 years	77

764	Hawes Lane Rowley Regis	OOC	396850	287460	0.56	NB	20	20	ALP	0	0	0	Avail 6-11 years	20
841	Wilson Road / Sycamore Road Smethwick	OOC	402580	287290	1.05	NB	36	36	ALP	0	0	0	Avail 6-11 years	36
1072	Bailey Street, Rear of 114-128 Claypit Lane West Bromwich	RC8	399244	291590	0.38	NB	10	10	OC	0	0	0	Avail 6-11 years	10
1170	Beever Road Great Bridge	RC8	397587	293183	1.01	NB	35	35	ALP	0	0	0	Avail 6-11 years	35
1327	Land off Horner Way Rowley Regis	RC13	397488	286213	0.28	NB	10	10	OC	0	0	0	Avail 6-11 years	10
1436	St Annes Road Cradley Heath	RC13	394332	286232	1.13	NB	36	36	ALP	0	0	0	Avail 6-11 years	36

1440	John Street North West Bromwich	RC8	399892	291968	1.47	NB	24	24	ALP	0	0	0	Avail 6-11 years	24
1451	28-64 High Street West Bromwich	RC12	401044	290609	1.04	NB	53	53	ALP	0	0	0	Avail 6-11 years	53
1994	Land And Premises At Winkle Street And John Street West Bromwich	RC8	399941	291835	1.02	NB	30	30	ALP	0	0	0	Avail 6-11 years	30
2129	Wilkinson Wheel Company Barton street West Bromwich	RC12	400015	290816	0.35	NB	22	22	OC	0	0	0	Avail 6-11 years	22
2227	The Boat Gauging House & Adjoining Land Factory Road tipton	RC16	395109	252659	0.57	NB	35	35	FPP	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
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	200	200	ALP	0	0	0	Avail 6-11 years	200
2375	Lyng Industrial Estate West Bromwich	RC12	400401	290775	10.22	NB	322	322	ALP	0	0	0	Avail 6-11 years	322
2377	Carters Green / Gun Lane West Bromwich	RC8	399752	291649	2.74	NB	200	200	ALP	0	0	0	Avail 6-11 years	200

2381	Bus Depot Oak Road West Bromwich	RC12	399722	291153	1.47	NB	68	68	ALP	0	0	0	Avail 6-11 years	68
2384	Oldbury Road West Bromwich	RC9	398566	291347	16.82	NB	588	588	ALP	0	0	0	Avail 6-11 years	588
2385	Brandon Way / Albion Road (WB C4) West Bromwich	RC9	399002	291240	0.08	NB	248	248	ALP	0	0	0	Avail 6-11 years	248
2387	Brandon Way / Brandon Close West Bromwich	RC12	399470	290542	1.94	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

2390	Sandwell District & General Hospital West Bromwich	OOC	400890	292079	3.08	NB	125	125	ALP	0	0	0	Avail 6-11 years	125
2519	land adjacent ATC Vicarage Road Oldbury	OOC	400012	288122	0.26	NB	12	12	OC	0	0	0	Avail 6-11 years	12
2588	Abberley Street Smethwick	RC12	403664	287872	1.66	NB	54	54	ALP	0	0	0	Avail 6-11 years	54
2590	South of Cranford Street and Heath Street Smethwick	RC12	403701	288181	7.17	NB	108	108	ALP	0	0	0	Avail 6-11 years	108
2906	Darlaston Road/Old Park Road Kings Hill Wednesbury	RC8	398321	295686	5.20	NB	200	200	OPP	0	0	0	Avail 6-11 years	200

2910	Leabrook Road/Willingsworth Road Tipton	RC8	397662	294250	0.37	NB	12	12	ALP	0	0	0	Avail 6-11 years	12
2911	Mounts Road Wednesbury H8.4 (334)	RC8	398987	294603	1.10	NB	35	35	ALP	0	0	0	Avail 6-11 years	35
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	65	65	ALP	0	0	0	Avail 6-11 years	65

2917	Land Between Whitehall Road and Walsall Canal Great Bridge	RC8	398111	292217	0.75	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	64	64	ALP	0	0	0	Avail 6-11 years	64
2922	Old Park Trading Estate site on Old Park Road, Wednesbury	RC8	398404	295589	2.60	NB	68	68	ALP	0	0	0	Avail 6-11 years	68
2925	Site off Mounts Road Wednesbury	RC8	398859	294568	0.49	NB	15	15	ALP	0	0	0	Avail 6-11 years	15

2926	Site on the corner of Bridge Street & Mounts Road Wednesbury	RC8	398918	294426	3.15	NB	82	82	ALP	0	0	0	Avail 6-11 years	82
2927	Site on the corner of Woden Road South & Bridge St Wednesbury	RC8	398968	294314	1.61	NB	50	50	ALP	0	0	0	Avail 6-11 years	50
2929	Site on corner of New Street Hill Top West Bromwich	RC8	399267	293095	1.11	NB	35	35	ALP	0	0	0	Avail 6-11 years	35
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	2.20	NB	58	58	ALP	0	0	0	Avail 6-11 years	58
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	54	54	ALP	0	0	0	Avail 6-11 years	54
2938	Castle Street Tipton	RC9	395153	291984	1.49	NB	47	47	ALP	0	0	0	Avail 6-11 years	47
2939	Lower City Road / Dudley Rd East, Oldbury	RC9	397809	290374	0.56	NB	18	18	ALP	0	0	0	Avail 6-11 years	18

2940	Rattlechain Site Land to the north of Temple Way Tividale	RC9	397529	291218	14.85	NB	257	257	ALP	0	0	0	Avail 6-11 years	257
2942	Castle Street / High Street Tipton	RC9	395215	292122	0.70	NB	22	22	ALP	0	0	0	Avail 6-11 years	22
2943	Coneygre Road/ Burnt Tree Tipton	RC9	396257	291359	1.11	NB	35	35	ALP	0	0	0	Avail 6-11 years	35
2944	Birmingham Board Co Ltd Dudley Road East Oldbury	RC9	398468	289915	1.00	NB	32	32	ALP	0	0	0	Avail 6-11 years	32
2945	land off dudley Rd Oldbury	RC9	398603	289812	0.96	NB	30	30	ALP	0	0	0	Avail 6-11 years	30

2946	Site surrounding former Post office and Telephone exchange Horseley heath tipton	RC9	397191	292252	0.63	NB	20	20	ALP	0	0	0	Avail 6-11 years	20
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	0.32	NB	11	11	ALP	0	0	0	Avail 6-11 years	11
2949	British Gas Plc Land off Dudley Road Oldbury	RC9	398501	289862	1.04	NB	33	33	ALP	0	0	0	Avail 6-11 years	33

2950	Land Adj to Cleton business Park Tipton Rd Tipton	RC9	396803	291072	0.56	NB	18	18	ALP	0	0	0	Avail 6-11 years	18
2952	Lower Church Lane Tipton	RC9	396568	292445	0.76	NB	13	13	Long term residential site	0	0	0	Avail 6-11 years	13
2953	Sedgley Rd West High Street Tipton	RC9	395075	292402	1.12	NB	39	39	Long term residential site	0	0	0	Avail 6-11 years	39
2955	Unit 1 Groveland Road	RC9	396622	290750	0.36	NB	13	13	Long term residential site	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	Long term residential site	0	0	0	Avail 6-11 years	22
2957	Dudley Rd / 28 Dudley Rd West	RC9	397123	290712	1.78	NB	62	62	Long term residential site	0	0	0	Avail 6-11 years	62

2958	Tipton Rd Oldbury	RC9	397196	290773	1.76	NB	62	62	Long term residential site	0	0	0	Avail 6-11 years	62
2963	Groveland Rd	RC9	396718	290903	1.18	NB	41	41	Long term residential site	0	0	0	Avail 6-11 years	41
2965	Land between Great Bridge Street & William Street Tipton	RC8	398385	292249	1.92	NB	60	60	Long term residential site	0	0	0	Avail 6-11 years	60
2966	Alexandra Industrial Est Locarno Rd / Alexandra Rd Tipton	RC9	395948	292479	2.20	NB	77	77	Long term residential site	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	Long term residential site	0	0	0	Avail 6-11 years	76

2969	Dudley Rd West Oldbury	RC9	396717	290776	0.46	NB	16	16	Long term residential site	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	Long term residential site	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	18	18	ALP	0	0	0	Avail 6-11 years	18
2973	Burnt Tree Ind Est Groveland rd	RC9	396645	290809	0.82	NB	29	29	Long term residential site	0	0	0	Avail 6-11 years	29
2974	88/90 dudley Rd West	RC9	396736	290751	0.37	NB	13	13	Long term residential site	0	0	0	Avail 6-11 years	13

2985	STW/SMBC Land Friar Park Road Wednesbury	OOC	400725	295372	35.30	NB	633	633	ALP	0	0	0	Avail 6-11 years	633
2986	Friar Street Wednesbury	OOC	399905	295216	1.25	NB	38	38	ALP	0	0	0	Avail 6-11 years	38
2987	Wolverhampton Road and Anvil Drive, Oldbury B69 2JW	RC12	398322	288810	0.31	NB	9	9	ALP	0	0	0	Avail 6-11 years	9
2990	Fitzgerald Lighting LTD Rood End Road, Oldbury B69 4HT	RC12	400239	289170	1.39	NB	44	44	ALP	0	0	0	Avail 6-11 years	44
2994	Oldbury Road Industrial Estate Oldbury Road Smethwick B66 1JE	RC12	400888	289344	0.57	NB	18	18	ALP	0	0	0	Avail 6-11 years	18

2996	Thompson Road Oldbury B68 8QE	RC12	399561	287999	1.16	NB	41	41	Long term residential site	0	0	0	Avail 6-11 years	41
2997	Cape Hill/ Durban Street/ Raglan Road Smethwick B66 4SH	RC12	403229	287774	2.97	NB	94	94	ALP	0	0	0	Avail 6-11 years	94
2999	South Road/Broomfield, Smethwick B67 7DB	RC12	401787	288232	0.27	NB	9	9	Long term residential site	0	0	0	Avail 6-11 years	9
3000	Land at 152 Park Lane Wednesbury	OOC	399072	296559	0.42	NB	12	12	Potential housing site	0	0	0	Avail 6-11 years	12
3002	Rear of Council House, High Street Smethwick	RC12	402360	288140	0.37	NB	13	13	Long term residential site	0	0	0	Avail 6-11 years	13
3009	Tatbank Road Oldbury B69 4NB	RC12	399890	288564	1.15	NB	40	40	Long term residential site	0	0	0	Avail 6-11 years	40

3011	Langley Maltings Western Road Langly B69 4LY	RC12	399613	288297	2.72	NB	95	95	Long term residential site	0	0	0	Avail 6-11 years	95
3012	Giles Road Oldbury B68 8JQ	RC12	399882	288521	0.25	NB	9	9	Long term residential site	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	Long term residential site	0	0	0	Avail 6-11 years	33
3014	Oldbury Road Oldbury B66 1NJ	RC12	400522	289372	2.89	NB	102	102	Long term residential site	0	0	0	Avail 6-11 years	102
3015	104-110 Oldbury Road Smethwick B66 1JE	RC12	400888	289344	0.68	NB	24	24	Long term residential site	0	0	0	Avail 6-11 years	24
3016	230 Oldbury Road B66 1NR	RC12	400116	289342	1.48	NB	52	52	Long term residential site	0	0	0	Avail 6-11 years	52

3017	Sandwell MBC Depot, & surrounds Waterfall Lane, Cradley Heath	RC13	396406	286016	1.36	NB	43	43	ALP	0	0	0	Avail 6-11 years	43
3018	Carisbrooke Close / Crisbrooke Crescent Friar Park Wednesbury	OOC	401260	294973	1.01	NB	47	47	OC	0	0	0	Avail 6-11 years	47
3025	Silverthorne Lane/ Forge Lane, Cradley Heath	RC13	393760	285875	2.82	NB	74	74	ALP	0	0	0	Avail 6-11 years	74
3026	Station Street / Graingers Lane, Cradley Heath	RC13	394446	285745	1.30	NB	41	41	ALP	0	0	0	Avail 6-11 years	41

3027	The Bridge Trading Centre Cokeland Place / Congreaves Road, Cradley Heath	RC13	394662	285801	0.57	NB	18	18	ALP	0	0	0	Avail 6-11 years	18
3029	Cradley Road, Lower High Street, Cradley Heath	RC13	394264	285807	0.99	NB	31	31	ALP	0	0	0	Avail 6-11 years	31
3031	Station Street / Cradley Road, Cradley Heath (opp Majestic Cinema)	RC13	394446	285745	0.41	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	51	51	ALP	0	0	0	Avail 6-11 years	51

3034	Providence Street (Land bounded by Newtown Lane, Mousesweet Brook, & Foxoak Street), Cradley Heath.	RC13	394525	286331	4.81	NB	126	126	ALP	0	0	0	Avail 6-11 years	126
3039	21-23 Bagnall Street Tipton	OOC	397302	294203	0.69	NB	21	21	OC	0	0	0	Avail 6-11 years	21
3041	Cokeland Place / Graingers Lane, Cradley Heath	RC13	394610	285790	0.38	NB	12	12	ALP	0	0	0	Avail 6-11 years	12
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	37	37	ALP	0	0	0	Avail 6-11 years	37
3140	Land at Doulton Way, between Factory Road, Bloomfield Road, & railway line, Tipton.	RC16	395204	292737	2.83	NB	99	99	Long term residential site	0	0	0	Avail 6-11 years	99
3142	Spinners End Industrial Estate	RC13	394918	285917	0.71	NB	22	22	ALP	0	0	0	Avail 6-11 years	22

3219	Land & premises, Barnfield Road, Brook Street & Bloomfield Road.	RC16	395147	292967	0.83	NB	26	26	ALP	0	0	0	Avail 6-11 years	26
3221	Site between Bloomfield Road, Fountain Lane & Bradleys Lane, Tipton, West Midlands	RC16	395212	293570	1.50	NB	48	48	ALP	0	0	0	Avail 6-11 years	48
3223	Summerton Road, Oldbury	RC9	398051	290033	1.41	NB	44	44	ALP	0	0	0	Avail 6-11 years	44
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

3226	Bank Street, Cradley Heath West of Kimber Drop forgings Site, Cradley Heath	RC13	394447	286207	1.30	NB	40	40	ALP	0	0	0	Avail 6-11 years	40
3398	Firth Cleveland Locarno Road Tipton	RC9	396049	292580	2.42	NB	90	90	ALP	0	0	0	Avail 6-11 years	90
3427	West Road/South View Hamstead	OOC	404353	293222	1.24	NB	43	43	OC	0	0	0	Avail 6-11 years	43
3428	Ex Birchfield Care Home Wolverley Crescent Lion Farm	OOC	397968	288320	0.53	NB	18	18	OC	0	0	0	Avail 6-11 years	18

3507	Edwin Richards Quarry Portway Road Rowley Regis	OOC	396849	288360	51.22	NB	281	281	OC	0	0	0	Avail 6-11 years	281
5129	Portway Road, Wednesbury	RC8	398263	294842	10.70	NB	375	375	Long term residential site	0	0	0	Avail 6-11 years	375
5138	Nicholls Road, Tipton	RC16	397956	292458	3.96	NB	139	139	Long term residential site	0	0	0	Avail 6-11 years	139
5139	Brymill Industrial Estate, Brown Lion Street Tipton	RC16	395308	293461	1.97	NB	62	62	ALP	0	0	0	Avail 6-11 years	62

5265	Phase 9, The Parkway, site between Stafford St, Victoria St & Potters Lane, Wednesbury	RC8	398406	294701	0.94	NB	33	33	Long term residential site	0	0	0	Avail 6-11 years	33
5301	Potters Lane / Great Western Street, Wednesbury	RC8	398339	294653	0.17	NB	6	6	Long term residential site	0	0	0	Avail 6-11 years	6
5381	Victoria Street / Albert Street, Wednesbury	RC8	398468	294744	0.19	NB	7	7	Long term residential site	0	0	0	Avail 6-11 years	7
5421	Friardale Close / School Road, Friar Park, Wednesbury	OOC	400810	294994	0.72	NB	25	25	OC	0	0	0	Avail 6-11 years	25

5450	Barnfield Trading Estate Tipton	RC16	395268	293029	2.24	NB	78	78	Long term residential site	0	0	0	Avail 6-11 years	78
5556	Vector Industrial Park Church Lane, West Bromwich	RC8	400049	292717	5.20	NB	182	182	Long term residential site	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	Long term residential site	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	Long term residential site	0	0	0	Avail 6-11 years	49

5642	Land between Potters Lane & Stafford St Wednesbury	RC8	398347	294741	0.85	NB	30	30	Long term residential site	0	0	0	Avail 6-11 years	30
5643	Site between Dudley St & Victoria St Wednesbury	RC8	398418	294801	1.18	NB	41	41	Long term residential site	0	0	0	Avail 6-11 years	41
5646	Site on Stafford St Wednesbury	RC8	398567	294583	1.45	NB	49	49	Long term residential site	0	0	0	Avail 6-11 years	49
5648	Land at Potters Lane, Wednesbury	RC8	368435	294564	0.74	NB	26	26	Long term residential site	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	Long term residential site	0	0	0	Avail 6-11 years	37

6317	Henn Street COS & Strathmore Road, Tipton	OOC	396328	293772	1.44	NB	58	58	OC	0	0	0	Avail 6-11 years	58
6340	Car Park Victoria Street West Bromwich	RC12	400370	291246	0.11	NB	49	49	GC	0	0	0	Avail 6-11 years	49
6441	Eastern Gateway South	RC12	400839	290653	3.25	NB	77	77	ALP	0	0	0	Avail 6-11 years	77
6442	George Street	RC12	400765	290748	0.73	NB	22	22	ALP	0	0	0	Avail 6-11 years	22
OC3	Star and Garter, West Bromwich	RC12	400478	291174	0.05	NB	34	34	OC	0	0	0	Avail 6-11 years	34
OC4	Former Forge Tavern PH, 144 Franchise Street, Wednesbury	OOC	398715	296596	0.31	NB	13	13	OC	0	0	0	Avail 6-11 years	13

OC6	1 Vicarage Rd (Kwik Save), corner of Wilford Road, West Bromwich	OOC	400536	292630	0.2	NB	11	11	OC	0	0	0	Avail 6-11 years	11
OC7	71 Titford Road	RC12	399113	288195	0.07	NB	14	14	OC	0	0	0	Avail 6-11 years	14
OC8	Puffing Billy Public House, Raglan Road, Smethwick	RC12	403206	287902	0.11	NB	23	23	OC	0	0	0	Avail 6-11 years	23

Appendix 4: Call for Sites

Site	Included in SHLAA supply?	Reason - Land use & Designations
Dudley Golf Club, Turners Hill, Land Fronting Oakham Road	No	Policy restrictions apply as site is allocated in SAD DPD for Strategic Open Space therefore not suitable.
Peak House Farm, Great Barr	No	Green Belt
Land at Mill Lane, Langley Green, Oldbury	Yes - already included	Allocated in Site Allocations and Delivery DPD
Coal Authority - guidance	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	N/A	Assessment of potential housing sites should be informed by the landscape character approach.
		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.
		The SHLAA should consider the availability of Green Infrastructure (GI) and opportunities to enhance GI networks when considering sites for development.
		Housing development may present opportunities for the enhancement of geological sites. Should seek opportunities to enhance public rights of way and accessible natural green space.