



Sandwell Strategic Housing Land Availability
Assessment (SHLAA) 2015

Contents

Introduction and Policy Background
Methodology
Stage 1 Identification of Sites
Stage 2 Site / Broad Location Assessment
Stage 3 Windfall Assessment
Stage 4 Assessment Review
Stage 5 Final Evidence Base and Conclusions
Appendix

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 2015 has a base date of 1 April 2015 and supersedes all previous SHLAAs prepared by Sandwell MBC.
- 2.2 An initial SHLAA report was prepared in 2010. The SHLAA has been updated regularly to take account of changes, including planning permission, houses under construction and completions. It also includes any suitable new sites which have been proposed arising from landholder / developer interest or as a result of site information from within the council. It also removes sites that are no longer considered to have potential for housing, including sites secured for non-residential uses.
- 2.3 We invited stakeholders to submit site suggestions for new housing development as part of a "Call for Sites" exercise in September 2015. This resulted in the submission of two site suggestions from landowners/developers.

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:

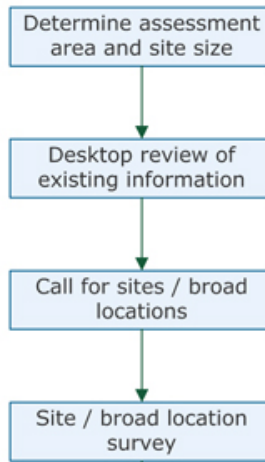
- identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against an authority's housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where 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

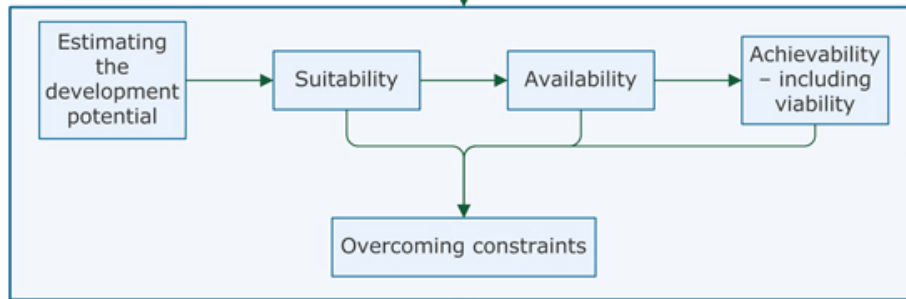
- 4.1 The Black Country Core Strategy (BCCS) was adopted in February 2011 and sets targets for the Black Country and for each of the four local authorities. The requirement for Sandwell for 2006 to 2026 is 21489 (net) dwellings.
- 4.2 The SHLAA identifies the supply of land available for up to 15 years. 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

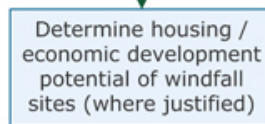
Stage 1 - Site / broad location identification



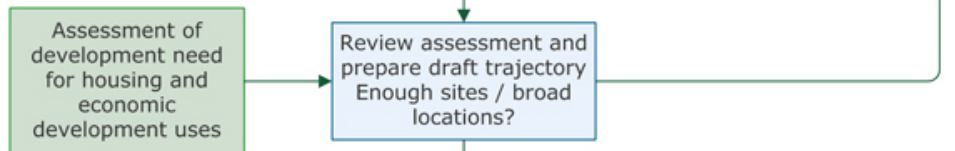
Stage 2 - Site / broad location assessment



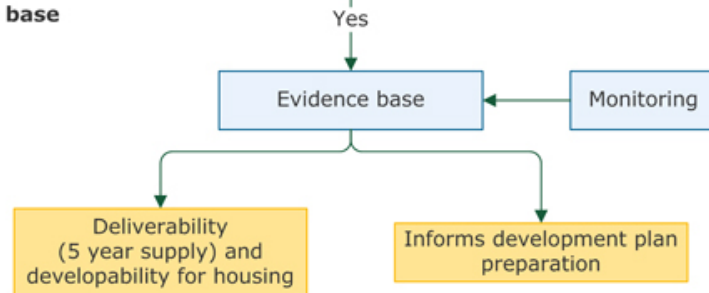
Stage 3 - Windfall assessment



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 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.
- 5.5 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

5.6 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 The Council carried out a 6 week “Call for Sites” evidence gathering exercise in September 2015. This sought the submission of sites for consideration in the updated SHLAA. The call for sites was publicised on the Council’s website, with emails sent directly to developers and land owners. As a result two sites were submitted.

7.2 As set out in the Planning Practice Guidance, other data sources were also 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

Type of site	Potential data source
	Government, National Health Service, Policy, 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. 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 2018/2019 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
2000/01	79
2001/02	97
2002/03	123
2003/04	106
2004/05	91
2005/06	155
2006/07	139
2007/08	143
2008/09	70
2009/10	56
2010/11	74
2011/12	107
2012/13	76
2013/14	87
2014/15	110
Total	1513
Average over 15 years	101
Total for 2018/19 – 2025/26	808

- 13.5 The table above shows that over the last 15 years there has been an average of 101 completions per annum. This equates to 808 units over the 8 year period 2018/19 – 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 published in the AMR.

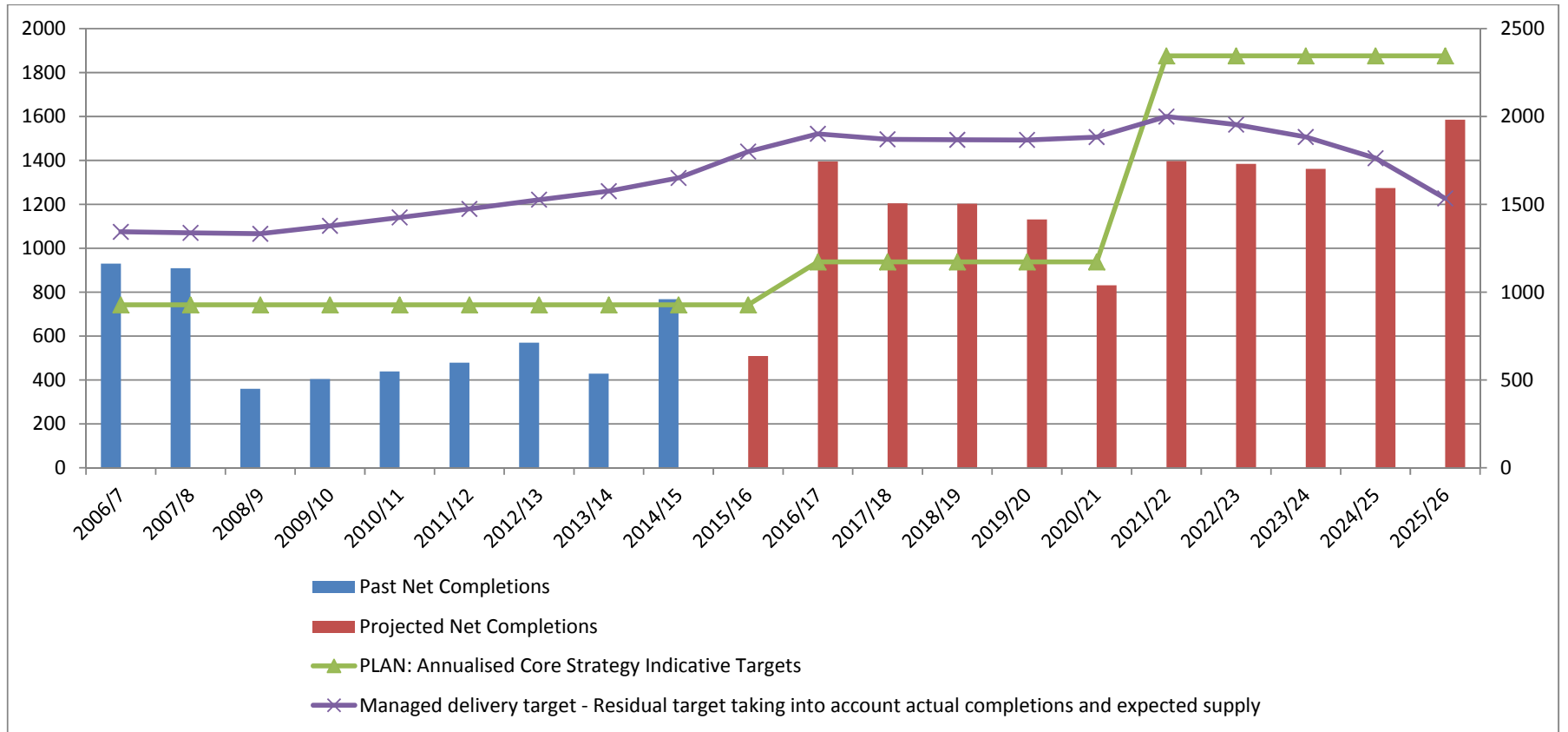
15. Risk Assessment

15.1 An assessment has been made on sites with planning permission and those allocated in the Sandwell Sites Allocation and Delivery DPD. It would be unrealistic to assume that all those sites will be implemented straight away. A 10% and 15% reduction has therefore been applied to those sites with planning permission and those allocated in the DPD, respectively.

16. Stage 5: Final Evidence Base

16.1 The full list of identified sites and their anticipated delivery timescale are in Appendix 2 and 3. Those sites that have been excluded from the SHLAA supply are in Appendix 4.

Appendix 1: Indicative Sandwell Trajectory 2006/07 to 2025/26



Appendix 2: Sites Deliverable between 2015-2020

Site Ref	Address	RC Ref	Easting	Northing	Total Site Area	Development Type (NB / C)	Capacity	State of Development (UC/ COM/ FPP/ OPP/ OC /ALP)	Total Comps to date	Total Comps 12 months	UC	Total between 2015-2020
1443	Working Mens Club Cardigan Close West Bromwich	RC8	400194	293024	0.33	NB	5	ALP	0	0	0	5
1533	Great Bridge - Car Park Tipton	RC8	397988	292420	0.37	NB	14	ALP	0	0	0	14
2907	Holloway Bank Wednesbury	RC8	399014	294147	5.71	NB	149	ALP	0	0	0	149
2913	Sheepwash Lane / Whitehall Road Great Bridge	RC8	397955	292239	0.08	NB	3	ALP	0	0	0	3
2918	Land at Junction of Black Lake and Swan Lane West Bromwich	RC8	399475	292476	1.25	NB	39	ALP	0	0	0	39
2920	Land to north and west of Ridgeacre Road West Bromwich	RC8	399694	292645	1.63	NB	51	ALP	0	0	0	51
2930	Pembroke Way Hateley Heath West Bromwich	RC8	399852	293171	2.30	NB	60	ALP	0	0	0	60
194	Tunnel Road Hill Top West Bromwich	RC8	399025	293525	0.31	NB	9	FPP	0	0	0	9
1072	Bailey Street, Rear of 114-128 Claypit Lane West Bromwich	RC8	399244	291590	0.38	NB	10	FPP	0	0	0	10

1440	John Street North West Bromwich	RC8	399892	291968	1.47	NB	28	OPP	0	0	0	28
1658	Former Hill Top Resource Centre & Land Adjacent No. 35 Peters Street West Bromwich	RC8	398978	293225	0.56	NB	18	UC	0	0	18	18
2357	Land Adjacent 6 Ash Drive West Bromwich	RC8	400189	292785	0.01	NB	1	UC	0	0	1	1
2379	Claypit Lane / Wattle Road West Bromwich	RC8	399143	291555	6.50	NB	197	FPP	103	103	0	94
2823	Site off kent Close Primary School Denbigh Drive West Bromwich	RC8	399959	293131	0.77	NB	29	UC	0	0	29	29
2906	Darlaston Road/Old Park Road Kings Hill Wednesbury	RC8	398321	295686	5.20	NB	200	OPP	0	0	0	200
3061	John Lees House 38 Carters Green West bromwich B70 9LG	RC8	399740	291819	0.70	NB	90	UC	0	0	90	90
3177	Land Adjacent To 4 Heronville Drive Black Lake West Bromwich	RC8	399097	293097	0.04	NB	1	FPP	0	0	0	1
3232	Relay House 14 High Bullen Wednesbury	RC8	398583	295065	0.08	NB	10	OPP	0	0	0	10
3351	Land Adjacent 86 Walsall Street Wednesbury	RC8	399040	295084	0.04	NB	2	OPP	0	0	0	2

3357	The Co-Operative Pharmacy 86 Hill Top West Bromwich	RC8	399300	293318	0.02	NB	1	FPP	0	0	0	1
3416	Harvills Hawthorn PFI Harvills Hawthorn West Bromwich	RC8	398712	293018	6.25	NB	233	UC	39	39	24	194
3447	Land Between 96 And 98 Jervoise Street West Bromwich	RC8	399393	291745	0.06	NB	3	UC	0	0	3	3
3459	The Shambles Toilets The Shambles Wednesbury	RC8	398763	294925	0.01	NB	3	FPP	0	0	0	3
3516	Site of 2-28 Witton Lane West Bromwich	RC8	399254	293688	0.18	NB	24	OPP	0	0	0	24
3521	Old Vicarage 93 Bagnall Street Harvills Hawthorn West Bromwich	RC8	398197	293267	0.18	NB	1	FPP	0	0	0	1
3523	Site of 50A - 53A Leabrook Road Wednesbury	RC8	397606	294188	0.11	NB	4	FPP	0	0	0	4
5018	The lamp 18 Upper High Street Wenesbury	RC8	398639	295072	0.04	C	3	FPP	0	0	0	3
5044	Hawthorn Tavern 245 Dial Lane West Bromwich	RC8	398939	293196	0.11	C	6	UC	0	0	6	6
5078	35 - 37 Carters Green West Bromwich	RC8	399817	291841	0.07	C	13	FPP	0	0	0	13

5082	Relay House 14 High Bullen Wednesbury	RC8	398583	295065	0.08	C	12	UC	0	0	12	12
5855	Land At Junction Of Meeting Street And Mark Road Wednesbury	RC8	398262	295161	0.04	NB	1	FPP	0	0	0	1
5874	Site of 1 - 13 (odds) & 91 & 93 St Vincent Crescent & 39 - 43 (odds) Wolseley Road West Bromwich	RC8	398627	292940	0.36	NB	12	UC	0	0	4	12
5954	416 High Street West Bromwich	RC8	399951	291652	0.34	C	45	FPP	0	0	0	45
5982	Land At The Junction Of Leabrook Road Doe Bank Road Tipton	RC8	397567	294148	0.05	NB	2	FPP	0	0	0	2
6131	Jerseytex Ltd 81 Bridge Road Tipton	RC8	399614	292041	0.20	C	1	FPP	0	0	0	1
383	Land off Temple Way Tividale	RC9	397320	291080	3.52	NB	27	ALP	0	0	0	27
440	Orchard Street Burnt Tree Tipton	RC9	395880	290720	0.28	NB	10	ALP	0	0	0	10
1183	land at Horseley Heath, Alexandra Road, and Lower Church Lane, Tipton	RC9	396858	292389	11.15	NB	60	ALP	0	0	0	60
1203	Mill Street Great Bridge	RC9	397670	292390	1.79	NB	35	ALP	0	0	0	35

1204	Mill Street Great Bridge	RC9	397600	292400	0.10	NB	4	ALP	0	0	0	4
1401	Great Bridge	RC9	395106	292120	0.75	NB	22	ALP	0	0	0	22
1448	Station Street Tipton	RC9	396618	292006	1.37	NB	43	ALP	0	0	0	43
1449	Wellington Road Tipton	RC9	396453	291923	0.97	NB	31	ALP	0	0	0	31
1463	Lower City Road Oldbury	RC9	397789	290173	2.36	NB	62	ALP	0	0	0	62
2386	Brandon Way / Ablion Road (WB C5) West Bromwich	RC9	399249	290567	10.56	NB	494	ALP	0	0	0	494
2935	Wellmand Robey Ltd Newfield Road Oldbury	RC9	398468	289915	4.91	NB	129	ALP	0	0	0	129
2936	CBF Ltd Wade Building Services Groveland Road	RC9	396739	291047	1.29	NB	40	ALP	0	0	0	40
2946	Site surrounding former Post office and Telephone exchange Horseley heath tipton	RC9	397191	292252	0.63	NB	20	ALP	0	0	0	20
2947	Site on Railway Street Horseley Heath Tipton	RC9	397191	292252	0.35	NB	12	ALP	0	0	0	12
3049	Land between Addington Way and River Tame; Temple Way (Rattlechain)	RC9	397814	291077	1.30	NB	41	ALP	0	0	0	41

3223	Summerton Road, Oldbury	RC9	398051	290033	1.41	NB	44	ALP	0	0	0	44
3224	10 - 60 Dudley Road East Oldbury	RC9	397397	290450	2.10	NB	55	ALP	0	0	0	55
265	Old Cross Street Tipton	RC9	395367	292416	0.48	NB	14	FPP	0	0	0	14
463	Dudley Road East (Brades Hall) Brades Hall Oldbury	RC9	397929	290821	1.85	NB	60	FPP	0	0	0	60
465	Balfour Drive Tividale	RC9	397505	290740	0.07	NB	2	FPP	0	0	0	2
1186	Peel Street Tipton	RC9	396340	291752	1.04	NB	63	FPP	8	8	0	55
1203	Mill Street Great Bridge	RC9	397670	292390	1.79	NB	38	FPP	0	0	0	38
3153	Former Fisheries Site Union Road Oldbury	RC9	398349	290437	2.13	NB	17	FPP	5	0	0	12
3332	Land Adjacent To Tame Bridge Public House Tame Road Tipton	RC9	397566	292155	0.08	NB	5	FPP	0	0	0	5
3461	30 Dunkirk Avenue West Bromwich B70 0ER	RC9	398188	291505	0.05	NB	1	FPP	0	0	0	1
5107	266 Dudley Port Tipton	RC9	396564	291611	0.03	C	2	FPP	0	0	0	2
5892	Site Of Former Royal Oak Public House 261, 259 & 257 Whitehall Road Tipton	RC9	398134	291943	0.09	NB	12	FPP	0	0	0	12

5957	Land Adjacent To 7 Charlotte Close Oldbury	RC9	396289	290708	0.02	NB	1	FPP	0	0	0	1
6038	Land To The Rear Of 21 To 31 Tividale Road Oldbury	RC9	396080	290743	0.03	NB	1	FPP	0	0	0	1
6093	Land At The Junction Of Horseley Heath Tame Road Tipton	RC9	397302	292217	0.09	NB	7	FPP	0	0	0	7
1380	Whitehall Road Great Bridge	RC9	398074	291983	0.41	NB	16	OPP	0	0	0	16
2191	36 (Stuart Spencer Autos) Conygree Road Tipton DY4 8XF	RC9	396089	291099	0.10	NB	7	OPP	0	0	0	7
3511	JMS C.M.T.Limited Lewis Street Tipton	RC9	397551	292333	0.04	NB	2	OPP	0	0	0	2
6109	D S Devey , Tividale Street, Tipton	RC9	396204	291093	0.10	NB	7	OPP	0	0	0	7
1189	former Accles and Pollock Sports Ground Brades Rise Oldbury	RC9	397820	289875	6.36	NB	192	UC	127	53	14	65
1871	Rear of 10 Castle Road Tipton	RC9	395006	291963	0.03	NB	1	UC	0	0	1	1
2051	Land At The Junction Of Rose Lane Dudley Road East Oldbury	RC9	397455	290696	0.33	NB	24	UC	0	0	24	24

2367	Alexandra Road / Upper Church Lane / Locarno Road Tipton	RC9	396187	292633	7.00	NB	142	UC	73	21	24	69
3119	Site of Jeavons Engineering Lower Church Lane Tipton	RC9	396645	292466	1.90	NB	49	UC	45	28	4	4
6059	Land At The Junction Of Coppice Street Thelma Road Tipton	RC9	395346	292494	0.08	NB	3	UC	0	0	2	3
585	Birmingham Road Oldbury	RC12	399350	289440	0.68	NB	36	ALP	0	0	0	36
794	The Old Coal Yard York Road Oldbury	RC12	398183	287278	0.68	NB	13	ALP	0	0	0	13
1446	Holly Lane Clinic St. Pauls Road Smethwick	RC12	401343	289192	0.53	NB	16	ALP	0	0	0	16
1456	Sandwell College Smethwick Campus Crocketts Lane Smethwick	RC12	402391	288347	2.41	NB	84	ALP	0	0	0	84
1698	Units 1-7 Wellesley Road Oldbury	RC12	400004	288809	0.26	NB	8	ALP	0	0	0	8
1919	Former Starlight Auto Sales Wolverhampton Road Oldbury	RC12	398939	287425	0.23	NB	14	ALP	0	0	0	14
1997	Tudor Works 36A Windmill Lane Smethwick	RC12	402965	288018	0.25	NB	24	ALP	0	0	0	24
2013	Land Between No.32 And George Betts School West End Avenue Smethwick	RC12	400510	289326	0.32	NB	11	ALP	0	0	0	11

2423	Former Dept of Social Security Church Hill Street Smethwick	RC12	401967	288504	0.50	NB	45	ALP	0	0	0	45
2498	Site of 50 Former Valentin Restaurant Newbury Lane Oldbury	RC12	398109	288855	0.20	NB	7	ALP	0	0	0	7
2820	Eastern Gateway Development Site High Street West Bromwich	RC12	400868	290950	1.92	NB	45	ALP	0	0	0	45
2980	Clay Lane, Oldbury	RC12	399124	287906	0.28	NB	12	ALP	0	0	0	12
3462	Unett Atreeet/ Raglan Road	RC12	403301	287882	4.60	NB	161	ALP	0	0	0	161
585	Birmingham Road Oldbury	RC12	399350	289440	0.68	NB	5	FPP	3	0	0	2
794	The Old Coal Yard York Road Oldbury	RC12	398183	287278	0.68	NB	23	FPP	0	0	0	23
1049	Land adjacent to 75 Florence Road West Bromwich	RC12	400985	290384	0.06	NB	3	FPP	0	0	0	3
1193	Messenger Road Smethwick	RC12	402875	288477	2.94	NB	103	FPP	93	88	0	10
2131	13 Causeway Green Road Oldbury	RC12	399362	287767	0.03	NB	2	FPP	0	0	0	2
2192	Land at Mill Lane Oldbury	RC12	399507	288041	2.40	NB	92	FPP	0	0	0	92
2333	Site of 23-24 Suffrage Street Smethwick	RC12	402676	288000	0.06	NB	18	FPP	0	0	0	18
2380	Oxford Road West Bromwich	RC12	399848	291252	3.10	NB	152	FPP	93	0	0	59

2687	SK Onestop Limited 64 High Street Smethwick	RC12	401833	288830	0.02	NB	1	FPP	0	0	0	1
2989	Windmill Lane, Smethwick B66 3QX	RC12	403049	288272	0.43	NB	55	FPP	13	13	42	42
2992	Ashes Road Oldbury B69 4RA	RC12	398661	287425	1.45	NB	46	FPP	0	0	0	46
3007	21 West Cross Centre. Oldbury Road/Mallin Street Smethwick	RC12	400786	289351	0.02	NB	6	FPP	0	0	0	6
3108	91 Mckean Road Oldbury	RC12	399230	289824	0.09	NB	1	FPP	0	0	0	1
3243	Land rear of 875 Wolverhampton Road Oldbury B69 4RU	RC12	398914	287487	0.02	NB	1	FPP	0	0	0	1
3254	Astle House Astle Park West Bromwich	RC12	400388	291319	0.06	NB	14	FPP	0	0	0	14
3257	Lock up Garges to the rear of Southview West End Avenue Smethwick	RC12	400660	289353	0.03	NB	1	FPP	0	0	0	1
3284	Land Adjacent to 86 Blakeley Hall Road Oldbury	RC12	399992	289439	0.04	NB	1	FPP	0	0	0	1
3304	Junction 2 Interiors 870 Wolverhampton Road	RC12	398881	287787	0.20	NB	2	FPP	0	0	0	2

3315	Bank Buildings 2 Langley High Street	RC12	399238	288218	0.03	NB	2	FPP	0	0	0	2
3353	Site of 131 Stony Lane Smethwick	RC12	401652	288448	0.06	NB	1	FPP	0	0	0	1
3361	Land Adjacent 38 Clay Lane Oldbury	RC12	399182	287879	0.07	NB	2	FPP	0	0	0	2
3481	Land to the Rear of 107 - 111 Highfield Road Ocker Hill Tipton	RC12	396910	293712	0.08	NB	4	FPP	0	0	0	4
4973	8A Carlton Road Smethwick	RC12	402520	289654	0.01	C	1	FPP	0	0	0	1
5001	Marriott House West Cross Shopping Centre Oldbury Road Smethwick,	RC12	400741	289356	0.05	C	14	FPP	0	0	0	14
5064	72 - 78 High Street Smethwick	RC12	401853	288819	0.05	C	11	FPP	0	0	0	11
5066	Future Training 2000 Learning Centre 274 - 278 High Street Smethwick,	RC12	402256	288165	0.03	C	5	FPP	0	0	0	5
5070	312 - 314 High Street West Bromwich	RC12	400321	291336	0.05	C	10	FPP	0	0	0	10
5092	Principal Court Firs Lane Smethwick	RC12	402175	288159	0.25	C	2	FPP	0	0	0	2
5883	Ryland Memorial School Of Art Lodge Road West Bromwich	RC12	400138	291380	0.05	C	1	FPP	0	0	0	1

5906	Royal Exchange 84 Bromford Lane West Bromwich	RC12	399919	290651	0.09	C	2	FPP	0	0	0	2
5908	Waterloo Hotel Waterloo Road Smethwick	RC12	402774	287626	0.02	C	6	FPP	0	0	0	6
5946	Community Centre 61 St Stephens Road West Bromwich	RC12	402580	289968	0.02	C	1	FPP	0	0	0	1
5981	Former Simpson Street Day Centre 6 Simpson Street Oldbury	RC12	399227	289489	0.05	NB	3	FPP	0	0	0	3
5987	St Pauls Office 253 High Street Smethwick	RC12	402267	288268	0.10	NB	12	FPP	0	0	0	12
5997	170 - 172 Princess Parade High Street West Bromwich B70 7QS	RC12	400664	291015	0.02	C	2	FPP	0	0	0	2
6033	Former Resource Centre 23 & 25 Beeches Road West Bromwich B70 6QE	RC12	401447	401447	0.42	C	2	FPP	0	0	0	2
6034	Landchard House Victoria Street West Bromwich B70 8HY	RC12	400333	291179	0.19	C		FPP	0	0	0	0
6037	66 Coopers Lane Smethwick	RC12	401991	288224	0.02	C	2	FPP	0	0	0	2

6045	Adj 1 Wood Lane West Bromwich B70 9PZ	RC12	399589	291230	0.03	NB	4	FPP	0	0	0	4
6050	Metro Court 150 High Street West Bromwich	RC12	400776	290886	0.22	C		FPP				0
6051	Car Park Bilhay Lane West Bromwich	RC12	399508	292394	0.13	NB	6	FPP	0	0	0	6
6052	51 Beeches Road West Bromwich	RC12	401270	290871	0.01	NB	2	FPP	0	0	0	2
6088	St Michaels And All Angels Church, Causeway Green Road, Oldbury	RC12	399352	287680	0.15	NB	1	FPP	0	0	0	1
6105	West Bromwich Neighbourhood Office Gladstone Street West Bromwich	RC12	400208	292527	0.15	C	3	FPP	0	0	0	3
6106	1 - 3 Murdock Road Smethwick	RC12	403706	288699	0.10	C	8	FPP	0	0	0	8
6134	3 Bull Street West Bromwich Ringway West Bromwich	RC12	400797	290995	0.03	NB	5	FPP	0	0	0	5
6144	The Fox And Dogs 140B High Street West Bromwich	RC12	400850	290836	0.08	C	1	FPP	0	0	0	1
6146	Land Adjacent 1 Sabell Road Smethwick	RC12	401748	288889	0.10	NB	2	FPP	0	0	0	2

6149	217 - 219 Princess Parade High Street West Bromwich B70 7QZ	RC12	400621	291106	0.02	C	5	FPP	0	0	0	5
6151	I And K Beauty 29 Victoria Street West Bromwich	RC12	400260	291166	0.02	C	1	FPP	0	0	0	1
6164	211A Princess Parade High Street West Bromwich	RC12	400632	291101	0.02	C	2	FPP	0	0	0	2
586	Seven Stars Road Oldbury	RC12	399120	289220	2.52	NB	186	OPP	0	0	0	186
2129	Wilkinson Wheel Company Barton street West Bromwich	RC12	400015	290816	0.35	NB	22	OPP	0	0	0	22
2516	Brindley II - Land between Lewisham Rd/ Mafeking Rd and Birmingham Canal Smethwick	RC12	402470	289102	5.15	NB	193	OPP	0	0	0	193
3260	Yard adjacent Waterside Court Titford Road Oldbury	RC12	398641	287713	0.04	NB	6	OPP	0	0	0	6
5981	Former Simpson Street Day Centre 6 Simpson Street Oldbury	RC12	399227	289489	0.05	NB	6	OPP	0	0	0	6
6153	Former Lockup Garages Land Between Oxford Road & Sydenham Road Smethwick	RC12	402469	289283	0.25	NB	9	OPP	0	0	0	9
583	Lodge Street Oldbury	RC12	399292	289196	0.39	NB	14	UC	0	0	14	14

700	120-122 Devonshire Road Smethwick	RC12	401570	288530	0.02	NB	2	UC	0	0	2	2
1446	Holly Lane Clinic St. Pauls Road Smethwick	RC12	401343	289192	0.53	NB	13	UC	0	0	13	13
2193	Land adjacent to 2 Clifford Road West Bromwich	RC12	399593	290377	0.07	NB	12	UC	0	0	12	12
2373	Cranford Street (SME5) residential allocation Smethwick	RC12	403548	288407	7.08	NB	142	UC	0	0	142	142
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	UC	247	43	10	90
2820	Eastern Gateway Development Site High Street West Bromwich	RC12	400868	290950	1.78	NB	96	UC	69	40	27	27
3194	Cape House 95 Cape Hill Smethwick	RC12	403069	287662	0.18	NB	8	UC	0	0	8	8
3504	Springfield Open Space Devereux Road West Bromwich	RC12	401222	290208	1.68	NB	61	UC	53	53	8	8
4951	29 High Street, West Bromwich	RC12	401109	290647	0.04	C	4	UC	0	0	4	4
4958	274-276 High street West Bromwich	RC12	400410	291253	0.05	C	4	UC	0	0	4	4

5114	2 - 3 Church Square Oldbury	RC12	399043	289472	0.02	C	1	UC	0	0	1	1
6011	Red Fort Social Club 80 High Street Smethwick	RC12	401881	288803	0.03	NB	5	UC	0	0	5	5
6016	Bulls Head 18 Birmingham Street Oldbury	RC12	399052	399052	0.04	NB	4	UC	1	1	3	3
6031	Site Of Former Smethwick Home Guard Club Oldbury Road	RC12	401489	289177	0.18	NB	6	UC	0	0	6	6
1376	Elbow Street Old Hill	RC13	395619	286472	2.65	NB	24	ALP	0	0	0	24
1437	Lower High Street Cradley Heath	RC13	393996	285816	0.40	NB	26	ALP	0	0	0	26
1461	Waterfall Lane (West) Cradley Heath	RC13	396288	285996	0.46	NB	15	ALP	0	0	0	15
2172	Land at 12 Grange Road and The Wharf PH Grange Road Cradley Heath	RC13	396476	285946	1.00	NB	40	ALP	0	0	0	40
2402	Cradley Print Limited 18 Chester Road Cradley Heath	RC13	394190	285758	1.06	NB	45	ALP	0	0	0	45
3010	Corngreaves Road (City Estate Hillcrest Ind Estate) Palmers Garage	RC13	394786	285674	2.80	NB	73	ALP	0	0	0	73
3019	Station Road (South)	RC13	396299	285903	0.95	NB	33	ALP	0	0		33

3020	Broadcott Industrial Estate, and Broadwyn Trading Estate, Waterfall Lane/Station Road, Old Hill.	RC13	396152	286029	1.49	NB	47	ALP	0	0	0	47
3021	80,82,85 & 90a Waterfall Lane & 99 to 125 (odds) Station Road, Cradley Heath	RC13	396245	285970	0.35	NB	11	ALP	0	0	0	11
3023	Macarthur Road Industrial Estate, Cradley Heath	RC13	394226	285515	1.32	NB	35	ALP	0	0	0	35
3040	Woods Lane, Cradley Heath	RC13	394003	285602	8.11	NB	212	ALP	0	0	0	212
3467	Lower High Street (Station hotel & Dunns Site).	RC13	394043	285778	0.28	NB	10	ALP	0	0	0	10
1152	Land adj to Blue Ball Public House Peartree Lane Cradley Heath	RC13	395340	286086	0.15	NB	9	FPP	0	0	0	9
1422	37 High Street, Cradley Heath	RC13	394486	285990	0.04	NB	1	FPP	0	0	0	1
1847	land adjacent to 320 Halesowen Road Cradley Heath	RC13	395830	285920	0.02	NB	1	FPP	0	0	0	1
1855	Adjacent 12 Bearmore Road Cradley Heath	RC13	395133	286108	0.19	NB	20	FPP	0	0	0	20
2396	116/117 Graingers Lane Cradley Heath	RC13	394385	285823	0.04	NB	6	FPP	0	0	6	6
2445	Land adjacent 16 & 23 eagle Close & Land between 39 & Day Centre Harves Road Rowley Regis	RC13	396288	287538	1.16	NB	98	FPP	6	0	0	92

2889	Land Adjacent To 16 Linton Road Cradley Heath	RC13	395624	287050	0.02	NB	1	FPP	0	0	0	1
3005	Knowle Resource Centre, Harvest Road, Rowley Regis	RC13	396212	287434	1.10	NB	1	FPP	0	0	0	1
3152	6- 7 Lower High Street Cradley Heath	RC13	394259	285863	0.05	NB	4	FPP	0	0	0	4
3298	Factory premises adj 30 Coxs Lane Cradley Heath	RC13	395601	286930	0.09	NB	4	FPP	0	0	0	4
3506	Norbert Dentressangle Doulton Road Rowley Regis	RC13	395657	287949	5.22	NB	218	FPP	0	0	0	218
5115	Cradley Heath Newsagents 37 High Street Cradley Heath	RC13	394486	285990	0.01	C	1	FPP	0	0	0	1
6027	Land Adjacent 17 Doulton Road Rowley Regis	RC13	395961	287822	0.08	NB	4	FPP	0	0	0	4
6178	1-5, 8-17, 21, 72, 73 Market Square High Street Cradley Heath	rc13	394450	285963	0.17	C	19	FPP	0	0	0	19
2259	Sentinel Plastics Limited 39 Wrights Lane Cradley Heath B64 6QY	RC13	396009	286428	0.27	NB	13	OPP	0	0	0	13
3457	Land read of 4 Woodfield Avenue Cradley Heath	RC13	394636	285882	0.02	NB	2	OPP	0	0	0	2
1945	Adj 101 Beeches Road Rowley Regis B65 0BB	RC13	396934	286253	0.20	NB	16	UC	0	0	16	16

2521	Land adjacent 65 Silverthorne Lane Cradley Heath	RC13	394041	285870	0.14	NB	7	UC	3	3	4	4
3289	Site of 166 to 169 Halesowen Street and 6 High St Rowley Regis	RC13	397395	286370	0.05	NB	7	UC	0	0	7	7
3312	Beecher House 3 Station Street Cradley Heath	RC13	394339	285710	0.05	NB	1	UC	0	0	1	1
3343	Site Of 62 To 64 Oldbury Road Rowley Regis	RC13	397600	286555	0.02	NB	1	UC	0	0	1	1
3534	Site of Former Cradley Heath Nursery School Graingers Lane Cradley Heath	RC13	394435	285863	0.17	NB	11	UC	6	6	5	5
5099	59 High Street, Rowley Regis,	RC13	397066	286417	0.09	C	6	UC	0	0	6	6
6000	Playground Site Adjacent 59 Clifton Street Cradley Heath	RC13	395953	286233	0.03	NB	2	UC	0	0	1	2
2369	Land at Tibbington Terrace Former Princes End Primary School Tipton	RC16	395476	293374	0.75	NB	2	ALP	0	0	0	2
2370	Bradleys Lane / High Street Tipton	RC16	395322	293779	5.60	NB	230	ALP	0	0	0	230
3141	Corner of Batmans Hill Road and Hobart Road, Princes End, Tipton	RC16	395403	294294	0.25	NB	8	ALP	0	0	0	8

2369	Land at Tibbington Terrace Former Princes End Primary School Tipton	RC16	395476	293374	0.75	NB	29	FPP	0	0	0	29
3138	Batman's Hill Pupil Referral Unit, Adams Close, Princes End	RC16	395557	294086	0.63	NB	26	FPP	0	0	0	26
5043	24 Bloomfield Road Tipton	RC16	395206	293545	0.05	C	3	FPP	0	0	0	3
5972	Former Corus Premises Bloomfield Road Tipton	RC16	395203	293245	2.06	NB	79	UC	69	45	10	10
768	Reservoir Road Rowley Regis	OOC	397503	287500	0.76	NB	30	ALP	0	0	0	30
1438	Social Club Friar Park Farm Kent Road Wednesbury	OOC	400794	295773	1.96	NB	61	ALP	0	0	0	61
1459	Bank Street (West) Hateley Heath	OOC	400504	292742	0.85	NB	43	ALP	0	0	0	43
2982	Land at Portway Road & Hawes Lane Tippity Green Rowley Regis	OOC	396739	287680	1.13	NB	40	ALP	0	0	0	40
2983	Land at Tippity Green Portway Road Allsops Hill Rowley Regis	OOC	396778	287846	0.38	NB	13	ALP	0	0	0	13
2984	Land at Tippity Green Rowley Regis	OOC	397092	287944	4.47	NB	150	ALP	0	0	0	150
3048	Land at Newton Rd Great Barr	OOC	403207	293865	0.30	NB	16	ALP	0	0	0	16

3227	Hall Green Road West Bromwich	OOC	400885	294395	5.20	NB	136	ALP	0	0	0	136
28	Alma Street Wednesbury	OOC	399750	295120	0.52	NB	19	FPP	0	0	0	19
546	Land between 13 & 19 Ashleigh Road Tividale	OOC	397285	289554	0.07	NB	2	FPP	0	0	0	2
896	Land Between 33 & 38 Reddal Hill Road Old Hill	OOC	395110	286480	0.08	NB	3	FPP	0	0	0	3
1418	Rear of 29 & 35 Penncricket Lane Oldbury	OOC	398782	287203	0.18	NB	14	FPP	0	0	0	14
1648	Land to the rear of 71 Dudley Road Rowley Regis	OOC	396411	287814	0.04	NB	4	FPP	0	0	0	4
1707	163 ABBEY RD SMETHWICK B67 5LX	OOC	401162	286401	0.02	NB	1	FPP	0	0	0	1
2085	Block A And Block B Brunswick Park Trading Estate Brunswick Park Road Wednesbury	OOC	399775	295716	0.39	NB	54	FPP	12	0	0	42
2183	Land adjacent to 6 Woolpack Close Rowley Regis B65 8HY	OOC	396376	287843	0.02	NB	1	FPP	0	0	0	1
2185	Land adjoining 205 New Birmingham Road Tividale Oldbury B69 2JY	OOC	396315	290409	0.02	NB	1	FPP	0	0	0	1
2197	Corner Of Vicarage Road/Croswell Road Oldbury West Midlands	OOC	400039	288075	0.30	NB	5	FPP	0	0	0	5

2293	St. Pauls Centre Brunswick Park Road Wednesbury	OOC	399786	295813	0.25	NB	11	FPP	9	9	0	2
2519	land adjacent ATC Vicarage Road Oldbury	OOC	400012	288122	0.26	NB	12	FPP	0	0	0	12
2715	Bolton Court (former Site Of Maisonettes) Ocker Hill Road Tipton	OOC	397195	293799	1.98	NB	65	FPP	0	0	0	65
2785	St Lukes Church Hall Newtown Lane Cradley Heath B64 5DS	OOC	394680	286373	0.09	NB	1	FPP	0	0	0	1
2824	Land to the rear of 62 and 64 Newton Road Great Barr	OOC	404333	294108	0.16	NB	4	FPP	0	0	0	4
2826	151 Hamstead Road Great Barr	OOC	403550	293403	0.05	NB	1	FPP	0	0	0	1
2830	Land Adjacent 322 Crankhall Lane Wednesbury	OOC	400000	295336	0.15	NB	11	FPP	0	0	0	11
2893	Former Sunlight Laundry Standhope Road Smethwick B67 6HN	OOC	402053	287312	0.73	NB	40	FPP	0	0	0	40
3067	Site Of The Cooksey Halesowen Road Cradley Heath B64 5LY	OOC	395414	286959	0.16	NB	23	FPP	0	0	0	23

3081	Queens Head Inn 7 Stoney Lane West Bromwich B71 4ER	OOC	400867	291946	0.06	NB	7	FPP	6	2	0	1
3134	215 Halesowen Road Cradley Heath	OOC	395520	286421	0.02	NB	2	FPP	0	0	0	2
3139	Former school site, Doulton Road, Rowley Regis	OOC	396206	287898	1.06	NB	20	FPP	0	0	0	20
3145	Land adacent 79 White Road Smethwick	OOC	401469	288773	0.02	NB	1	FPP	0	0	0	1
3173	Land Between 103 And 109 Barclay Road Smethwick B67	OOC	401559	286081	0.04	NB	2	FPP	0	0	0	2
3227	Hall Green Road West Bromwich	OOC	400885	294395	5.20	NB	250	FPP	0	0	0	250
3283	Site Of Former Londonderry Public House Basons Lane Oldbury	OOC	400715	288252	0.50	NB	14	FPP	0	0	0	14
3319	Site Of Sub Station Adj 156 City Road Tividale	OOC	397345	289891	0.10	NB	2	FPP	0	0	0	2
3331	Lockup Garages Surrey Crescent West Bromwich	OOC	399343	293950	0.06	NB	2	FPP	0	0	0	2
3397	Land at Friar Park Road Wednesbury	OOC	401300	295130	2.30	NB	69	FPP	0	0	0	69
3456	Land to the rear of 57 Knottsall Lane Oldbury	OOC	400051	287111	0.04	NB	1	FPP	0	0	0	1
3489	Land 4 Wharfdale Street, Wednesbury	OOC	398949	294988	0.04	NB	2	FPP	0	0	0	2
3493	17 Anderson Road Smethwick	OOC	402305	286179	0.01	C	2	FPP	0	0	0	2

3498	74 - 76 Cape Hill Smethwick	OOC	402917	287630	0.06	NB	1	FPP	0	0	0	1
3500	Johal Supersave 90 Oxford Street Wednesbury	OOC	399680	294985	0.01	NB	5	FPP	0	0	0	5
3513	3 Brunswick Terrace Wednesbury	OOC	398851	295132	0.12	NB	3	FPP	0	0	0	3
3518	Site of lock up garages Land between 8 and 10 Melrose Avenue West Bromwich	OOC	400775	294007	0.18	NB	9	FPP	0	0	0	9
3520	Land adjacent to 2 William Road Smethwick	OOC	401081	287363	0.03	NB	2	FPP	0	0	0	2
3522	138 Crankhall Lane Wednesbury	OOC	400391	294790	0.04	NB	2	FPP	0	0	0	2
3524	Site of 92 - 98 Coronation Road Tipton	OOC	396554	293898	0.08	NB	3	FPP	0	0	0	3
3526	3 Somerset Road West Bromwich	OOC	400546	292981	0.02	NB	1	FPP	0	0	0	1
4817	493-499 Bearwood Road Smethwick	OOC	402166	286521	0.05	C	3	FPP	0	0	0	3
5005	143 Vicarage Road West Bromwich	OOC	400850	292993	0.02	C	2	FPP	0	0	0	2
5011	34 Ridding Lane Wednesbury	OOC	398873	294919	0.02	C	3	FPP	0	0	0	3
5116	365-367 Bearwood Road Smethwick	OOC	402172	286893	0.03	C	1	FPP	0	0	0	1
5432	Between 12-20, Joinings Bank, Langley, Oldbury	OOC	399877	287911	0.10	NB	7	FPP	0	0	0	7

5913	Land Adjacent 8 Addison Street Wednesbury	OOC	398964	294852	0.12	NB	7	FPP	0	0	0	7
5914	The Maltings 2 Anderson Road Smethwick	OOC	402407	286176	0.44	C	5	FPP	0	0	0	5
5917	80 Hobs Road Wednesbury	OOC	399032	295839	0.03	NB	2	FPP	0	0	2	2
5930	Arundel House 50 Church Hill Wednesbury	OOC	398785	295332	0.03	C	1	FPP	0	0	0	1
5955	adj 40 Stella Road Tipton	OOC	395869	292757	0.03	NB	1	FPP	0	0	0	1
5956	21 & 23 Anderson Road Smethwick	OOC	402297	286181	0.02	C	5	FPP	0	0	0	5
5962	166 - 176 Hydes Road, West Bromwich	OOC	400036	294178	0.14	NB	7	FPP	0	0	0	7
5975	26 Bell End, Rowley Regis	OOC	397451	287190	0.02	C	1	FPP	0	0	0	1
5983	166 Milcote Road Smethwick	OOC	401899	286537	0.00	NB	1	FPP	0	0	0	1
5986	Land Adjacent 26 And 28 St Clements Lane West Bromwich	OOC	400913	291745	0.02	NB	2	FPP	0	0	0	2
5988	Site Of Former Lockup Garages Rear Of 50 To 52 Lye Cross Road Tividale Oldbury	OOC	397012	289063	0.06	NB	2	FPP	0	0	0	2

5993	Red House Hill Lane Great Barr Birmingham	OOC	404105	294529	0.43	NB	14	FPP	0	0	0	14
6002	10 - 11 Reddal Hill Road Cradley Heath	OOC	395298	286578	0.02	C	2	FPP	0	0	0	2
6008	Between 36-38 Hadley Street Oldbury	OOC	399434	287604	0.03	NB	2	FPP	0	0	0	2
6018	Former Lockup Garage Site, Rear Of 1 & 2 Sunnyside & Rear Of 8 & 10 Gilbert Avenue Tividale Oldbury	OOC	396868	289081	0.06	NB	2	FPP	0	0	0	2
6043	Site Of Coach And Horses Public House 194 High Street Princes End Tipton	OOC	395956	293896	0.05	NB	2	FPP	0	0	0	2
6056	Land Rear Of 37 Oak Road Oldbury	OOC	400207	285261	0.02	NB	1	FPP	0	0	0	1
6058	Land Adjacent 18 St Giles Close Rowley Regis	OOC	397044	287619	0.02	NB	1	FPP	0	0	0	1
6062	Kynaston House Rydding Lane West Bromwich	OOC	400030	293857	0.16	C	2	FPP	0	0	0	2
6076	Former Cape Hill Brewery Pump House Cape Hill Smethwick	OOC	403273	403273	0.14	C	5	FPP	0	0	0	5

6087	1 Water Works Cottage, Newton Street west Bromwich	OOC	401404	293136	0.05	NB	2	FPP	0	0	0	2
6090	Former Police Station 81 - 83 Perry Hill Road Oldbury	OOC	399880	285308	0.06	C	2	FPP	0	0	0	2
6094	Land Adjacent 208 Lightwoods Hill Smethwick	OOC	401163	285654	0.02	NB	1	FPP	0	0	0	1
6100	141 Bearwood Road Smethwick	OOC	402382	287569	0.06	C	2	FPP	0	0	0	2
6101	The Cave 89 Cape Hill Smethwick	OOC	402985	287655	0.03	NB	1	FPP	0	0	0	1
6108	17 Bloxcidge Street Oldbury	OOC	399803	288008	0.05	C	5	FPP	0	0	0	5
6112	Western Power Distribution Electricity Sub Station Monmouth Road Smethwick	OOC	401457	285628	0.05	NB	2	FPP	0	0	0	2
6114	384-390 Bearwood Road, Bearwood, B66 4EX	OOC	402144	286954	0.30	C	2	FPP	0	0	0	2
6121	162 Abbey Road Smethwick	OOC	400704	286248	0.03	C	3	FPP	0	0	0	3
6138	Queens Head Londonderry Lane Smethwick B67 7EW	OOC	400690	287817	0.17	NB	12	FPP	0	0	0	12

6180	77 St Marys Road Smethwick	OOC	401968	286373	0.02	C	2	FPP	0	0	0	2
856	Cradley Road / Bannister Road Cradley Heath	OOC	394700	286530	0.52	NB	51	OPP	0	0	0	51
2043	The Lagoon 159 High Street Princes End Tipton	OOC	395847	293875	0.13	NB	9	OPP	0	0	0	9
2055	Peak House Farm House 240 Birmingham Road Great Barr	OOC	404189	295701	0.32	NB	8	OPP	0	0	0	8
2232	United Steels Limited Upper Church Lane Princes end	OOC	396074	293376	1.58	NB	73	OPP	0	0	0	73
2247	49 Ocker Hill Road Tipton	OOC	396978	293938	0.07	NB	2	OPP	0	0	0	2
2253	land at 413 Halesowen Road Cradley Heath	OOC	396073	285522	0.10	NB	9	OPP	0	0	0	9
2625	Haden Cross Drive Cradley Heath	OOC	396177	285437	1.56	NB	41	OPP	0	0	0	41
3309	Site Of Former New Talbot 457 Hagley Road	OOC	402394	286154	0.10	NB	22	OPP	0	0	0	22
3317	Fmr Humphreys Garage (Bearwood) Limited Anderson Road Smethwick	OOC	402082	286177	0.02	NB	2	OPP	0	0	0	2
3508	Fmr Springfield & Brickhouse Neighbourhood Office And Adjacent Land Dudley Road Rowley Regis	OOC	396311	287992	0.65	NB	26	OPP	0	0	0	26

3535	Land to the rear of 13 to 27 Ebrington Road West Bromwich	OOC	400862	292902	0.17	NB	4	OPP	0	0	0	4
5158	Open space on Mounts Road Wednesbury	OOC	399063	294559	1.35	NB	22	OPP	0	0	0	22
6020	Site Of Former Stone Cross Neighbourhood Office Clifton Lane West Bromwich	OOC	401261	293963	0.32	NB	13	OPP	0	0	0	13
6057	53 & Land Adjacent 53 Sandfields Road Oldbury	OOC	400190	286851	0.03	NB	1	OPP	0	0	0	1
1884	16-18 Ray Hall Lane Birmingham	OOC	402823	293884	0.28	NB	5	UC	3	0	1	2
2016	Oak Garage 63 Gospel Oak Road Gospel Oak	OOC	396976	294044	0.55	NB	33	UC	4	4	4	29
2178	Land adj. 40 Manor House Road Wednesbury	OOC	398597	295474	0.02	NB	1	UC	0	0	1	1
2585	the Shrubbery 60 Horseley Road tipton	OOC	397022	292696	0.12	C	2	UC	0	0	2	2
2710	147 Horseley Rd Tipton DY4 7NQ	OOC	397451	292882	0.05	NB	1	UC	0	0	1	1
2886	Site Of 18A Church Vale West Bromwich	OOC	401026	292349	0.05	NB	6	UC	0	0	6	6

3310	Site Of 180-190 Dudley Road Rowley Regis	OOC	396242	288085	0.15	NB	8	UC	0	0	8	8
3425	Site Of Former Fir Tree Primary School Greenside Way Walsall	OOC	402438	295661	2.23	NB	78	UC	28	28	26	50
3442	Jack Brookes And Company Limited Longmore Street Wednesbury	OOC	398788	295242	0.04	NB	4	UC	0	0	4	4
3502	Site of 71-77 Windmill Street Wednesbury	OOC	399133	295291	0.07	NB	3	UC	0	0	3	3
3515	Tan House Kebab And Fish Bar 190 Hamstead Road Great Barr	OOC	403864	403864	0.02	NB	2	UC	0	0	2	2
3519	Land between 63 and 69 Coronation Road Tipton	OOC	396469	293919	0.03	NB	2	UC	0	0	2	2
5106	Jolly Nailer 28 Lyndon West Bromwich,	OOC	400790	292087	0.04	C	4	UC	0	0	4	4
5872	Site of Former Churchfield Tavern, Little Lane, West Bromwich	OOC	400874	292396	0.27	NB	10	UC	0	0	7	10

5912	Highcroft Residential Home 51 New Birmingham Road Tividale Oldbury	OOC	397528	289809	0.27	C	1	UC	0	0	1	1
5939	John Dando House 235 Hamstead Road Great Barr	OOC	403536	293322	0.86	C	31	UC	0	0	31	31
5990	2 Johnson Road/ 104 Crankhall Lane Wednesbury	OOC	400469	294735	0.09	C	3	UC	0	0	3	3
6019	59 Waterloo Road Smethwick	OOC	402594	287496	0.02	NB	3	UC	0	0	3	3
6085	Land Adjacent 102 Hargate Lane West Bromwich	OOC	400546	291970	0.03	NB	1	UC	0	0	1	1
6091	The Valley Private Members Club Tanhouse Avenue Great Barr Birmingham	OOC	403484	293029	0.24	C	7	UC	0	0	7	7
6169	Site of Regent school Red Lion Close Tividale Oldbury	OOC	396171	290156	0.65	NB	25	UC	15	15	10	10

Appendix 3: Sites Developable between 2020 – 2026

Site Ref	Address	RC Ref	Easting	Northing	Total Site Area	Development Type (NB / C)	Capacity	State of Developemnt (UC/ COM/ FPP/ OPP/ OC /ALP)	Total Comps to date	Total Comps 12 months	UC	Total between 2020-2025	Total 2025/2026
2388	Swan Lane North of A41 West Bromwich	8	399292	292288	3.40	NB	134	OPP	0	0	0	0	134
1170	Beever Road Great Bridge	8	397587	293183	1.01	NB	35	ALP	0	0	0	35	0
1440	John Street North West Bromwich	8	399892	291968	1.47	NB	24	ALP	0	0	0	24	0
1994	Land And Premises At Winkle Street And John Street West Bromwich	8	399941	291835	1.02	NB	30	ALP	0	0	0	30	0
2377	Carters Green / Gun Lane West Bromwich	8	399752	291649	2.74	NB	200	ALP	0	0	0	200	0
2389	Church Lane / Gladstone Street West Bromwich	8	400246	292603	2.75	NB	111	ALP	0	0	0	111	0
2908	Mounts Road Wednesbury	8	398944	294674	1.07	NB	45	ALP	0	0	0	45	0
2910	Leabrook Road/Willingsworth Road Tipton	8	397662	294250	0.37	NB	12	ALP	0	0	0	12	0
2911	Mounts Road Wednesbury	8	398987	294603	1.10	NB	35	ALP	0	0	0	35	0

2914	Harvills Hawthorn/Wolseley Road Wednesbury	8	398737	293273	0.32	NB	11	ALP	0	0	0	11	0
2915	Land between Tinsley St and Whitehall Road Tipton	8	398016	292284	0.28	NB	10	ALP	0	0	0	10	0
2916	Whitehall Road Industrial Estate West Bromwich	8	398111	292217	2.51	NB	65	ALP	0	0	0	0	65
2917	Land Between Whitehall Road and Walsall Canal Great Bridge	8	398111	292217	0.75	NB	23	ALP	0	0	0	23	0
2919	Land to east of Black Lake West Bromwich	8	399554	399554	2.45	NB	64	ALP	0	0	0	64	0
2921	Kings Hill Trading Estate site adjacent to Darlaston Rd & Old Park Rd Wednesbury	8	398232	295844	3.26	NB	86	ALP	0	0	0	0	86
2922	Old Park Trading Estate site on Old Park Road, Wednesbury	8	398404	295589	2.60	NB	68	ALP	0	0	0	0	68
2923	Land to the south of Ridgacre Road West Bromwich	8	399802	292665	1.11	NB	35	ALP	0	0	0	35	0
2924	Church Lane West Bromwich	8	399812	292631	0.75	NB	24	ALP	0	0	0	24	0
2925	Site off Mounts Road Wednesbury	8	398859	294568	0.49	NB	15	ALP	0	0	0	15	0
2926	Site on the corner of Bridge Street & Mounts Road Wednesbury	8	398918	294426	3.15	NB	82	ALP	0	0	0	82	0

2927	Site on the corner of Woden Road South & Bridge St Wednesbury	8	398968	294314	1.61	NB	50	ALP	0	0	0	50	0
2929	Site on corner of New Street Hill Top West Bromwich	8	399267	293095	1.11	NB	35	ALP	0	0	0	35	0
2931	Garage on Whitehall Road Great Bridge	8	397957	292268	0.14	NB	5	ALP	0	0	0	5	0
2932	Rose and Crown site Sheepwash Lane Great Bridge	8	397941	522115	0.04	NB	1	ALP	0	0	0	1	0
2933	Leabrook Road Wednesbury	8	397552	294579	2.20	NB	58	ALP	0	0	0	58	0
2934	Site on New Road Great Bridge	8	397599	292756	0.40	NB	14	ALP	0	0	0	14	0
2975	Swan Village Industrial Estate New Swan Lane West Bromwich	8	399377	292257	0.83	NB	25	ALP	0	0	0	0	25
3222	Heronville Road/Ebenezer Street West Bromwich	8	398971	292901	0.15	NB	5	ALP	0	0	0	5	0
5129	Portway Road, Wednesbury	8	398263	294842	9.99	NB	375	Long term residential site	0	0	0	375	0
5265	Phase 9, The Parkway, site between Stafford St, Victoria St & Potters Lane, Wednesbury	8	398406	294701	0.94	NB	33	Long term residential site	0	0	0	33	0
5301	Potters Lane / Great Western Street, Wednesbury	8	398339	294653	0.17	NB	6	Long term residential site	0	0	0	6	0

5381	Victoria Street / Albert Street, Wednesbury	8	398468	294744	0.19	NB	7	Long term residential site	0	0	0	7	0
5646	Site on Stafford St Wednesbury	8	398567	294583	1.45	NB	49	Long term residential site	0	0	0	49	0
5648	Land at Potters Lane, Wednesbury	8	368435	294564	0.74	NB	26	Long term residential site	0	0	0	26	0
5551	Ridgacre Enterprise Park Ridgacre Road, West Bromwich	8	399888	392843	0.8	NB	28	Long term residential site	0	0	0	28	0
5553	Rimstock Plc Ridgacre Road Black Lake West Bromwich West Midlands	8	399903	292747	1.05	NB	37	Long term residential site	0	0	0	37	0
5556	Vector Industrial Park Church Lane, West Bromwich	8	400049	292717	5.2	NB	182	Long term residential site	0	0	0	182	0
5641	Site between Great Western St & Potters Lane, Wednesbury	8	398266	294689	1.14	NB	49	Long term residential site	0	0	0	49	0
5643	Site between Dudley St & Victoria St Wednesbury	8	398418	294801	1.18	NB	41	Long term residential site	0	0	0	41	0
5642	Land between Potters Lane & Stafford St Wednesbury	8	398347	294741	0.85	NB	30	Long term residential site	0	0	0	30	0
354	Park Lane West (South Staffs Depot) Tipton	9	395690	291650	2.95	NB	77	ALP	0	0	0	77	0
2384	Oldbury Road West Bromwich	9	398566	291347	16.82	NB	672	ALP	0	0	0	0	672

2385	Brandon Way / Albion Road (WB C4) West Bromwich	9	399002	291240	0.08	NB	248	ALP	0	0	0	248	0
2937	Fisher St / Coneygre Road Tipton	9	396185	291232	1.70	NB	54	ALP	0	0	0	54	0
2938	Castle Street Tipton	9	395153	291984	1.49	NB	47	ALP	0	0	0	47	0
2939	Lower City Road / Dudley Rd East, Oldbury	9	397809	290374	0.56	NB	18	ALP	0	0	0	18	0
2940	Rattlechain Site Land to the north of Temple Way Tividale	9	397529	291218	14.70	NB	257	ALP	0	0	0	257	0
2942	Castle Street / High Street Tipton	9	395215	292122	0.70	NB	22	ALP	0	0	0	22	0
2943	Coneygre Road/ Burnt Tree Tipton	9	396257	291359	1.11	NB	35	ALP	0	0	0	35	0
2944	Birmingham Board Co Ltd Dudley Road East Oldbury	9	398468	289915	1.00	NB	32	ALP	0	0	0	32	0
2945	land off dudley Rd Oldbury	9	398603	289812	0.96	NB	30	ALP	0	0	0	30	0
2948	industrial Site on Salem St Great Bridge Tipton	9	397790	292153	0.32	NB	11	ALP	0	0	0	11	0
2949	British Gas Plc Land off Dudley Road Oldbury	9	398501	289862	1.04	NB	33	ALP	0	0	0	33	0

2950	Land Adj to Cleton business Park Tipton Rd Tipton	9	396803	291072	0.56	NB	18	ALP	0	0	0	18	0
2951	Vaughan Trading Estate Tipton	9	396794	291373	19.92	NB	349	ALP	0	0	0	0	349
3398	Firth Cleveland Locarno Road Tipton	9	396049	292580	2.42	NB	90	ALP	0	0	0	90	0
2952	Lower Church Lane Tipton	9	396568	292445	0.76	NB	13	Long term residential site	0	0	0	13	0
2953	Sedgley Rd West High Street Tipton	9	395075	292402	1.12	NB	39	Long term residential site	0	0	0	39	0
2955	Unit 1 Groveland Road	9	396622	290750	0.36	NB	13	Long term residential site	0	0	0	13	0
2956	Upper Chapel St/ Brittonia St/ 70 - 74 dudley Rd West	9	396790	290726	0.63	NB	22	Long term residential site	0	0	0	22	0
2957	Dudley Rd / 28 Dudley Rd West	9	397123	290712	1.78	NB	62	Long term residential site	0	0	0	62	0
2958	Tipton Rd Oldbury	9	397196	290773	1.76	NB	62	Long term residential site	0	0	0	62	0
2960	Birmingham Coach Company Hallbridge Way Oldbury	9	396930	290394	3.13	NB	110	Long term residential site	0	0	0	110	0
2963	Groveland Rd	9	396718	290903	1.18	NB	41	Long term residential site	0	0	0	41	0
2966	Alexandra Industrial Est Locarno Rd / Alexandra Rd Tipton	9	395948	292479	2.2	NB	77	Long term residential site	0	0	0	77	0

2967	Site between Charles Street & Walsall Canal Great Bridge	9	398186	292267	2.18	NB	76	Long term residential site	0	0	0	76	0
2969	Dudley Rd West	9	396717	290776	0.46	NB	16	Long term residential site	0	0	0	16	0
2971	Hurst Lane / Birmingham Canal / Sedgley Road West tipton	9	394962	292526	2.19	NB	77	Long term residential site	0	0	0	77	0
2973	Burnt Tree Ind Est Groveland rd	9	396645	290809	0.82	NB	29	Long term residential site	0	0	0	29	0
2974	88/90 dudley Rd West	9	396736	290751	0.37	NB	13	Long term residential site	0	0	0	13	0
1451	28-64 High Street West Bromwich	12	401044	290609	1.04	NB	53	ALP	0	0	0	53	0
2371	North Smethwick Canalside Smethwick	12	402401	288853	8.77	NB	400	ALP	0	0	0	400	0
2372	Rabone Lane Smethwick	12	402783	288791	5.98	NB	200	ALP	0	0	0	200	0
2375	Lyng Industrial Estate West Bromwich	12	400401	290775	10.22	NB	322	ALP	0	0	0	322	0
2381	Bus Depot Oak Road West Bromwich	12	399722	291153	1.47	NB	68	ALP	0	0	0	68	0
2387	Brandon Way / Brandon Close West Bromwich	12	399470	290542	1.94	NB	43	ALP	0	0	0	43	0
2588	Abberley Street Smethwick	12	403664	287872	1.66	NB	54	ALP	0	0	0	54	0

2590	South of Cranford Street and Heath Street Smethwick	12	403701	288181	7.17	NB	108	ALP	0	0	0	108	0
2987	Wolverhampton Road and Anvil Drive, Oldbury B69 2JW	12	398322	288810	0.31	NB	9	ALP	0	0	0	9	0
2990	Fitzgerald Lighting LTD Rood End Road, Oldbury B69 4HT	12	400239	289170	1.39	NB	44	ALP	0	0	0	44	0
2994	Oldbury Road Industrial Estate Oldbury Road Smethwick B66 1JE	12	400888	289344	0.57	NB	18	ALP	0	0	0	18	0
2997	Cape Hill/ Durban Street/ Raglan Road Smethwick B66 4SH	12	403229	287774	2.97	NB	94	ALP	0	0	0	94	0
3128	Mill Lane/ Langley Green Road Oldbury	12	399350	287980	1.23	NB	37	ALP	0	0	0	37	0
2996	Thompson Road Oldbury B68 8QE	12	399561	287999	1.16	NB	41	Long term residential site	0	0	0	41	0
2999	South Road/Broomfield, Smethwick B67 7DB	12	401787	288232	0.27	NB	9	Long term residential site	0	0	0	9	0

3002	Rear of Council House, High Street Smethwick	12	402360	288140	0.37	NB	13	Long term residential site	0	0	0	13	0
3009	Tatbank Road Oldbury B69 4NB	12	399890	288564	1.15	NB	40	Long term residential site	0	0	0	40	0
3011	Langley Maltings Western Road Langly B69 4LY	12	399613	288297	2.72	NB	95	Long term residential site	0	0	0	95	0
3012	Giles Road Oldbury B68 8JQ	12	399882	288521	0.25	NB	9	Long term residential site	0	0	0	9	0
3013	JAS Industrial Park Titford Lane Oldbury B65 0PY	12	398395	287676	0.93	NB	33	Long term residential site	0	0	0	33	0
3014	Oldbury Road Oldbury B66 1NJ	12	400522	289372	2.89	NB	102	Long term residential site	0	0	0	102	0
3015	104-110 Oldbury Road Smethwick B66 1JE	12	400888	289344	0.68	NB	24	Long term residential site	0	0	0	24	0
3016	230 Oldbury Road B66 1NR	12	400116	289342	1.48	NB	52	Long term residential site	0	0	0	52	0
6206	West Cross Centre. Oldbury Road/Mallin Street Smethwick	12			1.06	NB	37	Long term residential site	0	0	0	37	0

3004	Newlyn Rd Cradley Heath	13	394804	285961	3.44	NB	139	OPP	0	0	0	139	0
1436	St Annes Road Cradley Heath	13	394332	286232	1.13	NB	36	ALP	0	0	0	36	0
3017	Sandwell MBC Depot, & surounds Waterfall Lane, Cradley Heath	13	396406	286016	1.36	NB	43	ALP	0	0	0	43	0
3025	Silverthorne Lane/ Forge Lane, Cradley Heath	13	393760	285875	2.82	NB	74	ALP	0	0	0	74	0
3026	Station Street / Graingers Lane, Cradley Heath	13	394446	285745	1.30	NB	41	ALP	0	0	0	41	0
3027	The Bridge Trading Centre Cokeland Place / Corngreaves Road, Cradley Heath	13	394662	285801	0.57	NB	18	ALP	0	0	0	18	0
3029	Cradley Road, Lower High Street, Cradley Heath	13	394264	285807	0.99	NB	31	ALP	0	0	0	31	0
3031	Station Street / Cradley Road, Cradley Heath (opp Majestic Cinema)	13	394446	285745	0.41	NB	12	ALP	0	0	0	12	0
3032	Oldfield Trading Estate, Oldfields, Cradley Heath	13	394805	285857	1.64	NB	51	ALP	0	0	0	51	0
3034	Providence Street (Land bounded by Newtown Lane, Mousesweet Brook, & Foxoak Street), Cradley Heath.	13	394525	286331	4.81	NB	126	ALP	0	0	0	126	0
3041	Cokeland Place / Graingers Lane, Cradley Heath	13	394610	285790	0.38	NB	12	ALP	0	0	0	12	0

3043	Palmers Timber site, Station Road, Old Hill	13	396246	285751	0.95	NB	35	ALP	0	0	0	35	0
3044	Jewson Limited 89 - 105 High Street Rowley Regis	13	396936	286484	0.35	NB	12	ALP	0	0	0	12	0
3142	Spinners End Industrial Estate	13	394918	285917	0.71	NB	22	ALP	0	0	0	22	0
3225	Fox Oak Street/ St Annes Road Kawasaki Garage	13	394334	286085	0.40	NB	14	ALP	0	0	0	14	0
3226	Bank Street, Cradley Heath West of Kimber Drop forgings Site, Cradley Heath	13	394447	286207	1.30	NB	40	ALP	0	0	0	40	0
2227	The Boat Gauging House & Adjoining Land Factory Road tipton	16	395109	252659	0.57	NB	35	FPP	0	0	0	35	0
3219	Land & premises, Barnfield Road, Brook Street & Bloomfield Road.	16	395147	292967	0.83	NB	26	ALP	0	0	0	26	0
3220	Brown Lion Street/ Bloomfield Road	16	395195	293420	0.46	NB	14	ALP	0	0	0	14	0
3221	Site between Bloomfield Road, Fountain Lane & Bradleys Lane, Tipton, West Midlands	16	395212	293570	1.50	NB	48	ALP	0	0	0	48	0
3140	Land at Doulton Way, between Factory Road, Bloomfield Road, & railway line, Tipton.	16	395204	292737	2.83	NB	99	Long term residential site	0	0	0	99	0

5138	Nicholls Road, Tipton	16	397956	292458	3.96	NB	139	Long term residential site	0	0	0	139	0
5139	Brymill Industrial Estate, Brown Lion Street, Tipton	16	395308	293461	1.98	NB	69	Long term residential site	0	0	0	69	0
5450	Barnfield Trading Estate Tipton	16	395268	293029	2.24	NB	78	Long term residential site	0	0	0	78	0
5623	Brook Street Business Centre , Brook Street Community Centre, 196- 200 Bloomfield Road.	16	395173	292893	1.5	NB	53	Long term residential site	0	0	0	53	0
764	Hawes Lane Rowley Regis	OOC	396850	287460	0.56	NB	20	ALP	0	0	0	20	0
841	Wilson Road / Sycamore Road Smethwick	OOC	402580	287290	1.05	NB	36	ALP	0	0	0	36	0
2368	Central Avenue The existing Summerhill Primary School Tipton	OOC	396017	292838	1.09	NB	40	ALP	0	0	0	40	0
2390	Sandwell District & General Hospital West Bromwich	OOC	400890	292079	3.08	NB	125	ALP	0	0	0	125	0
2985	STW/SMBC Land Friar Park Road Wednesbury	OOC	400725	295372	35.30	NB	633	ALP	0	0	0	633	0
2986	Friar Street Wednesbury	OOC	399905	295216	1.25	NB	38	ALP	0	0	0	38	0

Appendix 4: Call for Sites Responses

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.